

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
AUGUST 12, 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.

PRESENTATIONS:

1. Presentation of Special Achievement in GIS Award to Public Works
2. Proclamation Celebrating 40th Anniversary of CDBG Program

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.

3. Motion approving payment of claims
4. Motion approving minutes of Regular Meeting of July 22, 2014
5. Motion approving certification of civil service applicants
6. Motion approving contract change orders for July 16-31, 2014
7. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – Olde Main Brewing Co., 316 Main Street
 - b. Class C Liquor & B Native Wine – The Mucky Duck Pub, 3100 South Duff Avenue
 - c. Class C Liquor – Es Tas Stanton, 216 Stanton Avenue
 - d. Class C Liquor – El Azteca, 1520 South Dayton Avenue
 - e. Class C Liquor – Okoboji Grill, 118 South Duff Avenue
 - f. Class C Beer & B Wine – Hy-Vee Gas #5013, 4018 Lincoln Way
 - g. Class C Liquor – Deano’s, 119 Main Street
8. Motion approving 5-Day Class B Beer Permit & Outdoor Service for Bar at Zylstra Harley Davidson, 1219 McCormick Avenue
9. Motion approving 5-Day Class C Liquor License for Dublin Bay at Reiman Gardens, 1407 University Boulevard
10. Motion approving 5-Day licenses for Olde Main Brewing at ISU Alumni Center, 420 Beach Avenue:
 - a. Class C Liquor (August 26-30)
 - b. Class C Liquor (September 6-10)
11. Motion approving Outdoor Service Privilege on September 6 and 7 for The Mucky Duck Pub, 3100 South Duff Avenue
12. Motion approving Outdoor Service Privilege for El Azteca, 2727 Stange Road
13. Motion directing City Attorney to draft ordinance pertaining to parking regulations on new streets and corrections at various locations
14. Resolution confirming appointment of Peter Hallock, Old Town District representative, to fill vacancy on Historic Preservation Commission
15. Resolution approving payment of City’s share of Intermodal Facility Operating Subsidy to Iowa State University

16. Resolution approving Official Statement and setting date of sale of General Obligation Corporation Purpose Bonds Series 2014 in an amount not to exceed \$9,985,000
17. Resolution approving 2015/16 ASSET priorities
18. Resolution accepting the 2014 Edward Byrne Memorial Justice Assistance Grant and authorizing the Police Department to participate in the Program
19. Resolution approving Emergency Management Agency 28E Agreement
20. Resolution approving 36-Month Internet Service Agreement with Century Link
21. Requests from Youth and Shelter Services for 100th Anniversary Celebration on Wednesday, September 10:
 - a. Resolution approving closure of Kellogg Avenue, from 5th Street south to the alley, from 1:00 p.m. to 9:00 p.m.
 - b. Resolution approving waiver of parking meter fees and enforcement
22. Requests from KHOI Radio for Grassroots Radio Conference on August 14-17:
 - a. Motion approving Temporary Obstruction Permit for two metered parking stalls in front of 323 Main Street on August 17
 - b. Resolution approving closure of Douglas Avenue, from 5th Street south to the alley, from 3:00 to 8:00 p.m. on August 14
23. Requests from Main Street Cultural District for Oktoberfest on September :
 - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending Permit
 - b. Motion approving 5-day Class B Beer Permit & Outdoor Service (pending dram shop insurance coverage)
 - c. Resolution approving closure of Main Street from Kellogg to Douglas from 10:00 a.m. to 2:00 a.m., including closure of 46 parking spaces; and waiver of fees for Blanket Vending Permit, meter costs for parking space closures, and costs for use of electricity in the 200 block
24. Resolution approving preliminary plans and specifications for 2014/15 Right-of-Way Restoration; setting September 3, 2014, as bid due date and September 9, 2014, as date of public hearing
25. Resolution changing bid due date from August 26, 2014, to August 27, 2014, for Water Pollution Control Facility Digester Improvements
26. Resolution approving preliminary plans and specifications for Information Technology Fiber Optic Deployment; setting September 10, 2014, as bid due date and September 23, 2014, as date of public hearing
27. Resolution awarding contract to WESCO Distribution of Des Moines, Iowa, for Aluminum Cable in the amount of \$74,472
28. Resolution awarding contract to PCI of Lansing, Kansas, in the amount of \$48,452.95 for Custodial Services for Ames Public Library
29. Resolution approving contract and bond for Water Treatment Plant Five-Year Well Rehabilitation Project (Year 3)
30. Resolution approving changes in project sequence for Screw Pump Rehabilitation CIP project for Water & Pollution Control
31. Resolution approving Change Order to contract with ABC Companies for purchase and refurbishment of used CyRide buses in the amount of \$15,215
32. Resolution approving Change Order #44 to contract with Henkel Construction Company for CyRide Bus Facility Expansion Project in the amount of \$10,582.70
33. Resolution approving Change Order with FOX Engineering to delete the unexpended balance related to the redesign of the aerators in the amount of \$62,007.09
34. Resolution approving contract renewal with Baldwin Pole & Piling, Inc., of Des Moines, Iowa, for purchase of Electric Distribution and Transmission Utility Poles
35. Resolution accepting completion of Public Library's Wood Window Restoration Project
36. Resolution accepting completion of Hickory Drive (Lincoln Way - Westbrook Drive)
37. Resolution accepting completion of 2012/13 West Lincoln Way Intersection Improvements (Lincoln Way and Dotson Drive)

38. Brookview Place West, 5th Addition:
 - a. Resolution approving partial completion of public improvements
 - b. Resolution approving Final Plat
39. South Fork Subdivision, 6th Addition:
 - a. Resolution approving partial completion of public improvements
 - b. Resolution approving Final Plat

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.**

BRECKENRIDGE DEVELOPMENT:*

*Public comment on the following three items will be taken prior to City Council action on any of the three items.

40. Hearing on rezoning for 205 South Wilmoth Avenue from Special Government/Airport (S-GA) to Residential Low Density (RL):
 - a. First passage of ordinance
41. Hearing on rezoning with Master Plan for 601 State Avenue from Special Government/Airport (S-GA) to Residential Low Density (RL) and Floating Suburban Residential Low Density (FS-RL):
 - a. First passage of ordinance
42. Breckenridge Development Agreement:
 - a. Resolution approving/motion denying Agreement

HEARINGS:

43. Hearing on vacation of access easement and sanitary sewer easement for 701 South Duff Avenue:
 - a. Resolution approving vacation of easements
44. Hearing on vacation of public utility easement for 4540 Mortensen Road:
 - a. Resolution approving vacation of easement
45. Hearing on 2014-2018 Consolidated Plan in connection with Community Development Block Grant Program:
 - a. Resolution approving Plan

WATER & POLLUTION CONTROL:

46. Resolution approving preliminary plans and specifications for construction of new Ames Water Treatment Plant - Contract 2; setting September 24, 2014, as bid due date and October 14, 2014, as date of public hearing

PLANNING & HOUSING:

47. Request for alternate Campustown URA Criteria for 2300 Lincoln Way:
 - a. Resolution approving equivalent window proposal
48. Resolution approving payment of Downtown Facade Grant funds for 121 Main Street to Integrity Construction and returning the \$1,000 allocated for design fees to the Facade Improvement Grant fund balance
49. Staff report on request from Chuck Brekke for Urban Fringe Plan amendment

PUBLIC WORKS:

50. Staff report on drainage concerns at 4006 Stone Brooke Road

51. Staff report on Mainstream Living Parking Requests:
 - a. Motion directing City Attorney to draft ordinance designating parking restrictions and loading zone

ADMINISTRATION:

52. 2013 Carbon Footprint Report
53. Update on City Council goal to strengthen Human Services

ORDINANCES:

54. Second passage of ordinance rezoning 4710 Mortensen Road from Community Commercial/Residential (CCR) to Floating Suburban Residential Medium-Density (FS-RM)
55. Second passage of ordinance making a zoning text amendment regarding accessory structures for institutional uses in residential zoning districts
56. Third passage and adoption of ORDINANCE NO. 4190 amending Chapter 13 to only require below-grade egress windows in bedrooms

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 REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 22, 2014

The Regular Meeting of the Ames City Council was called to order at 7:00 p.m. on July 22, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue pursuant to law with Mayor Ann Campbell presiding and the following City Council members present: Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. Council Member Gloria Betcher was brought in telephonically. *Ex officio* Member Lissandra Villa was also present.

Mayor Campbell announced that Item No. 2, Presentation of Special Achievement in GIS Award to the Public Works Department had been pulled by staff. It has been rescheduled for August 12.

PRESENTATION OF POLICE AWARDS: Police Chief Chuck Cychosz stated that he would be presenting awards for meritorious actions on the part of first responders and citizens, as identified by the Police Department's Awards Committee. Chief Cychosz read a brief narrative of the incident that had occurred on April 22, 2014, involving an unresponsive victim at a business on South Duff (Wilson Toyota). Many people were involved; however, the actions of a Public Safety Dispatcher, two private citizens, and two Police Officers directly led to a life being saved. The following awards were presented by Chief Cychosz:

Letter of Commendation to Public Safety Dispatcher Maggie Moody, who took the emergency call. Barb Randolph, Lead Dispatcher, who was also in the Dispatch Center at the time, accepted the recognition on behalf of Ms. Moody, who was unable to be present.

Outstanding Citizen Award to Irmi Miller, private citizen who was at Wilson Toyota at the time of the incident, and noticed that the victim was having difficulty and began assisting in CPR.

Outstanding Citizen Award to Jos Gian Chohan, an employee of Wilson Toyota, who also noticed the problem and assisted in providing CPR.

Life-Saving Awards to Police Department Officers Bud Samms and Jamie Miller, who recognized the nature of the emergency, applied an Automated External Defibrillator (AED) to the victim, determined that a defibrillating shock was necessary. Officers Samms and Miller continued to provide care to the victim until emergency crews arrived to transport the victim to Mary Greeley Medical Center (MGMC).

According to Chief Cychosz, doctors at MGMC had noted that the immediate care, including CPR and the application of the AED, had a direct influence on the patient's survival. The patient was later identified as Mayor Ann Campbell. Chief Cychosz emphasized the value of AEDs in public places, CPR training, rapid transport, and quality care in the Emergency Room.

Mayor Campbell thanked those being honored for their excellent care as well as the emotional support showed to her and her family during her recovery. The Mayor's daughter Alison Campbell and granddaughter Emma were in attendance. Ms. Campbell thanked those directly involved and all those in the community who had assisted in saving her mother's life.

PRESENTATION OF SPECIAL ACHIEVEMENT IN GIS AWARD TO PUBLIC WORKS: This had been pulled from this Agenda by staff.

CONSENT AGENDA: Consent Items No. 10, 12, and 18, were asked to be pulled for separate discussion by Council Members Gartin, Betcher, and Goodman, respectively.

Moved by Corrieri, seconded by Nelson, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of July 8, 2014, and Special Meeting of July 14, 2014
3. Motion approving Report of Contract Change Orders for July 1-15, 2014
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor - Sportsman's Lounge, 123 Main Street
 - b. Class E Liquor, C Beer, & B Wine - AJ's Liquor II, 2515 Chamberlain Street
 - c. Class B Beer - Pizza Ranch of Ames, 1404 Boston Avenue
5. Motion approving new 12-month Class C Liquor License & Outdoor Service for Charlie Yoke's, 2518 Lincoln Way
6. Motion approving new Class C Liquor License for Red Lobster, 1100 Buckeye Avenue
7. Motion approving 5-Day Special Class C Liquor License for Olde Main Brewing Company at Reiman Gardens, 1407 University Boulevard
8. RESOLUTION NO. 14-395 supporting Ladders of Opportunity Grant Application for new articulated buses for CyRide
9. RESOLUTION NO. 14-397 approving Human Relations Commission Contract with Iowa Civil Rights Commission
10. RESOLUTION NO. 14-398 approving renewal of contract with EMC Risk Services, LLC, of Des Moines, Iowa, for third-party administration of workers compensation and municipal fire and police "411 System" in an amount not to exceed \$55,000
11. RESOLUTION NO. 14-399 setting August 12, 2014, as date of public hearing for vacating public utility easement at 4540 Mortensen Road
12. Requests from Main Street Cultural District (MSCD) for MusicWalk on Thursday, September 11, 2014 (Rain date from June 19):
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License from 3:00 p.m. to 10:00 p.m.
 - b. RESOLUTION NO. 14-400 approving waiver of fee for blanket Vending License
 - c. RESOLUTION NO. 14-401 approving usage of electricity and waiver of costs
 - d. RESOLUTION NO. 14-402 approving waiver of parking meter fees and enforcement for MSCD from 3:00 p.m. to 6:00 p.m.
 - e. RESOLUTION NO. 14-403 approving closure of up to 30 parking spaces along Main Street for outdoor seating areas
13. Requests from Main Street Cultural District for Foodies & Brew on August 15, 2014:
 - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
 - b. Motion approving Class B Beer Permit & Outdoor Service
 - c. RESOLUTION NO. 14-404 approving closure of Douglas Avenue, from Main Street to 6th Street, from 3:00 p.m. to 11:00 p.m.
14. RESOLUTION NO. 14-406 approving preliminary plans and specifications for WPC Digester Improvements Project; setting August 26, 2014, as bid due date and September 9, 2014, as date of public hearing
15. RESOLUTION NO. 14-407 approving preliminary plans and specifications for City Hall Renovation Project - Phase 2; setting August 27, 2014, as bid due date and September 9, 2014, as date of public hearing
16. RESOLUTION NO. 14-408 approving preliminary plans and specifications for GT2 Control Room and Shop Preaction Sprinkler System and Fire Alarm Upgrade; setting August 27, 2014, as bid due

date and September 9, 2014, as date of public hearing

17. RESOLUTION NO. 14-409 approving Change Order No. 16 with A&P/Samuels Group for Ames Library Renovation and Expansion Project
18. RESOLUTION NO. 14-410 approving contract and bond for Water Pollution Control Facility Switchgear Control Rehabilitation Project
19. 2013/14 CDBG Public Facilities Neighborhood Infrastructure Improvements (South Maple Avenue)
 - a. RESOLUTION NO. 14-411 approving Change Order No. 2 in the amount of \$33,487.96
 - b. RESOLUTION NO. 14-412 accepting completion of project
20. RESOLUTION NO. 14-413 approving deferral of installation of a portion of sidewalk along frontage for Copper Beech Complex at 712 South 16th Street
21. RESOLUTION NO. 14-414 approving Final Plat for South Fork Subdivision, 7th Addition
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

INVESTMENT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2014: Council Member Gartin asked that the City Treasurer provide an explanation of how the public funds are invested in accordance with the City's Investment Policy. Roger Wisecup, City Treasurer, explained that he manages the City's investment portfolio. Mr. Wisecup advised that the City's Investment Policy was approved and certified in 2007. The Policy is in place to guide the City in minimizing risk to public funds. He gave a brief overview of the Policy.

Moved by Gartin, seconded by Goodman, to adopt RESOLUTION NO. 14-394 approving the Investment Report for Fiscal Year ending June 30, 2014.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

CONTRACT WITH AMES HISTORICAL SOCIETY FOR FY 2013/14 SESQUICENTENNIAL PROJECTS: Council Member Betcher stated that she had asked this item to be pulled from the Consent Agenda for separate discussion so that she could abstain from voting due to a conflict of interest.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 14-396 approving a contract with Ames Historical Society for FY 2013/14 Sesquicentennial projects.

Roll Call Vote: 5-0-1. Voting aye: Corrieri, Gartin, Goodman, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Betcher. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

REQUESTS FROM CAMPUSTOWN ACTION ASSOCIATION FOR FRIDAY AFTERNOON CELEBRATION ON AUGUST 29, 2014: It was stated by Council Member Goodman that he had requested to pull this item from the Consent Agenda in order for him to abstain from the vote due to a conflict of interest.

Moved by Nelson, seconded by Corrieri, to approve the following requests from Campustown Action Association for Friday Afternoon Celebration on August 29, 2014:

- a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
- b. Motion approving 5-day Class B Beer Permit with Outdoor Service
- c. RESOLUTION NO. 14-405 approving closure of Welch Lot T from 12:00 p.m. to 11:00 p.m., waiver of parking meter fees, and waiver of fee for Blanket Vending License

Roll Call Vote: 5-0-1. Voting aye: Betcher, Corrieri, Gartin, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Goodman. Motions/Resolution declared approved/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Bill Malone, 229 Main, Ames, on behalf of the MSCD, thanked the City for supporting entertainment events in the Downtown.

Jessica Reynolds, an Assistant Story County Attorney, brought to the City Council's attention that there is a revised 28E Agreement regarding the Emergency Management Commission. Ms. Reynolds explained that the City of Ames is a party to that Agreement and is the last signator needed. According to Ms. Reynolds, the Agreement is in the hands of City Attorney Judy Parks.

No one else came forward to speak, and Mayor Campbell closed Public Forum.

BRECKENRIDGE DEVELOPMENT (Tabled from June 24, 2014, Meeting): Moved by Goodman, seconded by Orazem, to approve the request of Breckenridge Development to remove from the table the rezoning for 205 South Wilmoth Avenue from Special Government/Airport (S-GA) to Residential Low Density (RL), and setting August 12, 2014, as the date of public hearing. Vote on Motion: 6-0. Motion declared carried.

Moved by Goodman, seconded by Orazem, to approve the request of Breckenridge Development to remove from the table the rezoning for 601 State Avenue from Special Government/Airport (S-GA) to Residential Low Density (RL) and Floating Suburban Residential Low Density (FS-RL) and setting August 12, 2014, as the date of public hearing.

Vote on Motion: 6-0. Motion declared carried

REVISED DEVELOPER'S AGREEMENT FOR SOUTH BELL AVENUE TIF (Tabled from April 22, 2014, Meeting): Director of Planning and Housing Kelly Diekmann provided a summary of the actions taken by the City Council with its most-current action being to direct staff to work with the representative of Dayton LLC on how future buildings would conform to the design requirements of the Development Agreement for the Ames Community Development Park, 4th Addition.

According to Director Diekmann, in order to resolve both the issue of timing of construction of the speculative buildings and the interpretation of design requirements, the following terms were offered by the applicant as an amendment to the Development Agreement:

1. Provide a \$350,000 Letter of Credit to secure construction of the next speculative building
2. Complete the third speculative building by December 31, 2014
3. The second speculative building at 2812 Hyatt will remain as is, with no changes required to the exterior finishes.
4. The common understanding that references to "corrugated steel" for the front facade shall mean metal with raised ridges, curved or straight. Corrugated does not mean only unfinished or galvanized steel panels.
5. The third speculative building and all subsequent development in the 4th Addition will be constructed consistent with the above understanding.
6. No changes to covenants of the Subdivision current language applies to all projects and Dayton LLC will be bound by the understanding of the design terms described in No. 4.

Council Member Gartin asked City Attorney Judy Parks to explain the difference between a Letter

of Credit and a mortgage in regards to the City's position. Ms. Parks advised that both are forms of security used to back-up the developer's promises to perform certain things; however, the Letter of Credit offers the benefit of liquidity should the developer default on its obligations.

Moved by Nelson, seconded by Goodman, to adopt RESOLUTION NO. 14-415 approving an Amended Developer's Agreement for the Ames Community Development Park, 4th Addition, that requires the developer to complete the third speculative building by December 31, 2014, and to provide a Letter of Credit to the City in the amount of \$350,000, rather than a first lien mortgage at execution of the Agreement.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

FOLLOW-UP REGARDING CAMPUSTOWN BIKE/PEDESTRIAN PROJECTS: Management Analyst Brian Phillips recalled that, at its meeting of May 27, 2014, the City Council directed staff to work through the Campustown Action Association (CAA) to solicit feedback from area business owners/property owners to determine if consensus could be reached regarding options to address bicycle-car and bicycle-pedestrian collisions in Campustown. Staff did meet with those parties and did not receive support for the two particular projects that had been presented to the City Council on May 27. Staff was now proposing, in addition to the six items that had already been approved by the Council, to proceed with better signage in the Campustown Area regarding the dismount zone that was already in place via an Ordinance and also provide better signage indicating where bicyclists should go. Bicyclists would be routed around the Lincoln Way area from Hayward to Lynn and also the 100 Block of Welch Avenue.

Kim Hanna, CAA, asked the City Council to approve its proposal that had been submitted via a letter to the City Council. The referenced proposal encouraged the creation of a green painted traffic lane (indicating "bike-friendly," but not as a separate lane) eastbound and westbound on Lincoln Way from Franklin Avenue to University Boulevard; installing large dismount signs on Welch Avenue; and installing sharrows and graphics on Chamberlain Avenue and on Welch Avenue. She acknowledged that the creation of the green painted lane on Lincoln Way was not supported by City staff; however, would like the City to consider the concept on a trial basis. Ms. Hanna said that the concept had been considered by Campustown businesses to be too great a risk. However, according to Ms. Hanna, there will be approximately 500 more people living along Lincoln Way with the two new projects between Stanton and Lynn, approximately 200 more employees working at Lincoln Way and Welch, and up to 12 new businesses opening up between Welch and Lynn in the next 18 to 24 months. After that occurs, Ms. Hanna would like the City to re-evaluate traffic patterns and flows in Campustown.

Council Member Orazem shared that he had noticed, when commercial areas are located near a campus, the speed of traffic is reduced considerably. He asked if staff were considering a reduction in speed limits along the two or three block area between Hyland and Lynn or Hyland and Ash due to all the new commercial development that will be located in the area. Transportation Engineer Damion Pregitzer advised that staff was not proposing that as an alternative at this time. Discussions had occurred concerning signalized crossings at the Lincoln Way median; however, there were no discussions about traffic-calming measures along Lincoln Way.

Council Member Goodman noted that other communities had used the technique of painting lanes. He asked if staff was against that idea or had not explored that thoroughly. Mr. Pregitzer said that staff was not against the concept; however, the green lane markings were still in the experimental status by the Federal Highway Administration. The City could not use that technique without asking

its permission. Before doing that, Mr. Pregitzer said he would like to report back to the Council what the Federal Highway Administration wanted to see to justify it and what reporting or study requirements would be mandated. Mr. Pregitzer said he preferred that the research be completed before recommending green lane markings.

Ex officio Member Lissandra Villa provided the students' perspective and urged the City Council to approve Alternative No. 4, which would be to direct staff to develop a project to temporarily close parking along the east side of the 100 and 200 blocks of Welch Avenue in order to widen the sidewalks and install a bike lane. She emphasized the number of students who live at the Towers who would be using Lincoln Way. Ms. Villa noted that that option would be a temporary measure to see if it would work. It was also pointed out by Ms. Villa that this issue was initially raised at the request of the Student Affairs Commission.

According to Mr. Phillips, whatever option is chosen, City staff would develop specific concepts for implementation, including time frames, costs, materials, and a plan to gather information regarding the use of the areas.

Council Member Gartin asked to know the positions of others who would be mainly affected. Mr. Pregitzer answered that Iowa State is not supportive of anything that would affect parking. The Ames Bicycle Coalition is not wholly in favor of the bike lane along Lincoln Way, but asked if some guidance could be given to bicyclists as to where they should be riding.

Moved by Goodman, seconded by Corrieri, to direct staff to develop a project to temporarily place a bike lane in the parking lane along Lincoln Way from Hayward Avenue to Lynn Avenue.

Council Member Goodman explained his position on that recommendation, which would allow time to evaluate how Campustown would change if bikes become a more prominent part of that commercial area. He noted that the area is becoming more dense with pedestrians. It was his opinion that businesses might actually benefit; however, it would be extremely important for staff to reach out to the business owners impacted to see if that was actually the result. If it proved detrimental to businesses, he would not be in favor of moving forward to make it a permanent solution.

After being asked by Council Member Goodman, Director Diekmann advised that there would be 23 parking spaces created by the surface parking lot by Kingland.

Vote on Motion: 2-4. Voting aye: Corrieri, Goodman. Voting nay: Betcher, Gartin, Nelson, Orazem. Motion failed.

Moved by Orazem, seconded by Corrieri, to direct staff to develop a project to temporarily close parking along the east side of the 100 and 200 Blocks of Welch Avenue in order to widen the sidewalks and install a bike lane.

Council Member Gartin offered his opinion that this option would present a real safety issue for bicyclists. He asked staff to provide information on the number of accidents per year. Transportation Engineer Pregitzer stated that he did not have the data available at this meeting; however, could provide that to the Council.

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

Moved by Goodman, seconded by Corrieri, to direct staff to explore the installation of bicyclist

dismount signage at the entrances to the Lincoln Way and Welch Avenue “Bicyclists Prohibited on Sidewalks” zones and develop signage and markings to route bicyclists around those areas and direct staff to research the painting of a green traffic lane eastbound and westbound on Lincoln Way and Franklin Avenue to University Boulevard.

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

The meeting recessed at 7:55 p.m. and reconvened at 8:03 p.m.

EASEMENTS AT 701 SOUTH DUFF AVENUE: Civil Engineer Eric Cowles recalled that on July 8, 2014, the City Council had referred to staff a letter from Scott Renaud, representing the property owner at 701 South Duff, regarding the vacation of an access easement and sanitary sewer easement that had been granted to the City of Ames. Mr. Cowles explained that the Access Easement provides access to the City’s property located behind Howe’s Welding for mowing and maintenance purposes and the sanitary sewer easement provides access for maintenance purposes.

Mr. Cowles said that he had talked to Jim Howe, owner of the property located at 711 South Duff, who expressed concerns about getting materials and equipment to his business without an access easement. Mr. Howe had advised that he had been utilizing the property to the north for many years to access his property and needed to maintain as much access to his property as possible.

Referencing an earlier email sent directly to the Council by Piper Wall, wife of Jim Howe, Council Member Goodman said it was his interpretation of the email that when properties are utilized by another property owner for a very long time, there are certain rights acquired by the user. He asked City Attorney Judy Parks to comment on Ms. Wall’s assertion of those property rights. Ms. Parks stated that easements can be created in multiple ways, such as by written document or by use. She advised that this might be one of those situations where a user has been accessing another’s property for a certain period of time, e.g., ten years or more, and the user may assert his or her right to implicit use of that land.

Piper Wall, 912 Clark Avenue, Ames, said that she was speaking on behalf of her husband, Jim Howe, owner of the business located at 711 South Duff. According to Ms. Wall, Howe’s Welding building was built in 1993, and the shared drive behind the properties had been in use since approximately that time. She said that when the building changed hands in 1995, a verbal agreement was entered into between Jim Howe and Doug Livy, the owner of Quality Motors, for the shared drive. There had never been a formal written document, however. According to Ms. Wall, the sale between Mr. Livy and the developer happened “overnight,” there was never a sign posted to make others aware the property was available, and the sale was complete before Mr. Howe had an opportunity to pursue purchasing a strip of the land to allow continued access to his property. Ms. Wall said that she had done her own research and discovered that after a certain number of years of using a property, persons could assert their rights to that property. She requested that the hearing on the vacation of the easements not occur until after August 19, 2014, so that they could further explore their options.

Chuck Winkleblack, 105 South 16th Street, Ames, advised that he had met with Jim Howe approximately in March and told him of the pending purchase and development of the property next door. He stated that he had met again with Jim Howe and Ken Howe, Jim’s father, on June 17, 2014, and they had asked him if there was anything he could do to help facilitate access into Howe’s Welding. According to Mr. Winkleblack, the developer subsequently made some changes to the retaining wall to allow easier access to Mr. Howe’s property. Mr. Winkleblack pointed out that the developer needs to get going with the project; a Building Permit cannot be issued until this issue is

resolved. It was stated by Mr. Winkleblack that he met with neighbors on both sides on more than one occasion prior to turning any documents into the City.

Moved by Goodman, seconded by Gartin, that the Council not set the date of public hearing for the proposed vacation of the existing access easement until feedback has been received at the August 19 City Council Workshop.

Council Member Goodman said he did believe that Mr. Winkleblack had reached out to Mr. Howe; however, Mr. Howe might not have been aware of what his rights were to continue using the shared drive. Mr. Goodman recommended that the Howes be given an extra week in order for them to consult an attorney to determine their rights.

It was pointed out by City Manager Steve Schainker that the hearing would not occur on August 19; feedback would be received on August 19, but the public hearing would not be held at that same meeting. The decision on this issue would then be made at the next Regular City Council Meeting, which would be at the end of August.

Council Member Corrieri pointed out that the public hearing would not occur until August 12; that is three weeks away and should give the Howes time to find out what their rights are.

Vote on Motion: 3-3. Voting aye: Betcher, Gartin, Goodman. Voting nay: Corrieri, Nelson, Orazem. Mayor Campbell voted nay to break the tie. Motion failed.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 14-416 setting August 12, 2014, as the date of public hearing for the proposed vacation of the existing access easement and the existing sanitary sewer easement at 701 South Duff Avenue.

Roll Call Vote: 4-2. Voting aye: Corrieri, Gartin, Nelson, Orazem. Voting nay: Betcher, Goodman. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Orazem pointed out that the hearing could be continued if need be on August 12.

Council Member Gartin recommended that whatever is worked out between the property owners be placed into a formal written agreement.

Council Member Betcher disconnected from the meeting due to bad reception at 8:21 p.m.

REFUSE-DERIVED FUEL CONVERSION SYSTEM: Assistant City Manager Bob Kindred introduced Gary Freel, Resource Recovery Plant Superintendent; Donald Kom, Electric Services Director; and Karen Server, Purchasing Agent.

Superintendent Freel reported that the City's Resource Recovery Plant (RRP) first opened in 1975, and the practice of burning refuse-derived fuel (RDF) along with coal has been a very effective way to reduce landfilled waste and co-fire the City's Power Plant. However, in 2008, the power market began to flip, making the internal production of energy a more expensive option compared to purchasing power from the power grid. In addition, federal environmental mandates led the Power Plant to begin studying conversion from coal to natural gas, which provided a timely opportunity to explore other waste-to-energy (WTE) technologies. In October 2010, the City Council awarded a contract to URS Corporation to prepare a feasibility study of current Waste-to-Energy conversion alternatives. URS examined six unique conversion methods and determined that thermal gasification would be the most viable alternative conversion process for the City from a technological

standpoint. The URS study focused on evaluating various conversion technologies, but did not include a detailed financial analysis of the alternatives. In July 2012, City Council awarded a contract to HDR Engineering to perform detailed financial modeling of the identified gasification process. On November 12, 2013, the City Council decided that the HDR gasification model appeared to be too expensive to pursue and directed staff to continue looking for conversion technology options in the future that would be both financially and technologically viable.

Electric Services Director Kom advised that the HDR financial evaluation was conducted in parallel with Electric Services' Energy Resource Options Study, which was performed by Black & Veatch. Based on that Study, in November 2013, the City Council determined that the City's Power Plant would be switched to natural gas as the primary boiler fuel source. The EPA has established a deadline for the conversion of April 2016. Also, using natural gas would potentially reduce the Power Plant's capacity to utilize RDF by as much as 13%.

Mr. Freel said that, since 2013, staff has continued to explore potential RDF to gas conversion technology options at the RRP. Research has been done and discussions have occurred with several vendors and consultants about projects that are at a commercial scale and at a size sufficient to accommodate Ames' future needs. That research has led staff to Frontline Bioenergy of Ames, which has an existing commercial scale gasification technology. It appears that the technology could be integrated into the Ames WTE system under financially advantageous terms.

Director Kom advised that a Frontline gasification system was installed in Benson, Minnesota, in partnership with Chippewa Valley Ethanol Company (CVEC). It was noted that, as the availability of wood waste began to diminish and the price of natural gas began to fall steeply, the financial viability of the gasification process declined and the gasifier was decommissioned. In an effort to assess the compatibility of Ames RDF in its gasifier, Frontline used City of Ames RDF as test feedstock at the Biomass Energy Conversion Facility in Nevada, Iowa, with successful conversion of the RDF to biogas. Frontline Bioenergy has proposed that they would dismantle the Benson gasifier and relocate the equipment to the City Power Plant's coal yard for use in the Ames WTE system. Staff visited the site in Benson in March 2014, viewed the equipment, and found that it appeared to be a viable option.

Purchasing Agent Server outlined three Purchasing Policy options, as follows:

1. Construct the City's own gasification system, which would involve engaging a consultant to design the project. The project would then be publicly bid. This process is not feasible in this case, however, since any gasification technology is very specific to the particular vendor's technology and would likely be proprietary in nature. This makes it impractical to design plans and specifications for which multiple contractors could submit bids.
2. Competitively select a private firm that would build, own, and operate a plant, which utilizes RDF to produce electrical power or another marketable product. To identify such a firm, the City would typically issue a Request for Proposals (RFP). Given the lack of commercially proven, financially viable conversion technologies presently available; however, staff does not believe that the RFP process would be worthwhile at this time.
3. Waive formal bidding requirements and identify one firm with which to negotiate a contract. Staff has found Frontline to have the only promising, full-scale, proven technology available. The vetting process of Frontline's technology would continue after the Council waives the competitive bidding requirements. If the vetting process determines that this is an unworkable

solution or if staff is unable to negotiate an acceptable arrangement for the City, the Council will not be asked to approve a contract.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 14-417 to waive the City's Purchasing Policies for competitive bidding and authorize staff to thoroughly vet Frontline Bioenergy, LLC, and its commercial scale gasification-to-electricity operation, and if the vetting process is successful, initiate contract negotiations with Frontline.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUEST FROM LEAGUE OF WOMEN VOTERS TO MODIFY CITY HALL COUNCIL CHAMBERS RESERVATION POLICY:

City Manager Schainker advised that since it opened in 1990 at its current location, Ames City Hall meeting rooms have been used extensively by the public. Since demand for meeting space many times has exceeded availability during certain times and days, staff created a Room Reservation Policy in an attempt to provide a fair process for determining use of City Hall conference rooms. This Policy limits scheduling for outside organizations to one meeting at a time, which was done to prevent one group from coming in first and reserving meeting rooms for many months or year(s) at a time. One exception to the Policy was for reservation of the Council Chambers for the League of Women Voters for Candidate Forums, State of the Community, and Legislative Wake-Ups. It was felt that these meetings, which are televised over Cable Channel 12, are beneficial to the entire community, and not restricted to membership in any organization. With the lack of public meeting rooms, the competition for no-cost space is intense, and staff would like the City Council to make the decision as to whether an exemption to the Policy should be made for the League of Women Voters, thus allowing it to schedule more than one meeting at a time. Reservation of the Council Chambers is necessary to be confirmed as the League of Women Voters must provide sufficient notice to the public through advertisement in the local newspaper.

Moved by Goodman, seconded by Corrieri, to support the staff policy that limits scheduling of only one meeting at a time per group, with the exception of the League of Women Voters, which will be allowed to schedule its Candidate Forums, Legislative Wake-Ups, State of the Community address, and other civic educational events at one time for the City Council Chambers.

Vote on Motion: 5-0. Motion declared carried unanimously.

SUSTAINABILITY COORDINATOR: Sustainability Coordinator Merri Rankin gave an update of the FY 2013/14 activities and accomplishments related to the Sustainability Advisory Services contract between the City and Iowa State University.

Moved by Goodman, seconded Corrieri, to adopt RESOLUTION NO. 14-418 approving the 2014/15 Contract.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

URBAN DEER MANAGEMENT: Police Chief Cychosz presented the Annual Urban Deer Management Program Report, as prepared by the Urban Deer Task Force. The Report recommended that bow hunting in designated locations, including the park system on City property, and on other eligible property as approved, be continued. Chief Cychosz explained that the Program is very tightly monitored. All participants must purchase a special tag and register with the Police Department. Rules also require participants to pass a safety course and proficiency test, to hunt only from tree stands situated at least 85 feet from trails, and to limit shots to 75 feet or less.

According to Chief Cychosz, an aerial count in January identified 339 deer in the survey area as compared with 381 deer in the same areas last year. Because the decrease could have been impacted by the fluctuation of the winter weather at the time of the survey, Mr. Cychosz cautioned against drawing any conclusions about the Program's effectiveness. During 2013, there were 35 tags purchased and 18 deer were harvested.

Mr. Cychosz advised that a majority of the Task Force members support the continuation of hunting in designated City locations.

Moved by Goodman, seconded by Corrieri, to approve bow hunting within the park system, on City property, and on other eligible property as detailed in the Urban Deer Management Ordinance and with the same rules as last year.

Vote on Motion: 5-0. Motion declared carried unanimously.

INSPECTION AND ASSESSMENT SERVICES OF GT1 COMBUSTION TURBINE: Electric Services Director Kom advised that the signed Contract with Wood Group Pratt 7 Whitney has not been received by the City. Therefore, Mr. Kom asked that this item be pulled from this Agenda. Once the Contract is received, it will be presented for approval at the next City Council meeting.

HEARING ON REZONING FOR 4710 MORTENSEN ROAD: Mayor Campbell opened the public hearing. No one wished to speak, and the hearing was closed.

After being questioned by Council Member Gartin, Director Diekmann advised that staff had not received any comments from the property owners in the area.

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance rezoning 4710 Mortensen Road from Community Commercial/Residential (CCR) to Floating Suburban Residential Medium-Density (FS-RM).

Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON ZONING TEXT AMENDMENT REGARDING ACCESSORY STRUCTURES FOR INSTITUTIONAL USES IN RESIDENTIAL ZONING DISTRICTS: The hearing was opened by the Mayor and closed after no one came forward to speak.

Moved by Gartin, seconded by Nelson, to pass on first reading an ordinance making a zoning text amendment for institutional uses that allows up to a 900-square-foot accessory building by right and requires a Special Use Permit for accessory buildings that exceed 900 square feet.

Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON SALE OF CITY-OWNED PROPERTY LOCALLY KNOWN AS 1126 BURNETT AVENUE: The public hearing was opened by Mayor Campbell. She closed the hearing after no one asked to speak.

Moved by Corrieri, seconded by Goodman, to approve the sale of City-owned property locally known as 1126 Burnett Avenue to Erika Renz at a price of \$100,000 in connection with the Community Development Block Grant Acquisition/Reuse Program.

According to City Housing Coordinator Vanessa Baker-Latimer, an appraisal was conducted on the property, and it was appraised at the sale price.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SALE OF CITY-OWNED PROPERTY LOCALLY KNOWN AS 1222 CURTISS AVENUE: Mayor Campbell opened the hearing and closed same after no one came forward to speak.

Moved by Orazem, seconded by Nelson, to approve the sale of City-owned property locally known as 1126 Burnett Avenue to Alysia Larson at a price of \$100,000 in connection with the Community Development Block Grant Acquisition/Reuse Program.

Housing Coordinator Baker-Latimer told the Council that an appraisal was also conducted on this property, and it was appraised at the sale price.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON POWER PLANT UNIT NO. 7 CRANE REPAIR: Electric Services Director Donald Kom explained that no bids had been received by the bid due date of April 22, 2014. Staff is in the process of trying to determine why no bids were received. The technical specifications will be reviewed along with discussions with the design engineer and plan holders to determine the reason that no bids were submitted.

The public hearing was opened by the Mayor. No one requested to speak, and the hearing was closed.

Moved by Goodman, seconded by Corrieri, to accept the report of no bids and direct staff to rebid the project after discussions have been held with the design engineer to determine a future course of action.

Vote on Motion: 5-0. Motion declared carried unanimously.

ORDINANCE AMENDING CHAPTER 13 PERTAINING TO EGRESS WINDOWS: Moved by Goodman, seconded by Corrieri, to pass on second reading an ordinance amending Chapter 13 to only require below-grade egress windows in bedrooms.

Roll Call Vote: 5-0. Motion declared carried unanimously.

ORDINANCE PERTAINING TO PETITIONS FOR REZONING AND MASTER PLAN DETERMINATION: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4187 making zoning text amendments to Sections 29.1507(2) and 29.1507(3) pertaining to Petitions for Rezoning and Master Plan Determination, respectively.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE PERTAINING TO FLOATING SUBURBAN RESIDENTIAL DISTRICT: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4188 making a zoning text amendment pertaining to Floating Suburban Residential Districts specifically related to density range, limitation on units per building, changes to setbacks, clarifications to Establishment Sections' references to rezoning and map amendment process, and cleanup of net density terminology.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE AMENDING CHAPTER 21 TO ALLOW FOR MULTIPLE-FAMILY DEVELOPMENT ENTRANCE SIGNS: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4189 amending Chapter 21 to allow for multiple-family development entrance signs.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

COUNCIL COMMENTS: Moved by Orazem, seconded by Goodman, to refer to staff the letter from Steve Burgason offering to purchase the back half of the old Airport Road dead-end stub.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Goodman, to refer to staff the request from Mainstream Living, Inc., to expand the driveway space at 2709 Aspen Road.

Vote on Motion: 3-0-2. Voting aye: Gartin, Goodman, Orazem. Voting nay: None. Abstaining due to Conflicts of Interest: Corrieri, Nelson. Motion declared carried.

Moved by Nelson, seconded by Gartin, to refer to staff the letter from Attorney Larry Curtis on behalf of Ames Golf and Country Club requesting further direction concerning the requirements of *Municipal Code* Sections 23.403 and 23.404, pertaining to Streets (sidewalks) and Water Supply, respectively.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Goodman, to place a staff report on a future agenda pertaining to amending the Ames Urban Fringe Plan as requested by Chuck Brekke.

Vote on Motion: 5-0. Motion declared carried unanimously.

CLOSED SESSION: Moved by Goodman, seconded by Nelson, to hold a Closed Session as provided by Section 21.5c, *Code of Iowa*, to discuss matters in litigation.

Council Member Gartin asked City Attorney Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Roll Call Vote: 5-0. Motion declared carried unanimously.

The meeting reconvened in Regular Session at 10:53 p.m.

Moved by Gartin, second by Goodman, to allocate an additional \$25,000 for outside counsel on the Breckenridge lawsuit.

Vote on Motion: 5-0. Motion declared carried.

ADJOURNMENT: Moved by Goodman to adjourn the meeting at 10:57 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	July 2014	
For City Council Date:	August 12, 2014	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Electric Services	Coat Concrete Acid Containment Structure at Power Plant	1	\$35,370.00	Coatings Unlimited, Inc.	\$0.00	\$3,393.00	D. Kom	CB
Water & Pollution Control	Liquid Sodium Hypochlorite	1	\$76,900.00	DPC Industries, Inc.	\$0.00	\$680.96	L. Hammes	MA
Ames Public Library	Library Systems Furniture	1	\$182,165.69	Storey Kenworthy	\$0.00	\$3,384.20	L. Carey	MA
Ames Public Library	Ames Public Library Renovation & Expansion	15	\$12,543,350.00	A & P / Samuals	\$503,235.00	\$40,670.00	M. Mundt	MA
Ames Public Library	Wood Window Restoration Project	3	\$125,860.00	Scott Petersen Construction, Inc.	\$43,000.00	\$12,545.00	L. Carey	MA
Water & Pollution Control	Liquid Sodium Hypochlorite	2	\$76,900.00	DPC Industries, Inc.	\$680.96	\$233.76	L. Hammes	MA

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2013/14 Downtown Street Pavement Improvements (5 th Street: Burnett – Duff)	1	\$1,234,433.00	Con-Struct, Inc.	\$0.00	\$15,776.20	J. Joiner	MA



MEMO

*Caring People
Quality Programs
Exceptional Service*

7 a-g

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: June 22, 2014

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
August 12, 2014

The Council agenda for August 12, 2014, includes beer permits and liquor license renewals for:

- Class C Liquor – Olde Main Brewing Company, 316 Main St
- Class C Liquor & B Native Wine – Mucky Duck Pub, 3100 S Duff Ave
- Class C Liquor – Es Tas, 216 Stanton Ave
- Class C Liquor – El Azteca, 1520 S Dayton Ave
- Class C Liquor – Okoboji Grill, 118 S Duff Ave
- Class C Beer & B Wine – HyVee Gas #5013, 4018 Lincoln Way
- Class C Liquor – Deano's, 119 Main St

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

Applicant

Name of Applicant:	<u>Tumbling Dice, Inc.</u>				
Name of Business (DBA):	<u>Bar</u>				
Address of Premises:	<u>1219 McCormick</u>				
City:	<u>Ames</u>	County:	<u>Story</u>	Zip:	<u>50010</u>
Business Phone:	<u>(515) 337-1031</u>				
Mailing Address:	<u>1113 Murray Drive</u>				
City:	<u>Ames</u>	State:	<u>IA</u>	Zip:	<u>50010</u>

Contact Person

Name:	<u>Cheryl Sondrol</u>		
Phone:	<u>(515) 233-5907</u>	Email Address:	<u>csondrol1@gmail.com</u>

Classification: Class B Beer (BB) (Includes Wine Coolers)Term: 5 daysEffective Date: 08/22/2014Expiration Date: 08/26/2014

Privileges:

Class B Beer (BB) (Includes Wine Coolers)
Outdoor Service**Status of Business**

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>221036</u>	Federal Employer ID #	<u>42-1479449</u>

Ownership**Cheryl Sondrol**First Name: CherylLast Name: SondrolCity: AmesState: IowaZip: 50010Position Vice President% of Ownership 50.00 %

U.S. Citizen

Daniel SondrolFirst Name: DanielLast Name: SondrolCity: AmesState: IowaZip: 50010Position President% of Ownership 50.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Scottsdale Insurance Company

Policy Effective Date: 08/22/2014

Policy Expiration Date: 08/27/2014

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

Applicant

Name of Applicant:	<u>Ye Olde, LLC</u>				
Name of Business (DBA):	<u>Dublin Bay</u>				
Address of Premises:	<u>1407 University Boulevard</u>				
City:	<u>Ames</u>	County:	<u>Story</u>	Zip:	<u>50010</u>
Business Phone:	<u>(515) 956-3580</u>				
Mailing Address:	<u>320 S 16th</u>				
City:	<u>Ames</u>	State:	<u>IA</u>	Zip:	<u>50010</u>

Contact Person

Name:	<u>Donald O'Brien</u>		
Phone:	<u>(515) 956-3580</u>	Email Address:	

Classification: Class C Liquor License (LC) (Commercial)Term: 5 daysEffective Date: 08/21/2014Expiration Date: 08/25/2014

Privileges:

Class C Liquor License (LC) (Commercial)**Status of Business**

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>242991</u>	Federal Employer ID #	<u>42-1510291</u>

Ownership**Donald O'Brien**First Name: DonaldLast Name: O'BrienCity: AmesState: IowaZip: 50014Position Managing Partner% of Ownership 50.00 %

U.S. Citizen

Richard CarmerFirst Name: RichardLast Name: CarmerCity: AmesState: IowaZip: 50014Position member% of Ownership 50.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Allied Insurance

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:

License Application ()

ITEM #10A
08-12-14

Applicant

Name of Applicant:	<u>LJPS</u>	
Name of Business (DBA):	<u>Olde Main Brewing Company</u>	
Address of Premises:	<u>420 Beach Ave</u>	
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business Phone:	<u>(515) 232-0553</u>	
Mailing Address:	<u>PO Box 1928</u>	
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

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

Term: 5 days

Effective Date: 08/26/2014

Expiration Date: 08/30/2014

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

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:

Applicant

Name of Applicant:	<u>LJPS</u>		
Name of Business (DBA):	<u>Olde Main Brewing Company</u>		
Address of Premises:	<u>420 Beach Ave</u>		
City:	<u>Ames</u>	County:	<u>Story</u> Zip: <u>50010</u>
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>PO Box 1928</u>		
City:	<u>Ames</u>	State:	<u>IA</u> Zip: <u>50010</u>

Contact Person

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

Classification: Class C Liquor License (LC) (Commercial)Term: 5 daysEffective Date: 09/06/2014Expiration Date: 09/10/2014

Privileges:

Class C Liquor License (LC) (Commercial)**Status of Business**

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

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:

Applicant

Name of Applicant:	<u>Mucky Duck Pub, L.L.C</u>				
Name of Business (DBA):	<u>The Mucky Duck Pub</u>				
Address of Premises:	<u>3100 S Duff avenue</u>				
City:	<u>Ames</u>	County:	<u>Story</u>	Zip:	<u>50010</u>
Business Phone:	<u>(515) 598-5127</u>				
Mailing Address:	<u>3100 S Duff avenue</u>				
City:	<u>Ames</u>	State:	<u>IA</u>	Zip:	<u>50010</u>

Contact Person

Name:	<u>Marcus Johnson</u>		
Phone:	<u>(515) 450-0566</u>	Email Address:	<u>info@amesbritishfoods.com</u>

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

Term:

Effective Date: 09/06/2014Expiration Date: 09/07/2014

Privileges:

Class C Liquor License (LC) (Commercial)
Outdoor Service**Status of Business**

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>462691</u>	Federal Employer ID #	

Ownership**LeAnne Rohrberg-Johnson**First Name: LeAnneLast Name: Rohrberg-Johnson

City:

State: IowaZip: 50010Position Spouse% of Ownership 0.00 %

U.S. Citizen

Marcus JohnsonFirst Name: MarcusLast Name: JohnsonCity: AmesState: IowaZip: 50010Position Owner% of Ownership 100.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Scottsdale 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:

Applicant

Name of Applicant:	<u>El Azteca, Inc.</u>		
Name of Business (DBA):	<u>El Azteca</u>		
Address of Premises:	<u>2727 Stange Rd</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>	
Business Phone:	<u>(515) 292-9494</u>		
Mailing Address:	<u>2727 Stange Rd</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

Contact Person

Name:	<u>Alfonso Contreras</u>		
Phone:	<u>(515) 451-5608</u>	Email Address:	

Classification: Class C Liquor License (LC) (Commercial)Term: 12 monthsEffective Date: 03/01/2014Expiration Date: 02/28/2015

Privileges:

Class C Liquor License (LC) (Commercial)
Outdoor Service**Status of Business**

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>283200</u>	Federal Employer ID #	<u>43-2021963</u>

Ownership**Alfonso Contreras**First Name: AlfonsoLast Name: ContrerasCity: AmesState: IowaZip: 50010Position Owner% of Ownership 100.00 %

U.S. Citizen

Insurance Company Information

Insurance Company:	<u>Amco Insurance Company</u>		
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: PARKING REGULATION UPDATES (NEW STREETS AND MINOR CORRECTIONS)

BACKGROUND:

When new or recently extend streets are completed in developing residential subdivisions, the wording of the Municipal Code's Parking Ordinance (Section 18) must be updated to reflect these new streets. The following list will bring those street segments into compliance with standard City parking regulations where parking is allowed on one side of the street:

Newly Paved Streets:

- London Avenue = No Parking at all times on the north and west sides.
- Coyote Drive = No Parking at all times on the north side.
- Milstead Road = No Parking at all times on the north side.
- Danbury Road = No Parking at all times on the north and east sides.
- Aplin Road = No Parking at all times on the north side.
- Missouri Street = No Parking at all times on the north side.
- Southeast 4th Street = No parking at all times on the north side.
- Roden Avenue = No parking at all times on the east side.

Street Extensions:

- Ballentine Drive = No Parking at all times on the east side.
- Beedle Drive = No Parking at all times on the east side.

Typical streets within Ames subdivisions are designed to minimize impervious impacts and ongoing infrastructure cost, while proving a safe transportation environment. Due to this fact, parking is only allowed on one side of the street in order to maintain two-way traffic and provide for enough space for emergency vehicle access.

Maps showing the affected sections of streets are attached to this report.

ALTERNATIVES:

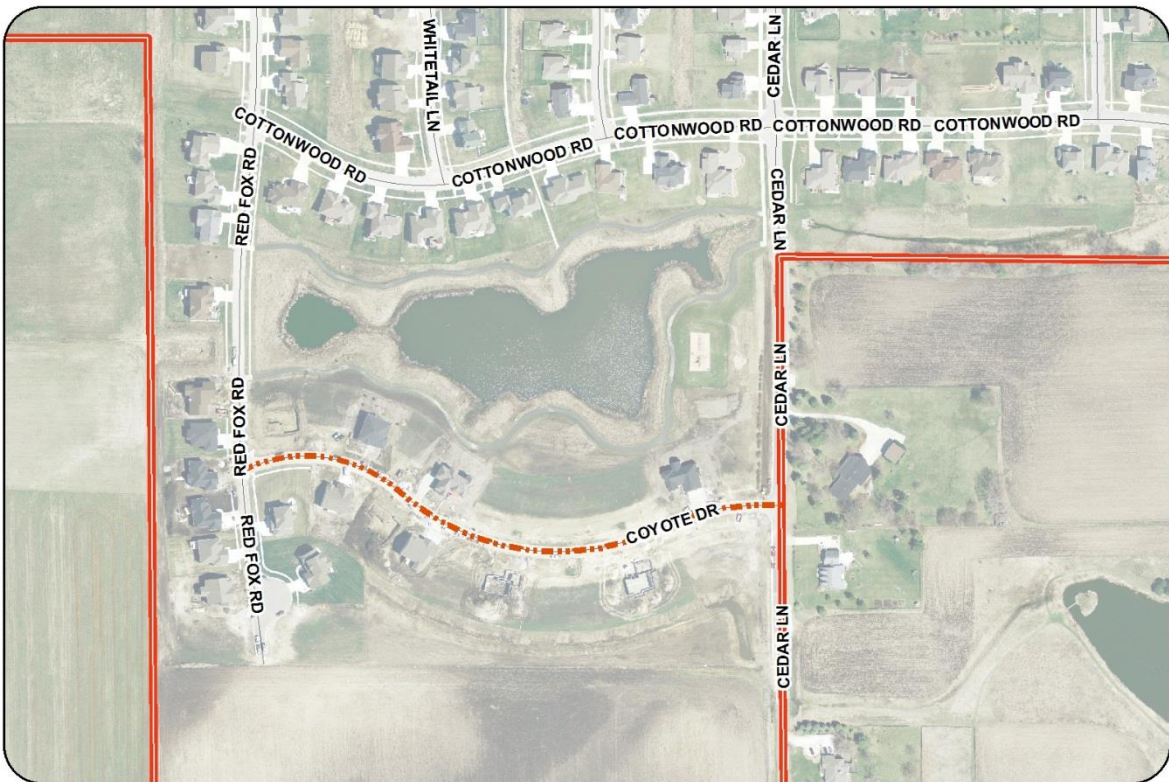
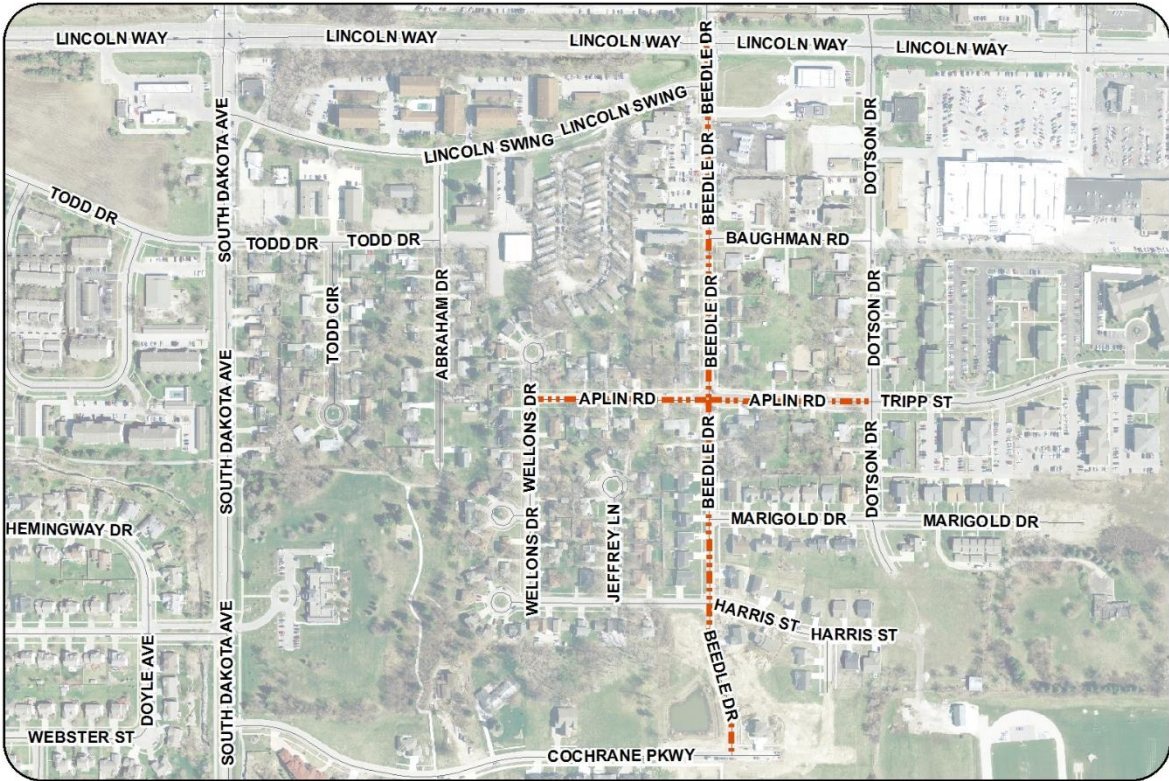
1. Direct the City Attorney to draft an ordinance to change Municipal Code Section 18.31 to codify the parking regulations noted above.
2. Direct staff to leave the parking ordinance section unchanged.

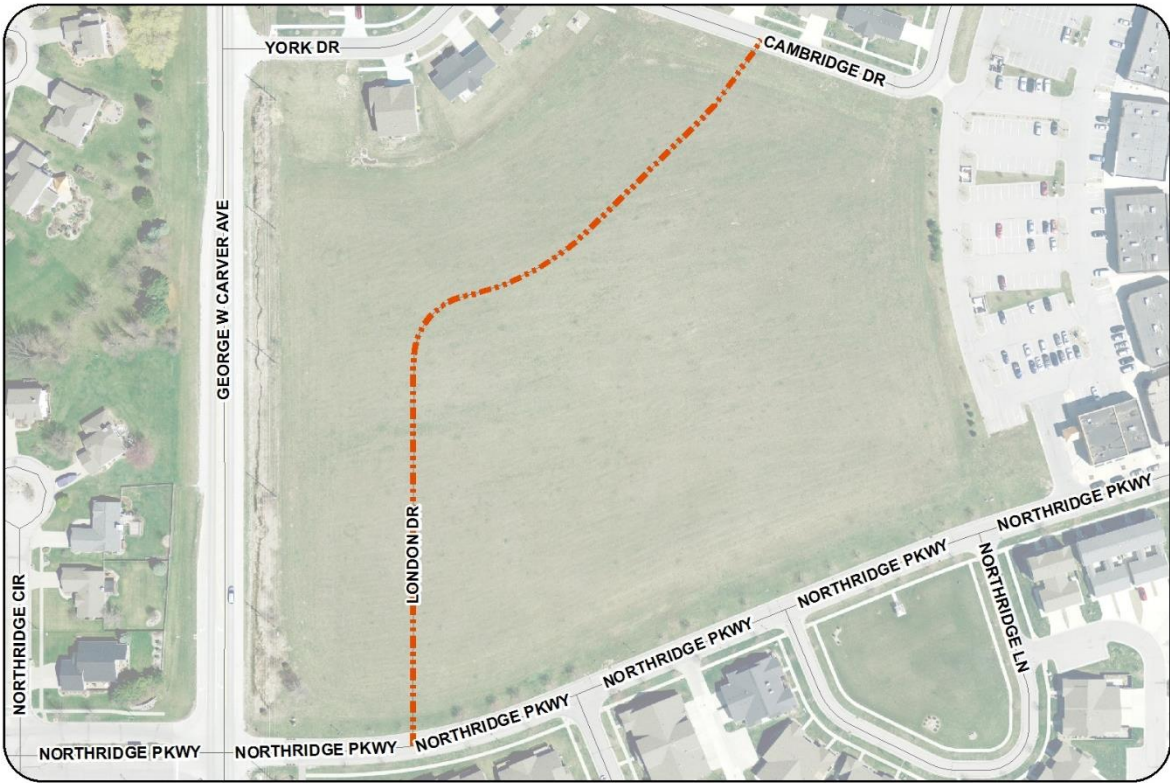
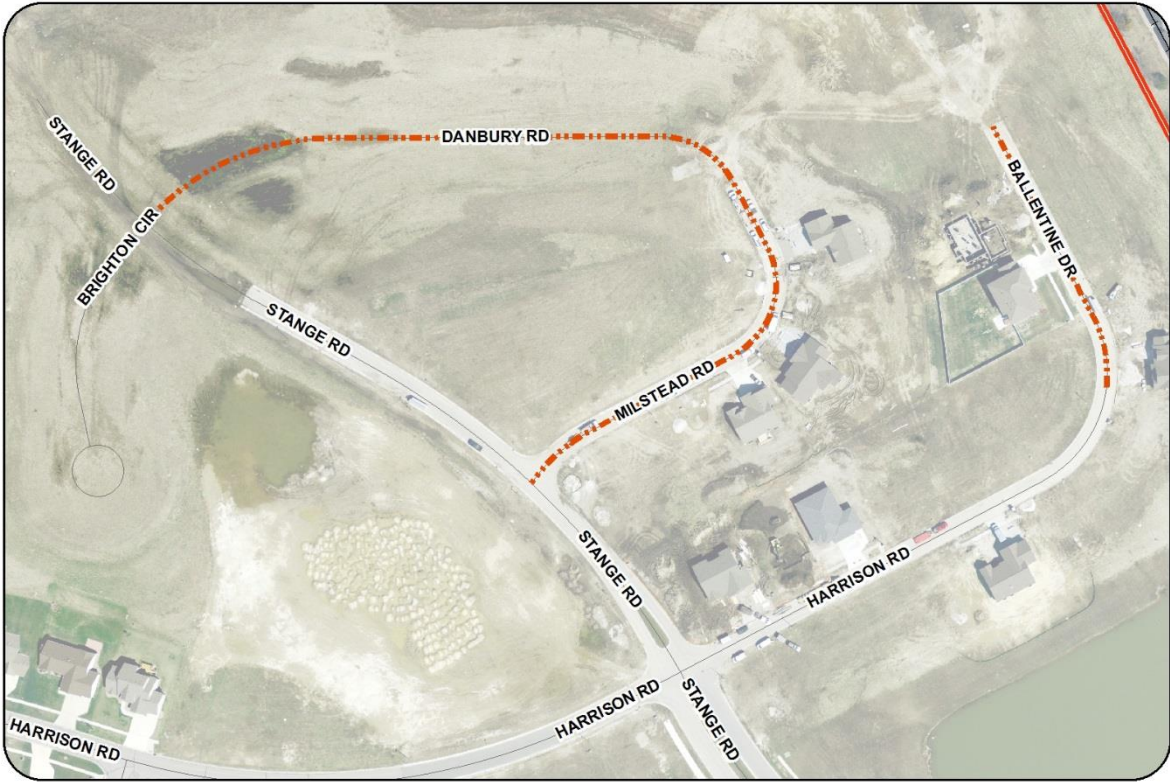
MANAGER'S RECOMMENDED ACTION:

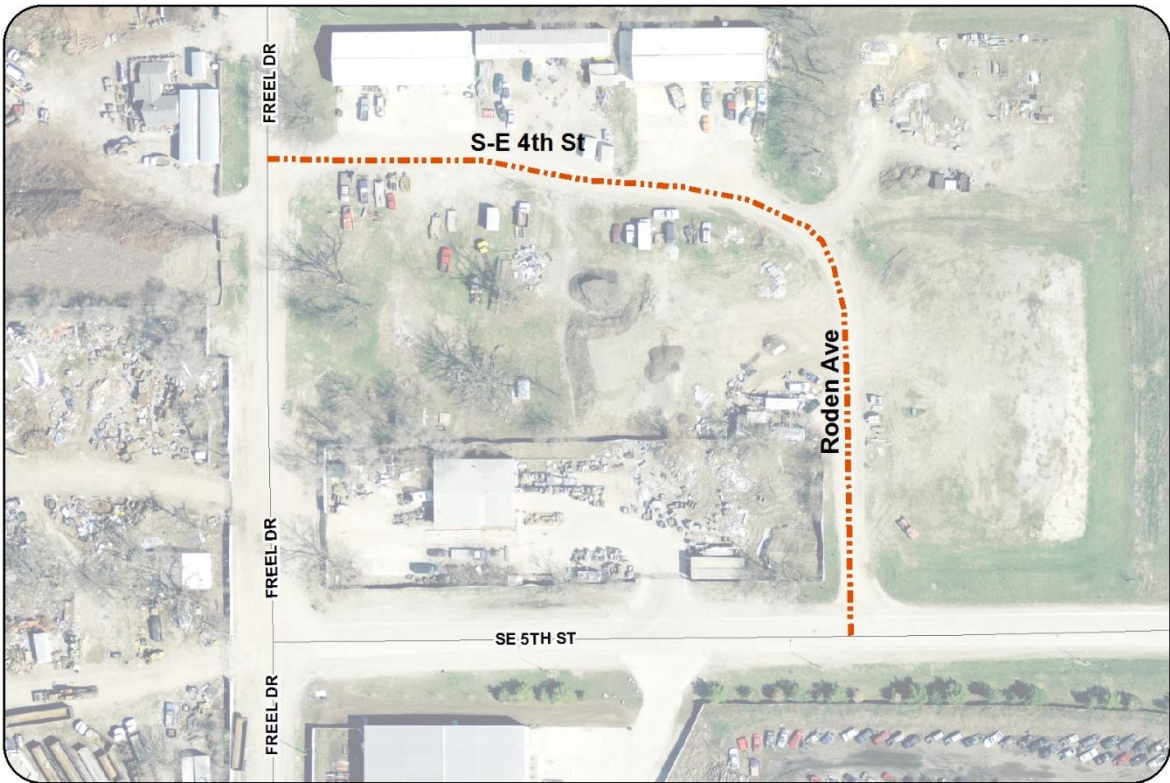
These modifications to the Municipal Code will bring parking regulation on the aforementioned streets into conformance with other streets in Ames.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby directing the City Attorney to draft an ordinance to change parking regulations as specified above.

Location Maps:









To: Members of the City Council

From: Ann H. Campbell, Mayor

Date: August 8, 2014

Subject: Appointment to Fill Vacancy on Historic Preservation Commission

Sharon Wirth, member of the Historic Preservation Commission (HPC), has submitted her resignation from the Commission. Sharon has been serving as the Old Town District representative. She has recently moved out of the District and, therefore, is not able to continue serving in this capacity.

According to our *Municipal Code*, one additional member shall be appointed from among the residents of each designated historic district as the statutory district representative. It is my understanding that Peter Hallock has been appointed by the Old Town District to fill the vacancy created by Sharon's resignation.

Therefore, I request that the City Council confirm the appointment of Peter Hallock, Old Town District representative, to fill the unexpired term of office on the Historic Preservation Commission.

AHC/jlr

COUNCIL ACTION FORM

SUBJECT: INTERMODAL FACILITY OPERATING SUBSIDY

BACKGROUND:

In February 2011, the City entered into a three-party agreement with Iowa State University and the Ames Transit Agency regarding operations of the new Intermodal Facility. Among other provisions, this agreement specifies that:

“While it is expected that revenue generated from the Facility users will be sufficient to cover all of the expenditures for the Facility and site, it is agreed and understood that it is possible from time to time that negative balances in the fund (as described in Section V.A, supra) may occur. Should the revenues in the fund not cover the operations and capital improvement expenditures, the University and City of Ames will each provide equal supplemental operational support in the form of subsidies as necessary to maintain a positive balance.”

The first full year of operations for the Intermodal Facility came to an end on June 30, 2012. A report supplied by the University (which manages the facility) indicated that expenditures for the facility exceeded revenues by \$27,973.37. In accordance with the operations agreement, the City reimbursed the University one-half of this subsidy, or \$13,986.69, for the first year of its operation.

As the second year of its operation came to an end on June 30, 2014, the University informed the staff that the subsidy required to finance the operations of the Intermodal Facility had dropped to \$2,312.38. Therefore, the City's share of this subsidy is \$1,156.19. (See attached budget summary)

ALTERNATIVES:

- 1) The City Council can fund its share of the operating deficit (\$1,156.19) of the Intermodal Facility for FY 2013-14 from the Council's Contingency Account.
- 2) The City Council can fund its share of the operating deficit (\$1,156.19) of the Intermodal Facility for FY 2013-14 from the City's Parking Fund.
- 3) The City Council can fund its share of the operating deficit (\$1,156.19) of the Intermodal Facility for FY 2013-14 from the Local Option Sales Tax Fund.

MANAGER'S RECOMMENDED ACTION:

Under the management of Iowa State University, the subsidy for the Intermodal Facility has been reduced in FY 2013-14 to \$2,312.38 (as compared to a \$27,973.37 subsidy the previous fiscal year). This is an encouraging trend given that there were no fee increases built into the budget. Hopefully, in future years revenues will exceed expenditures so that a fund balance can be generated to handle future capital improvements needed at the facility.

Given the relatively minor second year deficit and the availability of funding, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby authorizing funding of the City's share of the Intermodal Facility's operating deficit of \$1,156.19 for FY 2013-14 from the Council's Contingency Account.

Ames Intermodal Facility FY14 Account #

INCOME:		July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Total
Meters	221-01-01	196.50	298.75	970.15	589.30	808.95	337.00	450.75	372.80	365.90	557.25	445.55	359.35	5752.25
Covered Parking Permits	221-01-02	(429.20)	13,946.50	7,783.50	2,411.96	1,235.91	817.50	2,854.83	1,553.49	5,004.40	1,234.83	867.50	500.00	37781.22
Uncovered Parking Permits	221-01-03	16,236.00	10,417.40	8,595.22	892.42	364.17	554.17	-	(79.17)	-	205.00	196.00	-	37381.21
Jefferson/Burlington Bus Lines	221-01-04	2,400.00	1,100.00	1,312.84	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	14712.84
Daily Airport	221-01-05	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Executive Express Bus Lines	221-01-06	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15600.00
Miscellaneous Income	221-01-07	8,771.40	-	-	-	-	-	-	-	-	-	-	3,878.01	12649.41
		<u>\$28,474.70</u>	<u>\$27,062.65</u>	<u>\$19,961.71</u>	<u>\$6,293.68</u>	<u>\$4,809.03</u>	<u>\$4,108.67</u>	<u>\$5,705.58</u>	<u>\$4,247.12</u>	<u>\$7,770.30</u>	<u>\$4,397.08</u>	<u>\$3,909.05</u>	<u>\$7,137.36</u>	<u>\$123,876.93</u>
Adv Sales Covered permits	221-01-12	\$1,470.00	-	-\$1,470.00	-	-	-	-	-	-	\$1,004.00	\$1,004.00	\$1,004.00	
Adv Sales UnCovered permits	221-01-13	\$5,130.00	-	-\$5,130.00	-	-	-	-	-	-	\$4,116.00	\$3,528.00	\$1,960.00	
OPERATING EXPENSES:														
Administrative Fees	221-02-01	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
Bank Charges	221-02-02	80.71	89.28	137.27	56.74	33.07	36.38	20.42	20.33	19.94	19.15	131.90	150.96	796.15
Liability Insurance	221-02-03	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	221-02-04	-	-	-	-	-	-	-	-	-	5,697.00	-	-	5,697.00
Loss and Damages	221-02-05	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	221-02-06	-	-	-	-	-	-	-	-	-	-	-	-	-
Computer Expenses	221-02-07	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone Expenses	221-02-08	304.30	319.50	315.40	315.40	315.55	315.55	315.55	315.85	315.85	315.85	315.90	315.90	3,780.60
Miscellaneous Office Expenses	221-02-09	-	-	-	-	-	-	-	-	-	175.70	278.83	-	454.53
Permits	221-02-10	-	-	-	-	-	-	-	-	387.20	-	-	-	387.20
Cameras/Security/Ethernet	221-02-11	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Elevator Maintenance	221-02-12	-	-	59.00	50.00	1,762.93	-	291.85	4,864.00	50.00	200.60	200.60	825.15	8,304.13
TicFak Machines/Maintenance	221-02-13	140.00	-	140.00	140.00	2,200.00	175.49	384.51	140.00	280.00	140.00	140.00	140.00	4,020.00
General Maintenance	221-02-14	79.80	194.40	2,739.37	1,050.59	2,291.90	1,711.04	670.90	347.70	318.85	1,531.77	345.74	1,410.95	12,693.01
Repair and Replacement Fund	221-02-15	-	-	-	-	-	-	-	-	-	-	-	-	-
General Lot Maintenance	221-02-16	-	56.00	-	48.00	114.00	-	-	-	-	159.60	217.70	180.08	775.38
Landscape Maintenance	221-02-17	-	1,793.30	953.80	245.10	-	-	-	-	-	1,428.04	268.86	400.08	5,089.18
Sweeping	221-02-18	-	-	73.00	146.00	-	-	-	-	-	635.70	43.00	378.00	1,275.70
Snow Removal	221-02-19	-	-	-	-	-	1,960.89	1,983.33	2,869.79	3,209.67	158.50	-	-	10,182.18
Mowing	221-02-20	201.00	129.70	86.00	297.20	81.60	-	-	-	-	-	-	801.50	1,597.00
Signage	221-02-21	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	221-02-22	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	221-02-23	1,867.90	1,516.46	1,618.12	1,801.51	1,855.04	2,610.69	3,253.72	290.70	5,936.03	2,300.11	1,302.24	1,492.49	25,845.01
Water/Sewer	221-02-24	114.49	114.49	114.49	114.49	193.87	113.23	122.19	-	244.38	440.27	1,457.11	216.27	3,245.28
Garbage	221-02-25	17.20	51.60	34.40	43.00	51.60	17.20	47.30	17.20	12.90	17.20	51.60	51.60	412.80
Custodial	221-02-26	511.10	1,275.24	1,155.29	1,044.83	1,257.84	1,101.33	1,772.67	1,586.61	1,098.20	1,417.98	1,162.61	1,868.96	15,252.66
Vandalism	221-02-27	-	-	-	-	-	-	1,646.50	495.00	-	-	-	-	2,141.50
Total Expenses		<u>\$5,336.50</u>	<u>\$7,559.97</u>	<u>\$9,446.14</u>	<u>\$7,372.86</u>	<u>\$12,177.40</u>	<u>\$10,061.80</u>	<u>\$12,528.94</u>	<u>\$12,967.18</u>	<u>\$13,893.02</u>	<u>\$16,657.47</u>	<u>\$7,936.09</u>	<u>\$10,251.94</u>	<u>\$126,189.31</u>
Net Profit/Loss		<u>\$23,138.20</u>	<u>\$19,502.68</u>	<u>\$10,515.57</u>	<u>-\$1,079.18</u>	<u>-\$7,368.37</u>	<u>-\$5,953.13</u>	<u>-\$6,823.36</u>	<u>-\$8,720.06</u>	<u>-\$6,122.72</u>	<u>-\$12,260.39</u>	<u>-\$4,027.04</u>	<u>-\$3,114.58</u>	<u>-\$2,312.38</u>
AIF System Fund at FY13	221-09-00	\$(27,973.38)	-	-	-	-	-	-	-	-	-	-	-	
AIF System Fund at FY14		\$ (2,312.38)	-	-	-	-	-	-	-	-	-	-	-	
														ISU Owes \$1,156.19
														City of Ames Owes \$1,156.19

COUNCIL ACTION FORM

SUBJECT: RESOLUTION APPROVING OFFICIAL STATEMENT FOR GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2014, SETTING DATE OF SALE FOR AUGUST 26, 2014, AND AUTHORIZING ELECTRONIC BIDDING FOR THE SALE

BACKGROUND:

The 2014/15 budget includes General Obligation (G.O.) Bond funded capital improvement projects in the amount of \$9,840,000. The City Council held a public hearing on issuance of these bonds on March 4, 2014 as part of the budget process. Council action is now required to approve the official statement, set the date of sale for August 26, 2014, and authorize electronic bidding.

The Official Statement, or "Preliminary Official Statement", is the offering document for municipal securities, in preliminary form, which does not contain pricing information. The Statement provides several financial disclosures and information about the City. This "Preliminary Official Statement" is on file in the City Clerk's Office and can be viewed on the City's Website. Additionally Council is asked to approve electronic bidding as the method to provide a secure and highly competitive process for the sale of the bonds.

Projects to be funded by this bond issue include the following:

Street Improvements	\$ 6,884,750
Bridge Rehabilitation	180,000
Storm Sewer	300,000
Grant Avenue Paving (abated by special assessments)	2,175,250
Resource Recovery Improvements (abated by RR revenue)	300,000
	<hr/>
Subtotal	\$ 9,840,000
Issuance Cost / Allowance for Sale at Premium	145,000
	<hr/>
Total Debt Issue	\$ 9,985,000

ALTERNATIVES:

1. Adopt a resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2014, setting the date of sale for August 26, 2014, and authorize electronic bidding for the sale.
2. Refer the Official Statement back to City staff for modifications.

MANAGER'S RECOMMENDED ACTION:

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements for the current fiscal year.

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

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 12, 2014

New Issue

Rating: Moody's Investors Service Application Made

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Bonds (including any original issue discount properly allocable to an owner thereof) will be excluded from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations under the Internal Revenue Code of 1986, provided, however, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes). The City will designate the Bonds as "qualified tax-exempt obligations". See "TAX EXEMPTION AND RELATED CONSIDERATIONS" herein for more information.

CITY OF AMES, IOWA

\$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014

BIDS RECEIVED: Tuesday, August 26, 2014, 10:00 o'clock A.M., Central Time

AWARD: Tuesday, August 26, 2014, 7:00 o'clock P.M., Central Time

Dated: Date of Delivery (September 30, 2014)

Principal Due: June 1, as shown inside front cover

The \$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014 (the "Bonds") are being issued pursuant to Division III of Chapter 384 of the Code of Iowa and a resolution to be adopted by the City Council of the City of Ames, Iowa (the "City"). The Bonds are being issued for the purpose of paying the cost of constructing improvements to streets, bridge and solid waste disposal facilities, the cost of flood mitigation and remediation. The purchaser of the Bonds agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreement. The Bonds are general obligations of the City, for which the City will pledge to levy ad valorem taxes against all property within the City without limitation as to rate or amount.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of \$5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. The City's Treasurer as Registrar/Paying Agent (the "Registrar") will pay principal on the Bonds, payable annually on June 1, beginning June 1, 2015, and interest on the Bonds payable initially on June 1, 2015 and thereafter on each December 1 and June 1 to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	\$9,895,135
GOOD FAITH DEPOSIT:	Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED CONSIDERATIONS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as and if issued and subject to the unqualified approving legal opinion of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected that the Bonds will be available for delivery through the facilities of DTC on or about September 30, 2014. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a Final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended

*Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

CITY OF AMES, IOWA

\$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014

Maturity of the Bonds due June 1:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2015	\$800,000	2021	\$870,000
2016	810,000	2022	895,000
2017	815,000	2023	925,000
2018	830,000	2024	950,000
2019	845,000	2025	685,000
2020	855,000	2026	705,000

***PRINCIPAL**

ADJUSTMENT:

Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$10,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

REDEMPTION:

Bonds due after June 1, 2022 will be subject to call on said date or on any date thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST:

Interest on the Bonds will be payable on June 1, 2015 and semiannually thereafter.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the “Near Final Official Statement”.

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to Public Financial Management, Inc. (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a Final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the Final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representations, other than those contained in the Preliminary Official Statement. This Preliminary Official Statement does not constitute any offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person, in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information, estimates and expressions of opinion herein are subject to change without notice and neither the delivery of this Preliminary Official Statement nor any sale made hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the issue.

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APPENDIX B - JUNE 30, 2013 COMPREHENSIVE ANNUAL FINANCIAL REPORT

APPENDIX C - FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

City of Ames, Iowa

Mayor/City Council

<u>Member</u>	<u>Office</u>	<u>Initial Term Commenced</u>	<u>Term Expires</u>
Ann Campbell	Mayor	January 03, 2006	December 31, 2017
Gloria Betcher	Council Member – 1 st Ward	January 02, 2014	December 31, 2017
Tim Gartin	Council Member – 2 nd Ward	January 02, 2014	December 31, 2015
Peter Orazem	Council Member – 3 rd Ward	January 02, 2014	December 31, 2017
Chris Nelson	Council Member – 4 th Ward	January 02, 2014	December 31, 2017
Matthew Goodman	Council Member – At Large	January 01, 2004	December 31, 2015
Amber Corrieri	Council Member – At Large	January 02, 2014	December 31, 2017
Lissandra Villa	Ex-Officio		

Administration

Steven Schainker, City Manager
Duane Pitcher, Director of Finance
Diane Voss, City Clerk
Roger Wisecup II, City Treasurer
John Dunn, Director of Water and Pollution Control
John Joiner, Director of Public Works
Don Kom, Director of Electric Utility

City Attorney

Judy Parks
Ames, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

Public Financial Management, Inc.
Des Moines, Iowa

TERMS OF OFFERING

CITY OF AMES, IOWA

Bids for the purchase of the City of Ames, Iowa's (the "City") \$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014 (the "Bonds") will be received on Tuesday, August 26, 2014, before 10:00 o'clock A.M. Central Time after which time they will be tabulated. The City Council will consider award of the Bonds at 7:00 o'clock P.M. Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, Public Financial Management, Inc., 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, or by telephoning 515-243-2600. Information can also be obtained from Mr. Duane Pitcher, Director of Finance, City of Ames, 515 Clark Avenue, Ames, Iowa, 50010, or by telephoning 515-239-5114. The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2014, in the principal amount of \$9,985,000* to be dated the date of delivery (September 30, 2014), in the denomination of \$5,000 or multiples thereof, will mature on June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2015	\$800,000	2021	\$870,000
2016	810,000	2022	895,000
2017	815,000	2023	925,000
2018	830,000	2024	950,000
2019	845,000	2025	685,000
2020	855,000	2026	705,000

- * Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$10,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

TERM-BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

OPTIONAL REDEMPTION

Bonds due after June 1, 2022 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST

Interest on the Bonds will be payable on June 1, 2015 and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding the interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

GOOD FAITH DEPOSIT

A good faith deposit (the "Deposit") in the amount of \$99,850 for the Bonds is required of the lowest bidder only for the Bonds. The lowest bidder is required to submit such Deposit payable to the order of the City in the form of either (i) a cashier's check provided to the City or its Municipal Advisor prior to the opening of bids or (ii) a wire transfer as instructed by the City's Municipal Advisor not later than 12:00 o'clock P.M. Central Time on the day of sale of the Bonds. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a Deposit and thereafter may award the sale of the Bonds to the same. No interest on a Deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event the Purchaser fails to honor its accepted bid, the Deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of Bonds for a price not less than \$9,895,135, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations as set forth in the "BIDDING PARAMETERS" section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "GOOD FAITH DEPOSIT" section. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

Each bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY[®] competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the OFFICIAL BID FORM. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Finance, City Hall, 515 Clark Avenue, Ames, Iowa 50010.

Electronic Internet Bidding: Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-404-8102.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the City's Municipal Advisor, Public Financial Management, Inc. (facsimile number: 515-243-6994). Electronic facsimile bids will be sealed and treated as sealed bids.

Electronic facsimile bids received after the deadline will be rejected. Bidders electing to submit bids via facsimile transmission bear full responsibility for the transmission of such bid. Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the facsimile facilities or any other means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received. Neither the City nor its agents will assume liability for the inability of the bidder to reach the above named facsimile numbers prior to the time of sale specified above. Time of receipt shall be the time recorded by the facsimile operator receiving the bids.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER’S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days notice of the delivery date and the City will expect payment in full on that date; otherwise reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

INFORMATION FROM PURCHASER

The Purchaser will be required to certify to the City immediately after the opening of bids: (i) the initial public offering price of each maturity of the Bonds (not including sales to bond houses and brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of the Bonds (not less than 10% of each maturity) were sold to the public; or (ii) if less than 10% of any maturity has been sold, the price for that maturity determined as of the time of the sale based upon the reasonably expected initial offering price to the public; and (iii) that the initial public offering price does not exceed the fair market value of the Bonds on the sale date. The Purchaser will also be required to provide a certificate at closing confirming the information required by this paragraph.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a Final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded up to 20 copies of the Final Official Statement to permit each "Participating Underwriter" (as that term is defined in the Rule) to comply with the provisions of the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the Final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the Final Official Statement.

CONTINUING DISCLOSURE

In order to assist bidders in complying with paragraph (b)(5) of the Rule, the City will undertake, pursuant to the resolutions for the Bonds and the Continuing Disclosure Certificate for the Bonds, to provide certain annual financial information and notices of the occurrence of certain material events. A description of these undertakings is set forth in APPENDIX C of this Preliminary Official Statement. The City will deliver the Continuing Disclosure Certificate at closing, and any failure on the part of the City to deliver the same shall relieve the Purchaser(s) of its obligation to purchase the Bonds.

In regard to the City's general obligation debt, the City has complied in all material respects with its annual continuing disclosure undertakings entered into under the Rule during the last five years. In regard to the City's and the Mary Greeley Medical Center's (the "Medical Center") hospital revenue debt, the Medical Center is currently compliant in all material respects with its continuing disclosure undertakings entered into under the Rule. However, the Medical Center inadvertently failed to timely file required reports for the quarters ended June 30, 2010, September 30, 2010, and June 30, 2011, each of which were posted to the MSRB's EMMA site within three days of the date required. The Medical Center has since filed quarterly reports in a timely manner.

Breach of the disclosure undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the disclosure undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the disclosure undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
Diane Voss, City Clerk
City of Ames, Iowa
515 Clark Avenue
Ames, Iowa 50010

SCHEDULE OF BOND YEARS

\$9,985,000*

City of Ames, Iowa

General Obligation Corporate Purpose Bonds, Series 2014

Bonds Dated: September 30, 2014
Interest Due: June 1, 2015 and each December 1 and June 1 to maturity
Principal Due: June 1, 2015-2026

<u>Year</u>	<u>Principal</u> *	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2015	\$800,000	535.56	535.56
2016	810,000	1,352.25	1,887.81
2017	815,000	2,175.60	4,063.40
2018	830,000	3,045.64	7,109.04
2019	845,000	3,945.68	11,054.72
2020	855,000	4,847.38	15,902.10
2021	870,000	5,802.42	21,704.51
2022	895,000	6,864.15	28,568.67
2023	925,000	8,019.24	36,587.90
2024	950,000	9,185.97	45,773.88
2025	685,000	7,308.57	53,082.44
2026	705,000	8,226.96	61,309.40

Average Maturity (dated date): 6.140 Years

* Preliminary; subject to change.

PRELIMINARY OFFICIAL STATEMENT

CITY OF AMES, IOWA

\$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Ames, Iowa (the “City”) and its issuance of \$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014 (the “Bonds”). This Preliminary Official Statement has been authorized by the City and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to the City’s Municipal Advisor, Public Financial Management, Inc., 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, or by telephoning 515-243-2600. Information can also be obtained from Mr. Duane Pitcher, Director of Finance, City of Ames, 515 Clark Avenue, Ames, Iowa, 50010, or by telephoning 515-239-5114.

AUTHORITY AND PURPOSE

The Bonds are being issued for the purpose of paying the cost of constructing improvements to streets, bridge and solid waste disposal facilities, the cost of flood mitigation and remediation. The purchaser of the Bonds agrees to enter into a loan agreement (the “Loan Agreement”) with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City’s obligations under the Loan Agreement.

The estimated Sources and Uses of the Bonds are as follows:

Sources of Funds

Par Amount of Bonds	\$9,985,000.00*
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Uses of Funds

Deposit to Project Fund	\$9,840,000.00
Underwriter’s Discount	89,865.00
Cost of Issuance and Contingency	<u>55,135.00</u>
Total Uses	\$9,985,000.00*

* Preliminary; subject to change.

OPTIONAL REDEMPTION

Bonds due after June 1, 2022 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2015 and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

PAYMENT OF AND SECURITY FOR THE BONDS

The Bonds constitute valid and binding general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds. If the amount credited to the debt service fund for payment of the Bonds is insufficient to pay principal and interest, whether from transfers or from original levies, the City must use funds in its treasury and is required to levy ad valorem taxes upon all taxable property in the City sufficient to pay the debt service deficiency without limit as to rate or amount.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection “Book-Entry-Only System” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the “Indirect Participants”). DTC has Standard & Poor’s rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC

nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City does not anticipate any additional general obligation bonding needs within 90 days of the date of this Preliminary Official Statement.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City's ability to meet its financial obligations.

DEBT PAYMENT HISTORY

The City knows of no instance in which they have defaulted in the payment of principal and interest on its debt.

LEGALITY

The Bonds are subject to approval as to certain matters by Dorsey & Whitney LLP of Des Moines, Iowa as Bond Counsel. Bond Counsel has not participated in the preparation of this Preliminary Official Statement and will not pass upon its accuracy, completeness, or sufficiency. Bond Counsel has not examined nor attempted to examine or verify, any of the financial or statistical statements, or data contained in this Preliminary Official Statement and will express no opinion with respect thereto. A legal opinion in substantially the form set out as Appendix A to this Preliminary Official Statement, will be delivered at closing.

TAX EXEMPTION AND RELATED CONSIDERATIONS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes, is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations under the Internal Revenue Code of 1986, as amended (the "Code"), and such interest will be taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes).

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution for the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of such bonds should consult with their tax advisors as to such matters.

Qualified Tax-Exempt Obligations: The City intends to designate the Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Code, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

Tax Accounting Treatment of Discount and Premium on Certain Bonds: The initial public offering price of certain Bonds (the "Discount Bonds") may be less than the amount payable on such Bonds at maturity. An amount equal to the difference between the initial public offering price of Discount Bonds (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bonds. A portion of such original issue discount allocable to the holding period of such Discount Bonds by the initial purchaser will, upon the disposition of such Discount Bonds (including by reason of its payment at maturity), be treated as interest excludable from gross income, rather than as taxable gain, for federal income tax purposes, on the same terms and conditions as those for other

interest on the Bonds described above under “TAX EXEMPTION AND RELATED CONSIDERATIONS” section. Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of Discount Bonds, taking into account the semi-annual compounding of accrued interest, at the yield to maturity on such Discount Bonds and generally will be allocated to an original purchaser in a different amount from the amount of the payment denominated as interest actually received by the original purchaser during the tax year.

However, such interest may be required to be taken into account in determining the amount of the branch profits tax applicable to certain foreign corporations doing business in the United States, even though there will not be a corresponding cash payment. In addition, the accrual of such interest may result in certain other collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, S corporations with “subchapter C” earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Moreover, in the event of the redemption, sale or other taxable disposition of Discount Bonds by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Bonds in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Bonds were held) is includable in gross income.

Owners of Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Bonds (the “Premium Bonds”) may be greater than the amount of such Bonds at maturity. An amount equal to the difference between the initial public offering price of Premium Bonds (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bonds. The basis for federal income tax purposes of Premium Bonds in the hands of such initial purchaser must be reduced each year by the amortizable bond premium, although no federal income tax deduction is allowed as a result of such reduction in basis for amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of Premium Bonds. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser’s yield to maturity.

Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

Information Reporting and Back-up Withholding: In general, information reporting requirements will apply with respect to payments to an owner of principal and interest (and with respect to annual accruals of OID) on the Bonds and with respect to payments to an owner of any proceeds from a disposition of the Bonds. This information reporting obligation, however, does not apply with respect to certain owners including corporations, tax-exempt organizations, qualified pension and profit sharing trusts, and individual retirement accounts. In the event that an owner subject to the reporting requirements described above fails to supply its correct taxpayer identification number in the manner required by applicable law or is notified by the Internal Revenue Service (the “Service”) that it has failed to properly report payments of interest and dividends, a backup withholding tax (currently at a rate of 28%) generally will be imposed on the amount of any interest and principal and the amount of any sales proceeds received by the owner on or with respect to the Bonds.

Any amounts withheld under the backup withholding provisions may be credited against the United States federal income tax liability of the beneficial owner, and may entitle the beneficial owner to a refund, provided that the required information is furnished to the Service.

Disclaimer Regarding Federal Tax Discussion: The federal income tax discussion set forth above is included for general information only and may not be applicable depending upon a beneficial owner's particular situation. Beneficial owners should consult their tax advisors with respect to the tax consequences to them of the purchase, ownership, and disposition of the Bonds, including the tax consequences under state, local, foreign, and other tax laws and the possible effects of changes in federal or other tax laws.

State Tax Considerations: In addition to the federal income tax consequences described above, potential investors should consider the state income tax consequences of the acquisition, ownership, and disposition of the Bonds. State income tax law may differ substantially from the corresponding federal law, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to the various state tax consequences of an investment in Bonds.

RATING

The City has requested a rating on the Bonds from Moody's Investors Service ("Moody's"). Currently, Moody's rates the City's outstanding General Obligation long-term debt 'Aa1'. The existing rating on long-term debt reflects only the view of the rating agency and with any explanation of the significance of such rating may only be obtained from Moody's. There is no assurance that such rating will continue for any period of time or that it will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Bonds.

MUNICIPAL ADVISOR

The City has retained Public Financial Management, Inc., Des Moines, Iowa as Municipal advisor (the "Municipal Advisor") in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in this Preliminary Official Statement. Public Financial Management, Inc. is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

In order to permit bidders for the Bonds and other Participating Underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds, in the resolution of the Bonds and the Continuing Disclosure Certificate, to provide annual reports of specified information and notice of the occurrence of certain material events as hereinafter described (the "Disclosure Covenants"). The information to be provided on an annual basis, the events as to which notice is to be given, and a summary of other provisions of the Disclosure Covenants, including termination, amendment and remedies, are set forth as APPENDIX C to this Preliminary Official Statement. The City has complied in all material respects with its previous Disclosure Covenants under the Rule.

In regard to the City's general obligation debt, the City has complied in all material respects with its annual continuing disclosure undertakings entered into under the Rule during the last five years. In regard to the City's and the Mary Greeley Medical Center's (the "Medical Center") hospital revenue debt, the Medical Center is currently compliant in all material respects with its continuing disclosure undertakings entered into under the Rule. However, the Medical Center inadvertently failed to timely file required reports for the quarters ended June 30, 2010, September 30, 2010, and June 30, 2011, each of which were posted to the MSRB's EMMA site within three days of the date required. The Medical Center has since filed quarterly reports in a timely manner.

Breach of the Disclosure Covenants will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the Disclosure Covenants, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Disclosure Covenants may adversely affect the transferability and liquidity of the Bonds and their market price.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City of Ames, Iowa, by Public Financial Management, Inc., Des Moines, Iowa, and said Preliminary Official Statement does not contain any material misstatements of fact nor omission of any material fact regarding the issuance of \$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014.

CITY OF AMES, IOWA
/s/ Duane Pitcher, Director of Finance

* Preliminary; subject to change.

CITY PROPERTY VALUATIONS

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The 2013 final Actual Values were adjusted by the Story County Auditor. The reduced values, determined after the application of rollback percentages, are the Taxable Values subject to tax levy. For assessment year 2013, the Taxable Value rollback rate was 54.4002% of Actual Value for residential property; 43.3997% of Actual Value for agricultural property; 95% of Actual Value for commercial, industrial and railroad properties and 100% of Actual Value for utility property.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Utility property is limited to an 8% annual growth. Political subdivisions whose taxable valuations are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

1/1/2013 VALUATIONS (Taxes Payable July 1, 2014 through June 30, 2015)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$2,611,517,000	\$1,420,669,916
Commercial	832,703,400	791,068,230
Industrial	132,599,400	125,969,430
Railroads	5,399,900	5,129,905
Utilities w/o Gas & Electric	<u>6,688,846</u>	<u>6,688,846</u>
Gross valuation	\$3,588,908,546	\$2,349,526,327
Less military exemption	<u>(2,606,690)</u>	<u>(2,606,690)</u>
Net valuation	\$3,586,301,856	\$2,346,919,637
TIF Increment	\$1,733,000	\$1,646,350
Taxed separately		
Ag. Land & Building	\$3,575,200	\$1,551,626
Gas & Electric Utilities	\$16,335,110	\$6,436,581

2013 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>Taxable Valuation</u>	<u>Percent of Total</u>
Residential	\$1,420,669,916	60.30%
Gas & Electric Utilities	6,436,581	0.27%
Commercial, Industrial, Railroads and Utility	<u>928,856,411</u>	<u>39.43%</u>
Total Gross Taxable Valuation	\$2,355,962,908	100.00%

1) Excludes Taxable TIF Increment and Ag. Land & Buildings.

TREND OF VALUATIONS

<u>Assessment Year</u>	<u>Payable Fiscal Year</u>	<u>100% Actual Valuation</u>	<u>Taxable Valuation (With Rollback)</u>	<u>Taxable TIF Increment</u>
2009	2010-11	\$3,433,705,284	\$2,126,174,883	\$0
2010	2011-12	3,455,460,220	2,168,260,590	7,370
2011	2012-13	3,488,267,332	2,239,846,934	7,370
2012	2013-14	3,539,464,142	2,325,969,651	447,669
2013	2014-15	3,607,945,166	2,353,356,218	1,646,350

The 100% Actual Valuation, before rollback and after the reduction of military exemption, includes Ag. Land & Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, includes Gas & Electric Utilities and excludes Ag. Land & Buildings and Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the City Assessor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer</u>	<u>Type of Property/Business</u>	<u>1/1/2013 Taxable Valuation</u>
Barilla America Inc.	Industrial	34,389,050
Iowa State University Research	Commercial	32,370,170
Campus Investors IS LLC	Commercial	30,767,449
North Grand Mall Partners LLC	Commercial	23,308,630
Clinic Building Company, Inc.	Commercial	20,475,255
Walmart Stores, Inc.	Commercial	18,050,000
Dayton Park LLC	Commercial	17,060,819
Cycloneball LLC	Commercial	16,413,150
West Towne Condos LLC	Commercial	14,179,458
University West Property Owner LLC	Commercial	13,522,162

RECENT PROPERTY TAX LEGISLATION

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the “Act”), which the Governor signed into law on June 12, 2013. Among other things, the Act (i) reduces the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property, from the current 4% to 3%, (ii) assigns a “rollback” (the percentage of a property’s value that is subject to tax) to commercial, industrial and railroad property of 95% for the 2013 assessment year and 90% for the 2014 assessment year and all years thereafter, (iii) creates a new property tax classification for multi-residential properties (mobile home parks, manufactured home communities, land-lease communities, assisted living facilities and property primarily used or intended for human habitation containing three or more separate dwelling units) (“Multi-residential Property”) that begins in the 2015 assessment year, and assigns a declining rollback percentage of 3.75 percent to such properties for each subsequent year until 2021 assessment year (the rollback percentage for Multi-residential Properties will be equal to the residential rollback percentage in 2022 assessment year and thereafter) and (iv) exempts a specified portion of the assessed value of telecommunication properties.

The Act includes a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. Prior to Fiscal Year 2017-18, the appropriation is a standing unlimited appropriation, but beginning in fiscal year 2017-18 the standing appropriation cannot exceed the actual fiscal year 2016-17 appropriation amount. The appropriation does not replace losses to local governments resulting from the Act’s provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3% from 4%, the gradual transition for Multi-residential Property from the commercial rollback percentage (100% of Actual Value) to the residential rollback percentage (currently 54.4002% of Actual Valuation), or the reduction in the percentage of telecommunications property that is subject to taxation.

Given the wide scope of the statutory changes, and the State of Iowa’s discretion in establishing the annual replacement amount that is appropriated each year commencing in fiscal year 2017-18, the impact of the Act on the City’s future property tax collections is uncertain and the City is unable to accurately assess the financial impact of the Act’s provisions on the City’s future operations.

In Moody’s Investor Service US Public Finance Weekly Credit Outlook, dated May 30, 2013, Moody’s Investor Service (“Moody’s”) projected that local governments in the State of Iowa are likely to experience modest reductions in property tax revenues starting in fiscal year 2014-15 as a result of the Act, with sizeable reductions possible starting in fiscal year 2017-18. According to Moody’s, local governments that may experience disproportionately higher revenue losses include regions that have a substantial commercial base, a large share of Multi-residential Property (such as college towns), or significant amounts of telecommunications property.

Notwithstanding any decrease in property tax revenues that may result from the Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, “the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full.”

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Preliminary Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the City.

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the Actual Value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2013 Actual Valuation currently applicable to the fiscal year 2014-15, is as follows:

2013 Gross Actual Valuation of Property	\$3,610,551,856
Less: Military Exemption	<u>(2,606,690)</u>
Subtotal	\$3,607,945,166
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$180,397,258
Less: G.O. Debt Subject to Debt Limit	<u>(72,245,000) *</u>
Net Debt Limit	\$108,152,258 *

DIRECT DEBT

The City has general obligation debt payable from taxes, tax increment, water, sewer and other revenues as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/30/14</u>
10/06	\$5,285,000	Street and Storm Sewer Improvements	6/18	\$2,100,000
11/07A	9,630,000	Street Improvements & Aquatic Center	6/19	4,820,000
10/08A	8,355,000	Street Improvements & Aquatic Center	6/20	4,745,000
10/09B	11,165,000	Capital Improvement Projects	6/21	7,145,000
9/10A	6,690,000	Capital Improvement Projects	6/22	4,745,000
5/11A	5,980,000	Refunding Series 2002A, 2002B & 2003	6/21	2,150,000
11/11B	6,675,000	Corporate Purpose Improvements	6/23	5,090,000
10/12	12,660,000	Corporate Purpose Improvements	6/32	11,045,000
5/13	22,540,000	Corporate Purpose Improvements & Refunding	6/32	20,420,000
9/14	9,985,000*	Corporate Purpose Improvements	6/26	<u>9,985,000 *</u>
Total				\$72,245,000 *

* Preliminary; subject to change.

Annual Fiscal Year Debt Service Payments (Includes the Bonds)

Fiscal Year	<u>Existing Debt</u>		<u>Bonds</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal and Interest</u>	<u>Principal*</u>	<u>Principal and Interest*</u>	<u>Principal*</u>	<u>Principal and Interest*</u>
2014-15	\$7,050,000	\$8,812,428	\$800,000	\$945,286	\$7,850,000	\$9,757,714
2015-16	6,725,000	8,308,668	810,000	1,020,945	7,535,000	9,329,613
2016-17	6,925,000	8,333,410	815,000	1,018,169	7,740,000	9,351,579
2017-18	6,765,000	7,981,138	830,000	1,022,900	7,595,000	9,004,038
2018-19	6,410,000	7,428,738	845,000	1,024,703	7,255,000	8,453,441
2019-20	5,520,000	6,352,568	855,000	1,018,479	6,375,000	7,371,047
2020-21	4,785,000	5,458,505	870,000	1,014,669	5,655,000	6,473,174
2021-22	3,565,000	4,097,150	895,000	1,018,267	4,460,000	5,115,417
2022-23	2,965,000	3,397,770	925,000	1,024,191	3,890,000	4,421,961
2023-24	2,370,000	2,717,600	950,000	1,022,644	3,320,000	3,740,244
2024-25	1,655,000	1,931,500	685,000	729,144	2,340,000	2,660,644
2025-26	980,000	1,206,850	<u>705,000</u>	727,772	1,685,000	1,934,622
2026-27	1,010,000	1,207,450			1,010,000	1,207,450
2027-28	1,040,000	1,207,150			1,040,000	1,207,150
2028-29	1,075,000	1,210,950			1,075,000	1,210,950
2029-30	1,105,000	1,208,700			1,105,000	1,208,700
2030-31	1,140,000	1,210,550			1,140,000	1,210,550
2031-32	<u>1,175,000</u>	1,211,350			<u>1,175,000</u>	1,211,350
Total	\$62,260,000		\$9,985,000*		\$72,245,000*	

* Preliminary; subject to change.

OTHER DEBT

The City has outstanding revenue debt payable from various revenue sources as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/30/14</u>
4/08	\$825,000	Iowa DNR Solid Waste Alternatives Program	7/15	\$147,975
2/09	3,476,840	Mary Greeley Medical Center	2/16	293,966
3/11	87,500	Iowa Department of Transportation Loan	12/15	35,000
10/11	65,000,000	Mary Greeley Medical Center	6/36	64,060,000
11/12	26,000,000	Mary Greeley Medical Center & Refunding	6/27	<u>22,270,000</u>
Total				\$86,806,941

Water Revenue Debt

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/30/14</u>
2/12	\$11,425,000	Planning and Design SRF Loan	3/15	\$6,678,302 ¹⁾
11/12	3,121,000	Clean Water SRF Loan	6/33	1,987,020 ²⁾
4/14	375,000	Planning and Design SRF Loan	4/17	<u>0</u> ³⁾
Total				\$2,097,439

- 1) As of the date of this Official statement, the City has drawn \$6,678,302 on the Planning and Design SRF loan.
 2) As of the date of this Official statement, the City has drawn \$1,987,020 on the Clean Water SRF Loan.
 3) As of the date of this Official statement, the City has not drawn any funds on the Planning and Design SRF Loan.

OVERLAPPING DEBT

<u>Taxing District</u>	<u>1/1/2013 Taxable Valuation</u> ¹⁾	<u>Valuation Within the City</u>	<u>Percent Applicable</u>	<u>G.O. Debt</u> ²⁾	<u>City's Proportionate Share</u>
Story County	\$3,947,492,811	\$2,356,554,194	59.70%	\$3,840,000	\$2,292,480
Ames CSD	2,203,855,718	2,158,305,634	97.93%	44,330,000	43,412,369
Gilbert CSD	396,189,001	195,379,985	49.31%	26,835,000	13,232,339
Nevada CSD	404,776,901	456,825	0.11%	8,330,000	9,163
United CSD	242,827,319	2,411,750	0.99%	0	0
DMACC	39,086,798,088	2,356,554,194	6.03%	65,880,000	<u>3,972,564</u>
City's share of total overlapping debt:					\$62,918,915

- 1) Taxable Valuation excludes military exemption and includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
 2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates.

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$3,607,945,166)</u> ¹⁾	<u>Debt/58,965 Population</u> ²⁾
Total General Obligation Debt	\$72,245,000*	2.00%*	\$1,225.22*
City's Share of Overlapping Debt	\$62,918,915	1.74%	\$1,067.06

- 1) Based on the City's 1/1/2013 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
 2) Population based on the City's 2010 U.S. Census.

* Preliminary; subject to change.

LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Levy</u>	<u>Collected During Collection Year</u>	<u>Percent Collected</u>
2009-10	\$22,054,085	\$21,908,298	99.34%
2010-11	23,064,211	22,546,083	97.75%
2011-12	23,516,201	23,211,397	98.70%
2012-13	24,018,714	23,574,257	98.15
2013-14	25,199,952	-----In Process of Collection-----	

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: Story County and the City's June 30, 2013 Comprehensive Annual Financial Report.

TAX RATES

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>FY 2014-15</u>
	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>
Story County	5.64515	5.49074	5.52837	5.50349	5.38990
Story County Hospital	0.42050	0.42050	0.57240	0.58000	0.58000
County Ag. Extension	0.08609	0.08340	0.08100	0.07196	0.08157
City of Ames	10.84579	10.84365	10.72125	10.85779	10.85538
City Assessor	0.41785	0.35075	0.39685	0.34391	0.33992
Ames Comm. School District	14.65339	14.51772	14.47262	14.34904	14.34759
Gilbert Comm. School District	19.99688	19.98282	17.98747	17.47825	17.71795
Nevada Comm. School District	17.03265	15.61389	15.61527	15.71000	16.75171
United Comm. School District	10.93599	11.72302	13.77425	12.01788	10.16705
Des Moines Area Comm. College	0.56008	0.59018	0.58466	0.58466	0.65724
State of Iowa	<u>0.00340</u>	<u>0.00320</u>	<u>0.00330</u>	<u>0.00330</u>	<u>0.00330</u>
<u>Total Tax Rate:</u>					
Ames CSD Resident	32.63225	32.30014	32.36045	32.29415	32.25490
Gilbert CSD Resident	37.97574	37.76524	35.87530	35.42336	35.62526
Nevada CSD Resident	35.01151	33.39631	33.50310	33.65511	34.65902
United CSD Resident	28.91485	29.50544	31.66208	29.96299	28.07436

LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$5.83299 for FY 2014-15, and the City has levied no emergency levy. The City has certified special purpose levies outside of the above described levy limits as follows: \$0.78331 for police and fire retirement and \$0.65719 for the operation and maintenance of a public transit system. Debt service levies are not limited.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF JUNE 30, 2014)

Governmental	
General Fund	\$8,275,820
Debt Service Fund	575,626
Capital Projects Fund	15,051,014
Other Governmental Funds	17,564,745
Business-type	
Mary Greeley Medical Center	226,856,482
Electric Utility	41,308,512
Sewer Utility	5,729,361
Water Utility	15,468,188
Other Enterprise Funds	9,923,782
Internal Service Funds	<u>15,206,842</u>
Total all funds	\$355,960,372

GENERAL FUND BUDGETS (ACCRUAL BASIS)

The table below represents a comparison between the final 2012-13 actual financial performance, the amended 2013-14 budget and the adopted 2014-15 budget on an accrual basis.

	<u>2012-13 Actual</u>	<u>2013-14 Amended</u>	<u>2014-15 Adopted</u>
Revenues:			
Property taxes	\$14,421,364	\$15,098,244	\$15,236,592
Other City taxes	1,810,476	1,707,812	1,709,787
Licenses and permits	1,699,377	1,363,200	1,357,200
Use of money and property	254,104	432,632	440,934
Intergovernmental	333,906	330,277	645,592
Charges for fees and services	3,272,751	3,673,433	3,750,188
Miscellaneous	392,447	141,616	138,591
Transfers in	7,801,245	8,212,574	8,703,970
Proceeds of Capital Asset Sales	<u>0</u>	<u>500</u>	<u>500</u>
Total revenues	\$29,985,670	\$30,960,288	\$31,983,354
Expenditures:			
Public safety	\$15,108,235	\$16,324,026	\$16,775,751
Public works	1,130,419	940,101	1,029,938
Health and social services	0	0	0
Culture and recreation	6,679,731	6,822,864	7,179,121
Community & economic development	604,997	1,111,769	921,258
General government	2,320,041	2,407,906	2,284,542
Capital projects	38,371	1,390,937	0
Transfers out	<u>3,925,140</u>	<u>3,720,881</u>	<u>3,792,744</u>
Total expenditures	\$29,806,934	\$32,718,484	\$31,983,354
Excess (deficiency) of revenues over (under) expenditures	178,736	(1,758,196)	0
Fund balance at beginning of year	\$8,782,252	\$8,960,988	\$7,202,792
Fund balance at end of year	\$8,960,988	\$7,202,792	\$7,202,792

THE CITY

CITY GOVERNMENT

The City of Ames, Iowa (the “City”) is governed under and operates under a Mayor-Council form of government with a City Manager. The principle of this type of government is that the Council sets policy and the City Manager carries it out. The six members of the Council are elected for staggered four-year terms. One member is elected from each of the four wards and two are elected at large. The Council appoints the City Manager as well as the City Attorney. The City Manager is the chief administrative officer of the City. The Mayor is elected for a four-year term, presides at council meetings and appoints members of various City boards, commissions and committees with the approval of the Council.

EMPLOYEES AND PENSIONS

The City has 1,313 full-time employees of which 491 are governmental employees and 822 are employees of the Mary Greeley Medical Center and 1,257 part-time employees (including seasonal employees) of which 790 are governmental employees and 467 are employees of the Mary Greeley Medical Center. Included in the City’s full-time employees are 53 sworn police officers and 54 firefighters.

The City contributes to the Iowa Public Employees Retirement System (“IPERS”), a cost sharing multiple-employer public employees’ retirement system designed as a supplement to Social Security. The pension plan provides retirement and death benefits, which are established by State statute. The City is current in its obligation to IPERS, which has been as follows: \$5,240,892 in FY 2010-11, \$6,211,558 in FY 2011-12 and \$6,862,042 in FY 2012-13.

The City also contributes to the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”), a benefit plan administered by a Board of Trustees. MFPRSI provides retirement, disability and death benefits that are established by State statute to plan members and beneficiaries. Plan members are required to contribute 9.4% of their earnable compensation and the City’s contribution rate is 30.12% of earnable compensation. The City is current in its obligation to MFPRSI, which has been as follows: \$1,253,345 in FY 2010-11, \$1,630,807 in FY 2011-12 and \$1,758,163 in FY 2012-13.

UNION CONTRACTS

City employees are represented by the following five bargaining units:

<u>Bargaining Unit</u>	<u>Contract Expiration Date</u>
International Association of Firefighters	June 30, 2016
Public, Professional and Maintenance Employees	June 30, 2016
International Brotherhood of Electrical Workers	June 30, 2016
International Union of Operating Engineers (Local 234C)	June 30, 2016
International Union of Operating Engineers (Local 234D)	June 30, 2016

OTHER POST EMPLOYMENT BENEFITS

Plan description: The City and hospital provide health and dental care benefits for retired employees and their beneficiaries through a single-employer, defined benefit plan. The hospital also provides a life insurance benefit. The City has the authority to establish and amend benefit provisions of the plan. The post employment benefit is limited to the implied subsidy since retirees pay one hundred percent of the premium for the insurance benefits, since the premium rates are based on the entire pool of covered members, the retirees receive an implied subsidy since their rates are not risk adjusted.

Funding policy: Participants must be at least 55 years old, have been employed by the City for the preceding four years, and be enrolled in a sponsored insurance plan at the time of retirement. Benefits terminate upon attaining Medicare eligibility. The contribution requirements of the City are established and may be amended by the City. Plan members are currently not required to contribute. The City funds on a pay-as-you go basis.

Annual OPEB cost and net OPEB obligation: The net OPEB obligation as of June 30, 2013, is determined as follows:

	<u>City</u>	<u>Medical Center</u>	<u>Total</u>
Annual required contribution	\$254,000	\$375,334	\$629,334
Interest on net OPEB obligation	23,000	120,956	143,956
Adjustment to annual required contribution	<u>(20,000)</u>	<u>(92,061)</u>	<u>(112,061)</u>
Annual OPEB cost/expense	\$257,000	\$404,229	\$661,229
Contributions and payments made	<u>49,004</u>	<u>(178,721)</u>	<u>(129,717)</u>
Increase (decrease) in net OPEB obligation	\$306,004	\$225,508	\$531,512
Net OPEB obligation, July 1, 2012	<u>\$516,972</u>	<u>\$2,419,117</u>	<u>\$2,936,089</u>
Net OPEB obligation, June 30, 2013	<u>\$822,976</u>	<u>\$2,644,625</u>	<u>\$3,467,601</u>

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal years 2011, 2012, & 2013:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>% of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
June 30, 2011	\$614,595	5.6%	\$2,855,343
June 30, 2012	\$572,142	85.89%	\$2,936,089
June 30, 2013	\$661,229	19.62%	\$3,467,601

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. A schedule of funding progress is required to be presented as supplementary information following the notes to the financial statements.

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INSURANCE

The City's insurance coverage is as follows:

<u>Type of Insurance</u>	<u>All Limits</u>
General Liability	\$15,000,000
Auto Liability	\$15,000,000
Wrongful Acts	\$15,000,000
Excess (over all other coverage except Iowa liquor liability)	\$15,000,000
Law Enforcement	\$15,000,000
Public Official	\$15,000,000
Employee Benefit	\$1,000,000
Medical Malpractice	\$15,000,000
Underinsured Motorist	\$1,000,000
Uninsured Motorist	\$1,000,000
Commercial Property	
Commercial Property & Boiler and Machinery, Power Generation related	\$200,000,000
Municipal Properties & Boiler and Machinery, Non-Power Generation	\$152,164,669
Terrorism – TRIA (Federally defined terrorist acts)	Included in both of above
Commercial Property Flood Insurance	
Non-flood Plain Facilities (power generation)	\$100,000,000
Non-flood Plain Facilities (non-power)	\$25,000,000
Flood Plain Facilities:	
Transit	\$6,000,000
Water Pollution Control	\$6,000,000
Airport	\$7,500,000
All Other	\$1,000,000
Airport Liability	\$3,000,000

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City is located in Story County in central Iowa. It is approximately thirty miles north of Des Moines, Iowa, the State capital and largest city in the state. The City is located on Interstate Highways 35 and 30. The City was incorporated in 1869 under the laws of the State of Iowa, later amended in July, 1975 under the Home Rule City Act.

The City, with a United States Census Bureau 2010 population of 58,965, is known for its excellent quality of life which includes a relatively crime-free environment, an extensive park system, superior cultural/recreations facilities and a nationally recognized school system. The City is the home of Iowa State University (“ISU”). ISU was established in 1859 and is an integral part of the community.

The City operates a mass transit system to provide efficient and economical transportation to all members of the community. A fixed routing service is available on a daily basis to most residents and a Dial-A-Ride service is available for elderly or handicapped residents. The City operates a municipal airport, which handles primarily charter services. National air service is available at the Des Moines International Airport, approximately thirty miles south of the City. The City is also provided freight services through the Union Pacific Railroad line.

LARGER EMPLOYERS

A representative list of larger employers in the City is as follows:

<u>Employer</u>	<u>Type of Business</u>	<u>Number of Employees</u> ¹⁾
Iowa State University	Higher Education	15,654
Mary Greeley Medical Center	Health Care	1,289
City of Ames	Municipal Government	1,281
Iowa Department of Transportation	Public Transportation	925
McFarland Clinic, P.C.	Health Care	920
Hy-Vee Food Stores	Grocery	809
Ames Community School District	Education	675
Sauer-Danfoss Company	Hydro-Transmissions	650
Wal-Mart	Retail	440
Ames Laboratories	Research	432
AG. Research	Research	400
3M Company	Manufacturing	390
National Veterinary Service Lab	USDA Veterinary Research	380
Workiva ²⁾	Software	350
Hach Company	Water Analysis Equipment	308
National Animal Disease Center	USDA Research	230

1) Includes full-time, part-time and seasonal employees.

2) Formerly WebFilings.

Source: The City and phone interviews conducted in July 2014.

BUILDING PERMITS

Permits for the City are reported on a calendar year basis. City officials reported most recently available construction activity for a portion of the current calendar year, as of June 30, 2014. The figures below include both new construction and remodeling.

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<u>Residential Construction:</u>					
Number of units:	487	451	444	481	203
Valuation:	\$22,855,260	\$19,710,497	\$25,601,674	\$39,099,306	\$15,353,137
<u>Commercial Construction:</u>					
Number of units:	175	224	233	191	130
Valuation:	<u>\$32,918,202</u>	<u>\$59,896,534</u>	<u>\$140,814,521</u>	<u>\$90,990,275</u>	<u>\$102,419,231</u>
Total Permits	662	675	677	672	333
Total Valuations	\$55,773,462	\$79,607,031	\$166,416,195	\$130,089,581	\$117,772,368

U.S. CENSUS DATA

Population Trend

1980 U.S. Census	43,775
1990 U.S. Census	47,198
2000 U.S. Census	50,731
2010 U.S. Census	58,965

Source: U.S. Census Bureau website.

UNEMPLOYMENT RATES

		<u>City of Ames</u>	<u>Story County</u>	<u>State of Iowa</u>
Annual Averages:	2010	4.2%	4.8%	6.3%
	2011	4.0%	4.4%	5.8%
	2012	3.6%	3.9%	5.2%
	2013	3.2%	3.5%	4.6%
	2014 (Jan. – May)	2.8%	3.2%	4.4%

Source: Iowa Workforce Development Center website.

EDUCATION

Public education is provided by the Ames Community School District, with a certified enrollment for the 2013-14 school year of 4,247. The district, with approximately 675 employees, owns and operates one early childhood center, five elementary schools, one middle school and one high school. Nevada Community School District, Gilbert Community School District and United Community School District all lie partially within the City and provide public education to portions of the City.

The Iowa State University (“ISU”) 2013 fall enrollment was 33,241. ISU is the City’s largest employer with faculty and staff totaling approximately 15,654, including teaching assistants and hourly part-time employees. ISU, in addition to its educational function, is a leading agricultural research and experimental institution.

The Iowa State Center, which is the cultural and athletic center of ISU and City, is a complex of five structures, all completed since 1969. It consists of two theaters, a football stadium, a coliseum and a continuing education building which attract major athletic, dramatic and musical events, as well as seminars and conferences to the City.

In addition to ISU located in the City, the following institutions provide higher education within 30 miles of the City: Des Moines Area Community College, Upper Iowa University, Simpson College, Hamilton College, Grand View College and Drake University.

FINANCIAL SERVICES

Financial services for the residents of the City are provided by First National Bank Ames, Iowa and VisionBank of Iowa, formerly known as Ames Community Bank, Ames, Iowa. In addition, the City is served by branch offices of Bank of the West, Bankers Trust Company, CoBank ACB, Exchange State Bank, Great Western, First American Bank, First Federal Savings Bank of Iowa, Midwest Heritage Bank, F.S.B., US Bank, N.A., Great Southern Bank and Wells Fargo Bank as well as by several credit unions.

First National Bank and VisionBank of Iowa report the following deposits as of June 30th for each year:

<u>Year</u>	<u>First National Bank</u>	<u>VisionBank of Iowa¹⁾</u>
2009	\$365,058,000	\$279,468,000
2010	393,145,000	350,648,000
2011	427,328,000	356,457,000
2012	471,076,000	342,594,000
2013	518,068,000	318,316,000

1) Formerly Ames Community Bank.

Source: Federal Deposit Insurance Corporation (FDIC) website.

FINANCIAL STATEMENTS

The City’s June 30, 2013 Comprehensive Annual Financial Report, as prepared by City management and audited by a certified public accountant, is reproduced as APPENDIX B. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Comprehensive Annual Financial Report may be obtained from Public Financial Management, Inc.

APPENDIX A

FORM OF LEGAL OPINION

APPENDIX B

JUNE 30, 2013 COMPREHENSIVE ANNUAL FINANCIAL REPORT

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

To: City Council of
City of Ames, Iowa

Sale Date: August 26, 2014
10:00 o'clock A.M., CT

RE: \$9,985,000* General Obligation Corporate Purpose Bonds, Series 2014 (the "Bonds")

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$_____ (not less than \$9,895,135) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Coupon</u>	<u>Maturity</u>
_____	2015	_____	2021
_____	2016	_____	2022
_____	2017	_____	2023
_____	2018	_____	2024
_____	2019	_____	2025
_____	2020	_____	2026

* Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$10,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated August 12, 2014. In the event of failure to deliver the Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission. Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____% (Based on dated date of September 30, 2014)

Account Manager: _____ By: _____

Account Members:

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Ames, Iowa this 26th day of August, 2014.

Attest: _____ By: _____

Title: _____ Title: _____

COUNCIL ACTION FORM

SUBJECT: 2015/2016 ASSET PRIORITIES

BACKGROUND:

In preparation for the 2015/16 funding cycle, the City's Analysis of Social Services Evaluation Team (ASSET) volunteers met in May 2014 to discuss the priorities (listed below). **The volunteers' recommended only a minor change to the priorities that were approved by the City Council in July 2013.**

The City's ASSET Priorities as adopted by the City Council for 2014/15 are the same as those being recommended for 2015/2016, with the addition of the highlighted item:

#1 Meet basic needs, with emphasis on low to moderate income:

- Housing cost offset programs, including utility assistance
- Sheltering
- Quality childcare cost offset programs, including daycare and State of Iowa licensed in home facilities
- Food cost offset programs, to assist in providing nutritious perishables and staples
- Transportation cost offset programs for the elderly and families
- Legal assistance
- Disaster response

#2 Meet mental health and chemical dependency needs

- Provide outpatient emergency access to services
- Provide crisis intervention services
- Provide access to non-emergency services
- Ensure substance abuse preventions and treatment is available in the community

#3 Youth development services and activities

- *Provide services for social development*

The volunteers agreed that the priorities as presented align with their understanding of the needs in the community. The ASSET funding process will begin on August 27, 2014 for 2015/16. ASSET Volunteers will then begin their agency visits to discuss services and gather information in preparation for the hearings and work sessions in January, 2015.

ALTERNATIVES:

1. Approve the priorities as presented for 2015/16 for ASSET.
2. Do not change the priorities and approve the existing priorities.

MANAGER'S RECOMMENDED ACTION:

ASSET volunteers have discussed the community needs and have considered to the City Council's goals. They are seeking approval of the recommendations as provided above.

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

COUNCIL ACTION FORM

SUBJECT: DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT

BACKGROUND:

On May 27, 2014, the Council authorized the Police Department to apply for the 2014 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The grant conditions required that the application be filed jointly with Story County and the Council approved entering into a Memorandum of Understanding with Story County. The application and the Memorandum of Understanding were completed and submitted. Last month the Department of Justice notified the City that the grant had been awarded in full.

Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice, as well as research and evaluation activities that will improve or enhance law enforcement programs related to criminal justice.

The grant award is for \$20,565 and the Police Department proposes to use the funds to purchase equipment. With officer safety and effective resource management as goals for this year's grant, grant funds will be used to acquire and/or replace tactical body armor, protective helmets and shields for police officers. In addition, grant funds will be used to acquire two new mobile computers for police command staff to facilitate communication and management functions. There is no match requirement with this grant.

ALTERNATIVES:

1. Accept the 2014 Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program and authorize the Police Department to participate in the program.
2. Do not authorize participation in this grant program.

MANAGER'S RECOMMENDED ACTION:

The Police Department has participated in the JAG grant program in the past and the program has proven to be a valuable source of funds for special purchases and programs. This grant will provide the same benefit.

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

COUNCIL ACTION FORM

**SUBJECT: APPROVAL OF 28E AGREEMENT FOR ESTABLISHMENT OF AN
EMERGENCY MANAGEMENT COMMISSION FOR STORY COUNTY**

BACKGROUND:

Iowa Code Chapter 29C - Emergency Management and Security - has for many years mandated that county boards of supervisors, city councils and county sheriffs cooperate with the Department of Public Defense of the State of Iowa to establish local emergency management commissions to assure adequate disaster preparedness so a response could be carried out quickly when a disaster strikes. In 1995, the cities located in Story County joined together with the County to formally establish a Story County Emergency Management Commission. By means of a 28E intergovernmental agreement, the entities set forth the Commission's purpose and provided for its staffing, administration and funding.

That initial agreement had a duration of two years, but subsequent amendments to the agreement gave the Commission an existence into perpetuity. The last time this agreement was amended was in 1998, and the agreement had not undergone a comprehensive review since originally written. However, since that time, the Iowa Code provisions mandating these commissions have undergone revision. In order to make the existing 28E agreement more consistent with the present state law and administrative rules, revision of the agreement was proposed.

The Commission approved going ahead with changes and a new agreement was drafted by the Story County Attorney's office in 2013. Since then, the proposed agreement has been circulated to the 17 entities that comprise it for formal adoption. The City of Ames is the last entity whose formal adoption is sought.

In structure, many of the provisions of the new agreement are identical to those of the previous version. The agreement does not attempt to detail the operational aspects of the Commission, instead providing that the Commission shall adopt bylaws which govern the details of its operations. A few provisions that are of note include Funding, Appointment of an Emergency Management Coordinator, and Limitation of Liability.

FUNDING: Under the proposed agreement, this commission is funded by a county wide special levy and the Story County Treasurer is to establish an account for those funds. Although the Iowa Code has other authorized funding mechanisms, such as a per capita allocation funded from the general funds of the participating entities, the original 28E for this Commission adopted the special levy mechanism and it has functioned well to support the program. Therefore, continuation of the same funding stream is appropriate.

APPOINTMENT OF EMERGENCY MANAGEMENT COORDINATOR: Under the original agreement, an emergency management coordinator was to be appointed by the Commission. This new agreement is silent on that obligation. However, Iowa Code § 29C.9(7) now specifically mandates that each commission shall make that appointment. Also new to the Iowa Code since adoption of the original agreement are provisions which establish minimum qualifications for Emergency Management Coordinators. Since those requirements are in the authorizing legislation, they did not need to be repeated in this agreement. The new agreement provides that the Commission will follow the State law.

LIMITATION OF LIABILITY: The proposed agreement, like the original version, limits the personal liability of parties to the agreement, instead restricting that risk to be borne by the Commission, with recourse being limited to the funds of that Commission. This section was virtually identical to the original version, save for a single word that was inadvertently changed. That error was found when the City reviewed it and has been corrected in the version that is now presented to the City Council.

The Police Chief and Fire Chief have had an opportunity to review this proposed agreement and believe it is appropriate to approve it. The proposed agreement has also been reviewed by the City's Legal Department.

ALTERNATIVES:

1. Adopt a resolution approving the proposed 28E agreement for establishment of an Emergency Management Commission for Story County.
2. Reject the proposed 28E agreement for establishment of an Emergency Management Commission for Story County.
3. Refer the proposed agreement back to staff for additional information.

MANAGER'S RECOMMENDATION:

State law mandates that city councils cooperate with other local entities and the Department of Public Defense to establish emergency management commissions, thereby assuring adequate preparedness for disaster response. The City of Ames has been a member of the Emergency Management Commission for Story County since it was first created, and having had its own share of significant disaster events, has benefitted from that past participation. Disaster preparedness remains important for Ames citizens, so the purpose that led to the need for the Commission still exists.

Since the Commission's original agreement has become dated in light of revisions to the Iowa Code, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the proposed 28E agreement so that the City can continue participation in the Commission.

COUNCIL ACTION FORM

SUBJECT: CENTURYLINK 36-MONTH INTERNET SERVICE AGREEMENT

BACKGROUND:

The City currently contracts with CenturyLink to provide Internet service at a 30 Mbps data transfer rate at a cost of \$2,238.79 per month or \$26,865.48 per year. This service is used at 17 locations throughout the City network. Due to increasing Internet utilization to provide City services and a reliance on the Internet for communications and information transfer to conduct City business, it is necessary to increase the City's data transfer rate. CenturyLink has quoted the monthly rate for a 70 Mbps Internet service as follows:

36-month contract at \$2,260.99 per month or \$27,131.88 per year

By entering into this 36-month agreement, the City will increase the data transfer rate from 30 Mbps to 70 Mbps for an additional \$266.40 per year.

Because the 36-month contract option covers more than one year, City Council approval is required. The CenturyLink agreement contains a "non-appropriation" clause, giving the City the option to unilaterally cancel the contract if funds are not appropriated by City Council in future years.

ALTERNATIVES:

1. Approve an agreement between the City of Ames and CenturyLink to provide 70 Mbps data transfer rate Internet service for a 36-month contract at \$2,260.99 per month or \$27,131.88 per year.
2. Continue under the current agreement which expires on December 10, 2016 and provides internet speeds at 30 Mbps data transfer rate.

MANAGER'S RECOMMENDED ACTION:

By approving an agreement with CenturyLink to provide Internet service for the City, we will receive high-speed, dedicated service that will meet our current and future Internet bandwidth requirements.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving an agreement between the City of Ames and CenturyLink to provide 70 Mbps data transfer rate Internet service for a 36-month contract at \$2,260.99 per month or \$27,131.88 per year.

COUNCIL ACTION FORM

**SUBJECT: REQUESTS FOR YOUTH AND SHELTER SERVICES 100TH
ANNIVERSARY CELEBRATION**

BACKGROUND:

Youth and Shelter Services (YSS), which occupies the former municipal building at the corner of Fifth Street and Kellogg Avenue, plans to host a ceremony recognizing the 100th anniversary of that building's completion. The event will involve a reenactment of the dedication ceremony that took place in 1914. The ceremony will take place on September 10 from 4:30 to 6:00 p.m.

To facilitate this event, YSS has asked for the closure of Kellogg Avenue from Fifth Street south to the alley from 1:00 to 9:00 p.m. Additionally, YSS has asked for a waiver of the parking meter fees for the closure of eight on-street parking spaces (approximately \$10 loss to the Parking Fund).

ALTERNATIVES:

1. Approve the YSS requests described above to facilitate this event, including a waiver of parking meter fees.
2. Approve the road closure, but require reimbursement of \$10 for lost parking meter revenue.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

This event marks the 100th anniversary of a civic building notable in the City's history by a local non-profit organization. The event also coincides with the City's sesquicentennial, which is a yearlong celebration of Ames' history.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as indicated above to facilitate this event, including a waiver of parking meter fees.



August 8, 2014

Mayor and City Council
City of Ames
515 Clark Ave
Ames, IA 50010

Dear Mayor Campbell and City Council,

The Main Street Cultural District (MSCD) endorses and welcomes the event of Youth and Shelter Services on September 10, 2014. MSCD fully supports this event and recommends Council approval be granted. Thank you for your continued support of downtown Ames.

Sincerely,

Emily Miller
Events Coordinator

312 Main Street, Ste 201, Ames, IA 50010

515.233.3472

AmesDowntown.org

COUNCIL ACTION FORM

SUBJECT: KHOI RADIO REQUESTS RELATED TO NATIONAL GRASSROOTS RADIO CONFERENCE

BACKGROUND:

KHOI, a local nonprofit community radio station, is hosting the National Grassroots Radio Conference, August 14-17. KHOI has proposed holding a cookout on the street in front of its Douglas Avenue office for conference attendees beginning at 5:00 p.m. on August 14. The cookout would be open to the public, who could bring food to the event potluck-style. An acoustical band would provide musical entertainment for attendees.

To facilitate this event, KHOI has requested closure of Douglas Avenue from Fifth Street south to the alley, starting at 3:00 p.m. and ending at 10:00 p.m. on the 14th. This street closure would also require the closure of eight parking spaces (approximately \$3 loss to the Parking Fund).

Additionally, KHOI has requested allowing a mobile pizza vendor to use two metered parking spaces in front of 323 Main Street from 2:30 to 8:00 p.m. on August 17. Since this is a Sunday, there would be no loss to the Parking Fund. The pizza vendor would provide food to conference attendees Sunday evening.

The Main Street Cultural District has indicated its support for the event. Adjacent businesses have been notified of the event and are also supportive.

ALTERNATIVES:

1. Approve the street and parking closures and waiver of parking meter fees as requested above.
2. Approve the street and parking closures, but require reimbursement for the \$3 loss to the Parking Fund.
3. Do not approve the event.

MANAGER'S RECOMMENDED ACTION:

The City Council should note that requests to close City streets for activities that are not hosted by business associations or road races are rare. However, this event is open to the public and is not a promotion or profit-making activity. The event is also an opportunity to showcase the Ames downtown to radio representatives from around the country.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Obstruction Permit, street and parking closures, and waiver of parking meter fees as requested.



August 8, 2014

Mayor and City Council
City of Ames
515 Clark Ave
Ames, IA 50010

Dear Mayor Campbell and City Council,

The Main Street Cultural District (MSCD) endorses and welcomes the events of KHOI on August 14 and August 17, 2014. MSCD fully supports this event and recommends Council approval be granted. Thank you for your continued support of downtown Ames.

Sincerely,

Emily Miller
Events Coordinator

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR OKTOBERFEST ON MAIN STREET

BACKGROUND:

The Main Street Cultural District (MSCD) plans to hold its third annual Oktoberfest on Main Street on Friday, September 19 and Saturday, September 20. The event involves a beer garden/craft brew fest, live music and other entertainment, and food vendors.

Organizers again plan to hold the event on the entire 200 block of Main Street. MSCD is applying for a 5-day beer permit. Approximately 1,000-1,200 people are anticipated to attend the event each day. This is approximately 300-500 more participants than last year, and no incidents were reported during previous iterations of this event.

Staff has worked with the MSCD to ensure that the fenced-in beer garden will be adequately staffed with volunteers and arranged in such a manner that it can be removed quickly to provide access in the event of an emergency. MSCD has indicated that it plans to host a separately fenced area for participants under the age of 21, in which no alcohol will be allowed. This will allow those individuals to enjoy the entertainment without a parent or guardian present. City staff will work with MSCD to issue a noise permit for the event.

To facilitate this event, the following requests have been made by the MSCD:

- Closure of Main Street between Kellogg Avenue and Douglas Avenue from 12:00 p.m. Friday, September 19, to 12:30 a.m. on Sunday, September 21
- Closure of the sidewalk on the north side of Main Street between Kellogg Avenue and Douglas Avenue from 5:00 p.m. Friday, September 19, to 12:30 a.m. Saturday, September 20
- Temporary Obstruction Permit
- Blanket Vending Permit and waiver of fee (\$50)
- Closure of 46 parking spaces in the 200 block of Main Street and waiver of parking meter fees (approximately \$150 loss to the Parking Fund)
- Waiver of cost for use of electricity in 200 block (approximately \$10 loss to the Electric Fund)
- 5-day Class B Beer Permit & Outdoor Service for the 200 block of Main Street

MSCD's application also requests that the City provide a special street sweeping on Sunday. At the wrap-up meeting following Country Night, MSCD indicated that the street gets sticky following beer garden and festival types of events like this. City staff

should note that the City has not historically provided street sweeping service except following parades, where there is residue from animals and candy over a large area. The City's street sweeping operation costs \$100 per hour for the equipment time, plus approximately \$45 per hour for the operator per the collective bargaining agreement (cost includes two-hour minimum call-out time and overtime pay for weekend work).

Providing this service for free may set an expectation for other events, which would have implications for the Street Surface Cleaning budget program. MSCD would likely receive a better price if it contracted instead with a private street sweeping service. **As an alternative to a special cleaning, MSCD could sweep loose debris by hand and allow the mechanical street sweeping to occur during the next regular cleaning. The business district street surface is scheduled for cleaning 32 times per year.**

ALTERNATIVES:

1. Authorize the street and parking closures, the permits, and the waiver of fees as requested by the Main Street Cultural District, **but do not provide special street sweeping services for the event.**
2. Authorize the street and parking closures, the permits, and the waiver of fees as requested by the Main Street Cultural District, and provide street sweeping services following the conclusion of the event.
3. Authorize the street and parking closures and permits as requested by the Main Street Cultural District, but require the organization to pay the Blanket Vending Permit fee (\$50), reimburse the Parking Fund \$150 for lost revenue, and reimburse the Public Works Office \$190 for street cleaning services.
4. Do not authorize the permits and closures.

MANAGER'S RECOMMENDED ACTION:

The Main Street Cultural District has had a proven record of putting on safe and well-attended events for the community. The first Oktoberfest last year was a success. The proceeds from this event will support Downtown beautification efforts.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the street and parking closures, the permits, and the waiver of fees as requested by the Main Street Cultural District, but not providing special street sweeping services for the event.



August 7, 2014

Mayor and City Council
City of Ames
515 Clark Ave.
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is organizing our third annual Oktoberfest to take place on Friday, September 19-Saturday, September 20, 2014. The event will be two part, the first evening a concert featuring The Nada's and Vertical Horizon. The second day will be full of games, craft beer, and polka dancing. At this time, MSCD requests the commission to consider the following requests:

1. The MSCD requests a temporary obstruction permit for the 200 block of Main Street from 12:00pm 09/19-12:30am on 09/21 as well as a portion of the sidewalk on the north side of Main St from 5:00pm-12:30am on 09/19 for the concert portion of the event.
2. The MSCD requests a Blanket Vending Permit for the 200 Block of Main Street to allow food vendors to sell food during the event.
3. The MSCD requests music to be played including sound check on a stage from 12:00pm-11:00pm on 09/19 and 2:00pm-11:00pm on 09/20 within the allowed decibels.
4. The MSCD requests that alcohol be permitted strictly within the fenced area of the event. This is a 21+ event, with the only entry/exit points staffed with trained ID checkers. There will be no possibility of alcohol exiting the event area.
5. The MSCD requests the use of 4 City Type 3 Barricades at the corners of Kellogg Ave and Main St and Douglas Ave and Main for the event.
6. MSCD requests the fees be waived. The income of this event will be to cover the costs of the event, with any leftover profit to be used as a fundraiser for the Main Street Cultural District to fund beautification and growth of the downtown business district.

Thank you for your consideration of these requests and continued support of the Main Street Cultural District.

Sincerely,

Emily Miller
Events Coordinator
Main Street Cultural District

304 Main Street, Ste 201, Ames, IA 50010 515.233.3472 AmesDowntown.org

COUNCIL ACTION FORM

SUBJECT: 2014/15 RIGHT-OF-WAY RESTORATION CONTRACT #1 (VARIOUS LOCATIONS)

BACKGROUND:

In recent years, Public Works staff has observed and analyzed restoration of the right-of-way areas associated with various Capital Improvements Plan (CIP) projects. Some areas have been restored with sod, while other areas have been restored using seed or dormant seed. Success using these types of restoration is volatile and appears to depend on the weather at the time of installation. In areas where vegetation is not anticipated to be successful, other forms of restoration have been used, such as pervious pavement or standard concrete.

Having restoration as a subcontract in each of the CIP contracts as it has been in the past, means that restoration is ultimately up to each prime contractor. The prime contractors' focus is on getting the primary work completed, such as paving or water mains; and finishing the project with an exceptional level of restoration frequently becomes a lesser priority. To better address the restoration of rights of way, a new program was approved in the 2014/19 CIP. This new program will enable better restoration through a separate contract with a contractor that is specialized in vegetation establishment.

This contract is for restoration of projects that are currently under construction. An additional contract will be brought to City Council for the 2014/15 CIP projects that are currently under design. Project locations are as shown below, although other areas may be added by change order if necessary.

STREET	FROM	TO	CIP PROJECT
Knapp	Welch	Lynn	2013/14 Concrete Pavement Improvements
Lynn	Knapp	Storm	2013/14 Concrete Pavement Improvements
Wheeler	Roy Key	Grand	2012/13 Concrete Pavement Improvements
Carroll	9th	13th	2012/13 Asphalt Resurfacing/Seal Coat Removal
Lincoln Way	Alcott	Hickory	2013/14 Arterial Street Pavement Improvements
10th Street	Grand	Duff	2013/14 Water Service Transfer
Ontario Street	Illinois	Indiana	2010/11 CyRide (Resod)
5014 Ontario			2010/11 CyRide (Resod)
South 4th Street			2014/15 Shared Use Path Maintenance
20th & Grand			2013/14 Traffic Signal Program
Lincoln Way & Hayward			2012/13 Traffic Signal Program

The costs associated with this project are estimated to include:

Engineering and Construction Administration (Estimated)	\$ 20,000
Restoration work (Estimated, this Project)	\$ 90,950
Restoration work (Estimated, Contract #2, project contract letting in Spring 2015)	<u>\$ 89,050</u>
Total Base Costs	\$ 200,000

The project funding for 2014/15 is summarized below:

Road Use Tax	\$ 120,000
Water Utility Fund	\$ 40,000
Sanitary Sewer Utility	<u>\$ 40,000</u>
Total Funding	\$ 200,000

ALTERNATIVES:

1. Approve the 2014/15 Right-of-Way Restoration Contract #1 (Various Locations) by establishing September 3, 2014, as the date of letting and September 9, 2014, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

Proceeding with this project will make it possible to begin restoration efforts on projects currently being constructed. Delay of approval could postpone the final restoration until the spring and force the roadway contracts to utilize temporary stabilization which increases the cost of those projects.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2014/15 Right-of-Way Restoration Contract #1 (Various Locations) by establishing September 3, 2014, as the date of letting and September 9, 2014, as the date for report of bids.

COUNCIL ACTION FORM

**SUBJECT: CHANGE DUE DATE FOR WATER POLLUTION CONTROL FACILITY
DIGESTER IMPROVEMENTS**

BACKGROUND:

On July 22, 2014, Council approved preliminary specifications for the WPC Facility Digester Improvements Project and issued a Notice to Bidders. The original resolution set August 26, 2014, as the bid due date and September 9, 2014, as the public hearing and contract award.

Staff later realized that the due date was the same date as the scheduled Council meeting on August 26, 2014. A Public Improvement project needs to be taken to Council for Report of Bids and/or Contract Award at the next scheduled Council meeting date. Having the bid due on the same day as the scheduled Council meeting would make that impossible.

ALTERNATIVES:

1. Change the bid due date to 3:00 p.m. on August 27, 2014.
2. Do not change the bid due date.

MANAGER'S RECOMMENDED ACTION:

Bids cannot be due on the same day as a City Council meeting. This date change allows for bids to be due one day later, yet retains the September 9 date for the public hearing and award of contract.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby changing the bid due date to 3:00 p.m. on August 27, 2014.

COUNCIL ACTION FORM

**SUBJECT: APPROVAL OF PRELIMINARY PLANS AND SPECIFICATIONS –
INFORMATION TECHNOLOGY FIBER OPTIC DEPLOYMENT**

BACKGROUND:

At the March 26, 2013 meeting, Council approved a 28E Intergovernmental Agreement with the Iowa Department of Transportation (IDOT) for the use of IDOT's Intelligent Transportation System network.

The IDOT installed an Intelligent Transportation System (ITS) network consisting of cameras, sensors, and dynamic message boards in the Ames area and I-35 corridor to assist in traffic operations and information dissemination in and around the Ames area. The City's access to the network through the 28E agreement provides low cost network expansion as well as access to data provided by the ITS.

Under the 28E Agreement, the Iowa Department of Transportation will:

- Provide access to the ITS Network Features for City use, including but not limited to, Police, Fire, Information Technology, and Public Works.
 - The ITS devices (e.g. cameras, sensors) are only for transportation and public safety applications. The use of the ITS devices for law enforcement purposes is prohibited.
- Provide, at no cost or obligation to the City, ten strands of dark fiber optic cable that the City will use to connect Water and Pollution Control, Fire Station 3 and the Animal Control facility to the existing City fiber optic infrastructure.
- Allow the City to install additional devices (e.g. cameras) on the ITS network at no cost or obligation to the City.

This project is the connection to the dark fiber optic cable that the City will use to link Water and Pollution Control, Fire Station 3, Animal Control, and Iowa State University to the existing City fiber optic infrastructure at the Veterinary Medicine Electric Substation. Also within this project, Fire Station 2 will be connected to the City fiber optic infrastructure through the Ames Intermodal Facility.

Olsson Associates of Lincoln, Nebraska was hired for analysis, design, drawing development, specification development, and providing detailed cost estimates for the fiber optic deployment.

The engineers have now completed their design work. This request is for City Council to approve the preliminary plans and specifications for the project to expand the fiber optic deployment to Fire Station 2, Fire Station 3, Animal Control, Water and Pollution Control, and Iowa State University.

Funding for the Information Technology Fiber Optic Deployment project will be from a larger pool of funding budgeted for City network infrastructure improvements and City network equipment replacement and improvements. The current cost estimate for the project is \$70,303.35.

ALTERNATIVES:

1. Approve the preliminary plans and specifications for the Information Technology Fiber Optic Deployment project and set September 10, 2014, as the bid due date and September 23, 2014, as the date for public hearing and award of contract.
2. Do not move forward with the project at this time.

MANAGER'S RECOMMENDED ACTION:

This project will provide for expansion of City network connectivity and greatly improve data and telephone service to several of the City's remote locations. Funding for the project will be provided from the current City Council adopted budget for network improvements.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the preliminary plans and specifications for the Information Technology Fiber Optic Deployment project and setting September 10, 2014, as the bid due date and September 23, 2014, as the date for public hearing and award of contract.

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF ALUMINUM ELECTRIC UTILITY CABLE FOR ELECTRIC SERVICES

BACKGROUND:

This bid is for the purchase of 30,000 feet of aluminum underground electric cable which will replenish inventory for the Electric Services Department. This cable is kept on hand in order to ensure availability of cable and to replace failed cable quickly. Typically, this cable is used to provide service for commercial and residential utility applications. It is also necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance. The cable will be purchased from an Electric Department inventory asset account and charged to the appropriate projects as the cable is put into use. Generally, over a million dollars in assets are available in the Electric inventory at any given time for use in new service and maintenance activities.

On July 25, 2014, a request for quotation (RFQ) document was issued to thirty-three firms. The RFQ was advertised on the Current Bid Opportunities section of the Purchasing webpage.

For the due date of August 5, 2014, three bids were received as shown below:

BIDDER	BID PRICE
WESCO Distribution Des Moines, IA	\$74,472.00
RESCO Ankeny, IA	\$77,527.92
Supply Source Wire and Cable, Inc.	\$85,867.50

Staff has reviewed the bids and concluded that the apparent low bid in the amount of \$74,472.00 (inclusive of Iowa sales tax) submitted by WESCO Distribution, Des Moines, Iowa, is acceptable.

The City Council should note that due to the metal content of this product, bidders (RESCO and WESCO) attached a metal escalation/de-escalation clause due to the volatile market for metal, which may adjust the price on the day the cable is ordered. While this is not an ideal situation for the City, this cable is necessary for the efficient operation of the utility.

ALTERNATIVES:

1. Award a contract to WESCO Distribution, Des Moines, Iowa, for the purchase of 30,000 feet of aluminum electric cable, in the amount of \$74,472.00 (inclusive of Iowa sales tax), subject to metals adjustment at time of order.
2. Reject all bids and attempt to purchase aluminum cable on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase electric utility cable at the lowest possible cost with minimal risk to the City. It is also imperative to have cable available to meet customer needs.

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

COUNCIL ACTION FORM

SUBJECT: LIBRARY CUSTODIAL SERVICES CONTRACT

BACKGROUND:

An Invitation to Bid for custodial services at the Ames Public Library's expanded facility was issued on June 11, 2014. A pre-bid meeting was held on June 23 to allow interested parties to walk through the unfinished facility to gain an understanding of the lay-out and areas the contract will cover.

The contract period was identified as beginning on September 8, 2014, when the collections and workplace furniture will be fully in place and staff is working at the renewed Library. The bid solicitation allows the Library the right to renew the contract for up to four additional 12-month periods at the submitted rates, subject to mutual agreement and successful performance.

Four responses were received by the July 8 deadline. The bid tabulation appears on the following page.

The lowest bid was received from PCI of Lansing, Kansas, with hourly rates as follows: \$14.95/hour in fiscal year 2014/15; \$15.31/hour in FY16; \$15.70/hour in FY17; \$16.09/hour in FY18; and \$16.50/hour in FY19. The total cost for 3,241 hours of service in the current fiscal year will be \$48,452.95.

The Library Board of Trustees received the report of bids on July 17, 2014. The Board unanimously adopted a resolution recommending that the City Council award the bid to the lowest responsive, responsible bidder in order to facilitate renewal of the contract in future years, when the annual costs will exceed \$50,000.

After checking references and working with the City's Purchasing and Legal Departments, and in compliance with the Library Board's direction, Library staff requests that City Council award the contract to PCI of Lansing, Kansas in the amount of \$48,452.95. The adopted budget for these services in 2014-15 was set at \$4,800 per month or \$57,600, which will result in a savings of \$9,147 for the Library.

ALTERNATIVES:

1. Award the contract for library custodial services to PCI of Lansing, Kansas, in the amount of \$48,452.95 for the period from September 8, 2014, through June 30, 2015, with the option to renew for four additional twelve-month periods.
2. Do not award the Library custodial contract at this time.

MANAGER'S RECOMMENDED ACTION:

Based on the tabulation of bids, action of the Library Board of Trustees, and further review by staff, it has been determined that PCI submitted the lowest responsive, responsible bid for these services.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the award of the contract for Library Custodial Services to PCI of Lansing, Kansas, in the amount of \$48,452.95 for the period from September 8, 2014, through June 30, 2015, with the option to renew for four additional years.

CITY OF AMES, IOWA												
Ph: 515-239-5125 * Fax: 515-239-5325 Mike Adair, Procurement Specialist II												
Bid No. 2014-276												
Custodial Services For Ames Public Library		Hourly Rate:	TOTAL AMOUNT (Hourly Rate x 3241 Hours):	Renewal #1, 7/1/2015 - 6/30/2016	Renewal #2, 7/1/2016 - 6/30/2017	Renewal #3, 7/1/2017 - 6/30/2018	Renewal #4, 7/1/2018 - 6/30/2019	ANNUAL COST: RENEWAL #1	ANNUAL COST: RENEWAL #2	ANNUAL COST: RENEWAL #3	ANNUAL COST: RENEWAL #4	COST OF CONTRACT: FIVE YEARS
BIDDERS												
PCI		\$14.95	\$48,452.95	\$15.32	\$15.70	\$16.09	\$16.50	\$63,869.08	\$65,484.70	\$67,159.66	\$68,640.00	\$313,606.39
Nationwide Office Care		\$15.00	\$48,615.00	\$15.45	\$15.91	\$16.38	\$16.87	\$64,411.05	\$66,360.61	\$68,370.12	\$70,179.20	\$317,935.98
Reliable Maintenance		\$16.00	\$51,856.00	\$16.50	\$17.00	\$17.00	\$18.00	\$68,788.50	\$70,907.00	\$70,958.00	\$74,880.00	\$337,389.50
FBG Service Corporation		\$23.70	\$76,811.70	\$23.70	\$24.17	\$24.17	\$24.17	\$98,805.30	\$100,813.07	\$100,885.58	\$100,547.20	\$477,862.85



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: August 8, 2014

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 29. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY SCREW PUMP
REHABILITATION PROJECT**

BACKGROUND:

The Ames Water Pollution Control (WPC) Facility uses three screw pumps as part of the treatment process. The pumps are integral to the biological process and are the original equipment dating to 1989. The WPC Long-Range Facility Plan completed in 2012 recommended that these pumps be repainted and rebuilt based on their age and condition.

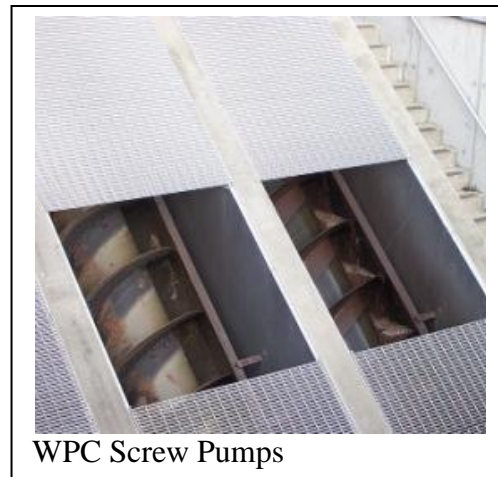
The FY 2013-18 Capital Improvements Plan (CIP) included \$90,000 to repaint the three pumps. The FY 2014-19 CIP projected an additional \$250,000 expense in FY 15/16 to rehabilitate the pump drives and bearings.

The close proximity of the pumps to each other will make it difficult to contain the sandblast media necessary to remove the current paint and also raises safety issues with performing this work next to an adjacent operating pump. These factors may induce a painting contractor to remove the pumps and perform the sandblasting and recoating in a more remote area of the facility. The later rehabilitation project will require each pump to be lifted out of place a second time in order to install new bearings.

Staff now believes it would be advantageous to perform these two projects simultaneously. The pumps would only need to be pulled from the channels one time, minimizing the operational impact and potentially lowering the overall construction cost. As a result, the budgeted painting work was not pursued during FY 13/14.

Staff is recommending that, due to the condition and importance of these pumps, the two projects be combined into a single project that would take place in FY 14/15.

In order to fund the \$250,000 for the pump rehabilitation work a year early, staff is recommending delaying a FY 14/15 project to replace the WPC Administration Building HVAC system by one year until FY 15/16. The following tables summarize the current and proposed CIP funding:



WPC Screw Pumps

Current CIP budget

Project	FY 13/14	FY 14/15	FY 15/16	Total
Screw Pump Painting	\$90,000			\$90,000
Admin Bldg HVAC		\$300,000		\$300,000
Screw Pump Rehab			\$250,000	\$250,000
Total	\$90,000	\$300,000	\$250,000	\$640,000

Proposed CIP budget

Project	FY 13/14	FY 14/15	FY 15/16	Total
Screw Pump Painting & Rehab		\$340,000		\$340,000
Admin Bldg HVAC			\$300,000	\$300,000
Total	\$0	\$340,000	\$300,000	\$640,000

ALTERNATIVES:

1. Authorize the change in the Water Pollution Control CIP project sequence as described above. The current fiscal year budget changes will be included as a part of the early budget amendment that will be brought to Council in September. Future year changes will be incorporated into the next update to the CIP that will be presented to Council in January.
2. Maintain the adopted Water Pollution Control CIP budget. Staff will then proceed with repainting the screw pumps in the current fiscal year; and will propose the rehabilitation of the drives and bearings in FY 15/16 as previously shown in the Capital Improvements Plan.

MANAGER'S RECOMMENDED ACTION:

Staff has identified an opportunity to consolidate two individual CIP projects addressing the condition of the screw pumps in order to minimize the operational impact on the facility and potentially reduce the overall construction cost. By reprioritizing and delaying an HVAC project, the higher priority screw pump project can proceed with minimal impact on the overall Sewer Fund balance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the above described change in fiscal year sequence for components of the Secondary Treatment Improvements and the Mechanical and HVAC Replacements pages of the Capital Improvements Plan.

COUNCIL ACTION FORM

SUBJECT: CYRIDE CONTRACT CHANGE ORDER FOR PURCHASE OF USED BUSES

BACKGROUND:

CyRide staff has been in the process of acquiring used buses due to scarce federal dollars to purchase new buses. Within the City’s Five Year Capital Improvement Plan, \$250,000 was budgeted over two fiscal years to purchase and rehabilitate used buses (\$125,000 in 2013-14 and in 2014-15). **In April, staff was able to purchase ten used buses from Metro Transit in Minneapolis – St. Paul, MN, of which eight will be used in operations and the remaining two will be used for parts.**

In order to have five of the eight buses ready for service when ISU begins this fall, CyRide contracted with ABC Companies of Faribault, Minnesota through a formal bid process – based on hourly rates – to repair and paint the vehicles to CyRide’s color-scheme. Based on actual costs for previous projects of a similar nature, a budget of \$9,457 per bus or a total of \$47,285 was established at bid award for painting and body work on the first five buses.

The exact number of hours needed to complete body work was unknown until the project was in progress. CyRide has now received invoices for two of the five buses and the repairs and painting have averaged \$12,142 per bus as opposed to the budgeted price of \$9,457. The additional cost is associated with unanticipated body work to address corrosion on the vehicles that was discovered when making repairs. Based on the actual costs for the first two buses, CyRide believes that the budget should be \$12,500 per bus (\$62,500 total) for the body work on the five buses, which will exceed staff’s authorization \$50,000. Therefore, CyRide is requesting a contract change order to increase the amount of the purchase order from \$47,285 to \$62,500, an increase of \$15,215 to cover the extra body work that is needed. The overall budget for the purchase and repair of the ten buses is shown below:

Budget	Dollars
Available Funds	\$250,000
Purchase 10 Used Metro Buses	-\$33,300
Total Remaining	\$216,700
Revised estimated cost to paint first group of five buses (FY13-14)	-\$62,500
Revised estimated cost to paint second group of three buses (FY14-15)	-\$37,500
Balance to complete repairs, equipment and make-ready work at CyRide	\$116,700

Since the buses are in good mechanical condition, this change order should be adequate to complete their rehabilitation and preparation for service.

The Transit Board of Trustees approved this increase at their July 30, 2014 Board meeting.

ALTERNATIVES:

1. Approve a contract change order with ABC Companies of Faribault, MN in the amount of \$15,215.
2. Direct staff to modify the project to reflect the City Council's priorities.

MANAGER'S RECOMMENDED ACTION:

CyRide's budget for purchase and refurbishment of these buses is adequate to address the purchase order cost increase, and CyRide needs additional buses to address the anticipated ridership increase during the 2014-2015 school year. Therefore, it is critical that the work be completed so that the vehicles are ready for the beginning of school.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the purchase order increase so that body work and paint of CyRide's newest used buses can be completed and the vehicles can be ready this fall.

COUNCIL ACTION FORM

**SUBJECT: CYRIDE BUS FACILITY EXPANSION PROJECT CONSTRUCTION
CHANGE ORDER #44**

BACKGROUND:

CyRide's current facility construction project includes expanding bus storage, adding flood walls and gates and reconfiguring duct work to raise the ceiling height in portions of the bus storage building. The following list details the history of contract modifications for this construction project:

Original Contract Sum	\$ 4,489,000.00
Net change with Change Order #1-43	\$ 483,816.00
Contract sum prior to Change Order #44	\$4,972,816.00
Change in Contract Sum Requested per Change Order #44	\$ 10,582.70
New Contract Sum including Change Order #44	\$4,983,398.70

Henkel Construction is now requesting a \$10,582.70 change order for removal of an unexpected manhole, backfilling with rock and additional concrete to accommodate an unaligned pipe. These problems were discovered while excavating for construction of a valve near the ISU Cooling Towers. The Transit Board of Trustees met and approved this change order on July 30, 2014.

As the project's contingency budget of \$362,120 has been more than spent on previous change orders, funds **for change order #44 are available in an 80% federal capital grant**, currently matched with local dollars in the Capital Improvement Plan. Through change order #44, \$494,399 will have been spent on change orders, exceeding the contingency budget by \$132,279. **The federal capital grant, including local match, currently has \$443,024 uncommitted and available for these additional project expenditures.**

This project is anticipated to be fully completed by the end of December 2014.

ALTERNATIVES:

1. Approve Change Order #44 to Henkel Construction Company for an additional amount of \$10,582.70 for removal of an unexpected manhole, backfilling with rock and additional concrete to accommodate an unaligned pipe.
2. Do not approve Change Order #44.

MANAGER'S RECOMMENDED ACTION:

In the 2010 Ames flood, CyRide's facility flooded from within the building through the storm sewer system as well as from outside of the building from Squaw Creek. Approval of this modification will help prevent internal flooding from reoccurring in the future.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving a \$10,582.70 change to the Henkel Construction contract, increasing this contract to \$4,983,398.70.

COUNCIL ACTION FORM

SUBJECT: AMENDMENT TO ENGINEERING SERVICES AGREEMENT FOR DESIGN OF NEW WATER PLANT

BACKGROUND:

On July 8, 2014, City Council authorized a change order with FOX Engineering to revise the design of the new Water Plant to switch from cascade aerators to induced draft aerators in response to comments from the Iowa Department of Natural Resources (IDNR). FOX immediately commenced work on the change in order to bring the project to bid as quickly as possible. Simultaneously, staff continued to press IDNR management to allow the use of the cascade aerators, since the cascade style of aeration appeared to be permitted under the State's adopted design criteria.

On Thursday, July 17, staff was verbally informed that IDNR had reversed their original decision and had agreed to permit the use of the cascade aerators. This decision has subsequently been confirmed in writing. Staff immediately directed FOX to stop all redesign work. Of the \$107,780 authorized, only \$45,772.91 had been spent by that time. Staff is now recommending that the unexpended balance of the change order to FOX for redesign of the aerators (\$62,007.09) be deleted from FOX's scope of work.

ALTERNATIVES:

1. Approve a change order amendment with FOX Engineering to delete the unexpended balance of the agreement related to redesign of the aerators (\$62,007.09). This will eliminate work from FOX's contract that now longer needs to be performed.
2. Do not approve a change order. The remaining balance of the aerator redesign scope of work will not be billed or paid, but would remain as an unexpended encumbrance in the project account.

MANAGER'S RECOMMENDED ACTION:

Due to the urgency of getting this project out to bid with induced draft aerators, FOX immediately began work to redesign the project plans on July 9. When IDNR changed its original position on July 17 and agreed to allow the use of cascade aerators, FOX immediately terminated its work on the aerator redesign.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a change order with FOX Engineering to delete the \$62,007.09 in unneeded scope of work.

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR PURCHASE OF ELECTRIC DISTRIBUTION AND TRANSMISSION UTILITY POLES

BACKGROUND:

This proposed action is for the contract renewal to purchase electric distribution utility poles to meet the anticipated needs of the Electric Services Department for new construction and maintenance. These poles will be purchased from an Electric Department inventory asset account and charged to the appropriate projects as the poles are put into use. Generally, over a million dollars in assets are available in the Electric inventory at any given time for use in new service and maintenance activities.

This contract renewal is to provide distribution poles for the period from September 1, 2014 through August 31, 2015, which is the first of four optional renewal periods. The original contract included a provision that would allow the City to renew the contract for up to four additional one-year terms. There is no price increase for the first of four possible renewal periods; as prices will remain the same as the previous year.

Under the original contract, poles would be purchased at the City's discretion on a quarterly or an as-needed basis. This provides the City with flexible inventory management and helps to reduce the need for storage space. Bid prices are exclusive of sales taxes, which are applicable to the purchase of this equipment and are paid directly by the City. **Council should note that no contract amount is being authorized at this time, since payments will be made as these poles are purchased.**

The City also has a contract up for renewal with McFarland Cascade, Tacoma, Washington, for the purchase of electric transmission utility poles. However, staff has yet to purchase poles under the contract. Since very few electric transmission utility poles are ordered, the City would potentially benefit by bidding separately at the time of the need. Therefore staff is not recommending that City Council approve a renewal of this contract. That will allow it to end on August 30, 2014.

ALTERNATIVES:

1. Award a contract to Baldwin Pole & Piling, Inc., Des Moines, Iowa, for the purchase of electric distribution utility poles in accordance with unit prices bid.

2. Reject all bids and attempt to purchase electric distribution utility poles on an as needed basis at unpredictable prices.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase distribution utility poles at the lowest possible cost with minimal risk to the City. It is also imperative to have these poles available to meet customer needs for new service or emergency replacements.

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

COUNCIL ACTION FORM

SUBJECT: COMPLETION OF WOOD WINDOW RESTORATION PROJECT FOR AMES PUBLIC LIBRARY

BACKGROUND:

On August 13, 2013, Scott Petersen Construction, Inc. was awarded a contract for restoration of the original wood windows in the 1904 and 1940 sections of the Ames Public Library. The contract called for a professional restoration contractor to abate lead-based paint, to make needed repairs, to refinish, repair or replace window hardware, to properly re-install and weather strip the original wood windows, and to order and install energy-efficient exterior storm windows.

Three change orders were processed during the course of the project. Change Order No. 1 was approved by the City Council to allow for complete stripping of the interior wood finish on 57 large window sashes and 31 small window sashes. Change Orders No. 2 and 3 were administratively approved by staff. Change Order No. 2 allowed for a storm window upgrade recommended by the architect. Change Order No. 3 added work on the brick lintels above 50 windows; removal and replacement of caulking between window sills and stone sills on 29 windows; restoration of head trim (to the ceiling) on 10 windows; and some extra work on window stops and damaged sashes. Construction has now been completed at a total cost of \$181,405.

Original contract amount	\$125,860
Change order #1	\$ 38,250
Change order #2	\$ 4,750
Change order #3	\$ <u>12,545</u>
Final contract amount	\$181,405

The Library's architect, Kate Michaud of MSR, and construction advisor, Brad Heemstra of Integrity Construction, have inspected and approved the work. Below is a summary of the difference in cost from replacing to preserving the wood windows.

Contract Changes

Scott Petersen Construction for preservation	\$181,405.00
Other expenses incurred in preservation process	\$27,143.00
Credits to remove new windows from original contract	<u>(\$80,238.00)</u>
Additional cost to preserve windows	\$128,310.15

ALTERNATIVES:

1. Accept completion of the contract with Scott Petersen Construction, Inc., for Ames Public Library Wood Window Restoration Project at a total cost of \$181,405 and authorize final payment to the contractor.
2. Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

All of the work included in the contract with Scott Petersen Construction, Inc., has now been completed and the Library's representatives have certified completion. The contractor has provided documentation pertaining to the disposal of lead-based paint.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting completion of the contract with Scott Petersen Construction, Inc., for Ames Public Library Wood Window Restoration Project at a total cost of \$181,405 and authorizing final payment.

COUNCIL ACTION FORM

SUBJECT: HICKORY DRIVE (LINCOLN WAY – WESTBROOK DRIVE)

BACKGROUND:

Staff had received several complaints about the pavement condition on Hickory Drive between Lincoln Way and Westbrook Drive. Hickory Drive was an existing asphalt roadway with concrete curb and gutter. Pavement management data showed this section of roadway as being in the category of “poor” with a low pavement condition index of 30.

Grand Avenue Extension project funds had previously been programmed as a match for anticipated congressionally directed funds, or earmarks. Unfortunately, the anticipated earmarks were not received. On July 26, 2011, Council approved the redirection of those General Obligation Bonds from the Grand Avenue Extension project in the amount of \$300,000 to be used to reconstruct the South Duff Avenue/S.E. 16th Street frontage road and Hickory Drive from Lincoln Way to Westbrook Drive. The South Duff Avenue/S.E. 16th Street Frontage Road was completed and accepted by Council on January 8, 2013, at a final cost of \$96,129.89.

The Hickory Drive (Lincoln Way – Westbrook Drive) project replaced the existing asphalt pavement with new, full-depth asphalt pavement and included rock sub-base. It also included replacement of 300 feet of the existing frontage road and new curb and gutter.

On February 26, 2013, City Council awarded the project to Manatt’s, Inc. of Ames, Iowa, in the amount of \$167,500.48. Two change orders were administratively approved by staff. The first, in the amount of \$7,650, included work to replace a sanitary manhole that was failing due to infiltration issues. The second, in the amount of \$6,963.83, was the balancing change order for the project and reflected actual quantities installed in the field. Construction was completed in the amount of \$182,114.31.

Final acceptance of this project was delayed over the winter of 2013/14 to ensure proper vegetative restoration growth in spring 2014. Engineering and contract administration costs totaled \$47,335, bringing **overall project costs to \$229,449.31**. Of the \$300,000 re-directed to these two projects, the remaining balance available for funding this project is \$203,870.11. Additional savings in the amount of \$25,580 from the 2011/12 Collector Street Pavement Improvements Program is also available for this project, bringing **overall project funding to \$229,450**.

ALTERNATIVES:

1. Accept the Hickory Drive (Lincoln Way – Westbrook Drive) project as completed by Manatt’s, Inc., of Ames, Iowa, in the amount of \$182,114.31.

2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has now been completed in accordance with approved plans and specifications within available funding.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Hickory Drive (Lincoln Way – Westbrook Drive) project as completed by Manatt's, Inc., of Ames, Iowa, in the amount of \$182,114.31.

COUNCIL ACTION FORM

**SUBJECT: 2012/13 WEST LINCOLN WAY INTERSECTION IMPROVEMENTS
(LINCOLN WAY AND DOTSON DRIVE)**

BACKGROUND:

Increased traffic flow from the South Fork Subdivision area necessitated left-turn lanes and a signal at the intersection of Lincoln Way and Dotson Drive to accommodate heavy-turning movements. Turn lanes on Lincoln Way mitigated left-turning, rear-end, and right-angle traffic accidents at this intersection. An existing agreement required the South Fork developer and the City to share equally in the construction cost of these improvements.

On February 12, 2013, City Council awarded this project to Manatt’s, Inc. of Ames in the amount of \$549,699. A balancing change order (savings in the amount of \$2,763.13) was administratively approved by staff. That change order reflected actual quantities installed in the field. Construction was completed in the amount of \$546,935.87. Final acceptance of this project was delayed over the winter of 2013/14 to ensure proper vegetative restoration growth in the Spring of 2014. Engineering and contract administration costs are broken out in the table below.

A Traffic Safety Improvement Grant of \$500,000 was awarded by the Iowa Department of Transportation to be used toward construction of this project. The remaining \$46,935.87 will be split equally between the City and the developer, in accordance with the development agreement approved by Council on December 18, 2012. The developer’s share has been secured with a Letter of Credit in the amount of \$125,000 from Pinnacle Properties Ames, LLC. The City’s construction share of \$23,467.94, as well as engineering and construction administration costs of \$122,655, bring the City’s total costs to \$146,122.94. The City’s share was budgeted in the amount of \$242,500 from Road Use Tax (RUT) funds. The remaining RUT funds (approximately \$96,377) will be utilized on other projects.

	<u>Construction</u>	<u>Eng/Admin</u>	<u>Total Costs</u>	<u>Funding</u>
Iowa DOT Grant	\$500,000.00		\$500,000.00	\$500,000
Developer	\$ 23,467.93		\$ 23,467.93	\$125,000
City	<u>\$ 23,467.94</u>	\$122,655	<u>\$146,122.94</u>	<u>\$242,500</u>
Totals	<u>\$546,935.87</u>		<u>\$669,590.87</u>	<u>\$867,500</u>

ALTERNATIVES:

1. Accept the 2012/13 West Lincoln Way Intersection Improvements (Lincoln Way and Dotson Drive) as completed by Manatt's, Inc., of Ames, Iowa, in the amount of \$546,935.87.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has now been completed in accordance with the approved plans and specifications, and is within the approved budget. The project was completed at a savings compared to the original cost estimates. The developer's share of the final construction cost is secured by a Letter of Credit until such time as his payment is received.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the 2012/13 West Lincoln Way Intersection Improvements (Lincoln Way and Dotson Drive) as completed by Manatt's, Inc., of Ames, Iowa, in the amount of \$546,935.87.

COUNCIL ACTION FORM

SUBJECT: BROOKVIEW PLACE WEST 4TH ADDITION MAJOR FINAL PLAT

BACKGROUND:

Brookview Place West Subdivision is located north of Ontario Road at the west corporate limits of the city. The property owners, E. A. Hunziker Development, LLC and D & R Furman, LLC, are now requesting approval of a Final Plat for the 4th Addition. (See Attachment A, Location Map and Attachment B, Final Plat.) This proposed addition is approximately 3.5 acres and includes 14 single family residential lots and one lot for Missouri Street.

Existing public utilities around the perimeter of the subject property are adequate to serve all of the proposed lots. From these utilities, additional mains have been installed within the 4th Addition to serve all of the lots. The Public Works Department has verified that the public utilities required for the subdivision have been completed and are acceptable. Existing easements within and around the property provide for drainage, conveyance and storage of storm water. Easements are provided to the City as required for electric and other public utilities. Easements are also provided for a fire truck turnaround that the Fire Department has determined meets Fire Code requirements.

Missouri Street is under construction. An “Agreement for Public Improvements” has been prepared for City Council approval with the Final Plat for the completion of street lighting, erosion control and asphalt roadway surfaces. Financial security in the amount of \$80,000 has been received and placed on file with the City Clerk’s Office. The financial security will be released upon satisfactory completion of these improvements.

The applicant has also provided an agreement for the installation of street trees and sidewalks, but has requested a waiver of providing financial security for these improvements. As an alternative to installing sidewalks before lots are platted, Section 23.403 (14) allows deferment of sidewalks with financial security when installation is considered premature. Notwithstanding this code requirement for financial security, the City Council’s past practice has been to accept a signed, written agreement for sidewalk and street trees from the owner specifying that, in lieu of financial security, occupancy of new structures will not be permitted by the City until the sidewalks and street trees associated with each individual lot are installed. Consistent with this practice, the City Council may wish to waive this financial security condition and allow sidewalk and street trees to be deferred until occupancy of structures on abutting sites.

After reviewing the proposed Final Plat, staff believes it complies with the approved Preliminary Plat, adopted plans, development agreement, and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

1. The City Council can take the following two actions:
 - A. Waive the subdivision code requirement for financial security for sidewalks and street trees in the Brookview Place West Subdivision 4th Addition, since the Developer has signed the “Agreement for Sidewalk and Street Trees” requiring the installation of these improvements prior to occupancy or within 24 months of issuance of a building permit; and,
 - B. Approve the Final Plat of Brookview Place West Subdivision 4th Addition, based upon the findings and conclusions stated above.
2. The City Council can deny the Final Plat for Brookview Place West Subdivision 4th Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than August 26, 2014 to meet the a mandatory 60 day deadline for a decision on a final plat.

MANAGER’S RECOMMENDED ACTION:

Staff has evaluated the proposed final subdivision plat and has determined that the proposal is consistent with the Preliminary Plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

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

**Attachment A
Location Map**



Attachment C

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

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 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. 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.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)



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

June 23, 2014

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

Ladies and Gentlemen:

I hereby certify that the utilities, base asphalt paving, and curb and gutter construction required as a condition for approval of the final plat of **South Fork, 6th Addition** have been completed in an acceptable manner by **Ames Trenching & Excavating of Ames, IA and Manatts, Inc. of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be set at **\$18,944.50**. The remaining work covered by this financial security includes the asphalt surfacing, street lighting, erosion control, and final utility fixture adjustments.

Sincerely,

John C. Joiner, P.E.
Director

JJ/jc

cc: Finance, Contractor, Construction Supervisor, PW Senior Clerk, Planning & Housing,
Subdivision file

South Fork, 6th Addition

June 23, 2014

Page 2

Description	Unit	Quantity
Class 13 Excavation	CY	250
Sub-grade Preparation	SY	1,725
4" Sanitary Sewer Service, PVC	EA	8
Storm Sewer, RCP 15", CL 3	LF	75
Storm Sewer, RCP 18", CL 3	LF	112
Footing Drain Collector, 6"	LF	204
Footing Drain Cleanout, 6"	EA	2
Footing Drain Outlet and Connection, 6"	EA	2
Storm Sewer Service Stub, PVC, 1-1/2"	LF	290
Water main, Trenched, PVC, 8"	LF	290
Water Service Connection, Curb Stop & Box, 1"	EA	8
8" 45 Degree Bend	EA	2
Fire Hydrant Assembly (includes gate valve, boot, 6" pipe and fittings)	EA	1
Intake, SW502	EA	4
Manhole Adjustment, Major	EA	1
30" PCC Curb and Gutter	LF	790
Pavement, 8" HMA	SY	485
Pavement, 9.5" HMA	SY	1,060
Pavement Removal	SY	10
Seeding, Type 1 Lawn Mix	ACRE	1
Silt Fence-Install, Maint. & Removal	LF	300
Inlet Protection Device-Install, Maint. & Removal	EA	3
Stabilized Construction Entrance	EA	1

COUNCIL ACTION FORM

SUBJECT: SOUTH FORK SUBDIVISION, SIXTH ADDITION, MAJOR FINAL PLAT

BACKGROUND:

Pinnacle Properties Ames, LLC, has submitted a final subdivision plat for South Fork Subdivision, Sixth Addition, to allow further residential development. The South Fork development lies south of Lincoln Way and north of the Ames Middle School site. This final plat of 6.17 acres is consistent with the approved preliminary plat and master plan.

This proposed final plat (attached) includes eight residential lots for single family detached housing. The plat also includes an extension of Cochrane Parkway to its intersection with the extension of Bellflower Drive. The preliminary plat that was approved in May 2013, changed the alignment of Cochrane so that it would no longer extend all the way to Dotson Drive (not yet extended). It ends at Bellflower Drive to reduce the potential for cut-through traffic from Dotson Drive to South Dakota Avenue.

The plat also includes an extension of the shared-use path on the south side of Cochrane Parkway to the east end of the subdivision. The letter of credit includes the installation cost of this improvement so it will be installed no later than 2 years following final plat approval.

All required improvements, including streets, sanitary sewer, public water, and storm sewer system, have been completed or financial security provided. The applicant has provided a letter of credit in the amount of \$23,169.50 for completion of the streets and utilities. The City Council is asked to accept those improvements that are completed, and to accept the signed Improvement Agreement with financial security for the remaining improvements.

The applicant has also provided an agreement for the installation of street trees and sidewalks, but has requested a waiver of providing financial security for these improvements. As an alternative to installing sidewalks before lots are platted, Section 23.403 (14) allows deferment of sidewalks with financial security when installation is considered premature. Notwithstanding this code requirement for financial security, the City Council's past practice has been to accept a signed, written agreement for sidewalk and street trees from the owner specifying that, in lieu of financial security, occupancy of new structures will not be permitted by the City until the sidewalks and street trees associated with each individual lot are installed. Consistent with this practice, the City Council may wish to waive this financial security condition and allow sidewalk and street trees to be deferred until occupancy of structures on abutting sites.

Only the sidewalks are being deferred until the occupancy of individual homes. These sidewalks are on the north side of Cochrane Parkway and both sides of Bellflower Drive. A letter of credit for the shared use path on the south side of Cochrane Parkway

has been submitted and this improvement will go in regardless of the timing of the construction of the abutting homes.

After reviewing the proposed Final Plat, staff finds that it complies with the approved Master Plan, Preliminary Plat, adopted plans, Developer Agreement, and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

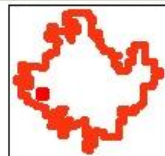
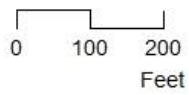
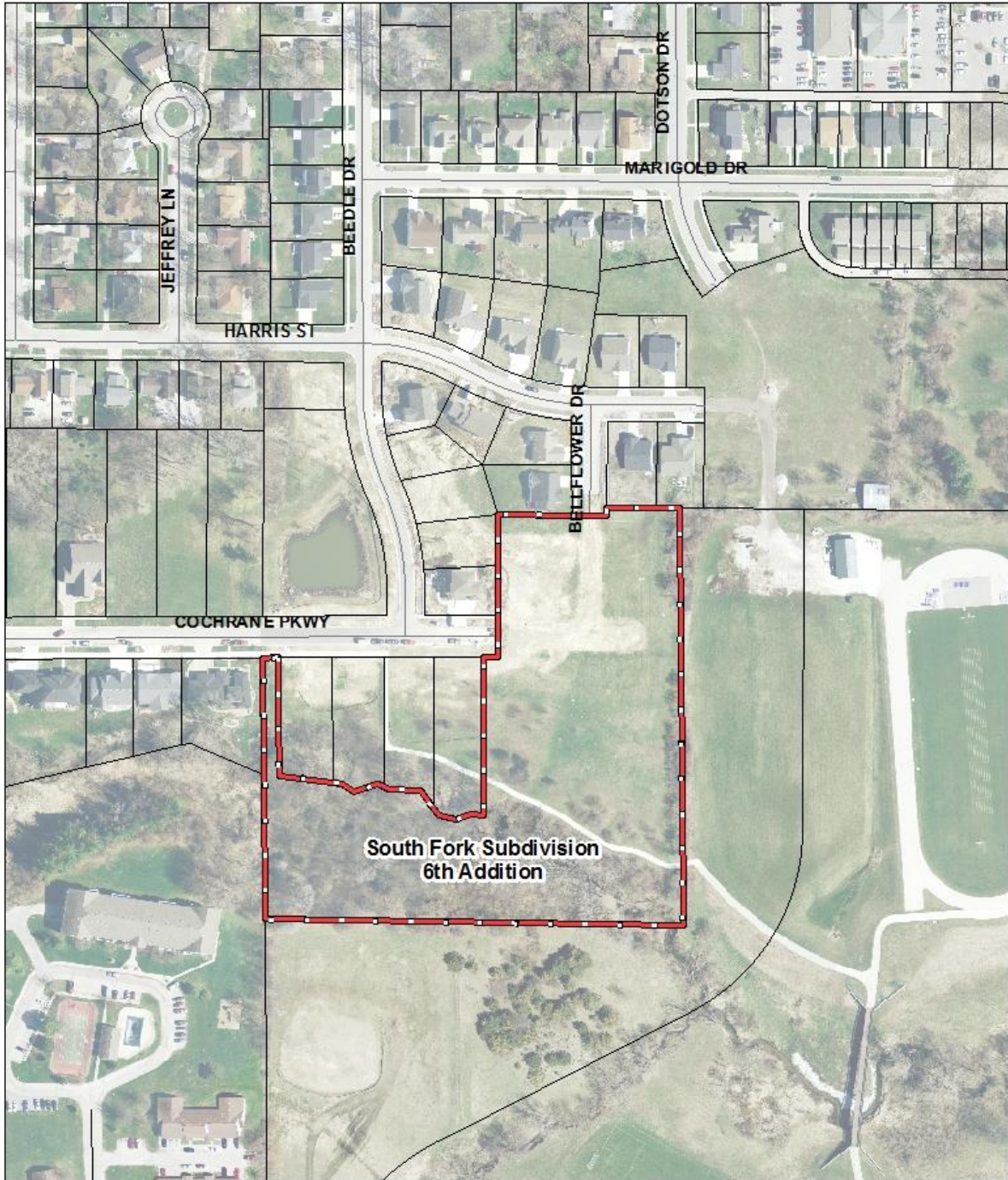
1. The City Council can take the following two actions:
 - A. Waive the subdivision code requirement for financial security for sidewalks and street trees in the South Fork Subdivision, Sixth Addition, since the Developer has signed the “Agreement for Sidewalk and Street Trees” requiring the installation of these improvements prior to occupancy or within 24 months of issuance of a building permit, whichever occurs first; and,
 - B. Approve the Final Plat of South Fork Subdivision, Sixth Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with an Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for South Fork Subdivision, Sixth Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

MANAGER’S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

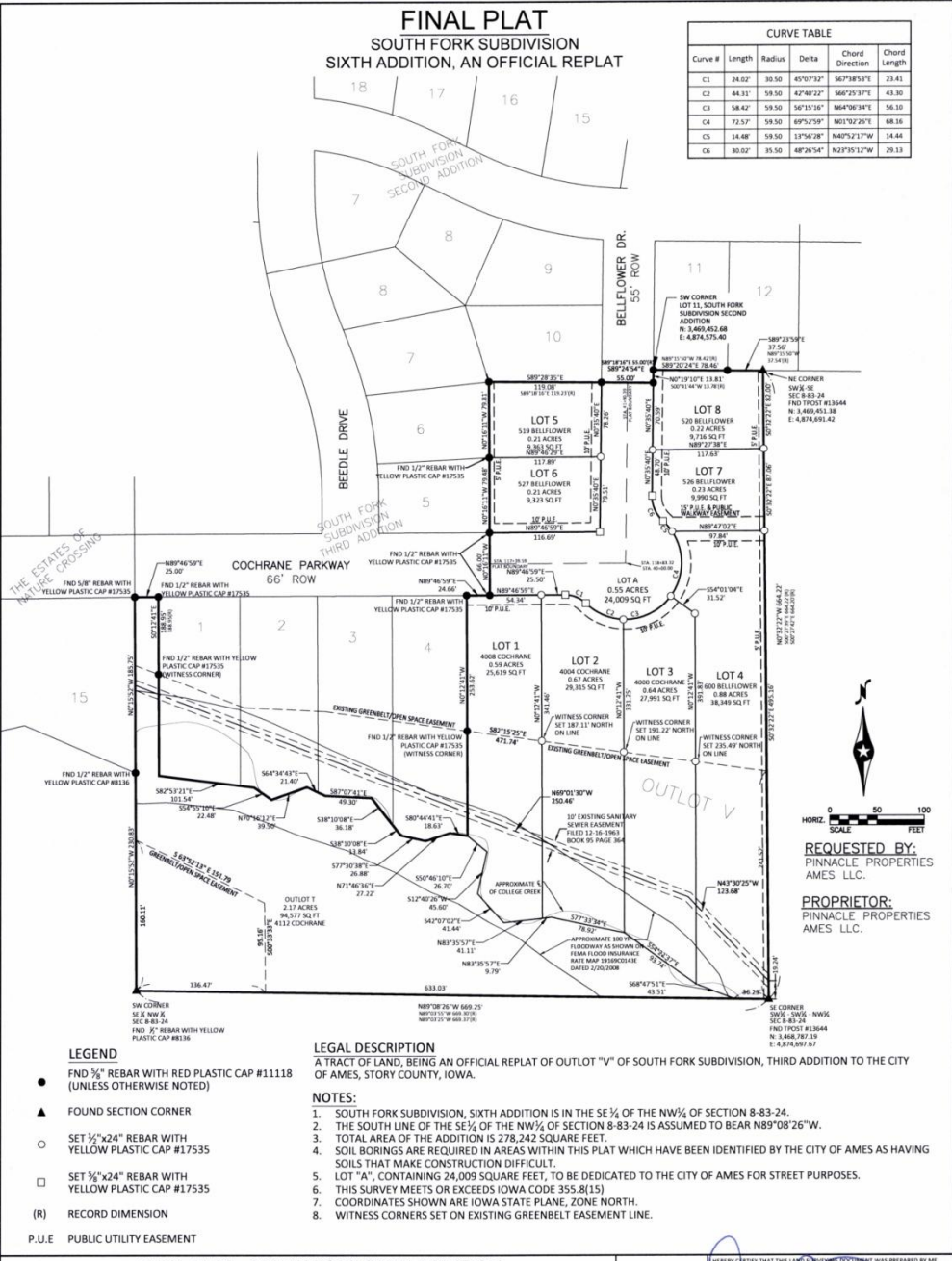
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

Location Map



South Fork Subdivision Sixth Addition

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



- LEGEND**
- FND 3/4" REBAR WITH RED PLASTIC CAP #11118 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER
 - SET 3/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - SET 3/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - (R) RECORD DIMENSION
 - P.U.E PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION
 A TRACT OF LAND, BEING AN OFFICIAL REPLAT OF OUTLOT "V" OF SOUTH FORK SUBDIVISION, THIRD ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.

NOTES:

- SOUTH FORK SUBDIVISION, SIXTH ADDITION IS IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8-83-24.
- THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8-83-24 IS ASSUMED TO BEAR N89°08'26"W.
- TOTAL AREA OF THE ADDITION IS 278,242 SQUARE FEET.
- SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION DIFFICULT.
- LOT "A", CONTAINING 24,009 SQUARE FEET, TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
- THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8(15)
- COORDINATES SHOWN ARE IOWA STATE PLANE, ZONE NORTH.
- WITNESS CORNERS SET ON EXISTING GREENBELT EASEMENT LINE.

FINAL PLAT - SOUTH FORK SIXTH ADDITION
 CITY OF AMES, IOWA

PAGE 1 OF 2

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANWATO, MN FARMINGTON, MN SLEEPY EYE, MN BURNSVILLE, MN
 WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
 BAKTER, MN ROCHESTER, MN AMES, IA SPENCER, IA



HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED BY ME OR THE RELATED FIELD WORK WAS SUPERVISED BY ME UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

EUGENE R. DREYER
 REG. NO. 17535
 DATE: 8/8/14
 MY LICENSE EXPIRES ON: 8 DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS COVERED: _____

FINAL PLAT
SOUTH FORK SUBDIVISION
SIXTH ADDITION, AN OFFICIAL REPLAT



- LEGEND**
- FND 3/8" REBAR WITH RED PLASTIC CAP #11118 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER
 - SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - SET 3/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - (R) RECORD DIMENSION
 - P.U.E PUBLIC UTILITY EASEMENT

FINAL PLAT - SOUTH FORK SIXTH ADDITION
CITY OF AMES, IOWA

PAGE 2 OF 2

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
 WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
 BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames *Municipal Code* Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. 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.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

Staff Report

UPDATE TO 7/22/14 COUNCIL ACTION FORM

August 12, 2014

The property owner of 701 South Duff, Hunziker Land Development, reports that it has come to terms with Jim Howe, owner of Howe's Welding located at 811 South Duff, regarding access challenges that would be created by building a retaining wall up to the property line between these properties. Hunziker has agreed to grant a 4' access easement to Mr. Howe to accommodate access of large delivery trucks. As of August 7, 2014, Hunziker has its attorney drafting the easement language.

The width of the area between the Howe's building and the proposed retaining wall on 701 South Duff will increase from 12 feet to 16 feet. This will require Howe's to provide the additional 12 foot access easement to the City. Staff was told by Mr. Howe that this is acceptable and that he will grant the easement. The easement document for Howe's easement to the City has been drafted by a Hunziker attorney and has been forwarded to City Legal Department staff for review.

By acquiring this access across Howe's property, the proposed access easement that was shown on the site plan through the rear of the 701 South Duff property will no longer be needed. Parks and Recreation staff has confirmed that this approach is acceptable. The proposed easements are shown in the attached map.

In addition, Public Works and Planning and Housing staff met with Chuck Winkleblack (Hunziker) and Mike Flummerfelt to discuss shared access across the west (rear) between the properties and options circulation. Mr. Winkleblack and Mr. Flummerfelt agreed that they will define and record an easement should the South Duff Signal and Median project move forward. That project will be further discussed at the August 19, 2014, City Council Workshop.

COUNCIL ACTION FORM

**SUBJECT: ACCESS EASEMENT AND SANITARY SEWER EASEMENT
VACATION AT 701 SOUTH DUFF AVENUE**

BACKGROUND:

On July 8, 2014, City Council referred to staff a letter from Scott Renaud, representing the property owner at 701 South Duff regarding the vacation of an existing access easement, as well as an existing sanitary sewer easement as shown in Attachment A.

The Access Easement provides access to the City of Ames property located behind Howe's Welding and the sanitary sewer easement provides access for maintenance activities related to the existing sanitary sewer main within the easement.

City staff from Parks and Recreation, Planning and Housing, and Public Works met with Mr. Renaud and the property owner on July 14, 2014, to discuss the vacation and relocation/re-establishment of the easements. Parks and Recreation utilizes the existing easement in order to mow the City lot and concurred with the vacation and relocation of the Access Easement as shown in Attachment A. Upon review of the proposed easement location shown in Attachment A, the width is satisfactory for the long-term maintenance of the sanitary sewer main.

It should also be noted that due to the location of the main and the floodway fringe requirements (to build at three feet above the base flood elevation), a retaining wall will be required over the existing water main. Easement language will grant all rights for the City to access the main, even to the extent of removal of the wall with notification to the property owner, at no cost to the City. The property owner will be responsible for wall replacement, as necessary.

Staff was able to discuss the impacts of the wall with Jim Howe, owner of Howe's Welding. Jim stated that if he would have known that the property to the north would have developed in this manner, he would have adjusted the location of the building when he built it to allow more room for oversized loads to access the site. Apparently, he has been utilizing both the City's easement and several feet of his neighbor's private property to the north to gain access to his property. This area to the north provided enough room to get heavy machinery in and out of the site over the past 28 years.

Staff relayed to Jim that the developer is considering a concrete wall in order to minimize the damage impacts that could come from equipment/machinery contacting the wall and the general feeling was that would be more durable than a block wall. Jim stated to staff that he realizes that the developer owns the lot to the north and that he has no direct input on the final plan for the site. However, he emphasized that the 12.5 feet that would remain between the wall on the property line and his building would make it very difficult to accommodate truck and equipment access to his property.

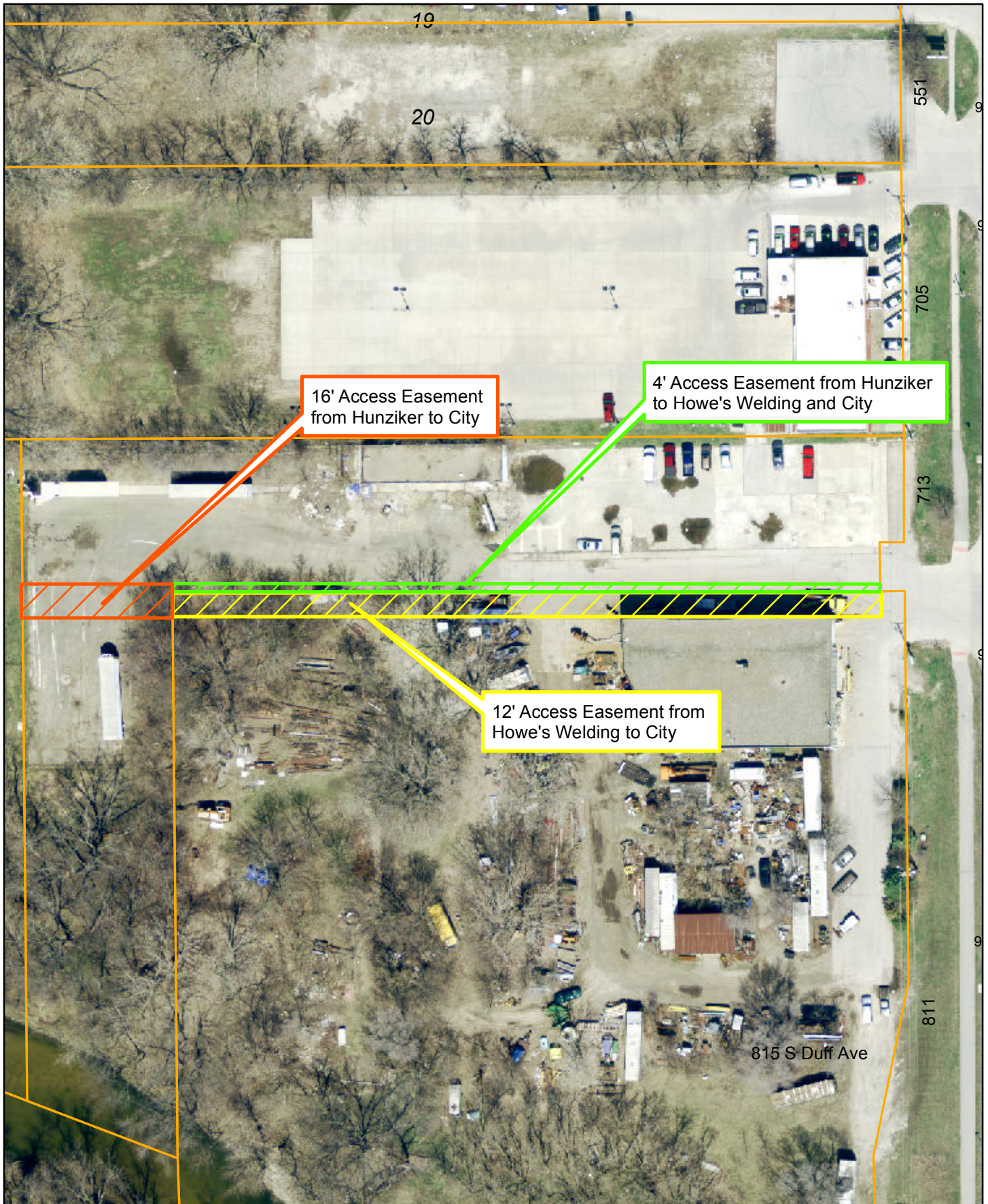
ALTERNATIVES:

1. Set August 12, 2014, as the date of public hearing for the proposed vacation of the existing access easement and the existing sanitary sewer easement at 701 South Duff Avenue.
2. The City Council can decide not to set the date of public hearing for the proposed vacation of the existing access easement until feedback has been received at the August 19th workshop.

MANAGER'S RECOMMENDED ACTION:

By moving forward with the easement vacation process, City Council will allow this property owner to move ahead with the development of the project site while assuring the maintenance needs of existing City infrastructure. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting August 12, 2014, as the date of public hearing for the proposed vacation of the access easement and the existing sanitary sewer easement at 701 South Duff Avenue.**

In response to a previous Council direction, a workshop is scheduled for August 19, 2014 to provide feedback from the business and property owners to the City Council about the proposed traffic safety improvements along South Duff. At this workshop, the Council should receive information regarding the possibility of creating private cross easements to facilitate traffic movements in the corridor. Concern was expressed by the City Council regarding the access for the property immediately north of the Hunziker property once the area is redeveloped. **Therefore, on August 12, the Council might need to decide if these public easements should be vacated before cross easements between the Hunziker and Flummerfelt properties have been finalized.**



16' Access Easement from Hunziker to City

4' Access Easement from Hunziker to Howe's Welding and City

12' Access Easement from Howe's Welding to City

815 S Duff Ave

Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



16' Access Easement From Hunziker to City and Howe's Welding



Scale: 1 in = 75 ft
Date: 8/8/2014

~~ITEM # 15
DATE: 7-22-14~~

COUNCIL ACTION FORM

SUBJECT: PUBLIC UTILITY EASEMENT VACATION – 4540 MORTENSEN ROAD

BACKGROUND:

The law firm representing the property owner at 4540 Mortensen Road has made a request to vacate the public utility easement currently running through the existing lot shown on Attachment A. The vacation is requested in order for the property owner to move forward with the process to develop the site.

Public Works staff received responses from all registered right-of-way users as to the extent of utilities in this immediate area, including any intention to utilize the existing easement. All have responded that they do not have facilities in the existing easement, and will place any needed future utilities within the new easements. These new easements, if necessary, will be defined during the site plan review process.

ALTERNATIVES:

1. Set August 12, 2014, as the date of public hearing for the proposed vacation of the existing public utility easement at 4540 Mortensen Road.
2. Direct staff to pursue other options.

MANAGER'S RECOMMENDED ACTION:

By moving forward with the process to approve the vacation of the easement, Council will meet this property owner's need to move forward with development of their existing site. The property owner will provide any new easements that better fit the site at no charge to the City, should they be determined to be necessary during the City's site plan approval process.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting August 12, 2014, as the date of public hearing for the proposed vacation of the existing public utility easement at 4540 Mortensen Road.

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON SUBMITTAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2014-2018 CONSOLIDATED PLAN AND 2014-2015 ANNUAL ACTION PLAN

BACKGROUND:

One major requirement in receiving Community Development Block Grant (CDBG) funds is for the City to submit a five-year Consolidated Plan to the federal Department of Housing and Urban Development (HUD). The Consolidated Plan is the planning document (Comprehensive Housing Affordability Strategy, or CHAS) for the jurisdiction. This plan requires detailed background information on the community, derived both from census data and other comprehensive studies performed by the community. The Plan must identify, over a five-year period, the goals and priorities to address the housing and community development needs of both low and moderate-income persons and non-low and moderate-income persons. It must also contain an Annual Action Plan that outlines program activities that will be undertaken to address or meet those goals and priorities. The Annual Action Plan can address one or all of the goals and priorities of the identified housing and community development needs.

The City of Ames will complete the administration of its second five-year Consolidated Plan on June 30, 2014. CDBG regulations require that the City submit an updated five-year plan for the period from July 1, 2014 through June 30, 2018, along with an Annual Plan for the fiscal year period of July 1, 2014 through June 30, 2015.

The regulations require that the Consolidated Plan and the Annual Action Plan be submitted for HUD's approval within 45 days before the beginning of the program fiscal year, which is May 17, 2014. However, the City requested and received a time extension to submit both plans on or before August 15, 2014. Additionally, the regulations also require that the proposed Plan be published for 30 days to allow for citizen review of the proposed Consolidated Plan and Annual Action Plan project(s) for the utilization of the funds. That occurred from July 8 to August 7, 2014.

On March 25, 2014, the City Council approved the proposed 2014-18 Consolidated Plan priorities and on May 14, the Council approved the proposed 2014-15 Action Plan projects. Both Plans were made available for public comment (See Summaries 1 & 2).

Additionally, the City received notification that its 2014 CDBG allocation for 2014 will be \$488,278. This is a \$20,893 decrease from the 2013-14 allocation of \$509,171. This amount, along with a 2013-14 anticipated roll-over balance of \$450,000 and approximately \$381,251 of anticipated program income, will provide approximately **\$1,319,528 for both program administration and project implementation.**

Based on past timeliness ratios, approximately \$300,000 plus the \$381,251 of program income (a total of \$681,251) will need to be spent by April 25, 2015 in order to meet the May 2, 2015 timeliness test. HUD's approval of the City's proposed 2014-15 project activities is expected by October 2014, which leaves seven to eight months to accomplish the projects.

After taking into consideration the public forum suggestions and the data sources identified above, the proposed recommendations for the five year goals and the 2014-15 action plan projects are outlined the attached Executive Summary (see attachment).

The rationale for recommending a continuation of these programs is as follows:

- The proposed project activities are consistent with the 2014-18 Adopted Consolidated Plan goals and priorities which cite the **“lack of available, decent rental units in affordable price ranges”** and **“cost of housing”** for both renters and home buyers.
- The proposed project activities are consistent with the needs outlined in the Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS) and Analysis to Impediments Study (AIS) data for the City of Ames.
- The proposed implementation sequence for the project activities should help the meet HUD's timely expenditure requirements.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2014-15.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.
- This implementation sequence will provide time for staff to explore the feasibility and eligibility of the other project activities suggested at the May 12th forum. This strategy will also allow staff to determine the capacity and sustainability of agencies desiring to utilize CDBG funding, as well as to explore ways to leverage other federal, state, and/or local dollars (including through the ASSET process). It will allow time to develop programs for partnerships and incentives for property owners and developers to address the affordable housing stock shortage.

The entire 2014-18 Consolidated Plan and 2014-15 Annual Action Plan documents are available on the City's web page at: www.cityofames.org/housing

The public comment period ended on August 7, 2014, and the next step is to conduct the public hearing at this Tuesday's City Council meeting. The deadline to submit the

plan to HUD is August 15, 2014. Failure to have the plan submitted to HUD by this date will result in the City not being eligible to receive its 2014-15 funding allocation.

ALTERNATIVES:

1. The City Council can approve the 2014-2018 five-year Consolidated Plan and the 2014-15 Annual Action Plan Program Projects in connection with the City's Community Development Block Grant Program.
2. The City Council can modify, and then approve, the 2014-2018 five-year Consolidated Plan and the 2014-2015 Annual Action Plan Program projects.

MANAGER'S RECOMMENDED ACTION:

CDBG funds bring the City a unique opportunity to continue to use federal funding to address local community development priorities. In order to qualify for receipt of these funds over the next fiscal year and the next upcoming 5-year planning period, both of these documents must be approved. Significant public input was received regarding the goals, priorities and programs as outlined in the Executive Summary will help accomplish both of these purposes.

Staff recommends that the following implementation sequence be utilized: Acquisition/Reuse Program, Operations & Repair, Housing Improvement Rehabilitation, Homebuyer Assistance, Deposit and First Month's Rent Assistance, and Public Facilities Improvements.

It should be reiterated that each newly created program or process would involve a significant amount of staff time to design and administer in a short timeframe. Unfortunately, the timeframe to implement projects for the 2014-15 program year will be substantially reduced from 12 months to 7-8 months. The City's required timeliness test by HUD will still occur on May 2nd, which means the approximately \$681,251 will need to be expended by April 25, 2015. Staff, therefore, must concentrate its initial efforts on activities that can be accomplished in the shortened program year.

The project activities being recommended are consistent with the public forum suggestions, the data sources identified above, and the goals and priorities adopted in the City's 2014-18 Consolidated Plan. The recommended implementation sequence will allow time to determine the feasibility and eligibility of the newly suggested project activities, to leverage public and private partnerships, and to identify other funding sources.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the 2014-2018 five-year Consolidated Plan and the 2014-2015 Annual Action Plan Program projects, and authorizing submittal of these plans to HUD by August 15, 2014.



2014

-

2018

**COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG)**

**FIVE- YEAR CONSOLIDATED
PLAN**

**FOR HOUSING AND COMMUNITY
DEVELOPMENT**

CITY OF AMES
PLANNING AND HOUSING
DEPARTMENT 515 CLARK
AVE, ROOM 214
AMES, IA 50010
515-239-5400
515-239-5699-FAX
515-239-5133-TDD



This proposed document is available for review only. No final determination concerning programs or funding has been made.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The process for development of the Plan included identifying priority needs, establishing goals to address the needs, and then identifying projects to achieve the goals. Priority needs were determined through analysis of data and an extensive public involvement process.

The goals set forth in this Strategic Plan are in keeping with the overall mission of HUD's Community Planning and Development (CPD) Programs: Community Development Block Grants (CDBG). The statutes for these programs set three primary goals for the benefit of low-, very low- and extremely low-income persons: Provide Decent Housing, Provide a Suitable Living Environment, and Create and/or Expanded Economic Opportunities.

The Ames Promise/ Vision

Ames, Iowa, is a forward-thinking community. As a city, we are committed to fostering creativity and innovation at the forefront of the world's important issues that the Midwest is uniquely positioned to address, including agriculture, veterinary medicine, sustainability, development, diversity, education, and health care.

For those who want the charms and convenience of a small town with the opportunities and amenities that come from a major university, Ames's position as an intelligent, progressive community creates a city and a region where everyone has opportunities to discover and thrive.

Ames, Iowa, is the Smart Choice!

With this Promise/Vision in mind, the City of Ames has a long standing history of having as one of its primary missions to identify, address, and implement solutions and programs that serve the needs of the elderly, disabled, homeless, extremely low-income, low-income, and moderate-income, and families in its community. In identifying the needs, the City of Ames has continued to conduct and/or partner in commissioning reports and studies to collect data to assist in determining the needs and the actions that should be taken to address those needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As part of the 2014-18 Consolidated Planning process, the City of Ames's strategies toward serving the needs of homeless, extremely low-income, low-income, and moderate-income families and households are to continue to seek public input; to continue to invest resources both physical and financial; and to continue to implement programs that will address the community's priority needs. With community participation, the following Priority Goal Objectives and Outcomes were derived:

1. Goal: Utilize and leverage CDBG Funds for Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: To create, expand and maintain Affordable Housing for Homeless and Low-income persons

Outcomes:

- i. Increase the supply of affordable rental housing
- ii. Improve the quality of affordable rental housing
- iii. Increase the availability of affordable owner-occupied housing
- iv. Maintain the supply of affordable owner-occupied housing
- v. Provide temporary rental assistance
- vi. Increase the supply of mixed-use development
- vii. Expand and maintain the supply of emergency shelter and transitional housing

A2. Objective: To maintain the Community Development Services of the Community

Outcomes:

- i. Continue provision of the Public Service Needs for homeless, special populations, and low income households (utilities, rent, deposits, childcare, transportation, employment training, substance abuse, health services, legal services, other public service needs) and reduce duplication of services.
- ii. Continue provision of Public Facilities Needs for homeless, special populations and low income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facilities needs).
- iii. Continue provision of Public Infrastructure Needs in low-income census tracts (water, street, sidewalk improvements).

2. Goal: Utilize and leverage CDBG Funds for NON Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: Address Housing Needs in Non-Low and Moderate Income Census Tracts

Outcomes:

- i. Integrate affordable and market rate residential developments
- ii. Remove blight and deteriorated housing to reuse into new housing
- iii. Support and address code enforcement of deteriorated housing
- iv. Remove blight and deteriorated housing in flood plain and other hazardous areas.

Based on the above Objectives, with public participation, the following Outcomes were derived:

1	Project Name	Acquisition/Reuse for Affordable Housing: a. Purchase of Vacant In-Fill Lots for Development b. Purchase of Foreclosure Properties for Rehabilitation
	Goals Supported	To create, expand, and maintain Affordable Housing for Homeless and Low-income persons.
	Needs Addressed	<ul style="list-style-type: none"> • Increase the supply of affordable rental housing • Improve the quality of affordable rental housing • Increase the availability of affordable owner-occupied housing • Maintain the supply of affordable owner-occupied housing
	Funding	CDBG-\$360,747
	Description	Under the implementation of the Acquisition/Reuse for Affordable Housing, which will consist of the purchase of in-fill lots (vacant or with properties needing to be demolished), the purchase of foreclosure properties for rehabilitation, or the purchase single-family or multi-family units that can be rehabilitated components, it is anticipated that 2-4 properties will be acquired for reuse in the either affordable rental or owner-occupied units for households at 80% or less of the Story County median income limits.
2	Project Name	Operation & Repairs for Foreclosed Properties
	Goals Supported	To create, expand, and maintain Affordable Housing for Homeless and Low-income persons.
	Needs Addressed	<ul style="list-style-type: none"> • Increase the supply of affordable rental housing • Improve the quality of affordable rental housing • Increase the availability of affordable owner-occupied housing • Maintain the supply of affordable owner-occupied housing
	Funding	CDBG-\$79,509
	Description	Provide repair assistance when purchasing foreclosed properties to sell to first-time homebuyers or to a non-profit housing organization for homeownership or rental.

3	Project Name	Housing Improvement Rehabilitation Programs: a. Single-family Homeowners b. Rental Property Owners
	Goals Supported	To create, expand, and maintain Affordable Housing for Homeless and Low-income persons.
	Needs Addressed	<ul style="list-style-type: none"> • Increase the supply of affordable rental housing • Improve the quality of affordable rental housing • Increase the availability of affordable owner-occupied housing • Maintain the supply of affordable owner-occupied housing • Provide Temporary Rental Assistance
	Funding	CDBG-\$335,000
	Description	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially-zoned areas. The overall goal is to allow single-family homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability. Additionally, the assistance will be provided to Rental Property Owners to repair deteriorated rental units and make them available to households at 50% or less of the AMI. The overall goal is to assist low-income households gain access to decent, safe, and affordable rental units, while maintaining our rental housing stock.
4	Project Name	Homebuyer Assistance for First-time Homebuyers
	Goals Supported	To create, expand, and maintain Affordable Housing for Homeless and Low-income persons.
	Needs Addressed	<ul style="list-style-type: none"> • Increase the availability of affordable owner-occupied housing • Maintain the supply of affordable owner-occupied housing
	Funding	CDBG-\$78,000
	Description	The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the AMI limits, to purchase existing and/or newly constructed single-family housing in residentially-zoned areas. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status.

5	Project Name	Renter Affordability Programs a. Deposit & 1 st Month's Rent b. Transportation or Assistance
	Goals Supported	To maintain the Community Development Services of the Community
	Needs Addressed	Continue provision of the Public Service Needs for homeless, special populations, and low income households (utilities, rent, deposits, childcare, transportation, employment training, substance abuse, health services, legal services, and other public service needs) and reduce duplication of services.
	Funding	CDBG-\$88,489
	Description	The Renter Affordability Program Component objective is to provide assistance to low-income households, which are at or below 50% or less of the Story County median income limits, gain access to rental housing units that will improve their housing status, and help them to secure economic stability in order to obtain and/or remain in affordable housing units. The activities that will be implemented will be a Security Deposit, First Month's Rent, and Transportation Assistance.
6	Project Name	Public Facilities Improvement Program
	Goals Supported	To maintain the Community Development Services of the Community
	Needs Addressed	<ul style="list-style-type: none"> Continue provision of Public Facilities Needs for homeless, special populations, and low-income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facilities needs).
	Funding	CDBG-\$203,877
	Description	Provide assistance to non-profits to repair or expand their facilities.

The rationale for determining the above priority objectives and outcomes are as follows:

- The proposed project activities are consistent with the 2014-18 Adopted Consolidated Plan goals and address the following two barriers that were outlined in the 2013 Impediments to Fair Housing Analysis Study 1) the “lack of available, decent rental units in affordable price ranges” and 2) the “cost of housing” for both renters and home buyers.
- The proposed project activities are consistent with the needs outlined in the Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey (ACS) and Analysis to Impediments to Fair Housing Study (ASI) data for the City of Ames.
- The proposed implementation sequence for the project activities should help the meet HUD’s timely expenditure requirements.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2014-15.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.

Additionally, these objectives and outcomes will provided the most positive impacts on addressing the needs of homeless, extremely low-, low- and moderate-income households in the community and will be the area of focus anticipated for the Annual Action Plans over the next five (5) years in utilizing CDBG, and other local and/or state funds to address these objectives and outcomes. As the City of Ames approaches its third 5-year Consolidated Plan period, we have been very successful in implementing the program activities over the last ten years, which has led to having exceeded the 70% low- and moderate-income benefit expenditure threshold required by HUD.

Therefore, we are confident that the development of this Five-Year Strategic Plan document for the City of Ames is a comprehensive, unified, cohesive vision of the strengths, gaps, and challenges of the needs of the community. It will serve as a tool to coordinate housing, community and economic development activities for the next five years, starting July 1, 2014, through June 30, 2018.

3. *Evaluation of past performance*

The preparation of the 2014-18 Consolidated Plan will begin the City’s third 5-year period as an Entitlement Community. Based on reviews and monitoring by the HUD Area Field Office of the City’s performance over the last ten years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CBDG programs, but also more specifically the timely expenditures of funds within the required time period.

Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to

low- and moderate-income persons for each of the three 5–year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of a monitoring review by HUD, the City had no findings or concerns. This was noted to be extremely rare.

4. Summary of citizen participation process and consultation process

The City of Ames has a *Citizen Participation Plan* that details the public involvement process. The Plan is available at www.cityofames.org/housing. Public participation is an on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames’s commitment to solicit community involvement and participation.

Prior to the required public hearings, the public is encouraged to participate in public forums each year to be educated about the program and to give input on the activities being proposed to address the needs of the community. Human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses receive direct mailings inviting them to attend these public forums. This is in addition to ads in the area free newspaper, press releases, Facebook postings, and Twitter announcements.

For the preparation of the 2014-18 Consolidated Plan and Action Plan process, newly elected City Council members wanted to be more involved in the early stages of the process to become more educated about the program and have a more hands-on involvement with citizens. This process involved conducting public forums that consisted of an overview of the CDBG Program, the format of the Consolidated and Action Plan, and the history of the City’s use of the funds. From there small breakout groups were formed, in which the City Council members facilitated the discussions with citizen participants about the program, needs, concerns, and future use of the funds. From there, the small groups were then reconvened into a large group and each group shared their project ideas for consideration. This format was utilized for both the Consolidated and Action Plans. Over 30 citizens from non-profit organizations, neighborhood associations, faith-based organizations, students, county, and other area organizations attend the sessions.

In conjunction with preparing for the 5-year Consolidated Plan process, the staff in preparing the an update to its Impediments to Fair Housing Study, conducted five community listening sessions, lead by Iowa State Iowa State University Community Development - Data Information and Analysis Laboratory (CD-DIAL) and Institute for Design Research and Outreach (IDRO) to gain input on the barriers impacting the community. Additionally, surveys were conducted with both housing producers/providers and housing consumers. The four groups of respondents were a) housing producers/providers, b) renters, c) homeowners, and d) subsidized housing renters.

5. Summary of public comments

The 30-day public comment period will begin on Tuesday, July 8, 2014, and will end on Thursday, August 7, 2014. Results will be reported after this timeframe.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed

7. Summary

Below is a summary of the **major areas** addressed in the Strategic Plan for the City of Ames based on the data from the 2006-2012 American Community Survey (ACS) data, the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD, intensive public input, 2013 Impediments to Fair Housing Analysis Study, area human service agencies, ASSET, City Departments, the State of Iowa, and other market analyses and influences.

Geographic Priorities

The City of Ames will focus its CDBG resources from a city-wide approach. The majority of the determined benefit will be based on individual income eligibility; low- and moderate-income limited clientele benefit, and low- and moderate-area benefit, (based on census tracts containing concentrations of 51% or more low- to moderate-income persons, as established by HUD).

Priority Needs

The City of Ames has identified affordable housing, community development, homelessness, and public service as priority needs to address over the next five years. High priorities for fiscal year 2014-15 include the development of affordable housing for renters and homeowners, the maintenance of affordable housing for homeowners and renters, public services, and public facility improvements for non-profit organizations.

Influence of Market Conditions

The high cost and lack of available housing units and land are the biggest influence of market conditions for the city of Ames.

Anticipated Resources

The City of Ames anticipates the following financial resources for Fiscal Year 2014-15:

14-15 CDBG Allocation	\$ 488,278
13-14 Anticipated Program Rollover	450,000
14-15 Anticipated Program Income	<u>381,251</u>
Total 2014-15	\$1,319,529

2015-2018 CDBG Allocations \$ 1,953,112*

*Anticipate receiving \$488, 278 over the remaining 4 years of the Consolidated Plan period.

In addition to the objectives, outcomes, and barriers addressed throughout this Strategic Plan, one additional area that should be noted is that there exists a continual reduction in funding at both the federal (CDBG, HOME, etc.) state, and local levels. The City's initial CDBG allocation in 2004-05 was \$589,000. The City's allocation for 2014-15 is \$488,478. While the City's population has increased by 19.5%, and the number of households has increased by 26%, from 2000 to 2012, the City's current CDBG allocation is over \$100,000 less than it was 10 years ago. Therefore, in order to have to greater impact on the needs of the homeless, chronic homeless, extremely low-, very low- and low- and moderate-income households must be accomplished with a community wide effort: HUD programs cannot do it all.

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF SPECIFICATIONS AND NOTICE TO BIDDERS FOR CONSTRUCTION OF NEW WATER PLANT – CONTRACT 2

On October 13, 2009, Council approved a professional services agreement with FOX Engineering of Ames for work related to the new Water Treatment Plant. The contract consists of a “master agreement” that contains all of the legal terms and conditions, and a series of “task orders” that describe the specific scope of work and associated fees. A task order to design the new water plant was approved on August 28, 2012.

Construction of the new Water Plant will be performed under two separate construction contracts. Contract 1 includes the interconnecting piping between the old and new treatment plant locations, and Contract 2 includes construction of the actual treatment facilities. Contract 1 will be bid later in the fall of 2014.

The engineer’s Opinion of Probable Construction Cost (OPCC) for Contract 2 is \$55,564,000. The OPCC was prepared in general conformance with what the consultants describe as a “Class I” cost opinion, their highest level of cost estimating effort. Cost opinions prepared to this level generally have an expected accuracy range of -5% to +10%, depending upon many factors outside the control of the engineer, such as the bidding climate. As of August 4, inquiries by the consults had not revealed any other projects of this magnitude bidding in the Midwest in late September.

The project schedule and budget for this overall project, as shown in the 2014-2019 CIP, is as follows:

FY 2008/09	\$774,000	Alternative analysis and pre-design
FY 2009/10 – 2013/14	\$875,000	Land acquisition and easements
FY 2012/13 – 2016/17	\$8,770,000	Final design and construction inspection
FY 2013/14 – 2016/17	\$62,828,000	Construction phase
FY 2013/14 – 2016/17	\$1,240,000	LEED registration and commissioning, permits, special inspections, equipment allowance
Total	\$74,487,000	

Engineer’s Opinion of Probable Construction Costs (OPCC)

Contract 1 (Pipeline) Construction	\$ 5,266,000
Contract 2 (Treatment Plant) Construction	55,564,000
<u>Change Order Allowance</u>	<u>1,216,000</u>
Engineer’s OPCC	\$ 62,046,000

Engineering	\$ 10,485,000
Land, Easements, Appraisals	982,000
Lime Sludge Disposal	1,570,000
Furniture / Technology Allowance	175,000
IDNR Permits, LEED Registration	26,000
Non-construction Costs	\$ 13,238,000
Total Project Cost Estimate	\$ 75,284,000

Funding for the project will be through a low-interest loan from the Drinking Water State Revolving Fund, with repayment of the loan coming from the Water Fund. The project also has been awarded a loan forgiveness of approximately \$6,224,000 for constructing the facility to a LEED certified standard.

ALTERNATIVES:

1. Give preliminary approval to the plans and specifications and issue a Notice to Bidders for Water Treatment Plant – Contract 2; setting September 24, 2014, as the bid due date and October 14, 2014, as the date of public hearing and award of contract.
2. Do not approve the plans and specifications at this time. Delaying could jeopardize the balance of the calendar 2014 construction season, and could result in additional inflationary cost increases.

MANAGER’S RECOMMENDED ACTION:

Expansion of the treatment capacity of the City’s Water Plant first appeared in the 2007-2012 Capital Improvements Plan. This is a project that is exceptionally important for the long-term vitality of the Ames community, both in terms of increasing the capability of the utility to meet growing demands as well as to improve the redundancy and reliability of the treatment process.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving specifications and issuing a Notice to Bidders for Water Treatment Plant – Contract 2; setting September 24, 2014, as the bid due date and October 14, 2014, as the date of public hearing and award of contract.

COUNCIL ACTION FORM

**SUBJECT: CAMPUSTOWN URBAN REVITALIZATION AREA WINDOW CRITERIA
EQUIVALENCY REQUEST FOR PROPERTY AT 2300 LINCOLN WAY**

BACKGROUND:

OPUS Development Company, LLC, Minnetonka, Minnesota, purchased the property at 2300 Lincoln Way and is in the process of constructing a residential/commercial mixed-use building, "The Foundry," at this address (see Attachment D). The structure will have six stories plus one level of below ground parking. The ground level will include commercial retail and service uses along the street frontage of Lincoln Way and Lynn Avenue, with parking behind the commercial businesses. The top five stories will consist of 53 apartment units.

This property is located in the Campustown Urban Revitalization Area, and the developer is seeking tax abatement through the urban revitalization program. Specific criteria must be met for a development to qualify for tax abatement in this urban revitalization area (see Attachment C). One of the 15 criteria specifies that street facing facades may use only fixed windows.

At this time, the developer is seeking approval by the City Council of an equivalent proposal to meet the window criteria of the Campustown Urban Revitalization Area (see Attachment B). The equivalent proposal is to install awning windows on the street facing sides of the building (Lincoln Way and Lynn Avenue) that swing out along the bottom edge of the window a maximum of 4 inches.

The height of the proposed windows is 7 feet 6 inches, with a fixed window on the top 5 feet 6 inches, and an awning window on the lower two feet. There will be a variety of window widths, including four feet, six feet and eight feet. Regardless of the window width, only one operable awning window is proposed to span the entire width of the window opening. **The window openings are to be equipped with heavy gauge custom-made aluminum screens to prevent objects from passing through the window opening and falling onto the sidewalk below** (see Attachments E & F). Dimensions of the proposed aluminum screen materials is 1/8-inch thick and 3/16-inch wide, in a grid pattern of 1/2-inch openings. The heavy gauge aluminum screen has a 3/4-inch metal trim on all four sides of the screen, and is affixed with tamper resistant screws to a continuous U-shaped channel along both sides of the window frame. Tamper resistant screws secure the U-shaped channel to the window jamb. A cutout along the right edge of each screen is necessary to allow for the window opening mechanism. An insect screen will be located outside the heavy gauge aluminum screen of each awning window.

Staff from the Police and Planning and Housing Departments met with the developers on multiple occasions to discuss alternatives and view mock-ups of windows and screens for the street facing sides of the building. **The basis for the urban revitalization criteria, which requires facades facing any street use only fixed windows, is for the safety of pedestrians walking, or standing near the building from projectiles that could be thrown through an open window.** In addition, with the large number of windows on each façade of a six-story building, unless there is a witness to confirm the exact window opening out of which an object was thrown, it would be difficult to determine the specific apartment window that was used.

In order to support the developer's proposal for windows that open on the street facing sides of the building, the Police Department must be convinced that window screen materials, design, and method of securing is substantial enough that it would take extraordinary measures by a vandal to create an opening through which a projectile could pass. **Given the proposed materials, design, and methods proposed to keep the screens securely in place, the Police Department is supportive of the developer's request to allow windows on the street facing facades, provided the screens and windows are constructed, as shown in the attached graphics and described by notes on those graphics.**

Following installation of the windows and screens, staff will inspect the final installation to confirm the windows and screens were constructed and installed in accordance with the narrative and graphics provided by the developer to qualify as an "equivalent to the adopted window criteria," as approved by the City Council. The final determination for the granting of tax abatement, based upon compliance with the Campustown Urban Revitalization District Criteria, will be a decision of the City Council following construction of the building.

ALTERNATIVES:

1. The City Council can determine that the developer's proposal to install windows that open on the street facing sides of the building under construction at 2300 Lincoln Way is an equivalent alternative to the Campustown Urban Revitalization Criteria for fixed windows on the street facing sides of the building, provided the following conditions are met:
 - A. Windows installed on the street facing sides of the building shall have fixed windows for the upper five foot-six inches of the height of each seven foot-six inch window opening;
 - B. No more than the lower two feet of each window opening shall be an awning style of window that hinges at the top and swings out at the bottom;
 - C. Awning windows on the street facing sides of the building shall open no more than 4 inches;
 - D. Screens for the awning windows shall be made of heavy gauge aluminum, 1/8-inch thick, in a grid pattern with 1/2-inch openings;
 - E. Awning window screens shall be secured to U-shaped channels with tamper resistant screens, and the U-shaped channels are secured to the jamb of the window with tamper resistant screws; and

- F. City staff will inspect the installed windows and screens to confirm that the conditions for approval of the equivalent alternative have been met, prior to consideration of a request for tax abatement for this property.
2. The City Council can deny the developer's request to install windows that open on the street facing sides of the building under construction at 2300 Lincoln Way as an equivalent alternative to the Campustown Urban Revitalization Criteria for fixed windows on the street facing sides of the building.
 3. The City Council can refer this request back to City staff and/or the applicant for additional information prior to making this determination.

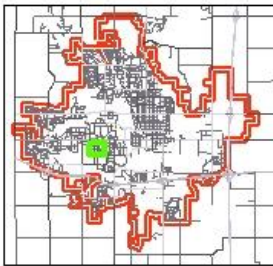
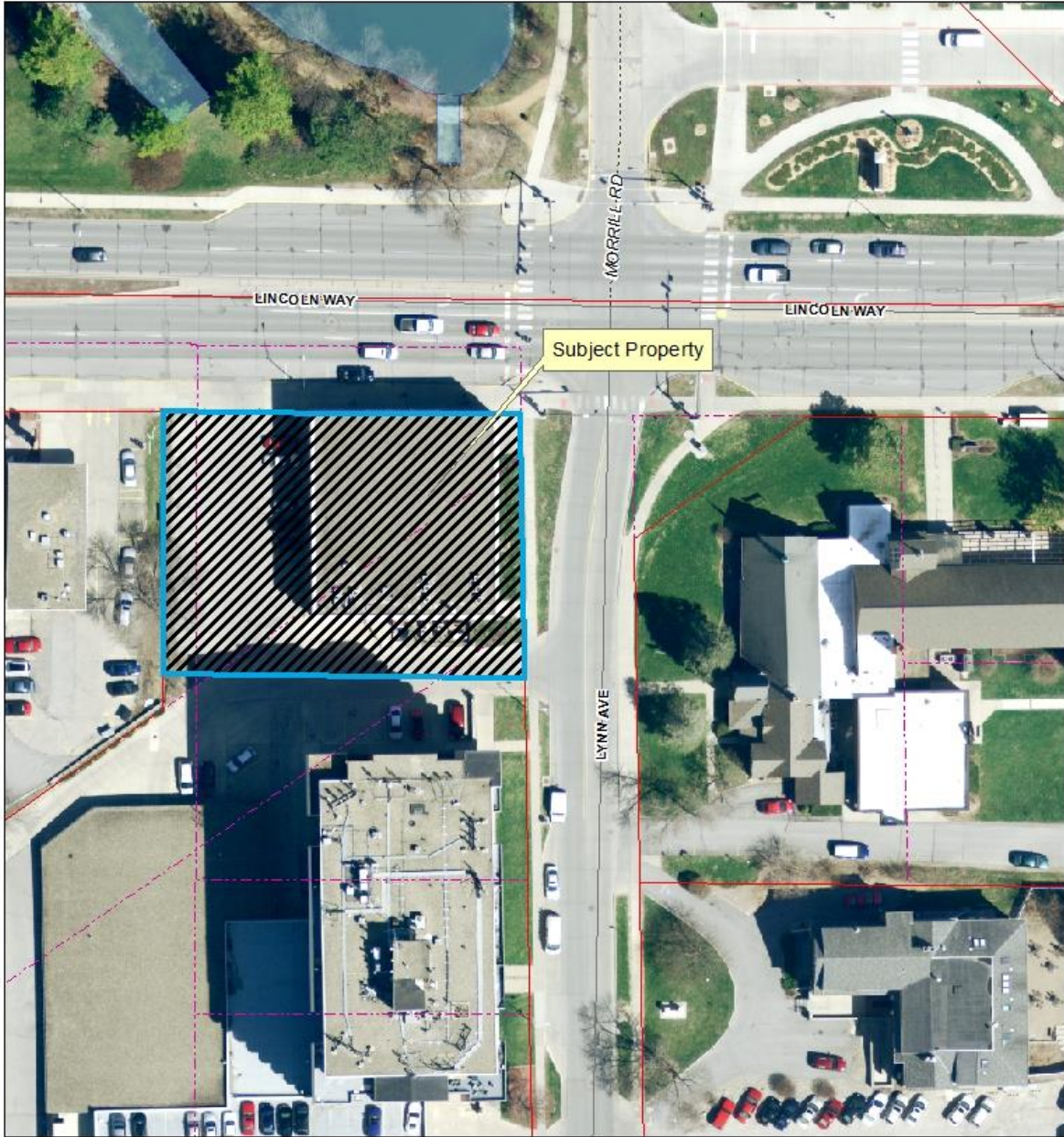
MANAGER'S RECOMMENDED ACTION:

The safety of pedestrians on the public sidewalks in Campustown is of paramount importance. The Campustown Urban Revitalization Criteria, which states that facades facing any street use only fixed windows, is evidence that the City Council places a very high priority on protection of pedestrians on public sidewalks and streets affected by development in Campustown.

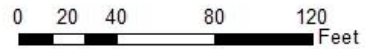
Given the high priority City Council places on the safety of persons on public property, City staff does not take the developer's request lightly. It is only with the assurances provided by the developer and support from the City's Police Department that this request for an equivalent alternative to fixed windows is being brought to the City Council for consideration.

Therefore, based upon input received from Police staff, it is the recommendation of the City Manager that the City Council accept Alternative #1 as outlined above.

Attachment A
LOCATION MAP



**Location Map
2300 Lincoln Way**



Attachment B
Letter Requesting Approval of Proposed Windows (Page 1)



August 1, 2014

Honorable Ann Campbell, Mayor
Ames City Council
City Of Ames
City Hall
515 Clark Avenue
Ames, Iowa 50010

Mayor Campbell,

Opus Development Company appreciates the assistance the City of Ames staff has provided during the planning of the project located at 2300 Lincoln Way, called The Foundry. Opus is pleased to have started the project and looks forward to delivering the completed space in the Fall of 2015.

Based on to-be-built plans, Opus has met all the requirements and has been deemed eligible to receive the benefits of the Campustown Urban Revitalization program. See attached letter from City of Ames dated March 21, 2014 confirming the project has met the program's requirements.

Item 11 of Campustown Urban Revitalization Criteria Matrix (attached) states, "On facades facing any street use only fixed windows." It was agreed that if Opus could demonstrate to planning staff and police department the ability to prevent items from leaving the apartment, the solution would be deemed an equivalent and therefore Opus would be allowed to install operable windows along Lynn Avenue and Lincoln Way. It was further agreed, Opus would retain the benefits of the Campustown Urban Revitalization program with a mutually agreed upon solution.

Opus appreciates Ames City Council considering a request to install operable windows along Lynn Avenue and Lincoln Way, which are proposed to be screened by non-removable, heavy gauge aluminum screen. The screen will be permanently affixed to the jamb of the window with tamper proof screws. Please see enclosed pictures and drawings for additional details.

On two separate occasions, Opus met with Kelly Diekmann, Ray Anderson, Police Chief Cychosz, Police Commander Huff and Patrol Commander Tuttle to discuss their concerns related to operable windows. After each meeting, Opus refined its solution to address questions and concerns. Opus, Ray Anderson and Commander Huff met a third time on July 31 to review and approve the final proposed solution.

Attachment B
Letter Requesting Approval of Proposed Windows (Page 2)



Opus has developed many student apartment projects in Minneapolis, Madison, Ann Arbor and Milwaukee. There has not been a single market that has restricted the use of operable windows. There are many benefits to operable windows identified below;

Natural ventilation is receiving renewed respect for its power to help reduce energy consumption and global warming, as well as enhance personal comfort. Fresh air enhances personal comfort and offers psychological health benefits. Natural ventilation helps meet green building goals. Additionally, when building occupants are given accessible switches to control windows, skylights, and HVAC (Heating, Ventilation and Air Conditioning), occupants enjoy the feeling of personal control and feel more content.

Perhaps the greatest benefit that operable windows provide is ventilation, which can have a positive impact on the HVAC budget. In Ames, natural ventilation offers a seasonal opportunity for air conditioning energy savings if included as part of the HVAC design, balancing, and operating plan.

This benefit is recognized as being both energy efficient and good for a building's indoor air quality. Recognizing their sustainable design benefits, the USGBC LEED Rating System awards points for operable windows in the Ventilation Effectiveness and Controllability of Systems credit categories. Operable windows can be a part of an effective natural ventilation strategy, when applied using the recommendations in the Carbon Trust Good Practices Guide 237 and ASHRAE 62.1-2004. In IEQ Credit 6.2 Controllability of Systems – Thermal Comfort, occupant-controlled operable windows may be used in lieu of comfort controls for areas nearby, as outlined in ASHRAE 62.1-2004.

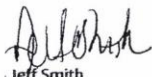
Opus understands the concern for safety expressed by the City of Ames staff and Police Department, which is why such a robust screen solution has been proposed.

It is our hope the Ames City Council will approve Opus Development Company's request. We look forward to answering any questions you may have.

Sincerely,


Jason Conway
Real Estate Director
Opus Development Company, L.L.C.


Matt Rauenhorst
Real Estate Senior Director
Opus Development Company, L.L.C.


Jeff Smith
Regional Director
Opus Design-Build, L.L.C.

**Attachment C
Campustown Urban Revitalization
Criteria**

CAMPUSTOWN URBAN REVITALIZATION CRITERIA MATRIX

PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS		AND	PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS	
<p>Slum and Blighted Properties where a majority of the assessed valuation of the properties has been determined to be substantially unsafe or to have an unsafe use by the City Council.</p>	<p>Parking A minimum of 70% of the total required parking is provided in a structure. If utilizing a parking deck, the restrictions in Chapter 29.406 12 of the Municipal Code must be adhered to.</p> <p>AND</p> <p>Mixed Use The first floor must be used for permitted commercial and retail uses as shown in Table 29.803(2) of the Municipal Code. The second floor must be used for either commercial or retail uses as shown in the Table 29.803(2) or for household living. All floors above the second floor must be used for household living.</p>		<p>Adaptive Reuse The building on the site was originally built before 1941.</p> <p>AND</p> <p>70% of the area of existing exterior walls of the structure will remain</p> <p>AND</p> <p>Historic materials and designs are preserved and/or restored.</p>	<p>Underrepresented Properties that are to include a business use where that actual sales of the business use is below the expected sales for the business use as determined by the City Council to be of benefit to the City (should be supported by a retail leakage study).</p>
			<p>Design Standards Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.</p> <p>AND</p> <p>Signage The signage design, scale, materials, and colors shall be in proportion to and consistent with the architecture of the building and support the business identity.</p> <p>AND</p> <p>Brick Material 100% of the front and 80% of the three remaining sides of the structure shall be faced with clay brick for the first four stories. On stories five through seven any other building materials except vinyl will be allowed.</p>	<p>Alternative Siding Material If historically significant - use and repair of historically appropriate siding material is permitted and must be maintained for the term of the selected tax abatement schedule.</p>
ALL RESIDENTIAL USES SHALL ALSO MEET THE FOLLOWING CRITERIA OR EQUIVALENT AS APPROVED BY THE CITY COUNCIL				
<ol style="list-style-type: none"> Limit commercial space in the same building to the ground floor Provide separate entrances for commercial and residential uses Locate all residential entrances to be visible from the street and provide secure access control at each Prevent access from the exterior to the interior through doors that serve only as fire exits Prohibit public access to structured parking, using overhead door and secure access control Provide transparent glass windows into all stairwells Provide camera monitoring of all pedestrian and vehicle entrances and areas Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs No balconies are permitted Provide for natural daylight requirements of applicable codes with exterior windows On facades facing any street use only fixed windows Design of all other windows to prevent passing of sphere larger than 4" diameter Prevent by physical means access to all roofs Where access is not required, provide security fencing controlling access to all areas between new or existing buildings Provide a minimum of four 100 w. metal halide light fixtures on each building facade: two at elevation between first and second floors and two at elevation between third and fourth floor 				

Attachment D
Perspective View of Proposed Building

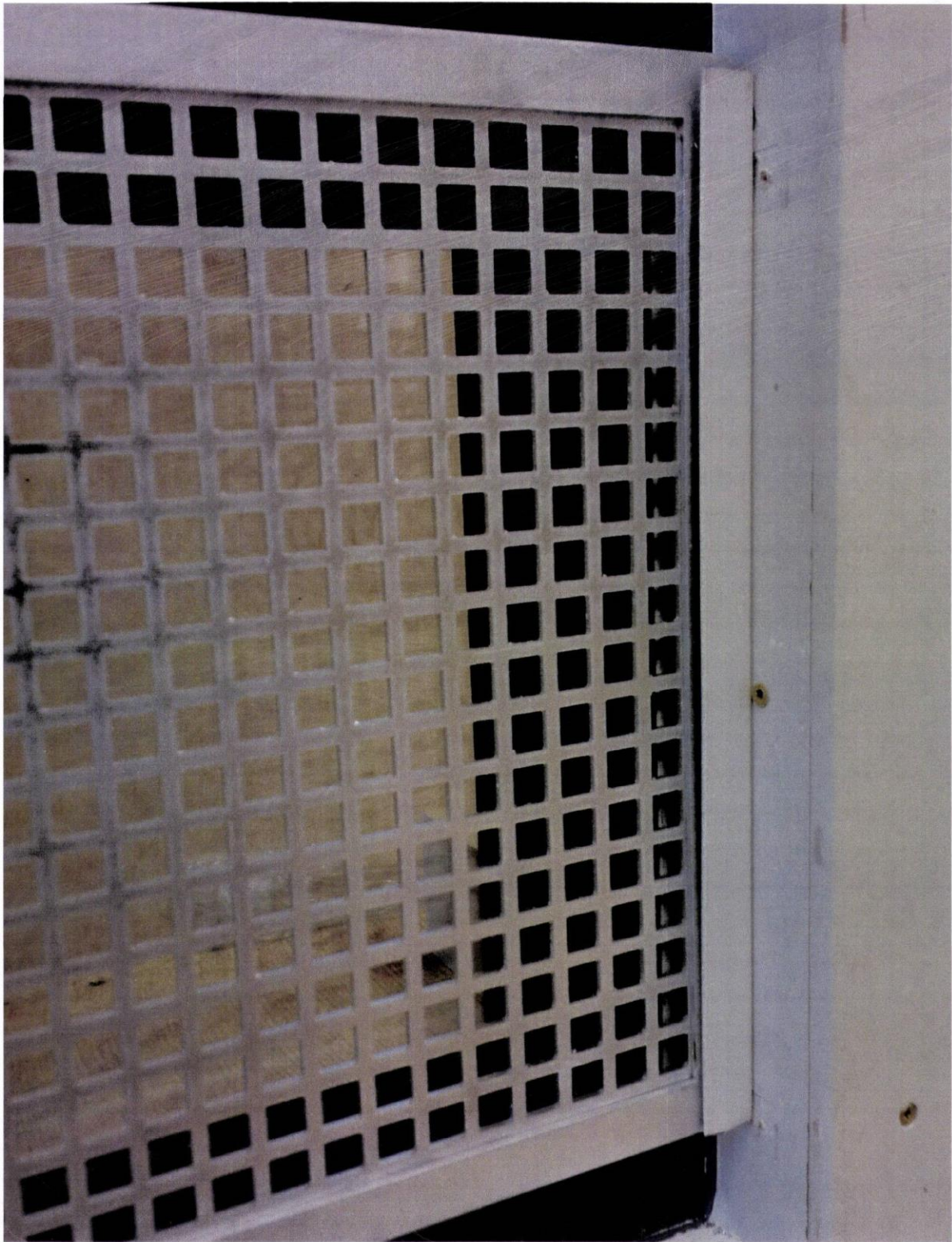


STREET PERSPECTIVE



PERSPECTIVE LOOKING SOUTHWEST

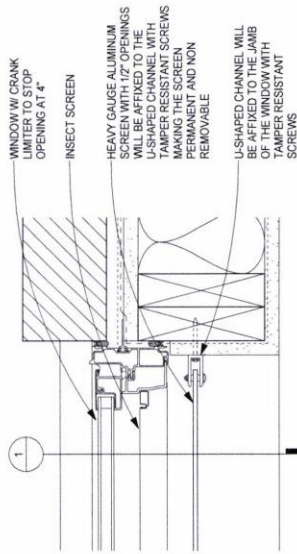
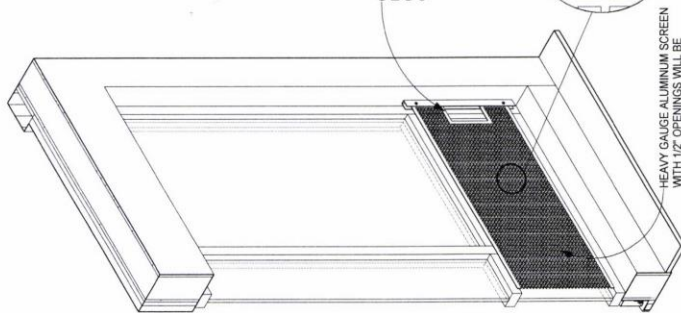
Attachment E
Photo of Proposed Screen



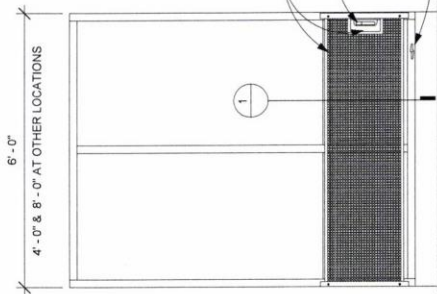
RECEIVED

AUG 4 2014

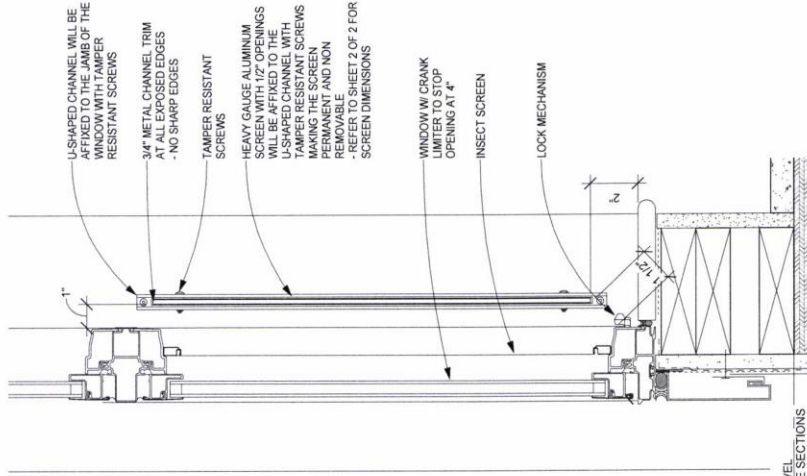
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



2 WINDOW SCREEN PLAN DETAIL 3" = 1'-0"



3 WINDOW SCREEN ELEVATION 1/2" = 1'-0"



1 WINDOW SCREEN SECTION DETAIL 3" = 1'-0"

4 AXON

<p>OPUS THE OPUS GROUP</p>	<p>OPUS AL Group, LLC 10150 Deer Road West Bloomington, Minnesota 55434</p>	<p>PROJECT NAME THE FOUNDRY</p>	<p>DESIGN NUMBER</p>	<p>DATE 08/04/14</p>	<p>FIELD BULLETIN SCREEN MOCK-UP</p>	<p>SHEET 1 OF 2 SHEETS REF SHEET #</p>
	<p>FIELD BULLETIN SCREEN MOCK-UP</p>					

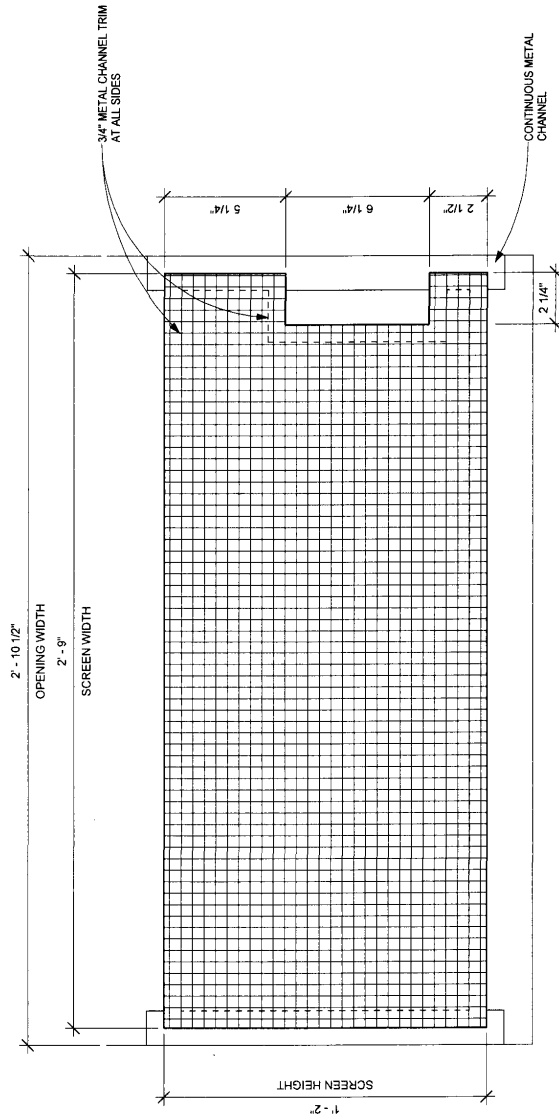
RECEIVED

AUG 4 2014

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Attachment F
Screen Mock-Up Drawing (Sheet #2)

REFER TO SHEET 1 OF 2 FOR
CONNECTION DETAILS



1 SCREEN DIMENSIONS
3" = 1'-0"

OPUS THE OPUS GROUP	OPUS AC Group, LLC 11205 Six-Four Road NW Muncie, Indiana 47304	PROJECT NAME THE FOUNDRY	DESIGN NUMBER 08/04/14	DATE 08/04/14	FIELD BULLETIN SCREEN MOCK-UP	SHEET 2 OF 2 SHEETS REF SHEET #
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COUNCIL ACTION FORM

SUBJECT: CHANGE IN DOWNTOWN FAÇADE GRANT FOR 121 MAIN STREET

BACKGROUND:

At its meeting on March 6, 2012, City Council approved Downtown Façade Grant Program funds for 121 Main Street, the former Pyle Photo building. The grant provided for a \$15,000 payment to the building owner, Iron Mountain Holdings, LLC, as a one-to-one matching grant to cover the cost of improvements estimated at that time to total \$60,000. The grant also provided \$1,000 for payment of fees for professional design services.

Upon partial removal of the existing façade material it became apparent that deterioration of the façade and its structure was severe and would require total removal and reconstruction of the front façade. It was also determined that the building next door at 123 Main Street (Sportsmens), which had also been awarded a façade grant, was in similar condition. This caused an extensive delay in the project as options were evaluated, designs were revised, additional financing was obtained and Integrity Construction was hired to reconstruct the facades on both buildings. The facade projects proceeded in September 2012 and were completed in May 2013. Both the Inspections Division and Planning Division have verified that all required work on the front facades of 121 Main Street and 123 Main meet City requirements. (See images attached.)

The owner of 123 Main Street requested reimbursement of the \$15,000 façade grant in September 2013, providing documentation of over \$77,000 paid to Integrity Construction for work on that building and was subsequently paid. The owner of 121 Main Street has never requested payment of the façade grant, which is a requirement of the terms and conditions agreed to when applying for the grant. City staff has determined that Integrity Construction has never received payment for the completed façade work. City staff has made several attempts to contact Caleb Mathews of Iron Mountain Holdings, including a letter by certified mail which was accepted, and has not received a response. The property at 121 Main Street has been sold. Staff is now requesting that the City Council authorize payment of the façade grant of \$15,000 directly to Integrity Construction.

City staff has also determined that the building owner did pay fees for professional design services, but did not request reimbursement from the façade grant. Staff is now recommending that the City Council authorize returning the unspent \$1,000 for design fees to the Downtown Façade Grant fund balance.

ALTERNATIVES:

1. The City Council can find that Iron Mountain Holdings, LLC has failed to comply with the Downtown Façade Improvement Grant terms and conditions and approve payment of the \$15,000 grant funds for 121 Main Street to Integrity Construction, and authorize returning the \$1,000 allocated for design fees on this project to the Downtown Façade Improvement Grant fund balance.
2. City Council can direct staff to take alternative action to resolve the remaining Downtown Façade Improvement Grant allocated for 121 Main Street.
3. The City Council can refer this request to staff for additional information.

MANAGER'S RECOMMENDED ACTION:

City staff has determined that all of the required work for the Downtown Façade Improvement Grant for 121 Main Street has been completed. Staff has further verified that the value of the work completed by Integrity Construction on that building exceeds the required dollar for dollar match. Staff has asked Iron Mountain Holdings LLC to comply with the terms and conditions of the façade grant by paying Integrity Construction for the work and requesting reimbursement and has allowed the grant awardee ample time to comply.

City Planning and Legal staff and the attorney for Integrity Construction have been unsuccessful in attempts to communicate with the grant awardee and work out a way to close out the grant. Integrity Construction completed the improvements over a year ago and has not been paid for all of the work.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby finding that Iron Mountain Holdings, LLC has failed to comply with the Downtown Façade Improvement Grant terms and conditions and approving payment of the \$15,000 grant funds for 121 Main Street to Integrity Construction, and authorizing returning the \$1,000 allocated for design fees on this project to the Downtown Façade Improvement Grant fund balance. This action will allow the staff and Integrity Construction to complete the payment process under the terms and conditions of the Downtown Façade Improvement Grant program.

413 Northwestern



Façade at 121 Main Street before reconstruction



Current façade at 121 Main Street

Staff Report

**Chuck Brekke Request for
Change to Ames Urban Fringe Plan**

August 12, 2014

BACKGROUND

At its June 10 meeting, the City Council referred a letter from Chuck Brekke to staff for an explanatory memo. That letter (attached) asked for a change to the Ames Urban Fringe Plan to enable him to construct a house. A memo from staff giving added background to this request was provided to Council on June 27. On July 22 Council briefly discussed that memo, and then asked that this item be placed on an agenda for more robust discussion. This new staff report contains essentially the same information as the report provided on June 27, with additional information regarding actions taken by Story County.

Melvin and Sue Brekke own a parcel of land on 580th Avenue, north of US Highway 30. The property sits between Brekke's Town and Country Store and a single-family house on the west side of 580th Avenue. The property is 2.48 acres and is zoned A-2 Agribusiness by Story County. The zoning of the neighboring property is also A-2 Agribusiness. The Ames Urban Fringe Plan Land Use Map identifies this area as Agriculture/Long-term Industrial Reserve. Attachment 2 shows AUF designation of the property.

Chuck Brekke seeks to construct a single-family home on the property, which is a use not allowed in the A-2 Agribusiness district. Accordingly, he sought a rezoning of the Story County zoning map to A-1 Agriculture to allow the home to be built. **The Story County Department of Planning and Development determined that the proposed rezoning is not consistent with the Ames Urban Fringe Plan designation of Agriculture/Long-term Industrial Reserve.** City of Ames staff concurs with the conclusion of the Story County determination, and determined that a change to the Urban Fringe Designation would be required for a home to be built in this location. A change to Rural Transitional Residential or Rural Residential would be needed to support a rezoning to A-1 Agriculture and then allow for a new home to be built on the site.

Story County has not yet been asked whether they wish to consider a plan change. The County only determined that the proposed rezoning is not consistent with the current land use plan. It also appears that the applicant is not seeking subdivision review, since the subject parcel is considered a lot of record.

The subject property is within the City's intended long term expansion area for industrial uses. (See maps in Attachments 3 and 4.) The Urban Fringe Plan states that the **Agriculture/Long-term Industrial Reserve is intended to "support the long term planning objective of accommodating future demand for industrial growth as**

described in the Industrial Study of July 2002....” Agricultural uses are compatible with this designation, but the development of other uses that might be incompatible with the future industrial development should be prevented [page 34 of the Ames Urban Fringe Plan].”

STAFF COMMENTS:

If the Council believes the current designation as agricultural and industrial reserve is appropriate, it should decline to make a referral initiating a change to the Fringe Plan.

If the City Council wishes to consider a change to the Ames Urban Fringe Plan to accommodate a new house in the industrial reserve area, it should direct staff to move forward with the proposed amendment. Staff would then forward the request to both the City of Gilbert and Story County for their consideration. Two of the three jurisdictions would need to consent to begin the process for a change to the Ames Urban Fringe Plan.

If Gilbert or Story County also agree to consider moving forward with a possible change, then Chuck Brekke would complete an application for an amendment to the Land Use Policy Plan. That application would be presented to the City’s Planning and Zoning Commission for a recommendation prior to City Council action. **Ultimately, all three jurisdictions would need to agree to any change to (or to waive their interest in) such a change to the Ames Urban Fringe Plan.**

ATTACHMENT 1: LETTER FROM CHUCK BREKKE

June 3, 2014

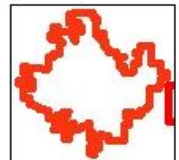
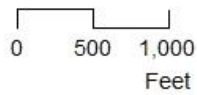
To Whom it May Concern with the City of Ames,

This letter serves as a written request of consideration for a proposed change to the Ames Urban Fringe Plan. We request rezoning of parcel number 1008400420 from A-2 to A-1 to build a single family dwelling. Thank you for your consideration.

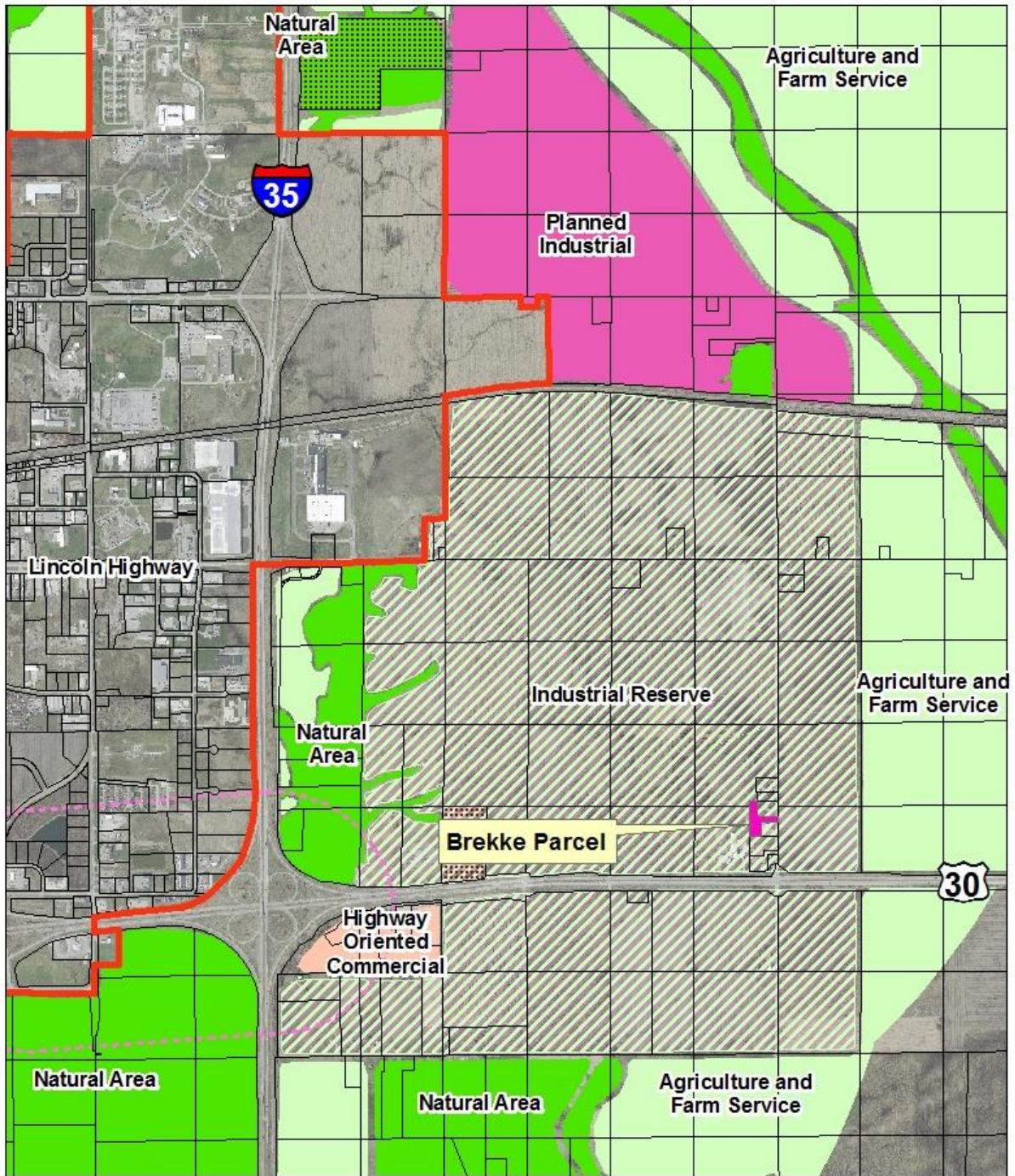
Chuck Brekke

515-291-4955

ATTACHMENT 2: AMES URBAN FRINGE PLAN (EXCERPT)



ATTACHMENT 3: LOCATION MAP (LARGE)



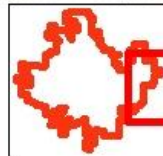
0 1,000 2,000
Feet

Legend

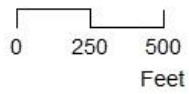
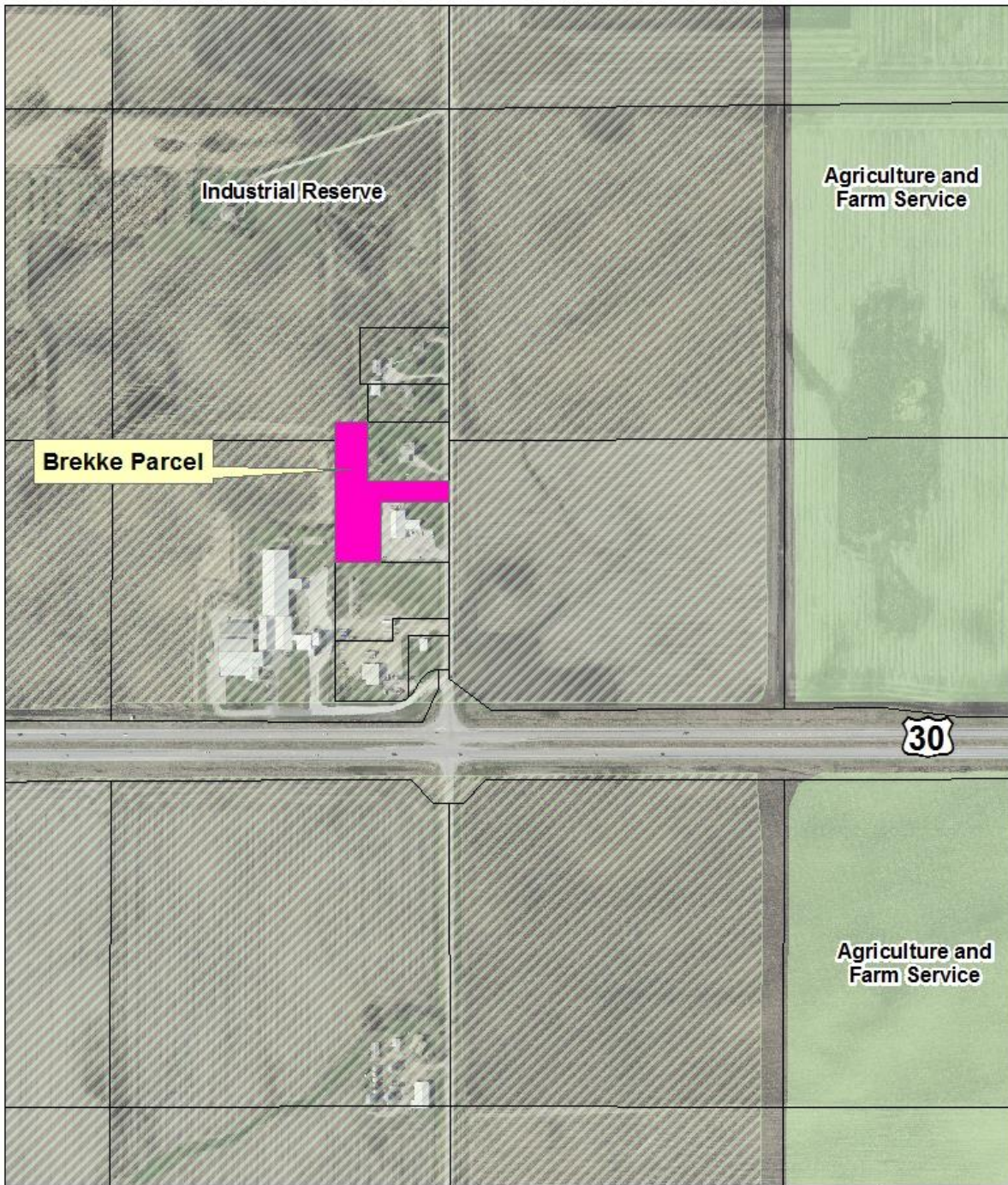
-  Ames City Limits
-  Brekke Parcel




2008 Aerial Photograph



ATTACHMENT 4: LOCATION MAP (SMALL)

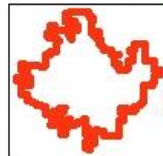


Legend

-  Ames City Limits
-  Brekke Parcel



2008 Aerial Photograph



STAFF REPORT

4006 STONE BROOKE PROPERTY OWNER CONCERNS

AUGUST 12, 2014

On July 8, 2014, City Council referred to staff a request to investigate the issues related to storm water in Stone Brooke Subdivision as outlined in a letter from Dan Carter, resident of 4006 Stone Brooke Road (Attachment A).

PREVIOUS AREA STUDY:

In January 2013, staff presented a report to City Council in response to a request from Monte Parish, the Stone Brooke Home Owner's Association president at that time, about a settlement issue near an existing storm sewer pipe between 4002 and 1506 Stone Brooke Road. As a part of the investigation process for the report, the City had hired Bolton & Menk to review the drainage channel between the Kinyon-Clark Subdivision, The Reserve Subdivision, and Stone Brooke Subdivision. Bolton & Menk's final report is attached as Attachment B. An overall view of the area is shown in Attachment C.

During the Bolton and Menk study, Mr. Tedesco (4002 Stone Brooke Road) and his neighbor Mr. Mumm (1506 Stone Brooke Road) were asked if there had been property damage in the area due to flooding. They replied that they were not aware of any damage that occurred either in 2008 or 2010, the last major flooding events in the City. It was found that the settlement issue was not related to any stormwater created problem, but instead was likely due to poor compaction above/near the storm sewer trench during subdivision construction. As recommended in the report, the City now has an easement over the creek area and plans to fill in the low points on the subject properties with top soil and sod. This work is expected to be completed by early fall 2014.

MR. CARTER'S CONCERNS:

In talking with Mr. Carter on July 31, 2014, he stated that he has owned the property since 2005 and has needed to sand bag his property twice since that time, once in 2008 and once again in 2010. He did not sand bag during the rain events in May 2014. During this discussion, Mr. Carter voiced concern that development within the watershed had occurred without any stormwater management. Staff relayed the requirements of the stormwater ordinance at that time (run-off cannot exceed the pre-existing site run-off) and that the Northern Lights and church properties had met these requirements while going through the City's Development Review Committee (DRC) process. Staff pointed out the detention structure at the northwest corner of the Northern Lights area as an example. The Bolton and Menk report identified that a culvert had been installed with the Kinyon-Clark Subdivision (Hoover Avenue extension), which is upstream from the Stone Brooke area, noting the following:

“The developer of the (Kinyon-Clark Subdivision) agreed to place a culvert that will allow 5-year storms to pass through, but detain the 50-year storm. **This approach seems to be helping to keep the channel degradation below the culvert to a minimum.**”

In May 2014, staff was contacted by Mr. Carter regarding the issue related to water coming out of the banks of the creek and over the bridge. The bridge spans the creek located at the rear of the property and along the eastern boundary of the subdivision as shown in Attachment C. Staff members met with Mr. Carter on the site and discussed his concerns with him shortly after these rain events. He provided pictures of the area during the rain event of May 20, 2014 (Attachment E). During a subsequent field visit to the area by staff on July 23, 2014, no additional trees or logs were seen under the bridge and staff was informed that the residents cut and removed the second tree that was lodged under the bridge.

Staff verified with Parks and Recreation and the Stone Brooke Home Owner’s Association that the shared use path and the bridge are not publicly owned and Parks and Recreation does no maintenance on the path or the bridge. All maintenance of the path and bridge is the responsibility of the Stone Brooke Home Owner’s Association.

In the photographs from May 2014 the creek appears to be threatening the property. However, no known property damage has occurred to date; and the creek is functioning as an urban creek should, as identified on page 5 of the Bolton & Menk report:

“Although water outside the main channel can be seen as a concern, it is actually imperative to have overflow areas in order to reduce erosion. The main channel through this area shows almost no signs of major erosion except for some areas near woody vegetation. The channel in this area is generally acting as a two-stage channel. A two-stage channel is how a natural stream typically functions. In short, when storm water cannot be carried in the main channel, it overtops the banks into the low areas surrounding the main channel. This allows for more water to be carried within the stream corridor, and at a lower velocity, thus helping to reduce erosion. In other areas throughout town, the City has worked to re-create two-stage channels, including the College Creek Restoration project.”

The final report recommendations regarding area flooding concluded the following:

“To our knowledge, the flooding described to us in the areas near Stone Brooke Subdivision is not damaging any permanent structures in the area. This ‘flooding’ allows for storm water in excess of the channel capacity to overtop and recede slowly, limiting erosion in the area. We feel that this area could be a great educational tool to show residents how an urban channel can function well with surrounding uses.”

SUMMARY:

The evaluation of the creek channel done by Bolton and Menk in fall 2012 indicates that the creek is functioning as a two stage channel, which is how a natural stream typically functions. This may create the perception of localized flooding, but is how the watershed is intended to function and does not appear to damage property.

Mr. Carter bought his home in 2005 and constructed a below grade addition in late 2005/early 2006 on the property line adjacent to an area designed and designated for storm sewer and surface water flowage. The addition sits within 30 feet of the existing creek channel where normal water elevations are roughly the same elevation as the bottom of his addition.

SPECIAL NOTE:

Since he resides in this subdivision, the City Manager is a member of the Stone Brooke Home Owners' Association. In order to eliminate any perception of a conflict of interest, however, he had no hand in the preparation of this report.

POSSIBLE OPTIONS:

1. Accept this report from staff and take no further action
2. Accept this report and direct staff to investigate ways to protect the in-ground addition at 4006 Stone Brooke Road for overtopping of the adjacent creek.

STAFF COMMENTS:

Mr. Carter's concerns related to stormwater over topping the banks of the creek and threatening his property are largely due to the situation created by Mr. Carter through adding the below grade building addition up to the property line. Mr. Carter states that he has "sand bagged the rear of our home twice since we've lived here." According to building permit records, in late 2005/early 2006, Mr. Carter constructed an addition to his home.

The zoning for this subdivision is F-PRD and there are no specified yard and setback requirements except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with the setback standards in the underlying base zone regulations unless there are physical features on the site that would justify a different setback than provided for in the base zone (Table 23.1203(5)). Therefore, in this case no setbacks were required for the Mr. Carter's building addition. The addition is below-grade and is approximately 30 feet from the creek edge. The normal creek water elevation appears to be approximately the floor elevation of the addition. The eastern edge of the addition currently sits on the property line and abuts "Outlot A" which is a storm sewer and surface water flowage easement over the entire outlot. Photos of the addition and entrance are in Attachment E.

CITY MANAGER'S OFFICE

City of Ames
515 Clark Ave
AMES, IA 50510

JUL - 1 2014

July 2, 2014

Attn: Mayor and City Counsel

CITY OF AMES, IOWA

Problem: Drainage Ditch overflowing

My name is Dan Carter and I live at 4006 Stone Brooke Rd. I have voiced my concern with a drainage ditch behind our property on several occasions during the last 9 years. It seems to us that our complaints and concerns are falling on deaf ears. The problem is serious flooding in our back yards, coming close to flooding our homes. Two city workers came out, at my request, and looked at our problems. I gave them photos, recently taken, of the water going over the bridge and the flooding in our back yards. The City did send a crew to cut up the big tree that was lodged under the bridge. We now have another large tree lodged under the bridge and needs to be cut up and removed.

So far this year, the ditch has overflowed four times. There is a concrete bridge crossing the ditch behind our property and with a two inch rain, water flows over the bridge and is causing some serious erosion. A few years back, the bridge was jacked up and supported with a large rock base. This is now washing away and the bridge has dropped about an inch and has created a tripping hazard.

When the Stone Brooke Addition was created, the ditch served the community quite well. That's what it was designed for. It cannot handle all the water from Northern Lights parking lots, two new Churches with large parking lots and additional homes around the neighborhood. I know of several large tiles that empty into the ditch. It only takes two inches of rain to create havoc.

Something needs to be done! We have sand-bagged the rear of our home twice since we've lived here. The flooding begins at the bridge behind our home and spreads out over the lawns of the neighbors to the North. It looks like a lake in our back yards after a two inch rain. The only solution looks to be the creation of a couple large storm sewers, one from Northern Lights and the other from the two new Churches that would drain north to one of the holding ponds around Ada Hayden lake.

Please take this up at your next City Council Meeting. If you would like, I would attend and bring photos to share with the Council. Let me know when this will be discussed. My phone number is: 515 232 2361 home or 515 231 4129 cell.

Thank you,



Dan & Bev Carter

**BOLTON & MENK, INC.****Consulting Engineers & Surveyors**

P.O. Box 668 • 2730 Ford Street • Ames, IA 50010-0668

Phone (515) 233-6100 • Fax (515) 233-4430

www.bolton-menk.com

Stone Brooke Subdivision Drainage Channel Review

DATE: October 26, 2012

TO: Eric Cowles, PE
Civil Engineer II
City of Ames
515 Clark Avenue
Ames, IA 50010

FROM: Nathan Easter, PE

This memorandum is prepared in response to former Mayor Ted Tedesco's inquiry about possible erosion issues in the drainage channel through Stone Brooke Subdivision that drains into Ada Hayden Heritage Park. Our work concentrated on erosion of the drainage channel through Stone Brooke Subdivision near Mr. Tedesco's property, and not the entire watershed.

BACKGROUND INFORMATION

This drainage channel conveys water from a large area south of Ada Hayden Heritage Park. There are numerous storm sewer outlets and waterways that eventually make their way through the drainage channel. Various storm sewer systems from areas south of Bloomington Road also make their way into the channel, including the Northern Lights area. The majority of this storm sewer outlets into the channel above Hoover Avenue/Edgewater Drive, into the Kinyon-Clark Subdivision.

We have attached Figure 1 to help illustrate the area near Stone Brooke Subdivision. Figure 1 shows the location of the drainage channel, as well as contour lines and public utility locations.

Kinyon-Clark Subdivision

The Kinyon-Clark development was planned in 2003. This report states that approximately 210 acres of land drains into the channel. This subdivision extended Hoover Avenue (Edgewater Drive) to the north, requiring installation of a culvert. The developer of the property agreed to place a culvert that will allow 5-year storms to pass through, but detain the 50-year storm. **This approach seems to be helping to keep the channel degradation below the culvert to a minimum.** There looked to be several areas of concern in the channel above this location, but our focus is on the area below Hoover Avenue/Edgewater Drive.



Outlet of culvert downstream of Hoover Avenue/Edgewater Drive.



Channel degradation upstream of Hoover Avenue/Edgewater Drive.

Stone Brooke Subdivision

Stone Brooke Subdivision was originally developed in 1980, with a major revision in 1989. Many of the houses built along the drainage channel were built in the early 1990's. As such, storm water management practices in Ames (and throughout Iowa) were in their infancy. There is an "Agreement for Stormwater Retention" on file that states "any run-off from Stonebrooke Subdivision in Ames, Iowa shall be permitted to run into and accumulate on the detention lake owned by Second Party, known as Hallett's Quarry". This document generally states that all storm water from the subdivision will flow into Ada Hayden Heritage Park.

The drainage channel lies in 'Private Open Space', as noted in the CDP/PUD Revision dated March 23, 1989. A note on that document states that 'The Stone Brooke Homeowners Association will maintain all private open space areas'. A review of the final plats shows no easement for maintaining the drainage channel. However, the plat does designate the area as a 'Utility Easement Area'.



Drainage channel through Stone Brooke Subdivision.



Drainage channel through Stone Brooke Subdivision, near Mr. Tedesco's property.

PROPERTY OWNER CONCERNS

Mr. Tedesco and his neighbor are concerned that there is erosion taking place along their properties. They both agree that the rear of their lots have been 'sinking' lower year after year, and the related possibility of erosion. They also discussed the flooding that occurs in the area after rain events.

Rear Yard Settling

The main area of concern for these property owners is that their land is settling. They weren't sure why, but the elevation in their backyards continues to settle. Along Mr. Tedesco's property, there is a storm sewer pipe that outlets into the drainage channel. The land settlement is occurring above/near the storm sewer pipe installation. There are many reasons why the land could be settling including surface erosion, side slope sloughing along the channel, channel undercutting, poor compaction of utility trenches, and others.

City staff televised the section of storm sewer to determine if there were any irregularities in the storm sewer. The staff found no evidence of cracks, holes, or soil infiltration into the storm sewer.

The drainage channel through this area of the subdivision shows little evidence of significant erosion. There is sufficient channel armoring (Mr. Tedesco recalls the City had a contractor install the channel protection) along the sides of the channel in this area. In fact, some sediment is settling into the rip-rap armoring in some areas. We found no major bank erosion in this area that would lead to a settlement issue (undercutting or surface). In fact, this stretch of drainage channel is one of the better looking drainage channels throughout the City.

A likely culprit for the settlement is poor compaction above/near the storm sewer trench when the pipe was installed.

Area Flooding

The property owners were also concerned about water ponding/backing up into low spots in the area. These areas are illustrated in the attached Figure. The concern is that water should be kept within the channel banks.

Although water outside of a main channel can be seen as a concern, it is actually imperative to have overflow areas in order to reduce erosion. The main channel through this area shows almost no signs of major erosion, except for some areas near woody vegetation. The channel in this area is generally acting as a two-stage channel. A two-stage channel is how a natural stream typically functions. In short, when storm water cannot be carried in the main channel, it overtops the banks into the low areas surrounding the main channel. This allows for more water to be carried within the stream corridor, and at a lower velocity, thus helping to reduce erosion. In other areas throughout town, the City has worked to re-create two-stage channels, including the College Creek Restoration project.



Storm water overflow area.



Storm water overflow area.

RECOMMENDATIONS

Rear Yard Settlement

We recommend that a survey benchmark be established in the vicinity of Mr. Tedesco's property, and perform annual monitoring to determine the amount of settlement. One immediate solution would be to place additional topsoil in the area of concern, with reseeding/sodding of the disturbed area.

Area Flooding

To our knowledge, the flooding described to us in the areas near Stone Brooke Subdivision is not damaging any permanent structures in the area. This 'flooding' allows for storm water in excess of the channel capacity to overtop and recede slowly, limiting erosion in the area. We feel that this area is could be a great educational tool to show residents how an urban channel can function well with surrounding uses.

General Bank Stabilization

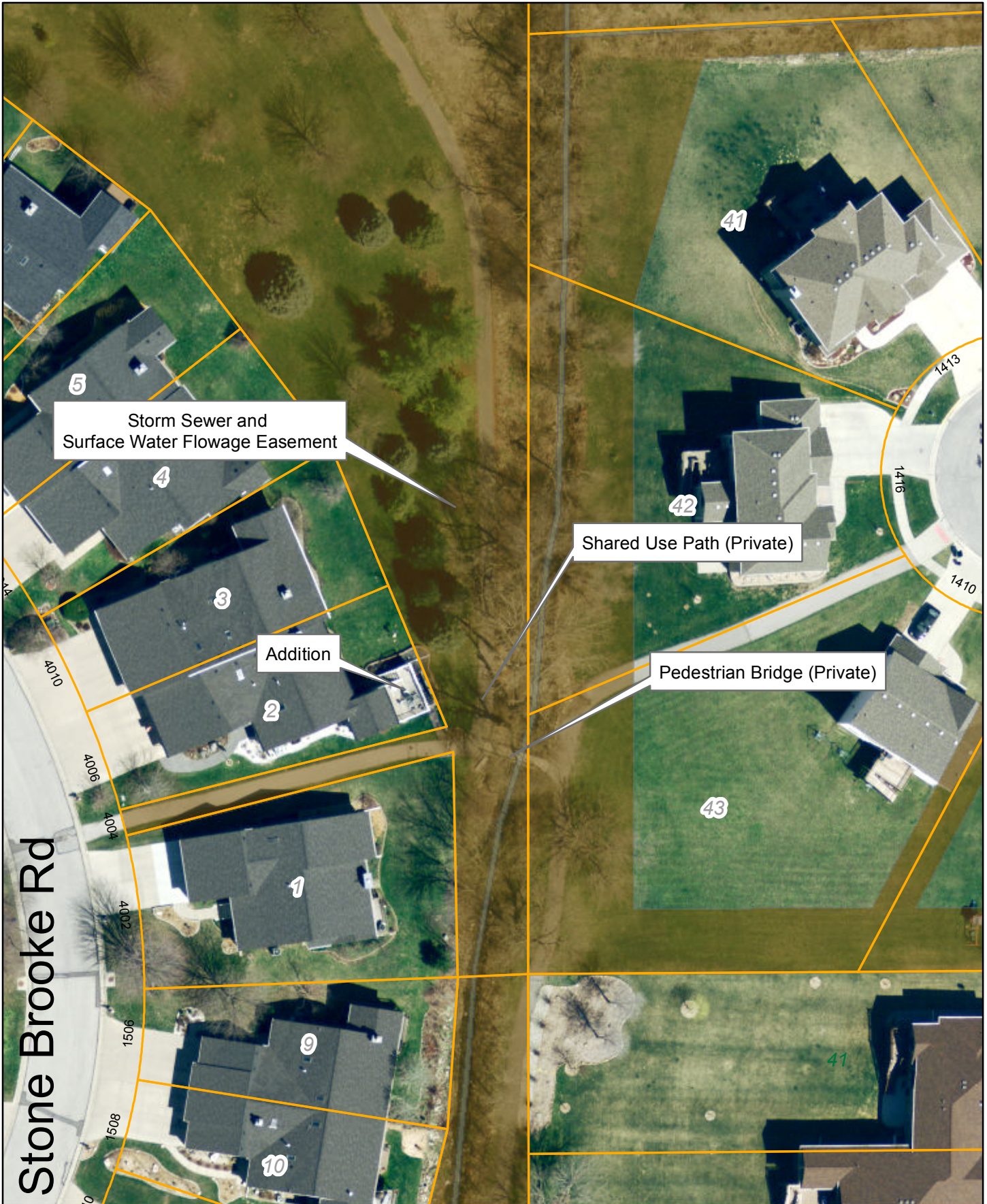
One area of concern in this vicinity is the overgrowth of woody vegetation. The channel is becoming overgrown with invasive woody species including numerous mulberry trees. Tree canopy restricts growth of grasses. Grass roots stabilize bank channels much better than most trees, as their roots form an intricate web with the soil. Much of the erosion in this area is along tree roots. To help minimize erosion in this area, the City could selectively remove much of the woody vegetation in this area to open up the canopy and allow grasses to re-establish.

As noted earlier in the memorandum, there are areas throughout the entire channel that are showing greater signs of erosion. There is an area between Kinyon-Clark Subdivision and Stone Brooke Subdivision that is lacking channel armoring, although no major erosion is occurring in this area. The areas upstream of Hoover Avenue/Edgewater Drive look to be in greater need of stabilization. We did not look at this area in detail, but recommend that the City be cognizant of any erosion issues within this additional area.

Lack of Access Rights

As the drainage channel extends through Stone Brooke Subdivision, there are no easements that specifically allow or require the City of Ames to maintain this channel. The only easement over these areas is designated a 'Utility Easement Area'. If the City moves forward with the desire to maintain this drainage channel, they will need to acquire easements from the Stone Brooke Homeowner's Association and possibly from individual property owners, or modify the existing easement.

An easement agreement should be the first step before the City makes any improvements in the area. The easement document should also spell out what the City's responsibilities, as well as what responsibilities will remain with the Homeowner's Association. Mr. Tedesco has offered to assist in obtaining the required easement(s).



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



4006 Stone Brook Road
Attachment B



Scale: 1 in = 50 ft
Date: 7/24/2014

Attachment D

Photos from Mr. Carter



Shared Use Path Under Water

Looking North from Mr. Carter's Deck



Out of Bank Flows on East Side of Creek and Over Bridge

Looking East - Behind Mr. Carter's Addition



Shared Use Path Under Water

Looking East - Behind Mr. Carter's Addition

Attachment E

Photos Taken By Staff



Bridge – Looking East



In Ground Addition Looking Northwest



In Ground Addition Looking North

COUNCIL ACTION FORM

SUBJECT: MAINSTREAM LIVING, INC., IN SOMERSET – REQUEST TO CHANGE PARKING AND DRIVEWAY MODIFICATIONS

BACKGROUND:

On March 18, 2014, City Council referred a letter from Mark and Shelly Ackermann regarding traffic concerns around the Mainstream Living house at the corner of Stange Road and Aspen Road. The Ackermanns expressed concerns over how parking along Aspen Road can create difficulties for those wheelchair accessible vehicles entering and exiting the site. Additional concern was expressed regarding visitor and staff parking. A related issue was referred by City Council on July 22, 2014, from the Mainstream Living staff to widen their driveway and allow for approximately two additional parking stalls to be constructed along the west side of the property. This report addresses both requests.

Parking Regulations on Aspen Road (Eastbound Approach):

City staff met with Mr. Ackermann and staff from the Mainstream Living Aspen group home to discuss the current parking situation around the property and develop potential solutions. The group wanted to address the more minor issue of staff and visitor parking first. Looking at an area map, it was quickly determined that there is underutilized parking along the west side of Stange Road between Aspen Road and Clayton Drive – approximately 9 to 10 spaces worth. As a result, Mainstream staff is now promoting use of the Stange parking spaces to their employees and visitors. City Staff is planning to help maximize the use of this parking by painting the stalls.

The second issue was how to better manage the parking along the segment of Aspen Road from Stange Road west to the driveway access to the shared commercial parking areas. Currently, on Aspen Road parking is allowed only on the south side of the road. It became apparent that any parking changes would most directly affect the new Wallaby's site. Therefore, staff contacted Wallaby's owner Rick Carmer to develop a solution that was mutually beneficial to both parties.

The combined group of citizens involved in this discussion (Mainstream, Wallaby's and Mr. Ackermann) supports the creation of a **"5-Minute" Loading Zone** from the parking lot access drive to a point approximately 50 feet behind the Stop bar at Stange Road. The rest of the segment would be **"No Parking Here to Corner"** and have yellow curb painted. The purpose of the yellow curb is to protect the operations and sight distance of the eastbound approach of the intersection. This option would provide the additional space needed for larger vehicles accessing the Aspen group home, while Mr. Carmer felt it would also help the operations of his business and the safety of his patrons by

reducing congestion near the intersection. This solution is depicted below. It should be noted, however, that commercial uses in the Village are allowed to count on-street parking towards meeting their parking requirements. It is unclear at this point what the impact of removing these spaces would be.



Figure 1: Somerset in the area of the Stange Rd. & Aspen Rd. Intersection

The Mainstream Living Driveway Widening:

Currently, the driveway access for Mainstream Living is 30 feet wide at the property line and continues at that width up a two-stall garage on the west side of the building. The City of Ames follows the Iowa Statewide Urban Design and Specifications manual (SUDAS), which designates in Chapter 51-4 that the maximum drive width for a commercial area is 32 feet along a local street. Aspen Road is designated as a local street, which means Mainstream's driveway could only be widened an additional two feet and still be in compliance with City standards.

The Mainstream request is to allow the driveway to be wide enough for three cars, which typically means 12 foot per lane, or a total of 36 feet. Staff spoke with Bill Vaughn, President & CEO of Mainstream Living, about the purpose of making the drive wider than the standard 32 feet. One of the primary reasons is based upon the fact that many of the house residents are "medically fragile." It is common for ambulances to respond to medical emergencies at the group home, and these vehicles could benefit from a larger staging area. A secondary use of the space would be made available for family members who are staying overnight due to a house resident who is in critical or terminal condition. Below is a graphic depicting how the approximate change in width to a 32 foot or a 36 foot wide drive would appear.

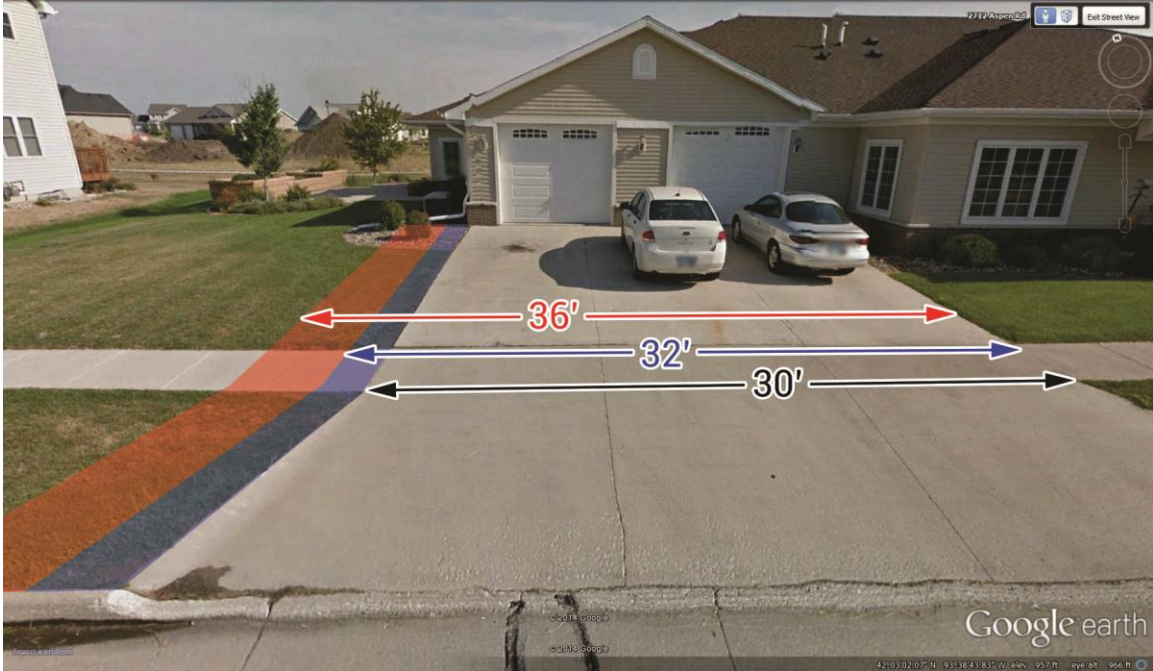


Figure 2: Mainstream Living potential driveway widening

The widening on the driveway does present a conflict with the Zoning Ordinance in the Municipal Code, specifically the regulation on “front yard parking”. Municipal Code states that it is legal to park a vehicle on a driveway that leads to a garage or located in the side yard. As seen in Figure 2 above any additional paving would be considered front yard parking.

Staff in Public Works and Planning discussed what options Mainstream Living would have to allow the extra drive width and parking area. The City’s Zoning Code allows parking in the front yard only if the paved driveway leads to a garage or to the side or rear yard. Therefore, the following options are available to Mainstream:

- 1) Expand the garage to the west, possibly creating an additional bay,
- 2) Build a “carport” or a parking stall that is covered but open on the sides, or
- 3) Take the issue before the Zoning Board of Adjustment and ask for a variance. (It should be noted that meeting the criteria for a variance is difficult.)

ALTERNATIVES:

1. a. Direct the City Attorney to draft an ordinance to designate:
 - i. No Parking Here to corner along Aspen Road for the first 50 feet west of Stange Road.
 - ii. A “5-Minute” Loading Zone from a point 50 feet west of Stange Road for approximately 100 feet.

b. Direct staff to work with Mainstream Living to pursue options to widen the drive to 36 feet wide as requested.

2. Direct staff keep the existing conditions.

MANAGER'S RECOMMENDED ACTION:

The options presented in this report were developed in collaboration with City staff, Mainstream Living, Wallaby's, and Mr. Ackermann to improve the parking situation and operations at and around the Aspen group home. These changes are also anticipated to promote safe traffic flow to and from the area businesses and Stange Road. While the options do not immediately resolve the on-site parking needs at the Aspen group home, they do provide direction for future steps that may be taken by Mainstream Living.

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

Staff Report

2013 CARBON FOOTPRINT UPDATE

August 12, 2014

BACKGROUND:

The City Council has adopted a goal of reducing CO2 from City operations by 15% from their average 2001-2006 levels by the year 2014. City staff measures electrical and natural gas consumption in City facilities (excluding utilities), parks, streetlights, traffic signals, and other miscellaneous sites, and gasoline and diesel consumption versus miles in the CyRide Fleet and the non-CyRide Fleet of vehicles.

BUILDING SECTOR:

The City has achieved its carbon reduction goal in the Building Sector in 2013. Due to its renovation, the Library has been removed from the analysis and the baseline. The remaining facilities are evaluated on electrical and natural gas consumption. The analysis controls for square footage changes and degree days. The goal is that as facilities expand, their carbon intensity on a square footage basis is reduced. The degree day adjustment eliminates energy changes due to seasonal weather changes.

Natural Gas Used - Therms, Adjusted for Degree Days and Bldg. Size						
Building or Department	BASELINE	2009	2010	2011	2012	2013
Airport						
Animal Shelter	3,737	2,812	2,715	2,502	2,073	2,036
Cemetery	1,810	1,615	1,417	1,639	1,319	1,616
City Hall	2,708	1,843	1,694	1,704	3,058	3,133
Cy-Ride	28,617	19,548	17,268	19,459	13,600	16,865
Electric Administration						
Electric Distribution						
Fire Station 1	7,783	6,239	5,746	5,346	4,193	5,053
Fire Station 2	2,688	2,552	2,318	2,188	1,890	2,427
Fire Station 3	6,496	6,367	6,518	5,437	5,120	4,453
Golf Course	1,375	1,741	1,352	1,465	1,332	1,187
Ice Arena	25,749	25,912	23,021	24,232	23,591	20,578
Information Services	674	198	674	579	438	475
Maintenance Facility	19,017	14,064	13,748	13,789	9,633	12,066
Parks Maintenance	1,577	1,762	1,726	1,729	1,187	1,494
Parks Office	2,868	2,940	2,905	3,039	2,100	3,035
TOTAL BLDG. SECTOR	105,100	87,594	81,103	83,108	69,534	74,419

(Note: Buildings/years shaded green have greater than a 15% decrease from baseline level. Darker shading on left side of the box. Buildings/years shaded red have greater than a 15% increase from baseline level. Darker shading on right side of the box.)

Adjusted natural gas consumption is down 29.2% in 2013 (74,419 therms in 2013 vs. 105,100 therms baseline). This is a substantial reduction in percentage. However, because natural gas is much less carbon-intensive than electricity, this decrease equates to only a small reduction in the City's overall carbon footprint.

Electricity Used - kWh, Adjusted for Degree Days and Bldg. Size						
Building or Department	BASELINE	2009	2010	2011	2012	2013
Airport	24,675	15,794	12,055	14,177	17,566	14,135
Animal Shelter	33,917	25,973	26,424	24,654	28,819	22,064
Cemetery	11,116	11,776	12,706	11,410	11,464	8,864
City Hall	2,110,237	2,049,903	1,914,982	1,834,057	1,544,035	1,525,725
Cy-Ride	367,352	430,803	459,434	458,197	465,788	363,639
Electric Administration	66,226	72,038	69,529	66,615	67,060	60,311
Electric Distribution	342,743	330,585	330,245	386,941	342,714	339,004
Fire Station 1	182,448	116,919	109,302	105,197	123,275	95,701
Fire Station 2	57,932	51,788	52,388	46,075	56,427	48,880
Fire Station 3	86,149	84,080	83,152	79,431	87,297	71,161
Golf Course	21,516	21,010	20,888	22,580	24,540	19,714
Ice Arena	1,116,920	1,062,293	949,514	1,033,111	1,203,354	926,117
Information Services	29,670	23,946	19,143	18,977	21,312	16,906
Maintenance Facility	177,556	190,787	175,299	153,000	175,494	148,063
Parks Maintenance	14,972	20,019	17,785	21,591	25,262	23,055
Parks Office	59,279	43,402	38,274	35,607	39,726	29,145
TOTAL BLDG. SECTOR	4,702,707	4,551,116	4,291,120	4,311,621	4,234,132	3,712,486

(Note: Buildings/years shaded green have greater than a 15% decrease from baseline level. Darker shading on left of the box. Buildings/years shaded red have greater than a 15% increase from baseline level. Darker shading on right side of the box.)

Adjusted electrical consumption is down 21.9% in 2013 (3,712,486 kWh in 2013 vs. 4,702,707 kWh baseline).

Because electrical consumption is much more carbon intensive than natural gas consumption, the changes in CO₂ output closely mirror the electrical consumption in each building. **Combined and converted to tons of CO₂, the Building Sector CO₂ is down 21.9% in 2013 (3,504 tons in 2013 vs. 4,488 tons baseline).** This is the first year that the Building Sector has achieved a carbon reduction greater than 15%.

CO2 Emissions - Tons, Adjusted for Degree Days and Bldg. Size						
Building or Department	BASELINE	2009	2010	2011	2012	2013
Airport	20	13	10	12	14	12
Animal Shelter	51	39	38	36	36	31
Cemetery	20	20	19	19	18	17
City Hall	1,747	1,692	1,581	1,514	1,285	1,270
Cy-Ride	466	474	483	496	466	402
Electric Administration	54	59	57	55	55	49
Electric Distribution	281	271	271	317	281	278
Fire Station 1	198	134	125	119	127	110
Fire Station 2	64	58	57	51	58	55
Fire Station 3	111	108	108	99	103	86
Golf Course	26	28	25	28	28	24
Ice Arena	1,073	1,031	921	997	1,133	887
Information Services	24	21	20	19	20	17
Maintenance Facility	263	243	229	211	203	196
Parks Maintenance	22	27	25	28	28	28
Parks Office	66	54	49	48	46	43
TOTAL BLDG. SECTOR	4,488	4,273	4,020	4,049	3,902	3,504

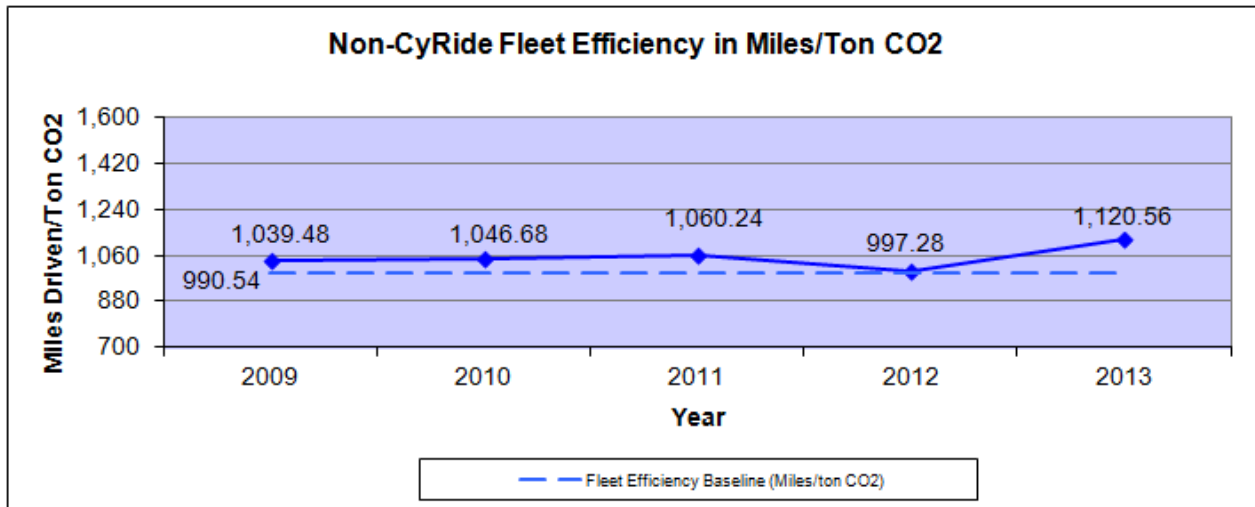
(Note: Buildings/years shaded green have greater than a 15% decrease from baseline level. Buildings/years shaded red have greater than a 15% increase from baseline level)

FLEET SECTOR:

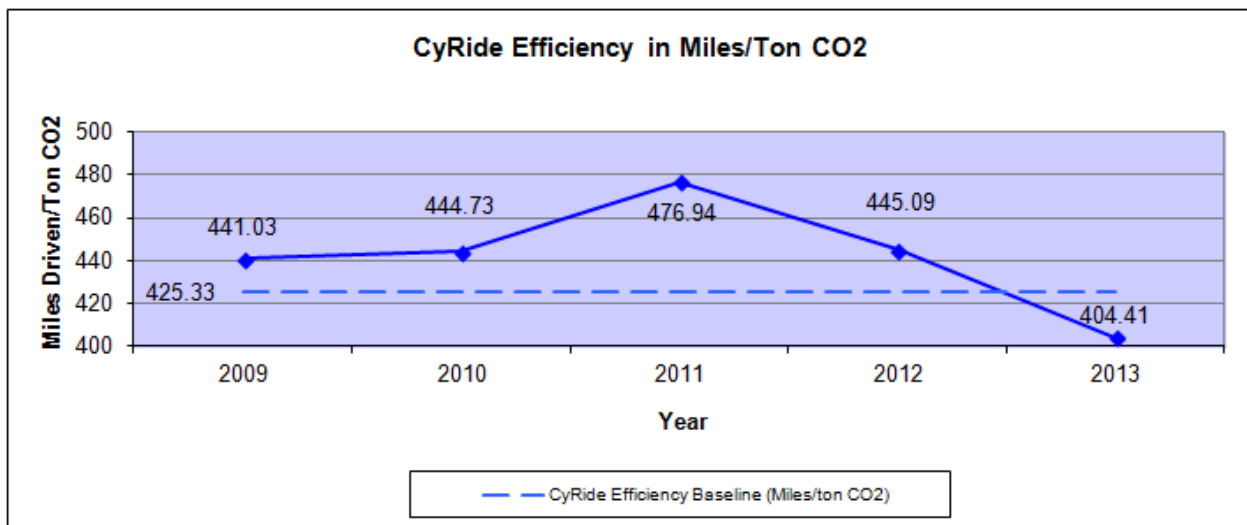
The Fleet Sector continues to see increased demand as the City grows. This sector is measured by totaling the CO2 from gasoline and diesel fuels (According to the U.S. Energy Information Administration, pure ethanol is considered by international convention to emit zero carbon dioxide at the tailpipe and thus does not count towards emissions. Therefore, ten gallons of E10 is measured as nine gallons of pure gasoline and one gallon of carbon-free fuel). The total CO2 is compared to the miles driven to determine a miles per ton of CO2 efficiency ratio. Instead of measuring the overall CO2 output in the Fleet Sector, the changes in efficiency are measured from year to year.

Total non-CyRide Fleet emissions are down 11.7% this year to 1,481 tons of CO2 (compared to a baseline of 1,675 tons). Based on the number of miles driven, the non-CyRide Fleet is 13.1% more efficient than its baseline.

It should be noted that discrepancies were found in the initial non-CyRide Fleet data this year, due to the mid-year transitioning of some vehicles from tracking by miles to tracking by hours. After thorough investigation, staff feels that the figures presented in this report are as accurate as possible. However, staff will look to the data from 2014 to confirm this trend of improved efficiency.



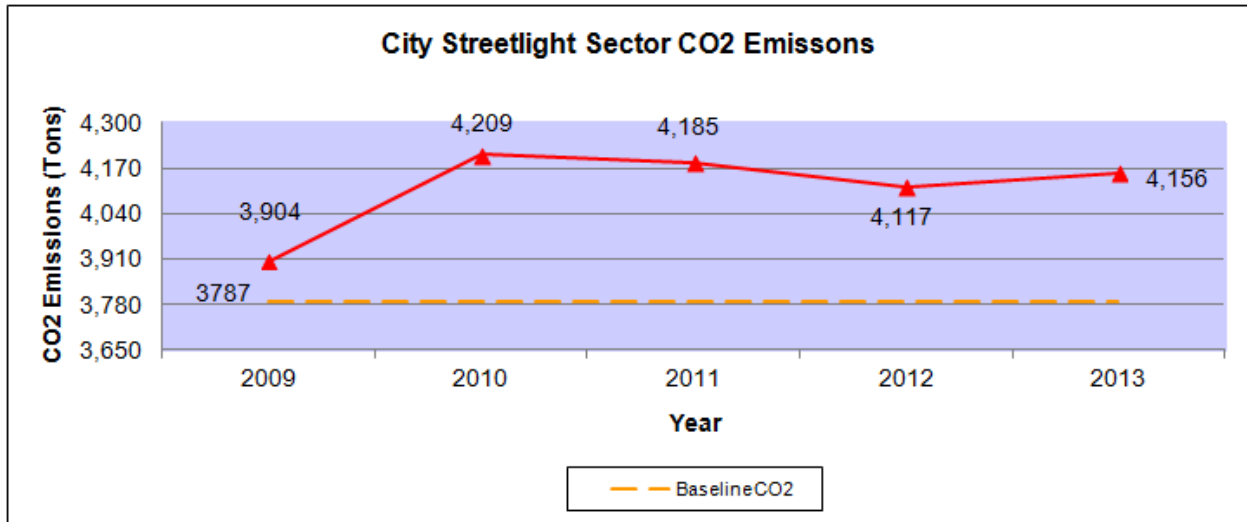
CyRide’s fuel consumption includes the use of gasoline for smaller buses and cars and diesel for full-size buses. Although diesel miles remain stable, diesel consumption increased by about 30,000 gallons, leading to a poorer diesel MPG this year. **Total CyRide emissions are up 25.8% this year to 3,502 tons of CO2 (compared to a baseline of 2,783).** This drops CyRide’s efficiency to 4.9% worse than its baseline. **However, it should be noted that CyRide’s ridership was 6,261,819 in 2013, or 50% greater than its baseline average.**



STREETLIGHT SECTOR:

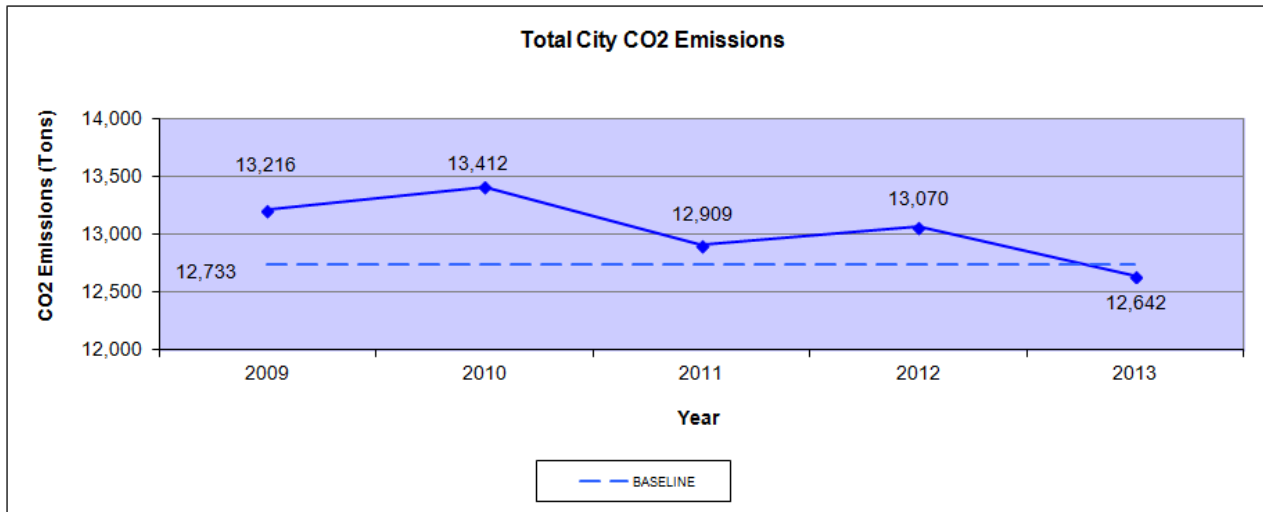
This sector contains the City’s miscellaneous energy consumers: sirens, bookmobile sites, parks, traffic signals, streetlights, and the aquatic center. As the City grows, this sector continues to contribute a greater amount to our carbon footprint. This sector experienced a bump up in CO2 emissions in 2010, attributable to the opening of the aquatic center. However, that increase has leveled off as the City’s streetlighting and

traffic signals have become more efficient. **The Streetlight Sector is up 369 tons of CO₂, or 9.7% compared to the baseline.**



TOTAL CITY EMISSIONS:

In total, the CO₂ emissions attributed to City operations has declined 0.7% due to substantial reductions in the building sector and emissions remaining relatively flat in the fleet and streetlight sectors.



NOTABLE PROJECTS IN 2013:

The City continues to improve its energy efficiency on a variety of fronts. In 2013, the Cemetery Garage received a new heating system after the older system failed, and two mini tank water heaters were installed. The Maintenance Facility, which used window air conditioning units and baseboard heaters in the office spaces, was replaced with a

ducted central air system. This project also has the benefit of greatly improving air quality in the offices.

For the past several years, City use of E85 fuel has declined significantly because the last generation of Crown Victoria Police vehicles was not able to accept that fuel and perform as needed. As the Police Department transitions to the newer Ford Police Interceptors, more E85 consumption is expected to occur, which will offset the use of higher-carbon fuel. These vehicles also have improved driving and idling fuel economy compared to the Crown Victorias.

The Electric Department has been working to identify standard LED street lighting fixtures that will be used in new installations. These fixtures have a longer life and are more energy efficient than mercury vapor and high-pressure sodium lamps. LED lighting is becoming more cost-effective for streetlight installations.

The Resource Recovery System, although not tracked in this analysis, has replaced its original 100 hp primary shredder with a 428 total hp hydraulic shear shredder. This new shredder is capable of shredding more diverse types of materials while using less than half the energy of the original shredder.

City staff has worked with a contractor to develop an energy management plan. This plan identifies steps that City employees and facility users can take to use existing building equipment in the most energy-efficient manner possible. The report was completed in 2014, and City staff hopes to begin implementation of the plan later this year.

NEXT STEPS:

The current year (2014) is the last opportunity to meet the goal of reducing the City's carbon footprint by 15%. **As the final report out of the progress towards this goal draws near, the City Council may wish to consider whether a new goal should be set, or if no further reporting should be provided.**

The implementation of an energy management plan may help improve energy efficiency in city facilities. Additionally, the Energy Office of the Iowa Economic Development Authority is promoting a building benchmarking program for public facilities. This program would allow City facilities to be compared not only to their own progress over time, but also to other similar facilities throughout the state. This program is linked to the U.S. Department of Energy's Energy Star Program, which evaluates the energy efficiency of thousands of public facilities to identify those that are doing exceptionally well in their use of energy. Participating in a program such as this may be a valuable next step to assess the City's progress.

STAFF REPORT

UPDATE ON CITY COUNCIL GOAL TO STRENGTHEN HUMAN SERVICES

AUGUST 12, 2014

In January 2014, the City Council set its goals for the next two years. Several of the goals required reports or information on Human Services. The information provided below will help Council determine next steps in the Human Services area.

Objective: Increase accountability of funded services:

Task 1 - Staff will provide a report regarding the current accountability mechanisms in the ASSET Process.

Below is a list of the ways that ASSET holds agencies accountable for their funded programs:

- ASSET Administrative Team (Administrative Team) meets monthly to discuss issues or concerns with agencies and or programs.
- The Administrative Team each April-July reviews processes and procedures for ASSET to anticipate and address the needs of funders, volunteers and the agencies for the next budget cycle.
- The Administrative Team reviews and vets all request for new or expanded services in August prior to the start of the next budget season.
 - The Administrative Team makes decisions for ASSET regarding the requests for new and expanded services each August. The decisions are shared with ASSET at its August meeting.
 - It is typical that the Administrative Team will meet with the agencies in person to discuss these new or expanded services. Often, the Administrative Team will require further information or will need to research programs prior to making a decision on whether or not to add or expand a service.
 - Considerable thought about how a service that already exists might be impacted by another program being added is also discussed, as it spreads limited dollars between more and more services.
 - Additionally, if a new agency is request to add a service that is already funded by ASSET, there is considerable discussion about the need for additional providers and the impact of the dollars for the community.
- The Administrative Team holds budget training for all ASSET-approved service agencies in August. The training helps agencies understand how to complete the ASSET budget forms and instructs agencies about the priorities of all the four funders. New agencies are given one-on-one time after the training to answer more specific questions about ASSET processes and procedures. Agencies receive copies of each funder's priorities.
- The Administrative Team hosts annual volunteer training in September on how to conduct agency visits to help ASSET make the best decisions possible in funding programs and services. Volunteers are provided a reference manual to help them prepare for agencies visits each fall, which include questions to be asked of the agencies. Volunteers also receive each funder's priorities.

- Volunteers visit all agencies between September and October each year and go over questions. Reports on these visits are submitted and shared with ASSET volunteers and the Administrative Team.
- The Administrative Team reviews all the budgets in detail prior to distribution to volunteers and makes requests to agencies for corrections should errors be found or if clarification is needed on the information that was submitted. Budgets include reporting of outcomes measures, which are reviewed to see if they provide information about the effect of each program and if the agency is meeting the needs of the population they serve.
- The Administrative Team reviews all agency audits and/or IRS Form 990s, which are required to be submitted annually to ASSET.
- ASSET volunteers and the Administrative Team review midyear outcomes reports in December, prior to the January budget allocation hearings.
- The information from the budgets, audits and volunteer visits are all taken into account and used to determine funding in January for each service.
- Materials for ASSET are a public record and the meetings are open to the public.

ASSET has the following manuals available online, which are reviewed and updated annually as necessary:

- Policy Manual
- Reference Manual

Visit <http://www.storycountyasset.org/index.cfm?nodeID=24573> to see the resources available online for agencies, volunteers and the community.

Other accountability mechanisms the Administrative Team has been working on:

- The ASSET Administrative Team has required all agencies receiving Basic Needs dollars or Panel 2 dollars to attend ServicePoint training on June 23, 2014. ServicePoint is used by HUD to track information pertaining to homelessness and related continuum of care services. The training was to inform agencies about the software and how it is used to determine allocation of Federal dollars to the State of Iowa for homelessness related services. **Several agencies that receive dollars for housing, low income support and homelessness and or other related continuum of care services including homeless prevention already report on ServicePoint, however, the Administrative Team is working on 100% participation to ensure that Story County and Ames needs are accounted for in the statewide totals being submitted to HUD.** This will also ensure dollars are coming to the community from the federal government for homelessness services at the correct levels. Information on those participating in ServicePoint will be shared with ASSET volunteers to help volunteers understand further funding options for those requesting ASSET dollars and the impact of their participating or not participating in these processes.
- At the July 9, 2014 meeting, the Administrative Team added volunteer agency reports to the December 4, 2014 ASSET meeting agenda. This is part of the ongoing process improvements that are underway to ensure better accountability in the ASSET process. At the December 2, 2014 meeting, volunteers will be asked to provide updates on their assigned agencies to all volunteers. Previously, only the volunteer(s) assigned to the

agency had specific information about the agency. This limited the overall perspective or big picture as volunteers worked through the challenges of determining funding levels in January. This new step for the 2014-2015 process will enhance accountability to the funders by ensuring volunteers are informed of what is happening with all ASSET funded services for the budget allocation process.

- The United Way has recently hired a Community Impact Director who will be working with the community and partner agencies to establish community goals in the areas of education, income and health. Additionally, the Community Impact Director will be working to establish progress indicators and measurement tools. **The Administrative Team plans to work with United Way to incorporate their indicators into the ASSET process over the coming years.**

Objective: Proactively engage with ASSET funders in understanding the needs in the community (including mental health and youth needs).

Task 1 - Staff will provide a report to the City Council regarding the most recent (2010) Story County Community Health Needs Assessment.

- This is the link to the Executive Summary of the 2010 assessment, which summarizes the full report.
 - <http://www.storycountyqol.org/chna-executive-summary.html>

Task 3 - City Council will review the most recent Story County Community Health Needs Assessment, including mental health and youth needs, and determine if the assessment tool is adequate.

- **Story County Quality of Life Alliance or SCQOL group will be starting discussion on plans for the 2015 assessment. SCQOL will be looking data that is available and determining how best to use what is already available for guidance as well as gaps in data that SCQOL may need to seek out.**
- SCQOL is responsible for coordinating the Community Health needs assessment every five years. Here is its website with information about their organization. <http://www.storycountyqol.org/>
- The 2010 assessment was a joint effort through the Story County Community Coalition. The 2010 Community Assessment was paid for with contributions from Mary Greeley Medical Center (\$25,000); United Way of Story County (\$10440), Story County Medical Center (\$5,000), City of Ames (\$3,000), Story County Board of Supervisors (\$2,500), Story County Decat (\$2,500), McFarland Clinic (\$2,500), Story County Empowerment/Early Childhood Iowa (\$2,250), Story County Human Services Council (\$500), and Ames Education Foundation (\$100).
- The 2010 Needs Assessment cost \$53,790.

Other tasks to complete this goal

This report completes the tasks outlined under the Council objective to “increase the accountability of funded services.” Should the City Council wish to further explore the topic of accountability, additional direction to City staff would be necessary.

Under the objective to “Proactively engage with ASSET funders in understanding the needs in the community (including mental health and youth needs)”, the Council has yet to receive a report regarding youth master planning. Once that report has been received by the City Council, the only remaining task under this objective is for the City Council to communicate suggestions to improve the Story County Community Health Needs Assessment to ASSET funders.