

COUNCIL ACTION FORM

SUBJECT: DEVELOPMENT AGREEMENT WITH IOWA STATE UNIVERSITY RESEARCH PARK CORPORATION FOR PHASE III EXPANSION PROJECT

BACKGROUND:

Many of the recent economic development successes we have experienced in the City of Ames are attributable to the presence of the Iowa State University Research Park within our city limits.

In years past, the City of Ames played a major role in the development of the initial two phases of the Research Park. Because of specific covenants contained in past development agreements, not only does the City reap the benefits of the increase in high quality job opportunities from businesses locating in the Research Park, the City has also benefitted because 1) the improvements continue to generate property tax revenues to help fund City operations, and 2) fully developed land can be offered to attract prospective companies as an incentive at a below market rate.

With Phase II of the Research Park nearly full, it is now time to begin development of the next phase. To assist with this new venture, the Research Park Corporation is once again seeking substantial financial assistance from the City. Staff has attached the proposed Development Agreement that outlines the parties' responsibilities to accomplish Phase III. The agreement is basically patterned after the previous agreements for the initial two phases of the Research Park, as well as after the development agreement for the Ames Community Development Park in east Ames; and anticipates that City funding will come from a Tax Increment Financing (TIF) incentive.

A summary of the development agreement's highlights are outlined below:

The Project (See Exhibit B of attached agreement)

Phase III will include a total of approximately 79 gross acres, with approximately 34 acres of this total available for development. Through the financial assistance from the State of Iowa, \$12 million was appropriated to the Research Park for construction of the first building in this phase. It is anticipated that most of the economic development support offices that are currently spread throughout the ISU campus will be centralized in this new Hub building. In addition, many of the tenants occupying buildings adjacent to the Hub building will be businesses that provide professional and commercial support services to Research Park companies and employees. **For this reason, the City Council will need to approve a new zoning classification for the Research Park to accommodate these types of mixed uses (industrial/commercial/retail) in order for their plan to be accomplished.**

The City's Responsibilities

Section IV(A) of the agreement outlines the City's responsibilities for designing and installing the water mains, sanitary sewer mains, and street improvements. The street improvements will primarily be funded by IDOT through a RISE grant, which covers 80 percent of the costs up to \$3,778,833. This covers improvements related to street lighting, associated storm water facilities, a sidewalk on the west side of University Boulevard, on-street bike paths, and roundabouts.

Although the parking areas along North Drive were included in the approved RISE grant application, IDOT staff recently informed City staff that RISE funds cannot be used to pay for this parking. Unless that interpretation is altered, the parking costs will need to be borne locally. In that event, the agreement provides that the City will pay one third and the Research Park will pay two thirds of the cost of providing on-street parking.

The City's only other responsibility beyond those described above is to share equally with Iowa State University in the cost of one off-site traffic improvement project. This is the signalization of the west bound off ramp at Highway 30 and University Boulevard, which is estimated to cost \$250,000.

Based on the most recent cost estimates, the City's financial obligation associated with this Phase III agreement is \$2,897,324 for the improvements reflected below.

<u>Street</u>	
RISE Grant from IDOT	\$3,978,833
City of Ames	<u>\$ 944,708</u>
	\$4,923,541
<u>On-Street Parking (Hub Loop)</u>	
City of Ames	\$ 83,334
Research Park Corporation	<u>166,666</u>
	\$ 250,000
<u>Water</u>	
City of Ames	\$ 900,000
<u>Sanitary Sewer</u>	
City of Ames	\$ 505,000
<u>Contingency for Projects</u>	
RISE Grant from IDOT	\$ 31,895
City of Ames	<u>339,282</u>
	\$ 371,177
Total TIF Funded City Obligation	\$2,772,324

<u>Off-site Traffic Improvements</u>	
Iowa State Research Park	\$ 125,000
City of Ames (Road Use Tax)	<u>125,000</u>
	\$ 250,000

Total City Financial Obligation \$2,897,324

The Research Park Corporation's Responsibilities

Section IV(B) of the agreement specifies that, in addition to paying for two-thirds of the cost of the on-street parking area for the Loop Drive, all other improvements needed to fully develop Phase III are the responsibility of the Research Park Corporation. Therefore, the design and installation of these other improvements will be accomplished by the Research Park itself or else delegated to some other entity through a separate agreement.

For example, it is important to note that Story County has been considering creative ways to become a partner in this type of economic development because of the positive financial impact this project will have on the County as a whole. **To accomplish this participation, it is anticipated that the County will finance the improvement of the large open space situated between Phase II and Phase III. This area will serve as a naturalized storm water conveyance area for Phase III, and will also provide green space for the development. Therefore, this area will be designated as a County park to be maintained by Story County.**

Job Creation

In order to qualify for the RISE grant, the City must guarantee to the IDOT that 365 new jobs will be created at Workiva (formerly WebFilings) within three years of the completion of the road improvements reflected in Exhibit B. Failure to accomplish this job creation would subject the City to a financial penalty.

While we are very optimistic that Workiva will continue to experience success with its corresponding job growth, there is still a risk to the City by entering into the RISE grant agreement. **To mitigate this risk, Section VII of the agreement provides for the Research Park to share equally in any amount the City is required to reimburse the State for non-attainment of jobs.**

Cap On Land Price

The City's justifications for financial participation in the development of our research and industrial parks include the City's interest to facilitate growth in high paying jobs, to provide below market land cost as an incentive to companies new to or expanding within the community, and to permanently expand our property tax base.

In order to assure that the lots within our TIF districts are not sold for the going market rate, even though their development costs were reduced substantially by City subsidy, our TIF area development agreements have historically included a

provision that caps the amount for which the land can be sold. That helps assure that the subsidy provided by the City is passed on to the companies creating jobs, rather than being retained by the land owner.

Due to the reduction in State support over the years, proceeds from the sale of land have become a major source of revenue to finance the operations of the Research Park. Therefore, Section VI of the agreement offers a unique twist to our standard approach that will allow the Research Park and City both to generate additional operating funds from the sale of land.

A per acre selling point of \$72,000 has been established that will allow the Research Park to recapture the cost of their land-related responsibilities specified in Section IV(B). This includes such expenses as land, rural water buyout, natural gas, electric and landscaping. In accordance with Section VI, the Research Park will thus be entitled to retain the first \$72,000 per acre in land sale price. However, it is further agreed that the parties will share equally in proceeds from the sale of land that exceeds \$72,000 per acre. The City will agree to utilize these funds for incentives to encourage existing businesses to expand or new businesses to locate in the Research Park, or to reduce our debt service obligation.

Property Taxes

As was stated previously, the City's financial investment in this project is justified in part because of the on-going property taxes that will be generated. This revenue stream will help cover the City's operating costs to serve this area, which include street maintenance, snow removal, fire/medical assistance services, police protection, etc.

In order to assure that the growth within this area pays property taxes, Section IX of the agreement was included. According to this section, all improvements on the land in Phase III will be subject to real estate taxes, even if they obtain a tax exempt or abatement status. Should the land and improvements become tax exempt, the Research Park Corporation will be required to pay to the City an amount equivalent to the tax receipts the City and other taxing jurisdictions would have received had the property not become tax exempt or abated.

Research Park officials feel very strongly that at least a portion of the first building constructed, the Hub building, should be tax exempt. This building will house many of the economic development support University offices that are currently scattered throughout the ISU campus.

In breaking with previous requirements, this agreement allows the Research Park Corporation to apply for tax exempt status for the Hub building. However, for that portion of the Hub building that becomes tax exempt, it further requires them to make payments in lieu of tax until the time that the City's TIF debt incurred to pay for the public improvement costs specified in Section IV(A) is totally retired.

Minimum Assessment

Two techniques have been utilized in previous agreements to minimize the City's risk associated with this type of TIF-funded venture. These were to establish minimum assessments, and to require that the developer build speculative buildings to assure there is some level of taxable value to pay a portion of the annual debt payment. In this case, the annual debt service is estimated to be approximately \$300,000.

Section X of the proposed agreement once again provides for a minimum assessment for all buildings that are constructed within the TIF District, except for the Hub building. For these other buildings, the minimum assessment agreed to is \$500,000 per acre.

Furthermore, even if the Hub building gains some level of tax exempt or tax abatement status, this agreement provides for the Research Park to make property tax payments to the City based on a minimum value of \$11 million. That obligation will continue until the City's debt for the outstanding public infrastructure is totally retired.

In return for these minimum assessment commitments, the agreement specifies that 1) for every additional dollar of non-abated taxable valuation added in the TIF district for all lots except the Hub building, the minimum assessment on the Hub building will be reduced by \$.50; and 2) the minimum assessment and payment requirement for the Hub building will not take effect until January 1, 2016, for taxes payable beginning in September 2017.

TIF District

It is staff's recommendation that the City Council enter into "deals" that result in a ten year payback for TIF funded projects. Since there are only four developable lots in Phase III to generate TIF proceeds, staff will be recommending that the TIF district be extended to include the majority of the undeveloped lots in Phase II of the Research Park.

It is hoped that the addition of these lots will assure an earlier payback of the TIF debt. However, it is important to note that the Phase II agreement includes no prohibition for tax exemption for the lots that phase. Therefore, the incremental taxes generated in from Phase II lots will be delayed due to the availability of five-year industrial tax abatements.

Rural Water Buyout

Section XII(E) requires the Research Park Corporation to pay the Xenia Rural Water District for any buyout of service territory. Even though City staff strongly believes that the right to serve the northern portion of Phase III was never transferred to Xenia, the Research Park has felt compelled to negotiate a buyout agreement with Xenia whereby Xenia will be paid \$687,234 to release their claims to the Phase III and Phase IV land. Because of the urgency of completing the HUB building by June 2016 as required by the State appropriation, the Research Park does not want to become involved in protracted City/Xenia

negotiations or legal actions to verify the City's right to serve the northern half of Phase III. As is the case with most of their other development costs, the Research Park Corporation will cover this expenditure out of proceeds from the sale of lots in this phase.

Zoning Ordinance Text Amendments

In order to accomplish the proposed Phase III expansion as envisioned by Research Park officials, the City Council must be willing to make two significant changes to our Zoning Ordinance.

First, the existing Research Park is currently zoned Planned Industrial (PI). The new vision is to locate a limited array of retail and commercial land uses within the Park to provide services to Park tenants in close proximity to their offices and laboratories. This would include such uses as restaurants, attorneys' offices, laundries and child care facilities, among others. **This vision will necessitate the creation of a new zoning category that will be unique to Research Parks.**

The City's LUPP does not identify a precise commercial node for this location, but adding commercial may fit the parameters of having additional services available to neighborhoods and districts. It is likely that the new zoning would apply to both the existing Research Park and to the new expansion area, and would require a master plan for implementation. A draft zoning ordinance will be presented to the Council this winter. **Therefore, the HUB building will originally be started under PI zoning and end up being completed under the new zoning district.**

Second, in order to reap the efficiencies of combining Loop Road with parking for the Hub building, the Hub building has been designed without off-street parking. Instead, it is envisioned that all parking needs for this centralized facility will be accommodated with expanded public parking around the Hub loop. This will be similar to the parking arrangement found in many county seat communities where the centralized County Courthouse is surrounded by on-street parking. Here again, **a special provision will need to be added in the Zoning Ordinance to relieve the Hub building from any on-site parking requirements and to consider the adjacent on-street parking supply on the Plaza Loop.** As is shown in Section XII(F), it is contemplated that the Research Park will assume responsibility for maintaining Loop Road and for administering its associated parking spaces. **The parties have agreed that, should the IDOT not provide RISE grant funding for this on-street parking, then the City will pay one third and the Research Park will pay two thirds of the cost of constructing this parking area.**

During the staff's discussions with the Research Park officials, an inquiry was made regarding the possibility of including mixed-use housing in Phase III. However, after checking with the City's bond attorney, it was determined that the Iowa Code places more restrictions when TIF financed projects include a housing component. Two critical requirements are that the TIF must be completely paid

off within ten years, and that a certain percentage of the TIF proceeds must be directed to affordable housing and not to pay off the infrastructure debt. **Since there is not a specific housing proposal to analyze at this time, it was agreed that the Urban Renewal Plan/TIF project for Phase III will only allow for industrial/commercial/retail uses.** However, staff has indicated its willingness to consider a housing component once a specific proposal is offered that can be analyzed for compliance to the Iowa Code.

Off-Site Transportation Improvements

As the City Council would expect, a traffic study was conducted to identify off-site traffic system improvements that might be needed due to the growth of Phase III. It appears from this study that only one off-site location will need improvements due to Phase III growth. This is the intersection of US Highway 30 and University Boulevard, where motorists have challenges on the westbound off-ramp when attempting to turn south. The addition of a traffic signal at this intersection will be needed by the time Phase III is built out, at an estimated cost of \$250,000.

It should be noted that the traffic study indicates that the current situation already justifies this traffic improvement because of traffic from Phases I and II of the Research Park and other city traffic. Therefore, Phase III will make a challenging situation even worse. **Realizing that both the City and the University have some responsibility for this traffic improvement, Warren Madden, Senior Vice President for Business and Finance, has indicated that the University is committed to share equally in the cost of this traffic signal.** The City's share of this project will be programmed in the next Capital Improvements Plan from Road Use Tax funds. Any other needed future traffic improvements will be studied prior to the Council's approval of subsequent phases of the Research Park.

Next Steps

After this development agreement and the RISE agreement are signed, the City Council must take a number of additional actions in order to facilitate Phase III. These steps are time sensitive, since construction on the HUB building must begin early next spring in order for it to be completed and occupied by June 2016. With annexation already completed, the following subsequent steps must also take place:

- Establish Urban Renewal Area (URA)
- Establish Tax Increment Financing District
- Hire engineering firm to design streets, water and sewer infrastructure
- Award contract for construction of infrastructure
- Rezone one existing parcel to Planned Industrial to facilitate Hub building
- Approve minor site development plan (administrative action)
- Issue building permit for Hub building (administrative action)
- Develop zoning text amendment to create new Research Park zone
- Rezone entire Research Park to new zoning designation

Staff is also bringing the URA to City Council for action on October 14. This includes a draft Urban Renewal Plan detailing the intended uses for the area and the types of

projects anticipated in support of economic development. It is anticipated that the URA process and creation of the TIF District can be completed by November 10. Creating a TIF District requires adoption of an ordinance, and that action on November 10 will require Council approval of all three ordinance readings in order to authorize expenditures for the engineering design contract that same evening. Engineering design must begin in November in order for infrastructure bids to be taken in January or February. Installation of the water main will hopefully begin in March, since construction on the Hub building requires a public water supply. Prior to approval of the building permit, the Hub lot must also be rezoned to Planned Industrial and the site plan must be approved.

ALTERNATIVES:

1) The City Council can approve the attached development agreement with the ISU Research Park as proposed.

This alternative should be supported if the City Council is satisfied with a) the development concept that has been proposed for Phase III, b) the amount and source of City financial support that is required in the proposed agreement, and c) the unique changes that will be required in the Zoning Ordinance to accomplish this expansion.

2) The City Council can approve the attached agreement with the ISU Research Park after making modifications specified by the City Council.

This alternative should be supported if the City Council desires changes to the proposed agreement. Specific direction from Council regarding changes will be required under this alternative.

3) The City Council can decide not to approve an agreement with the ISU Research Park that obligates the City to financially support the development of Phase III.

This alternative should be supported if the City Council determines that the extent of the financial support that is being requested, the risk that is associated with this venture, or the needed changes to the Zoning Ordinance are unacceptable.

MANAGER'S RECOMMENDED ACTION:

It must be emphasized that the ISU Research Park has become a foundational component of the City's economic development strategy. The prudent use of City funds to assist in the development of Phase III is justified because of the additional high quality jobs, property tax revenue increase, and collaboration with ISU in economic development that will result from this expansion.

It appears that the most viable source of funding for this phase is through a Tax Increment Financing incentive. Staff has warned the Council in the past that use of this incentive poses a level of risk should the property not develop as quickly as hoped. The risk is heightened when a debt is incurred to build public infrastructure in advance of sufficient incremental tax valuation growth to cover the debt payments. While the staff

has included many provisions in this agreement that somewhat mitigate this risk, it still remains. However, given the overwhelming success of Phases I and II, the benefits associated with the further expansion of the Research Park outweigh the level of risk involved with this next phase.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the attached development agreement with the ISU Research Park as proposed.

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

Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Ave., Ames, IA 50010; 515-239-5146
Return recorded document to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

**AGREEMENT FOR PUBLIC IMPROVEMENTS
AND OTHER WORK PERTAINING TO
THE IOWA STATE UNIVERSITY RESEARCH PARK
PHASE III**

THIS CONTRACT AND AGREEMENT, made and entered into this 14th day of October, 2014, by and between IOWA STATE UNIVERSITY RESEARCH PARK (an Iowa non-profit corporation hereinafter called "Research Park") and THE CITY OF AMES, IOWA (hereinafter called the "City");

WITNESSETH:

WHEREAS, it is the intention and representation of the Research Park to undertake an expansion of the Iowa State University Research Park, heretofore known as Phase III, at below market cost located in the City of Ames, Iowa; and,

WHEREAS, the Research Park has applied for annexation of the Phase III real estate into the City, and the City Council and State of Iowa's City Development Board have approved said annexation; and,

WHEREAS, the Research Park desires that the City assist the aforesaid project by designing, constructing, financing, and facilitating certain public improvements and other work to serve Phase III of the Iowa State University Research Park; and,

WHEREAS, the parties desire that the cost of constructing and financing the City's public improvements be abated by an increment in the property taxes based on the progress of the project as well as by funding from the Iowa Department of Transportation's Revitalize Iowa's Sound Economy (RISE) program; and,

WHEREAS, it is found that the work and improvements related to Phase III of the Iowa State University Research Park will serve the public purpose of economic development

by encouraging private development that will increase permanent employment opportunities, add revenue support for government services, and expand the property tax base; and,

WHEREAS, the Research Park controls the land necessary to accomplish Phase III expansion of the Iowa State University Research Park.

(See Exhibit A for Legal Description)

NOW, THEREFORE, in consideration of these premises and of the mutual promises hereinafter set out, the parties hereto do agree and covenant as follows:

I PARTIES

A. The Parties to this agreement are the City and the Research Park. No other parties shall be admitted to this agreement, nor shall there be any assignment of this agreement without the express written consent of the existing parties hereto.

B. It is not the intention of the parties to this agreement that any new legal entity be created by virtue of this agreement, and the provisions of this agreement shall not be deemed to have created a partnership, trust or other legal entity.

II DURATION

This agreement shall endure and remain in effect until all parties agree in writing that its purpose has been fully and completely served, or mutually agree to terminate this agreement sooner for whatever reason and on whatever terms the parties may then agree to.

III PURPOSE

A. **In general.** The purpose of this agreement is to provide for a joint and cooperative effort by the parties hereto, in the prompt development of Phase III of the Iowa State University Research Park, by performance of the respective tasks and duties stated in this agreement.

B. **Research Park Development.** The Research Park, either directly or by means of agreements with other parties of its choice, shall construct and market facilities and sites on land shown on the Conceptual Development Plan attached hereto as Exhibit B, and by this reference incorporated herein and made part hereof. Said Plan may be amended by written agreement of the parties hereto.

The Research Park covenants that all structures on and other improvements on land in Phase III as generally described on the Conceptual Development Plan shall be done in compliance with the ordinances, policies, and rules of the City of Ames, Iowa, and all said requirements for plans, permits, or approvals shall be adhered to by the Research Park.

The Research Park shall comply with all other federal, state, and local regulations applicable to the development of the said Phase III of the Iowa State University Research Park. This obligation expressly includes compliance with the City's Zoning and Subdivision ordinances, and applies both to the original uses and any future reuses of land within Phase III of the Research Park.

The making of agreements by the Research Park with developers of its choice shall not relieve the Research Park of the obligations, duties, and tasks stated in this agreement that are not expressly those of the City.

C. **Official Platting.** The Research Park shall prepare and submit for final City approval an official plat of subdivision lots as generally shown on the aforesaid Conceptual Development Plan.

D. **Design.** The Research Park will be responsible for the design of all infrastructure and building improvements within the area reflected on the Conceptual Development Plan, except for the design of the City public improvements specified in Section IV(A).

IV INFRASTRUCTURE

A. **City Public Improvements.** As generally shown on Exhibit C, the City shall be responsible for the design and installation for the following public improvements to complete Phase III:

1. Water mains.
2. Sanitary sewer mains.
3. Street improvements funded through the IDOT RISE grant, including street lighting, street related storm sewer facilities, sidewalk on the west side of University Blvd., on-street bike lanes, and roundabouts.

In the event that the IDOT RISE grant does not cover the cost of constructing on-street parking adjacent to Loop Drive, the City shall be responsible for one third of the cost of such parking areas.

The Research Park shall convey to the City, without cost, all land needed for City funded infrastructure improvements, including streets, sidewalks, utility easements, rights-of-way, and other public facilities as determined by the City's Public Works

Director. The Research Park shall also convey to the City, without cost, any easements needed to facilitate construction of these street improvements and utilities prior to platting. These conveyances shall occur prior to the City awarding each contract for public improvements specified in this section.

In accordance with the RISE grant program, the Research Park shall cooperate with the City to meet the following requirements:

1. Acquire all rights-of-way in accordance with 761 Iowa Administrative Code, Chapter 111 and the Federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970;
2. Obtain IDOT environmental concurrence before acquiring or conveying all rights-of-way; and
3. Certify that any needed environmental permits have been received and all environmental regulations have been met prior to letting of RISE funded public improvements.

B. **Other Improvements.** For the area shown on Exhibit D, the Research Park shall be responsible for funding or otherwise procuring the design and installation of all other improvements necessary to complete Phase III, which shall include, but not be limited to the following:

1. Storm water management and drainage facilities not funded by the RISE grant.
2. Open space and natural areas.
3. Natural gas distribution system to bring natural gas to each platted lot.
4. Construction of all streets, sidewalks, and walking/bike trails not funded by the RISE grant.
5. Signage.
6. Telecommunication facilities to serve each platted lot.
7. Electric distribution system to serve each platted lot.

For that portion of the Research Park served by the Ames Municipal Electric Utility, the City will contribute to these electric facilities in accordance with current City policies applicable to all new development.

8. Gateway features.
9. Grading of the site.

10. Hub Square.

11. Landscaping, including completion of all landscaping materials to be installed in the public right-of-way that are not funded by the RISE grant. Said landscaping shall be installed within two years of the final acceptance of the RISE funded project by the City.

In the event that the IDOT RISE grant does not cover the cost of constructing on-street parking adjacent to Loop Drive, the Research Park shall be responsible for two thirds of the cost of such parking areas.

V

URBAN RENEWAL AREA AND TAX INCREMENT FINANCING

The City agrees to be responsible for establishing a new urban renewal area pursuant to Chapter 403 of the Code of Iowa. At a minimum, the urban renewal area will include all property identified in the legal description of property shown on Exhibit A to this Agreement, as well as all property upon or through which any of the City Public Improvements shown on Exhibit C to this Agreement will be constructed or installed. The City reserves the right to include other property in the urban renewal area that the City determines would be beneficial to the purposes of this Agreement. In accordance with commitments made in this Agreement by property owners to pay property taxes, the City may make provisions to collect incremental property tax revenues generated from a Tax Increment Financing District (TIF) which may be established within the urban renewal area and may devote those tax revenues to pay principal of and interest on debt incurred by the City to finance the construction of the City Public Improvements as described in Section IV(A).

The City shall not be responsible for any other development cost associated with the development of the Phase III of the proposed Iowa State University Research Park expansion.

VI

ALLOCATION OF PROCEEDS FROM SALE OF LAND

The Research Park has the right to set the price charged for land in the Phase III expansion. In recognition of the significant land value that the Research Park has assembled for this expansion, it is agreed that the Research Park shall be entitled to charge and retain the first \$72,000 per acre, or an equivalent lease rate, for lots shown in the Conceptual Development Plan.

In recognition of the significant investment made by the City in public infrastructure to serve this expansion for lots shown in the Conceptual Development Plan, it is further agreed that both parties will share equally in any proceeds of land sold at a price

greater than \$72,000 per acre, or an equivalent per acre amount calculated as part of a lease agreement.

For land sales, the Research Park shall pay the City one half of this added increment after closing on any such land sale. For land lease agreements, the Research Park shall pay the City one half of the land cost greater than \$72,000 per acre that has been calculated in any such monthly lease rate. Payments under this lease obligation for each calendar year shall be accumulated and paid to the City by December 30 of each year.

In order to determine how each land lease rate compares to the aforementioned per acre land sale amount, the Research Park shall provide to the City each such lease agreement, along with the calculation for land cost included in such agreement. Such agreements and calculations shall be provided to the City upon signing of each lease agreement.

The funds received by the City in accordance with this section will be reserved by the City to be used as incentives to encourage existing businesses to expand or new businesses to locate in the Iowa State University Research Park, or to be used to pay off the City's debt service obligation for improvements specified in Section IV(A).

VII JOB CREATION

As a condition of the RISE grant from the Iowa Department of Transportation to help finance certain public improvements in and adjacent to Phase III, the City will be required to covenant that, within three years after the completion of the RISE funded projects, the number of additional persons employed at the Iowa State University Research Park as required by the RISE grant shall be not less than 365 full-time equivalents. If the City is required to make any payments due to non-attainment of the aforesaid job creation goal, fifty percent of the amount of such payment shall be immediately reimbursed to the City by the Research Park.

VIII CONDITIONS PRECEDENT

The City shall not be under an obligation to award a contract related to any of the public improvements identified in Section IV(A) until after the City has received:

- A. Written evidence from the Research Park that written commitments have been made or funds have been secured to finance the costs of all other work referred to in Section IV(B), and
- B. A signed agreement between the City and the Iowa Department of Transportation for a RISE Grant to pay 80% of the total costs for all transportation related improvements specified in Section IV(A).

IX PROPERTY TAXES

It is expressly understood, covenanted, and agreed by the parties hereto that all of the land encompassed by the aforesaid Phase III Conceptual Development Plan and any and all improvements now or hereafter pertaining to said land, shall be subject to any and all taxes on real estate that normally would be generated as a commercial or industrial classified parcel, regardless of each parcel's actual classification or exempt status; and that the Research Park shall not claim or apply for any exemption from or abatement of property taxes for said land or improvements. In the event that said property in the Iowa State University Research Park, or any portion thereof, becomes tax exempt or receives tax abatement, by legislation or other process, the Research Park, its successor or assigns, shall make payments to the City in lieu of taxes in such amounts as are equivalent to the tax receipts the City and other local taxing jurisdictions would have received had the property not become tax exempt or received an abatement. This obligation upon the Research Park applies regardless of ownership of the property subject to tax exemption or abatement.

Consistent with the above restrictions, after the total debt incurred by the City to pay for the costs associated with the City's public improvements as specified in Section IV(A) has been totally retired and the property is no longer subject to payments-in-lieu of tax, the owner of the Hub Building designated on Lot 3 may apply for, or make a claim for property tax exemption per the provisions of Chapter 427.1 of the Iowa Code.

All payments in lieu of taxes shall be due and payable in accordance with the statutory schedule for payment of property tax and any minimum assessment agreement then in effect.

The Research Park agrees to allow and cooperate with the City Assessor as the City Assessor calculates the assessed value of any properties within Phase III that may be tax-exempt.

The Research Park further agrees to include clauses in all ground leases and real property sales agreements which notify the lessees or buyers of the obligations under this subsection.

X MINIMUM ASSESSMENT

In conjunction with this agreement, the Research Park hereby enters into two separate Minimum Assessment Agreements (Exhibits E and F) with the City for all lots within the boundaries of the City's TIF district that authorize the City Assessor to accomplish the following tasks:

A) Establish an assessment for the first building constructed in Phase III designated as the HUB building on Lot 3 of Exhibit B, at an assessed value of at least \$11,000,000. This minimum assessment requirement will be reduced in accordance to the following formula as other assessed value for building improvements are added within the TIF District established under Section V.

- i) For every additional dollar of non-abated assessed valuation added in the TIF District for all lots except Lot 3, the minimum assessment for the HUB building on Lot 3 will be reduced by \$.50. The minimum assessment will be adjusted in accordance with this provision on January 1st of each year.

This minimum assessment requirement will terminate once the total debt incurred by the City to pay for the costs associated with the City's public improvements as specified in Section IV(A) has been totally retired. These costs include, but are not limited to the design, construction, inspection, principal, interest, bond issuance cost, etc. The minimum assessment for the Hub building on Lot 3 will not take effect until January 1, 2016 for taxes payable beginning September, 2017.

B) For all other lots on which buildings are constructed in the TIF district, establish a minimum assessment value of at least \$500,000 per acre.

XI

TIMELINE FOR CONSTRUCTING BUILDINGS

The parties agree that the purchasers of lots within Phase III of the Iowa State University Research shall make improvements promptly and not hold the property in an undeveloped state or delay making improvements. Therefore, if the purchaser of any lot within Phase III of the Iowa State University Research Park does not complete construction of all buildings within twenty-four (24) months of taking title to the land, then the Research Park shall make payments to the City in lieu of taxes in such amounts as are equivalent to the tax receipts the City and other local taxing jurisdictions would have received had the property been assessed at \$500,000 per acre.

XII

MISCELLANEOUS

A. Maintenance. The traveled portion of the City streets within the area reflected on Conceptual Development Plan shall be maintained by the City. The Research Park shall maintain the landscaped area on both sides of those public roadways. In addition, all green space, storm water management areas, and trail system (off-street bike and pedestrian paths) within the area reflected on the Conceptual Development Plan (Exhibit B) shall be maintained by the Research Park or its assigns.

B. Records. The parties hereto shall keep all contracts, change orders, invoices, payroll time sheets, memoranda, and other accounting documents needed to document and substantiate the actual cost of designing, constructing, and financing the said City public improvements specified in Section IV(A) for a period of at least five years following completion and acceptance of said improvements. Photocopies of all such documents shall be exchanged by the parties on request.

C. Land Covenant. This contract and agreement, and all promises and covenants herein expressed, shall be a covenant running with the land described herein and be binding on the Research Park, its successors and assigns, and upon the Research Park's grantees of rights in said land, including tenants and mortgagees, except the land granted to the City for streets, utility easements, and other right-of-ways shall not be subject to said covenant.

D. Time of the Essence. It is agreed and understood by the parties to this agreement that time is of the essence in performance of any action provided in this agreement.

E. Rural Water Buyout. Research Park agrees that it is responsible for payment of any amounts that may become due and owing to Xenia Rural Water District as a result of annexation of the land within the Conceptual Development Plan or connection of any lot to City water, including but not limited to the buyout of territory and demolition or removal of infrastructure, as provided in Iowa Code Chapter 357A.

F. Loop Drive. It is recognized that a City zoning code text amendment will be needed to allow parking for the Hub Building to be located on Loop Drive, a public street, rather than on the Hub Building parcel as currently required by the City's zoning code. Upon passage of that zoning code text amendment and approval by the parties of a separate use agreement, Research Park shall assume the following responsibilities for Loop Drive and the adjacent parking areas: ongoing surface maintenance, snow and ice control, and the administration and enforcement of said parking.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and sealed by their authorized representatives as of the date first above written.

ISU RESEARCH PARK

CITY OF AMES

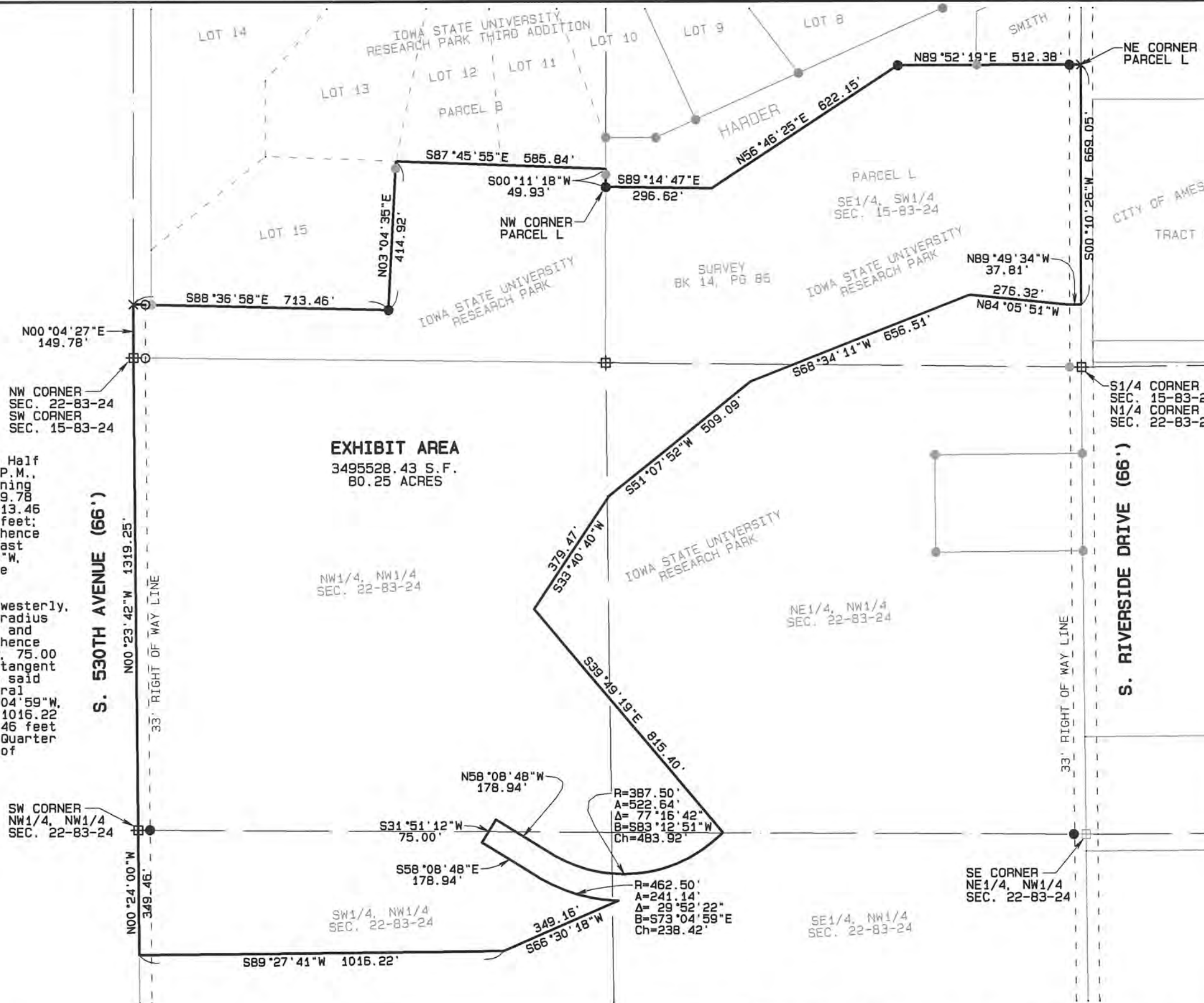
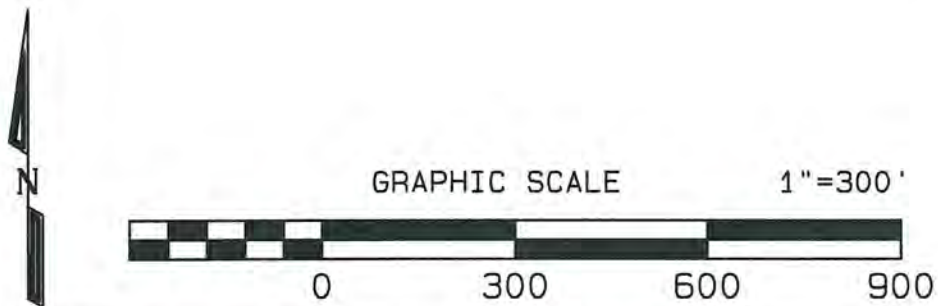
By: _____
Steven Carter, President
Iowa State University Research Park

By: _____
Ann H. Campbell, Mayor

Attest: _____
Diane Voss, City Clerk

Survey Description:

Part of the Southwest Quarter of Section 15, and part of the North Half of Section 22, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being described as follows: Beginning at the Northwest Corner of said Section 22; thence N00°04'27"E, 149.78 feet along the West line of said Section 15; thence S88°36'58"E, 713.46 feet; thence N03°04'35"E, 414.92 feet; thence S87°45'55"E, 585.84 feet; thence S00°11'18"W, 49.93 feet; thence S89°14'47"E, 296.62 feet; thence N56°46'25"E, 622.15 feet; thence N89°52'19"E, 512.38 feet to the East line of the Southwest Quarter of said Section 15; thence S00°10'26"W, 669.05 feet along said line; thence N89°49'34"W, 37.81 feet; thence N84°05'51"W, 276.32 feet; thence S68°34'11"W, 656.51 feet; thence S51°07'52"W, 509.09 feet; thence S33°40'40"W, 379.47 feet; thence S39°49'19"E, 815.40 feet to the beginning of a curve; thence southwesterly, westerly and northwesterly, 522.64 feet along said curve having a radius of 387.50 feet, concave to the north, a central angle of 77°16'42" and being subtended by a chord which bears S83°12'51"W, 483.92 feet; thence N58°08'48"W tangent to said curve, 178.94 feet; thence S31°51'12"W, 75.00 feet; thence S58°08'48"E, 178.94 feet to the beginning of a curve tangent to said line; thence southeasterly and easterly, 241.14 feet along said curve having a radius of 462.50 feet, concave to the north, a central angle of 29°52'22" and being subtended by a chord which bears S73°04'59"W, 238.42 feet; thence S66°30'18"W, 349.16 feet; thence S89°27'41"W, 1016.22 feet to the West line of said Section 22; thence N00°24'00"W, 349.46 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N00°23'42"W, 1319.25 feet to the point of beginning, containing 80.25 acres.

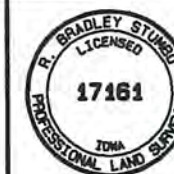


STUMBO & ASSOCIATES
LAND SURVEYING

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

EXHIBIT A

JOB #16649EXB DATE: 9/17/14 PAGE 1 of 1



Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo
R. Bradley Stumbo License #17161 Date: 9/17/14
My license renewal date is December 31, 2015

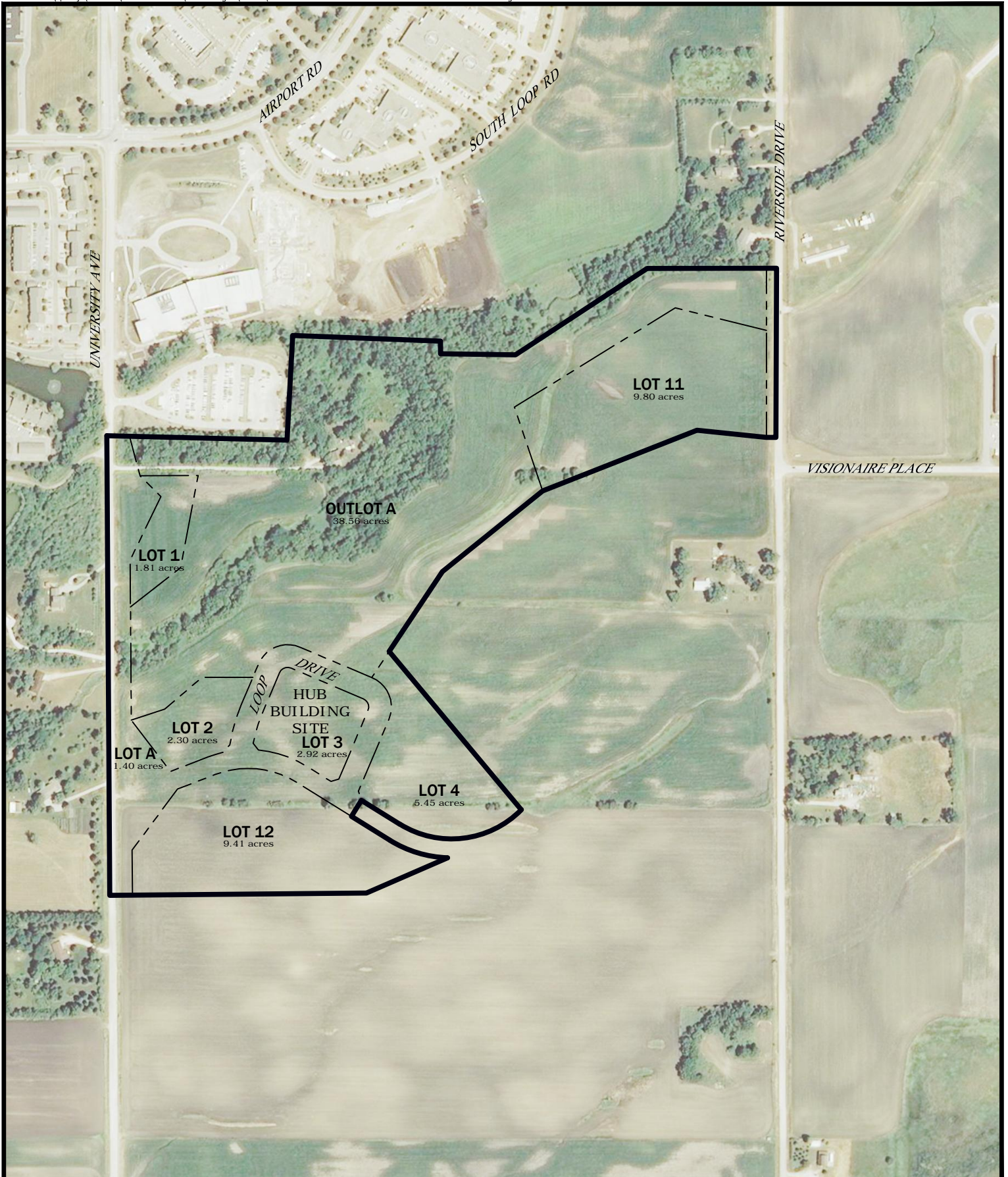


EXHIBIT B
CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT:		B	
REVISION	NO.	DATE	
DRAWN SRS	PROJECT NO. 5136-11C	DATE 10/07/14	

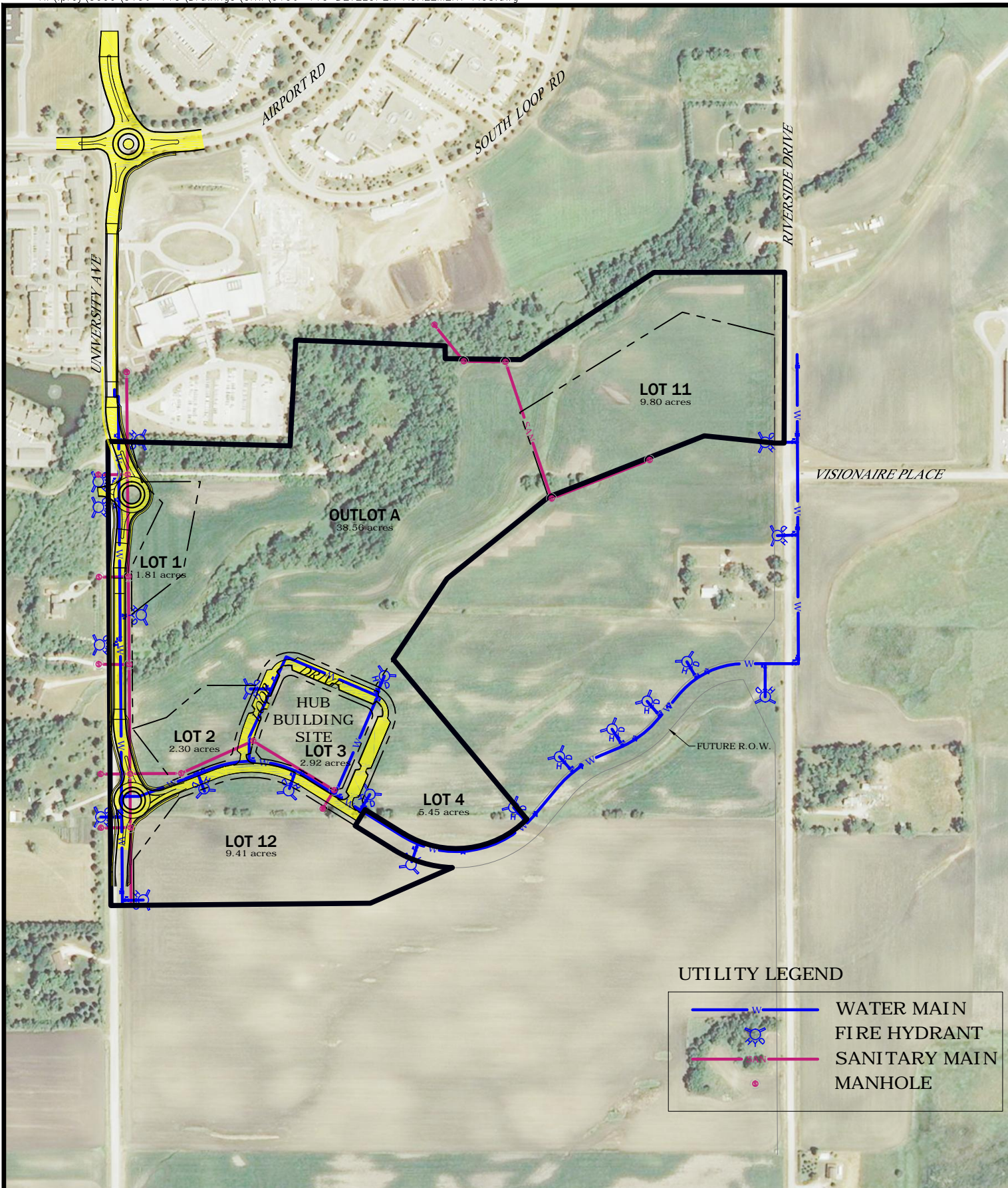


EXHIBIT C
CITY PUBLIC IMPROVEMENTS

EXHIBIT:		C
REVISION	NO.	DATE
DRAWN SRS	PROJECT NO. 5136-11C	DATE 10/07/14

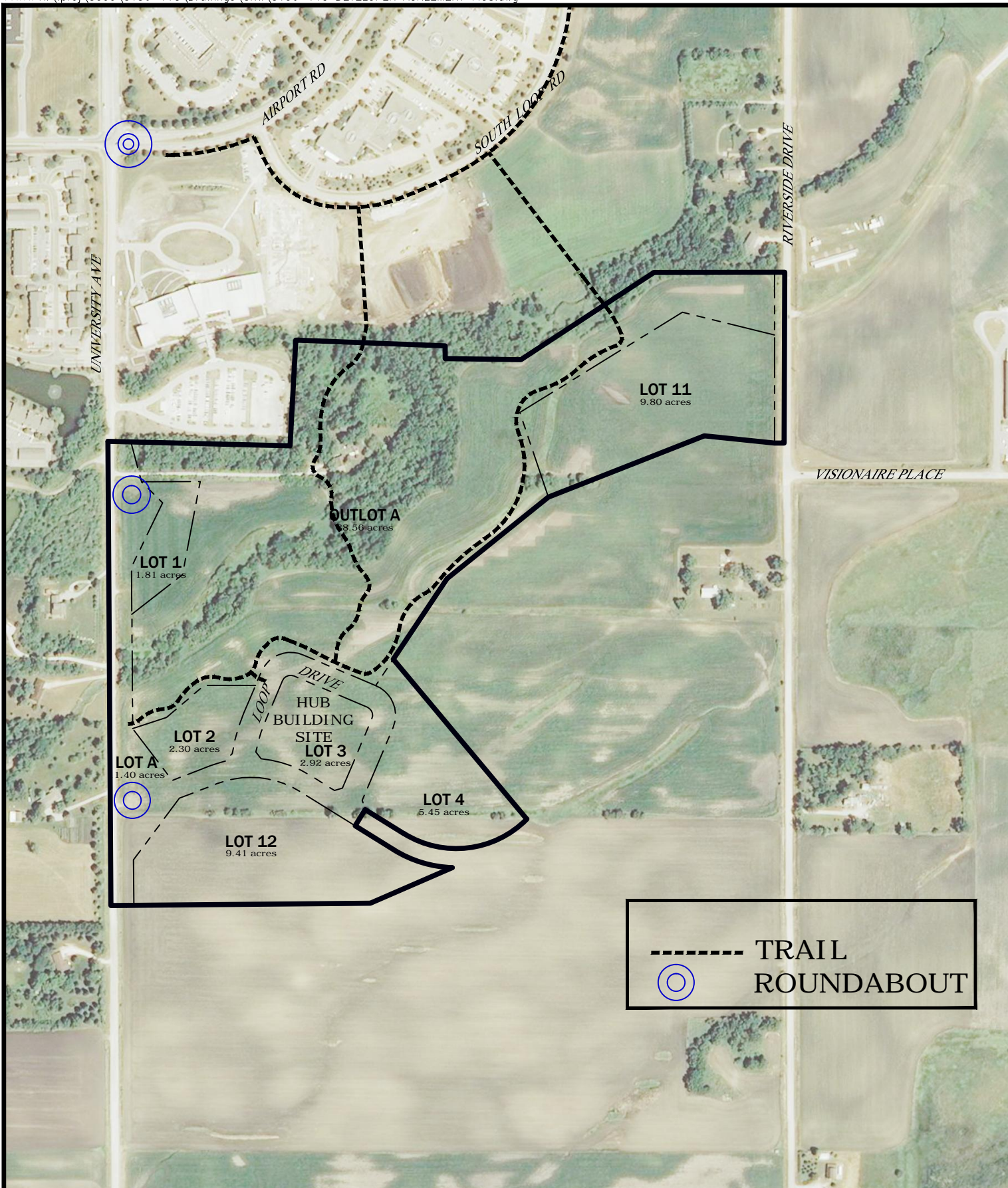


EXHIBIT D
AREA COVERED FOR OTHER
IMPROVEMENTS

EXHIBIT:		D
REVISION	NO.	DATE
DRAWN SRS	PROJECT NO. 5136-11C	DATE 10/07/14

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

Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Ave., Ames, IA 50010; 515-239-5146

Return recorded document to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

Exhibit E

MINIMUM ASSESSMENT AGREEMENT FOR PHASE III HUB BUILDING

This Minimum Assessment Agreement is entered into this ____ day of _____, 2014, by and between the City of Ames, Iowa (hereinafter referred to as "City"), Iowa State University Research Park (an Iowa non-profit corporation hereinafter referred to as "Research Park") and the City Assessor for the City of Ames, Iowa (hereinafter referred to as "Assessor").

WITNESSETH:

WHEREAS, on or about _____, 2014, City and Research Park entered into an Agreement for Public Improvements and Other Work Pertaining to The Iowa State University Research Park Phase III (hereinafter referred to as the "Phase III Agreement") regarding certain real property located in the city of Ames, Iowa; and

WHEREAS, it is contemplated that pursuant to said Agreement, Research Park controls the land necessary to undertake an expansion of the Iowa State University Research Park, heretofore known as Phase III, located in the city of Ames, Iowa (hereinafter referred to as "Property") which is described as follows:

See Exhibit A of the Phase III Agreement for Legal Description

and

WHEREAS, pursuant to section 403.6 of the Code of Iowa, as amended, City and Research Park desire to establish a minimum actual value for the improvements to be constructed or placed upon the Property by Research Park pursuant to the Phase III Agreement, which shall be effective upon substantial completion of such improvements and from then until this

Minimum Assessment Agreement is terminated pursuant to the terms herein, and which is intended to reflect the minimum actual value of such improvements, exclusive of the value of the unimproved land; and

WHEREAS, City and Assessor have reviewed the preliminary plans and specifications, including Research Park's agreement applicable to the improvements contemplated to be erected.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon construction of the first building constructed pursuant to the terms of the Phase III Agreement, designated as the HUB building on Lot 3 of Exhibit B of the Phase III Agreement, the Assessor shall establish an assessed value of at least \$11,000,000. This minimum assessment requirement will be reduced in accordance with the following formula as other assessed values for building improvements are added within the TIF District established under Section V of the Phase III Agreement.
 - i) For every additional dollar of non-abated assessed valuation added in the TIF District for all lots except Lot 3, the minimum assessment for the HUB building on Lot 3 will be reduced by \$.50. The minimum assessment will be adjusted in accordance with this provision on January 1st of each year.

This minimum assessment requirement will terminate once the total debt incurred by the City to pay for the costs associated with the City's public improvements as specified in Section IV(A) of the Phase III Agreement has been totally retired. These costs include, but are not limited to the design, construction, inspection, principal, interest and bond issuance cost. The minimum assessment for the HUB building on Lot 3 will not take effect until January 1, 2016, for taxes payable beginning September, 2017.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their authorized representatives as of the date first above written.

CITY OF AMES, IOWA

**IOWA STATE UNIVERSITY
RESEARCH PARK**

By _____
Ann H. Campbell, Mayor

By _____
Steven Carter, President

Attest _____
Diane R. Voss, City Clerk

By _____
Dick Johnson, Secretary

STATE OF IOWA, COUNTY OF STORY, ss:

On this _____ day of _____, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council and the _____ day of _____, 2014, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF STORY, ss:

This instrument was acknowledged before me on _____, 2014, by Steven Carter and Dick Johnson, as President and Secretary, respectively, of Iowa State University Research Park.

Notary Public in and for the State of Iowa

CERTIFICATE OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the improvements to be constructed upon the land described in the Agreement for Public Improvements and Other Work Pertaining to The Iowa State University Research Park Phase III, and the market value assigned to such improvements, and being of the opinion that the minimum market value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows: the undersigned Assessor, being legally responsible for the assessment of the Property as described above, upon completion of improvements to be made on it and in accordance with the Minimum Assessment Agreement, certifies that the actual value assigned to land, building, equipment and other improvement shall be _____

(\$ _____), until termination of this Minimum Assessment Agreement pursuant to the terms hereof.

Dated this _____ day of _____, 2014.

Gregory P. Lynch, Ames City Assessor

STATE OF IOWA, COUNTY OF STORY, ss:

On this _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gregory P. Lynch, Ames City Assessor, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

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

Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Ave., Ames, IA 50010; 515-239-5146

Return recorded document to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

Exhibit F

MINIMUM ASSESSMENT AGREEMENT FOR PHASE III TIF DISTRICT BUILDINGS

This Minimum Assessment Agreement is entered into this ____ day of _____, 2014, by and between the City of Ames, Iowa (hereinafter referred to as “City”), Iowa State University Research Park (an Iowa non-profit corporation hereinafter referred to as “Research Park”) and the City Assessor for the City of Ames, Iowa (hereinafter referred to as “Assessor”).

WITNESSETH:

WHEREAS, on or about _____, 2014, City and Research Park entered into an Agreement for Public Improvements and Other Work Pertaining to The Iowa State University Research Park Phase III (hereinafter referred to as the “Phase III Agreement”) regarding certain real property located in the city of Ames, Iowa; and

WHEREAS, it is contemplated that pursuant to said Agreement, Research Park controls the land necessary to undertake an expansion of the Iowa State University Research Park, heretofore known as Phase III, located in the city of Ames, Iowa (hereinafter referred to as “Property”) which is described as follows:

See Exhibit A of the Phase III Agreement for Legal Description

and

WHEREAS, pursuant to section 403.6 of the Code of Iowa, as amended, City and Research Park desire to establish a minimum actual value for the improvements to be constructed or placed upon the Property by Research Park pursuant to the Phase III Agreement, which shall be effective upon substantial completion of such improvements and from then until this

Minimum Assessment Agreement is terminated pursuant to the terms herein, and which is intended to reflect the minimum actual value of such improvements, exclusive of the value of the unimproved land; and

WHEREAS, City and Assessor have reviewed the preliminary plans and specifications, including Research Park’s agreement applicable to the improvements contemplated to be erected.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

Upon construction of any buildings constructed in the TIF District pursuant to the terms of the Phase III Agreement, the Assessor shall establish an assessed value of at least \$500,000 per acre. This Minimum Assessment applies to all buildings except the building designated as the HUB building on Lot 3 of Exhibit B of the Phase III Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their authorized representatives as of the date first above written.

CITY OF AMES, IOWA

**IOWA STATE UNIVERSITY
RESEARCH PARK**

By _____
Ann H. Campbell, Mayor

By _____
Steven Carter, President

Attest _____
Diane R. Voss, City Clerk

By _____
Dick Johnson, Secretary

STATE OF IOWA, COUNTY OF STORY, ss:

STATE OF IOWA, COUNTY OF STORY, ss:

On this _____ day of _____, 2014, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council and the _____ day of _____, 2014, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

This instrument was acknowledged before me on _____, 2014, by Steven Carter and Dick Johnson, as President and Secretary, respectively, of Iowa State University Research Park.

Notary Public in and for the State of Iowa

Notary Public in and for the State of Iowa

CERTIFICATE OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the improvements to be constructed upon the land described in the Agreement for Public Improvements and Other Work Pertaining to The Iowa State University Research Park Phase III, and the market value assigned to such improvements, and being of the opinion that the minimum market value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows: the undersigned Assessor, being legally responsible for the assessment of the Property as described above, upon completion of improvements to be made on it and in accordance with the Minimum Assessment Agreement, certifies that the actual value assigned to land, building, equipment and other improvement shall be _____ (\$_____), until termination of this Minimum Assessment Agreement pursuant to the terms hereof.

Dated this _____ day of _____, 2014.

Gregory P. Lynch, Ames City Assessor

STATE OF IOWA, COUNTY OF STORY, ss:

On this _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gregory P. Lynch, Ames City Assessor, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

COUNCIL ACTION FORM

**SUBJECT: RISE GRANT FOR IOWA STATE UNIVERSITY RESEARCH PARK
PHASE III EXPANSION**

BACKGROUND:

On April 8, 2014, the Iowa DOT Transportation Commission approved a Revitalize Iowa's Sound Economy (RISE) grant to the City of Ames associated with the Phase III expansion of the ISU Research Park. This grant will include improvements to reconstruct the intersection of University Avenue and Airport Road into a roundabout, to widen and extend the paving of University Avenue south through the newly planned intersection with North Drive, to construct North Drive through Plaza Loop, and the construction of Plaza Loop. Additional items included in the RISE grant funded project are on-street bike lanes, an off-street pathway (sidewalk) on the west side of University Boulevard, relocation of the City's electric lines, street lighting, on-street storm sewer facilities, and a bus stop pad. (See Exhibit C from the ISU Research Park Phase III development agreement.)

The costs for roadway design, construction, and administration for the RISE project were approved by the Iowa Department of Transportation in the amount of \$5,013,410. The RISE grant cannot exceed 80% of the total eligible cost, or a maximum of \$4,010,728. The City is responsible for the 20% local contribution of \$1,002,682, as well as for any amount above the \$5,013,410. The local match and any additional amount above the original estimate will be funded through General Obligation Bonds that will be abated through Tax Increment Financing (TIF) from the area. **As evidenced in the previous Council Action Form, the current cost estimate for the RISE funded road improvements is \$4,923,541 without any contingency.**

This grant funding is tied to the creation of at least 365 new jobs at Workiva (formerly known as Webfilings). Within three years of the road improvements being constructed and open to traffic, the City must certify that these jobs have been created. The City must also certify that these jobs have been maintained for six continuous months during this three year monitoring period and that the jobs satisfy the average wage requirement of \$18.34 per hour.

It is currently anticipated that plans and specifications will be approved for bidding in January 2015 with the project bids received in February. This will make it possible for construction to start as early as March with completion expected in Fall 2015.

In addition to street-related work under the RISE grant, additional infrastructure required of the City to complete Phase III includes water mains and sanitary sewers. This work is estimated to cost \$900,000 for the water mains and \$505,000 for the sanitary sewer mains. Here again, these costs will be paid for through a TIF financing strategy.

It should be noted that the original RISE grant application included on-street parking along Plaza Loop as a requested item. Although the cost for that parking was included in the application approved by the Iowa Transportation Commission, IDOT staff has since informed the City that the parking is an ineligible cost. In the event that determination by IDOT is not altered, the Research Park development agreement provides for the costs of this parking to be paid one third by the City and two thirds by the Research Park. The City's share of that cost would likewise be included in the TIF financing.

ALTERNATIVES:

1. Approve the IDOT RISE grant agreement associated with the Phase III expansion of the ISU Research Park.
2. Direct staff to request changes to the RISE grant agreement.
3. Reject the RISE grant agreement.

MANAGER'S RECOMMENDED ACTION:

The Phase III expansion of the Iowa State University Research Park is anticipated to create many new, high-paying jobs and to expand our local tax base. Phase III will create an administrative support center, as well as a few developable lots. Acceptance of the RISE grant will leverage 80% state funding for the critical roadway infrastructure, which could be as much as \$4,010,728 in state funding for the Park.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the IDOT RISE grant agreement associated with the Phase III expansion of the ISU Research Park.

**Iowa Department of Transportation
Agreement for a
Revitalize Iowa's Sound Economy Program (RISE) Project**

RECIPIENT: City of Ames

PROJECT NO: RM-0155(686)--9D-85

IOWA DOT

AGREEMENT NO.: 2014-R-013

This is an agreement between the city of Ames (hereinafter referred to as Recipient) and the Iowa Department of Transportation (hereinafter referred to as the DOT). The Recipient submitted an application to the DOT for funding through the Revitalize Iowa's Sound Economy (RISE) fund under Iowa Code Chapter 315 (2011), and the application was approved by Transportation Commission Order No. PPM-2014-52 on April 8, 2014.

Pursuant to the terms of this agreement, and applicable statutes and administrative rules the DOT agrees to provide funding to the Recipient for the authorized and approved costs for eligible items associated with the development of an expansion of the Iowa State University Research Park; facilitating the creation of 365 new jobs at Workiva (formerly WebFilings).

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The Recipient shall be the lead organization for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the DOT's and/or the Recipient's contact person. The DOT's contact person shall be Jennifer Kolacia, Office of Systems Planning, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1738, email Jennifer.Kolacia@dot.iowa.gov. The Recipient's contact person shall be John C. Joiner, P.E., City of Ames, 515 Clark Avenue, Ames, IA 50010, jjoiner@city.ames.ia.us.
3. The Recipient shall be responsible for the development and completion of the following described project:

Infrastructure improvements include: the reconstruction of University Avenue at Airport Road and approximately 800 feet to the south, as well as the construction of approximately 2,500 feet of new roadway along University Avenue extended south, approximately 800 feet of North Drive, and Plaza Loop. The associated economic development is the creation of 365 new jobs at Workiva (formerly WebFilings) with an average wage of at least the current average laborshed wage of \$18.34/hour. See Exhibit A.

4. Eligible project costs for the project described in Section 3 of this agreement, listed above, which are incurred after the effective date of this agreement shall be paid as follows:

City RISE Funds (Grant):	\$4,010,728
City Local Contribution:	<u>\$1,002,682</u>
Project Total:	\$5,013,410

5. The local contribution stated above may include cash or non-cash contributions to the project. The Recipient shall certify to the DOT the value of any non-cash contribution to the project prior to it being incurred. For right of way contributions, the recipient shall submit an appraisal from a qualified independent appraiser. The DOT reserves the right to review the Recipient's certificate of value and has sole authority to determine the value of the Recipient's non-cash contribution for the purposes of this agreement. If, as a result of the DOT's determination, the Recipient's total cash and non-cash contribution is below that stated in the terms of this agreement, the Recipient shall increase its cash contribution in order to complete the Recipient's local contribution, or the grant and/or loan amount associated with this project shall be reduced accordingly.
6. The portion of total project costs paid by the grant shall not exceed the amount stated above (\$4,010,728) or (80) percent of the total cost of the eligible items, whichever is the smaller amount. Any cost overruns shall be paid solely by the applicant.
7. Project activities or costs eligible for funding include only those items (including the cost items identified) set out in Exhibit B which is attached hereto and by this reference incorporated into this agreement, and which are necessary to complete the project as described in Section 3.
8. Activities or costs ineligible for funding include but are not limited to those items set out in Exhibit C which is attached hereto and by this reference incorporated into this agreement.
9. Notwithstanding any other provisions of this contract, if funds anticipated for the continued fulfillment of this contract are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds or discontinuance or material alteration of the program for which funds were provided, the DOT shall have the right to terminate this contract without penalty by giving not less than ninety (90) days written notice.
10. The DOT reserves the right to delay reimbursement of funds to the Recipient if necessary to maintain a positive cash flow. If such a delay is necessary and lasts more than five

working days, the DOT shall so notify the Recipient in writing and shall give the Recipient an estimate of when reimbursement might be expected. The DOT shall establish a system to equitably make reimbursements to all Recipients so affected.

11. At the time this agreement is executed, the project implementation schedule is as set forth in Exhibit D. The Recipient shall update the DOT's contact person if the project implementation schedule is revised.
12. The Recipient must have let the contract or construction started within three years of the date this project is approved by DOT. If the Recipient does not do this, they will be in default for which the DOT can revoke funding commitments. This agreement may be extended for periods up to six months upon receipt of a written request from the Recipient at least sixty (60) days prior to the deadline.
13. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.
14. It is the intent of both parties that no third party beneficiaries be created by this agreement.
15. This agreement shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same instrument.
16. This agreement is not assignable without the prior written consent of the DOT.
17. If the project described in Section 3 of this agreement crosses a DOT primary road, then:
 - A. The Recipient shall convey title to the State of Iowa, by quit claim deed, to any right of way necessary for the primary road crossing, all at no cost to the DOT. However, the DOT shall prepare detailed legal descriptions and plats. The general configuration of the right of way to be conveyed shall be agreed to by the Recipient and the DOT prior to the survey.
 - B. The Recipient shall submit six copies of plans for all primary road system crossings to the DOT contact person for review and approval by the District Offices for necessary permits, Offices of Road Design and Maintenance with regard to crossing design and location, signing, fencing, safety, maintenance, compliance with access control policy, etc. Said approval shall be obtained before the Recipient proceeds with the construction of any primary road system crossing.
 - C. The use of primary highway right of way for this projects' purpose shall be subject to any rights enjoyed by any existing utility lines presently within the right of way. If excavation of a utility line over which this project has been placed is necessary for any reason, the utility shall be responsible for proper backfilling of

said excavation to ground level. The Recipient shall be responsible for any necessary resurfacing or restoration.

- D. The use of primary highway right of way for this projects' purposes shall be subject to any future plans for reconstruction, improvement, maintenance, and/or relocation of the highway by the DOT. Any relocation of this project necessary because of said plans shall be at the expense of the Recipient, all at no cost to the DOT.
18. The Recipient shall acquire the project right of way, whether by lease, easement or fee title and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in the DOT's Right of Way manual. The Recipient shall contact the DOT for assistance, as necessary, to ensure compliance with the required procedures, even if no federal funds in the right of way purchase are involved. The Recipient will need to get environmental concurrence before acquiring any needed right of way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal-aid participation for right of way acquisition, the Recipient will need to get environmental concurrence and Federal Highway Administration (FHWA) authorization before purchasing any needed right of way.
19. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highways Right of Way and the Policy for Accommodating Utilities on Primary Road system when on the DOT's right of way. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal-aid reimbursement in accordance with the FHWA rules applicable to the type of utility involved and Iowa Code Chapter 306A.
20. The Recipient shall be responsible for obtaining any permits, such as the Right to Occupy and/or Perform Work Within the Right of Way, Permit of Access, Utility Accommodation, Right to Install and Maintain Traffic Control Devices, and/or other construction permits required for the project prior to the start of construction.
- In addition, the Recipient shall certify to the DOT's contact person that all known required environmental permits have been received and that all environmental regulations have been complied with before funds are reimbursed or credited.
- Neither the approval of the project application for funding nor the signing of this agreement shall be construed as approval of any required permit from DOT.
21. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 Iowa Administrative Code Chapter (IAC) 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.

22. In the event that right of way is required for the project, said right of way will be acquired in accordance with 761 IAC Chapter 111, Real Property Acquisition and Relocation Assistance, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
23. The project plans, specifications and cost estimate shall be prepared and certified by a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa. The Recipient shall submit the plans, specifications and other agreement documents to the DOT for review. This submittal may be in divisions and in the order of preference as determined by the Recipient. However, the plans, specifications and other agreement documents for each division must be submitted at least thirty (30) days prior to the project letting of each division. The DOT shall review said submittal(s) recognizing the Recipient's development schedule and shall, after satisfactory review, authorize in writing the Recipient to proceed with implementation of the project. The work on this project shall be in accordance with the survey, plans, and specifications on file. Any modification of these plans and specifications must be approved by the DOT prior to the modification being put into effect.
24. The recipient shall be responsible for the daily inspection of the project. For projects let to contract, the Recipient shall compile a daily log of materials and quantities. For projects constructed with local forces, the Recipient shall compile a daily log of materials, equipment and labor on the project. The DOT reserves the right to inspect project activities and to audit claims for funding reimbursement. The purpose of the inspection or audit is to determine substantial compliance with the terms of this agreement.
25. The Recipient shall maintain all books, documents, papers, accounting records, reports and other evidence pertaining to costs incurred for the project. The Recipient shall also make such materials available at all reasonable times during the construction period and for three years from the date of final reimbursement, for inspection by the DOT, FHWA, or any authorized representatives of the Federal government. Copies of said materials shall be furnished by the Recipient if requested.
26. The Recipient may submit to the DOT periodic itemized claims for reimbursement for eligible project costs. Reimbursement claims shall include certification that all eligible project costs, for which reimbursement is requested, have been completed in substantial compliance with the terms of this agreement.
27. The DOT shall reimburse the Recipient for properly documented and certified claims for eligible project activity costs less a retainage of not more than ten percent, either by state warrant, or by crediting other accounts from which payment may have been made initially. If, upon audits of contracts, the DOT determines the Recipient is overpaid, the Recipient shall reimburse the overpaid amount to the DOT.
28. Upon completion of the project described in this agreement, a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State

of Iowa, shall certify in writing to the DOT that the project activities were completed in substantial compliance with the plans and specifications set out in this agreement.

In addition, prior to final reimbursement for the project the Recipient shall furnish three sets of "as-built" plans of the project to the DOT.

Final reimbursement of funds, including retainage, shall be made only after the DOT accepts the project as complete.

29. If, in the opinion of the Recipient, the specific provisions of this agreement requiring the services of a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, prove to be burdensome to the Recipient or otherwise not in the public interest, and if the Recipient decides that the provisions of this agreement can be otherwise complied with without endangering public safety, the Recipient may request that said provisions be waived on all or specific parts of the project identified by the Recipient. Such request shall be made in writing to the DOT's contact person who shall, after consultation with other DOT staff, as necessary, make the final determination concerning said waiver. If said waiver is granted, all provisions of this agreement requiring the services of a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, shall be performed by the Recipient's contact person or designee.
30. The Recipient agrees to indemnify, defend and hold the DOT harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection or use of this project. This agreement to indemnify, defend and hold harmless applies to all aspects of the DOT's application review and approval process, plan and construction reviews and funding participation.
31. This agreement may be declared to be in default by the DOT if the DOT determines that the Recipient's application for funding contained inaccuracies, omissions, errors or misrepresentations; or if the DOT determines that the project is not developed as described in the application.
32. If the Recipient fails to perform any obligation under this agreement, the DOT shall have the right, after first giving thirty (30) days written notice to the Recipient by certified mail return receipt requested, to declare any part or all of this agreement in default. The Recipient shall have thirty (30) days from date of mailing of the notice to cure the default. If the Recipient cures the default, the Recipient shall notify DOT no later than five (5) days after cure or before the end of said thirty (30) day period given to cure the default. Within ten (10) working days of receipt of Recipient's notice of cure, the DOT shall issue either a notice of acceptance of cure or a notice of continued default.
33. In the event a default is not cured the DOT may revoke funding commitments and/or seek repayment of funds loaned or granted by this agreement. By signing this agreement the Recipient agrees to repay said funding if they are found to be in default. Repayment methods must be approved by the DOT Commission and may include cash repayment,

installment repayments with negotiable interest rates, charges against the Recipient's share of road use tax funds, or other methods as approved by the Commission.

34. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A (2011). Either party has the right to submit the matter to arbitration after ten (10) days notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the disputed question. DOT and the Recipient agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the state or federal courts absent exhaustion of the provisions of this section for arbitration.
35. The Recipient shall maintain, or cause to be maintained for the intended public use, the improvement for twenty (20) years from the completion date in a manner acceptable to the DOT. Failure to comply with this provision may be considered a default of this agreement.
36. The Recipient shall comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by the Iowa Code Chapter 216 (2011) and IAC 160. No person shall, on the grounds of age, race, creed, sex, color, national origin, religion, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives state funds from the DOT.
37. The Recipient shall use positive efforts to solicit bids from and to utilize Targeted Small Business (TSB) enterprises as contractors and ensure that the contractors make positive efforts to utilize these enterprises as subcontractors, suppliers or participants in the work covered by this agreement. Efforts shall be made and documented in accordance with Exhibit E which is attached hereto and by this reference incorporated into this agreement.
38. The Recipient shall conduct the project development and implementation in compliance with applicable laws, ordinances and administrative rules. For portions of the project let to bid, the Recipient shall advertise for bidders, make a good faith effort to get at least three bidders and hold a public letting for the project work. Prior to awarding the contract, the Recipient shall provide the DOT file copies of project letting documents within five (5) working days after the letting. The Recipient must wait for DOT concurrence before making the final award.
39. The Recipient shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The Recipient shall be responsible for obtaining the sales tax exemption certificates through the Iowa Department of Revenue and Finance. The Recipient shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.

40. The Recipient shall notify the DOT's contact person within thirty (30) days of the date the RISE project was constructed and open to traffic. The Recipient will provide an initial payroll from Workiva (formerly WebFilings) to the DOT's contact person to establish a baseline from which to measure job creation and retention. The Recipient shall certify to the DOT's contact person within three years of the date the RISE project is constructed and open to traffic that the associated economic development has been substantially completed. The Recipient will certify that jobs created are maintained for a six-month continuous period during the three-year monitoring period and that said jobs satisfy the average wage required in this agreement. This certification by the Recipient is subject to audit by the DOT and the DOT has sole authority to determine whether the associated economic development has been accomplished.

The DOT shall monitor the progress of the associated economic development following the construction of the RISE project. Failure to certify the associated economic development shall be considered a default under this agreement.

41. This agreement as set forth in sections 1 through 41 herein, including referenced exhibits, constitutes the entire agreement between the DOT and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement. Said addendum shall become effective only upon written approval of the DOT and Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2014-R-013 as of the date shown opposite its signature below.

RECIPIENT: _____

By: _____ Date: _____, 20__
Title: _____

I, _____, certify that I am _____, and that _____, who signed said Agreement for and on behalf of _____ was duly authorized to execute the same by virtue of a formal Resolution duly passed and adopted by _____, on the _____ day of _____, 20__.

Signed: _____ Date: _____, 20__

Address: _____

IOWA DEPARTMENT OF TRANSPORTATION
Planning, Programming and Modal Division
800 Lincoln Way, Ames, Iowa 50010

By: _____ Date _____, 20__
Craig Markley
Director
Office of Systems Planning

Exhibit A

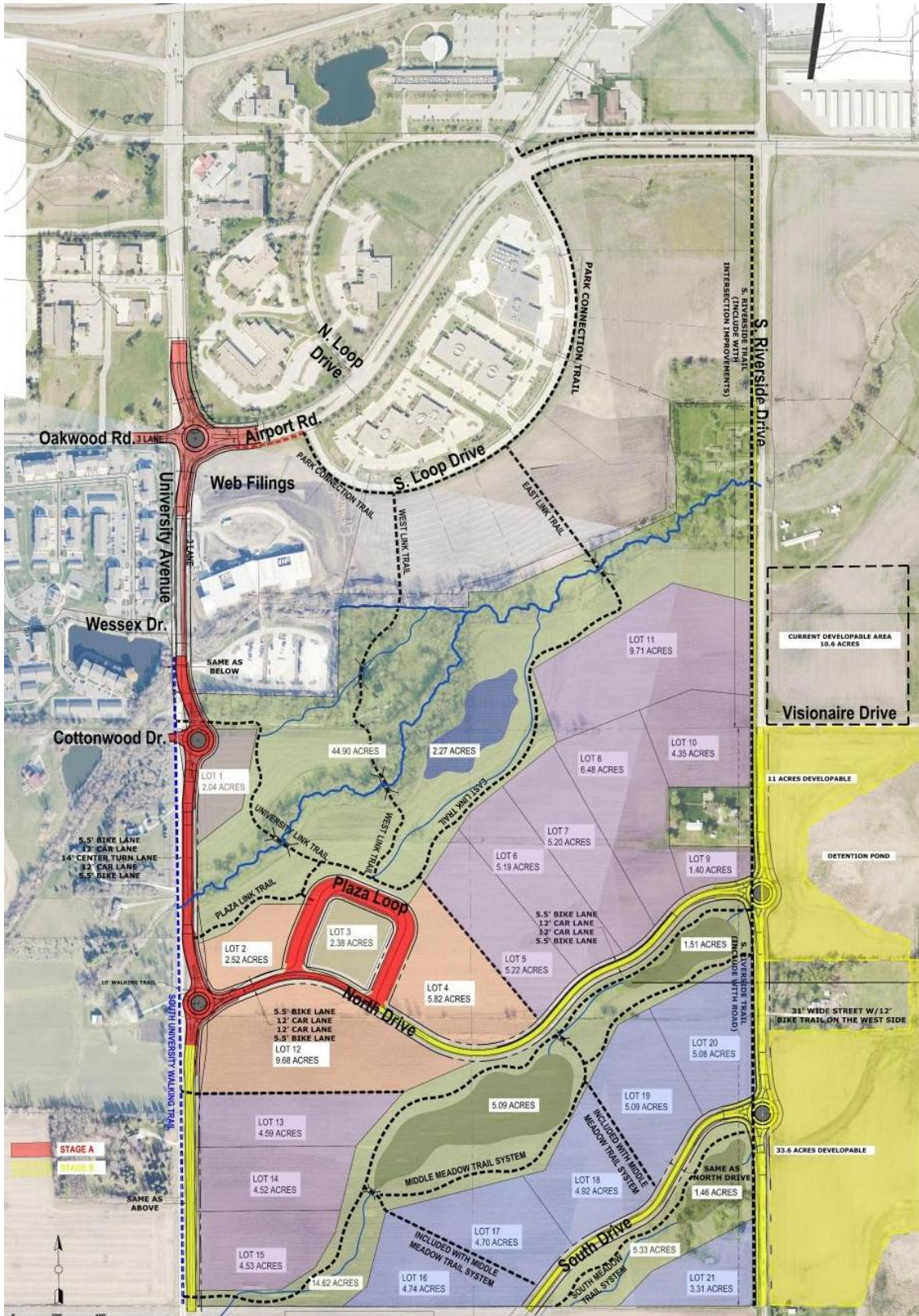


Exhibit B

Project activities or costs eligible for RISE funding include only the following:

- a. Roadway resurfacing, rehabilitation, modernization, upgrading, reconstruction or initial construction, including grading and drainage, paving, erosion control, pavement overlays and shoulder widening and stabilization.
- b. Bridge and culvert repair, modernization, replacement or initial construction.
- c. Roadway intersection and interchange improvements including warranted traffic signalization when it is integral to the improvement.
- d. Right of way purchase.
- e. Construction or improvement of motorist rest areas, welcome centers and information centers.
- f. Design engineering costs and construction inspection costs associated with RISE-financed projects.
- g. County and City bond principal and interest payments associated with RISE projects. No financing expenses incurred prior to funding commitment shall be eligible.
- h. Storm drainage and storm sewer costs to the extent needed for draining the roadway.
- i. Eligible Cost Items included in the project cost estimate as approved by the Commission:
 - Mobilization
 - Traffic Control & Staging
 - Clearing and Grubbing
 - Locating Tile Lines
 - Removal of Sign
 - Relocate Mailboxes
 - Remove & Replace Research
 - Removal of Paved Driveway
 - Removals of Mainline Paving
 - Removal of Sidewalk
 - Removal of Gravel Road
 - Remove Light Pole
 - Relocate Utility Pole
 - Telephone Ped Relocation
 - Relocate Bus Stop & Pour Pad
 - Temporary Bypass Pavement
 - Removal of Temporary Bypass
 - Removal of Existing Structures
 - Fire Hydrant Adjustment
 - Water Valve Box Adjustment

Sanitary Sewer, Manhole
Repair, Drainage and Subdrain
Subdrain, 8 inch Diameter
Subdrain, Cleanout
Storm Sewer, 15 Inch Diameter
Storm Sewer, 18 Inch Diameter
Storm Sewer, 24 Inch Diameter
Intake, Single Open Throat
Storm Manhole
Culvert, 8' x 8' RCB
Apron, 15 Inch Diameter
Apron, 24 Inch Diameter
Revetment, Class E
Topsoil, Strip & Stockpile
Topsoil, Respread
Excavation, Class 10, Roadway
Subgrade Preparation, 12-inch
Fly Ash Treatment
Engineering Fabric
Modified Subbase, 6-inch
Median, P.C. Concrete, 6 IN.
Pavement, PCC, Truck
Pedestrian Ramps, PCC, 6-inch
Detectable Warning Panels
Pavement, PCC, 9-inch. Road
PCC Testing
Lighting Poles
Pavement, Sidewalk/Trail, PCC
Reinstall Sign as per Plan
Painted Pavement Markings,
Grooves Cut for Pavement
Grooves Cut for Symbols
Permanent Signage
Erosion Control (Silt Fence)
Silt Fence, Cleanout
Seeding, Mulching & Fertilizer
Urban Seeding, Mulching
Electric Relocation 1.0

Exhibit C

Activities or costs ineligible for RISE funding (except for the items that have been identified in Attachment B) include but are not limited to the following:

- a. Any and all costs incurred prior to a funding commitment by the Transportation Commission except advance right of way costs to protect or preserve a project corridor.
 - (1) If there is an extreme urgency involving right of way acquisition, a potential applicant may formally request from the department a written waiver which, if granted, will permit the applicant to acquire the right of way immediately without jeopardizing the eligibility of the acquisition costs for future RISE funding. Granting of the waiver shall not imply or guarantee that a subsequent application which includes the acquisition costs will be funded. The request for the advance eligibility must include justification regarding the urgency of the acquisition, a description of the land to be acquired, and a map showing its location.
 - (2) The advance eligibility waiver must be requested and approved prior to the applicant's acquisition of the land in question, and the RISE application which included the acquisition costs must be received by the DOT within two years following the granting of the waiver, or the waiver is not valid.
- b. Routine roadway, bridge and culvert maintenance, including pothole filling, crack sealing, seal coating, patching, shoulder maintenance, gravel or earth roadway maintenance, and bridge painting.
- c. Winter roadway and bridge maintenance, including snow plowing, sanding and salting.
- d. Overhead and operating costs associated with eligible project activities, including auditing.
- e. Expenses associated with the preparation and submission of applications for RISE funding.
- f. Pre-design engineering expenses.
- g. Traffic signalization, except as an integral part of a roadway project.
- h. Pavement marking and traffic signs, except as an integral part of a roadway project.
- i. Electric, water, natural gas, telephone and other utility construction, reconstruction or adjustment except when utilities located on private property are replaced or relocated for project construction.
- j. Safety appurtenances, except as an integral part of a roadway project.

- k. Lighting, except as an integral part of a roadway project.
- l. Lighting energy and maintenance costs.
- m. Sidewalks, bicycle paths and railroad-highway crossings, except when replacing those facilities in service and affected by the project, or as an integral part of a roadway project.
- n. Parking expenditures, including those for structure, lots, meters and marking.
- o. Non-roadway transportation expenditures, including those for railway, aviation, public transportation and inland waterway facilities and equipment.
- p. Purchase of furnishings, construction equipment and personal property.
- q. General government expenses and expenses associated with the provision of any public service which are not eligible for RISE program assistance.
- r. Sanitary sewers.
- s. Water mains.
- t. Donated right of way.

Exhibit D

Commission Approval Date: April 8, 2014
Construction: March 2015
Project Closeout: September 2015

Exhibit E

CONTRACT PROVISION

**Targeted Small Business (TSB)
Affirmative Action Responsibilities**
on
Non-Federal Aid Projects (Third-Party State-Assisted Projects)

April 2012

CONTRACT PROVISION

Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal-aid Projects (Third-party State-Assisted Projects)

1. TSB DEFINITION

A TSB is a small business, as defined by Iowa Code Section 15.102(5), which is 51% or more owned, operated and actively managed by one or more women, minority persons or persons with a disability. Generally this is a for-profit small business enterprise under single management, is located in Iowa and has an annual gross income of less than 3 million dollars computed as an average of the three preceding fiscal years.

2. TSB REQUIREMENTS

In all State-assisted projects made available through the Iowa Department of Transportation, local governments have certain affirmative action requirements to encourage and increase participation of disadvantaged individuals in business enterprises. These requirements are based on Iowa Code Section 19B.7 and 541 Iowa Administrative Code Chapter 4. These requirements supersede all existing TSB regulations, orders, circulars and administrative requirements.

3. TSB DIRECTORY INFORMATION

Available from: Iowa Department of Inspections and Appeals
Targeted Small Business
Lucas Building
Des Moines, IA 50319
Phone: 515-281-7102
Website: <http://dia.iowa.gov/page7.html>

4. THE CONTRACTOR'S TSB POLICY

The contractor is expected to promote participation of disadvantaged business enterprises as suppliers, manufactures and subcontractors through a continuous, positive, result-oriented program. Therefore the contractor's TSB policy shall be:

It is the policy of this firm that Targeted Small Business (TSB) concerns shall have the maximum practical opportunity to participate in contracts funded with State-assisted funds which are administered by this firm (e.g. suppliers, manufactures and subcontractors). The purpose of our policy is to encourage and increase the TSB participation in contracting opportunities made available by State-assisted programs.

5. CONTRACTOR SHALL APPOINT AN EQUAL EMPLOYMENT OPPORTUNITY (EEO) OFFICER

The contractor shall designate a responsible person to serve as TSB officer to fulfill the contractors affirmative action responsibilities. This person shall have the necessary statistics, funding, authority and responsibility to carry out and enforce the firm's EEO policy. The EEO officer shall be responsible for developing, managing and implementing the program on a day-to-day basis. The officer shall also:

- A. For current TSB information, contact the Iowa Department of Inspections and Appeals (515-281-7102) to identify potential material suppliers, manufactures and contractors.
- B. Make every reasonable effort to involve TSBs by soliciting quotations from them and incorporating them into the firm's bid.
- C. Make every reasonable effort to establish systematic written and verbal contact with those TSBs having the materials or expertise to perform the work to be subcontracted, at least two weeks prior to the time quotations are to be submitted. Maintain complete records of negotiation efforts.

TSB Affirmative Action Responsibilities

- D. Provide or arrange for assistance to TSBs in seeking bonding, analyzing plans/specifications or other actions that can be viewed as technical assistance.
- E. Ensure the scheduled progress payments are made to TSBs as agreed in subcontract agreements.
- F. Require all subcontractors and material suppliers to comply with all contract equal opportunity and affirmative action provisions.

6. COUNTING TSBs PARTICIPATION ON A PROJECT

TSBs are to assume actual and contractual responsibilities for provision of materials/supplies, subcontracted work or other commercially useful function.

A. The bidder may count:

- (1) Planned expenditures for materials/supplies to be obtained from TSB suppliers and manufacturers; or
- (2) Work to be subcontracted to a TSB; or
- (3) Any other commercially useful function.

B. The contractor may count:

- (1) 100% of an expenditure to a TSB manufacturer that produces/supplies goods manufactured from raw materials.
- (2) 60% of an expenditure to TSB suppliers that are not manufacturers; provided the suppliers perform a commercially useful function in the supply process.
- (3) Only those expenditures to TSBs that perform a commercially useful function in the work of a contract, including those as a subcontractor.
- (4) Work the Contracting Authority has determined that it involves a commercially useful function. The TSB must have a necessary and useful role in the transaction of a kind for which there is a market outside the context of the TSB program. For example, leasing equipment or purchasing materials from the prime contractor would not count.

7. REQUIRED DATA, DOCUMENTS AND CONTRACT AWARD PROCEDURES FROM BIDDERS/CONTRACTORS FOR PROJECTS WITH ASSIGNED GOALS

A. Bidders

Bidders who fail to demonstrate reasonable positive efforts may be declared ineligible to be awarded the contract. Bidders shall complete the bidding documents plus a separate form called "TSB Pre-Bid Contact Information". This form includes:

- (1) Name(s) of the TSB(s) contacted regarding subcontractable items.
- (2) Date of the contract.
- (3) Whether or not a TSB bid/quotation was received.
- (4) Whether or not the TSB's bid/quotation was used.
- (5) The dollar amount proposed to be subcontracted.

B. Contractors Using Quotes From TSBs

Use those TSBs whose quotes are listed in the "Quotation Used in Bid" column along with a "yes" indicated on the Pre-bid Contact Information form.

TSB Affirmative Action Responsibilities

C. Contractors NOT Using Quotes From TSBs

If there are no TSBs listed on the Pre-bid Contract Information form, then the contractor shall document all efforts made to include TSB participation in this project by documenting the following:

- (1) What pre-solicitation or pre-bid meetings scheduled by the contracting authority were attended?
- (2) Which general news circulation, trade associations and/or minority-focused media were advertised concerning the subcontracting opportunities?
- (3) Were written notices sent to TSBs that TSBs were being solicited and was sufficient time allowed for the TSBs to participate effectively?
- (4) Were initial solicitations of interested TSBs followed up?
- (5) Were TSBs provided with adequate information about the plans, specifications and requirements of the contract?
- (6) Were interested TSBs negotiated with in good faith? If a TSB was rejected as unqualified, was the decision based on an investigation of their capabilities?
- (7) Were interested TSBs assisted in obtaining bonding, lines of credit or insurance required by the contractor?
- (8) Were services used of minority community organization, minority contractors groups; local, State and Federal minority business assistance offices or any other organization providing such assistance.

The above documentation shall remain in the contractor's files for a period of three (3) years after the completion of the project and be available for examination by the Iowa Department of Inspections and Appeals.

8. POSITIVE EFFORT DOCUMENTATION WHEN NO GOALS ARE ASSIGNED

Contractors are also required to make positive efforts in utilizing TSBs on all State-assisted projects which are not assigned goals. Form "TSB Pre-bid Contact Information" is required to be submitted with bids on all projects. If there is no TSB participation, then the contractor shall comply with section 7C. of this document prior to the contract award.

Contractor _____

Page# _____

Project# _____

**TARGETED SMALL BUSINESS (TSB)
PRE-BID CONTACT INFORMATION**

County _____

City _____

(To Be Completed By All Bidders Per The Current Contract Provision)

In order for your bid to be considered responsive, you are required to provide information on this form showing your Targeted Small Business contacts made with your bid submission. This information is subject to verification and confirmation.

In the event it is determined that the Targeted Small Business goals are not met, then before awarding the contract, the Contracting Authority will make a determination as to whether or not the apparent successful low bidder made good faith efforts to meet the goals.

NOTE: Every effort shall be made to solicit quotes or bids on as many subcontractable items as necessary to achieve the established goals. If a TSB's quote is used in the bid, it is assumed that the firm listed will be used as a subcontractor.

**TABLE OF INFORMATION SHOWING BIDDERS PRE-BID
TARGETED SMALL BUSINESS (TSB) CONTACTS**

SUBCONTRACTOR	TSB	DATES CONTACTED	QUOTES RECEIVED		QUOTATION USED IN BID	
			YES/ NO	DATES CONTACTED	YES/ NO	DOLLAR AMT. PROPOSED TO BE SUBCONTRACTED

Total dollar amount proposed to be subcontracted to TSB on this project \$ _____

List items by name to be subcontracted:

**UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES
ON NON-FEDERAL AID PROJECTS
(THIRD-PARTY STATE-ASSISTED PROJECTS-LET LOCALLY)**

In accordance with Iowa Code Section 19B.7 and 541 Iowa Administrative Code (IAC) Chapter 4, it is the policy of the Iowa Department of Transportation (Iowa DOT) that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds.

Under this policy, and for locally let projects, the Recipient shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The Recipient shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The Recipient's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Department of Inspections and Appeals (515-281-7102) or from its website at: <http://dia.iowa.gov/page7.html>.
2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.
3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.
4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.
5. For construction contracts:
 - a) Including in the bid proposals a contract provision titled "TSB Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available on-line at:

http://www.dot.state.ia.us/local_systems/publications/tsb_contract_provision.pdf
 - b) Ensuring that the awarded contractor has and shall follow the contract provisions.
6. For consultant contracts:
 - a) Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.
 - b) Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

The Recipient shall provide the Iowa DOT the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the Recipient's positive efforts and it should be placed in the general project file.
2. Bidding proposals or RFPs noting established TSB goals, if any.
3. The attached "Checklist and Certification." This form shall be filled out upon completion of each project let by the Recipient and forwarded to: Iowa Department of Transportation, Civil Rights Coordinator, Office of Employee Services, 800 Lincoln Way, Ames, IA 50010.

CHECKLIST AND CERTIFICATION
For the Utilization of Targeted Small Businesses (TSB)
On Non-Federal-aid Projects (Third-Party State-Assisted Projects-Locally Let)

Recipient: _____ Project Number: _____

County: _____ Agreement Number: _____

1. Were the names of qualified TSB firms obtained from the Iowa Department of Inspections and Appeals? YES NO

If no, explain _____

2. Were qualified TSB firms notified of project? YES NO

If yes, by letter, telephone, personal contact, or other (specify) _____

If no, explain _____

3. Were bids or proposals solicited from qualified TSB firms? YES NO

If no, explain _____

4. Was a goal or percentage established for TSB participation? YES NO

If yes, what was the goal or percentage? _____

If no, explain why not: _____

5. Did the prime contractor or consultant use positive efforts to utilize TSB firms on subcontracts? YES NO

If no, what action was taken by Recipient? _____

Is documentation in files? YES NO

6. What was the dollar amount reimbursed to the Recipient from the Iowa Department of Transportation?

\$ _____

What was the final project cost?

\$ _____

What was the dollar amount performed by TSB firms?

\$ _____

Name(s) and address(es) of the TSB firm(s) _____

(Use additional sheets if necessary)

Was the goal or percentage achieved? YES NO

If no, explain _____

As the duly authorized representative of the Recipient, I hereby certify that the Recipient used positive efforts to utilize TSB firms as participants in the State-assisted contracts associated with this project.

Title

Signature

Date

COUNCIL ACTION FORM

SUBJECT: **PROPOSED IOWA STATE UNIVERSITY RESEARCH PARK URBAN RENEWAL AREA**

BACKGROUND:

The proposed urban renewal area comprises approximately 285 acres of land adjacent to and within the existing Iowa State University Research Park (ISURP) and the Phase III expansion area to the south. In general, it is bounded on the west by University Boulevard, on the east by S. Riverside Drive, on the south by the Ames city limits, and on the north by Airport Road. It also includes a parcel on the north side of Airport Road. A map is included in Attachment 1.

This Urban Renewal Project is intended to promote economic development for the Iowa State University Research Park. This will primarily be done with extensions of necessary public infrastructure. The plan contemplates use of Tax Increment Financing (TIF) in multiple phases to fund the City infrastructure. This will include the streets, water mains, sanitary sewer, storm sewer, and other public improvements. **The Plan identifies that the use of the area will be for commercial and industrial uses. No housing uses are contemplated within the project area. New zoning will need to be adopted and applied to the Research Park in the future to allow for incorporation of supportive commercial uses with permitted research and development (R&D) and industrial uses.**

URBAN RENEWAL AREA:

Code of Iowa Chapter 403 allows cities to create urban renewal areas to remove slum and blight or to promote economic development. Within an urban renewal area, a City may establish tax increment financing districts to financially support the purpose of the urban renewal area. The creation of an urban renewal area first requires the City Council to adopt a resolution of necessity to initiate the process of adopting the Urban Renewal Plan for an area. Staff has drafted the plan and is now submitting it to the City Council.

Subsequent steps include a referral to the Planning and Zoning Commission for recommendation on conformance to the Land Use Policy Plan, formal consultation with affected taxing entities of the County and School District, and notice of a public hearing to adopt the plan. Important dates and steps are outlined below:

October 14

Staff presents the Urban Renewal Plan to the City Council. Council adopts a resolution of necessity to initiate the statutory process for the urban renewal area.

October 21

City staff meets with interested taxing entities for consultation. The taxing entities have 7 days to make written recommendations for modifications to the plan. Staff will respond to those written recommendations no later than November 3.

October 21

The Story County Board of Supervisors will be asked to approve a resolution consenting to the inclusion of land with the University Boulevard/530th Avenue right-of-way that is within the unincorporated County in the urban renewal area.

November 5

The Planning and Zoning Commission will make a recommendation as to whether the Urban Renewal Plan is consistent with the Land Use Policy Plan. No official public hearing is required, but public input may be gathered.

November 10

The City Council conducts a public hearing on the Plan. The Council then approves a resolution adopting the plan and a resolution establishing an urban renewal area.

The City Council also conducts a public hearing on adopting a TIF ordinance. **To accelerate design work for the Phase III infrastructure improvements, Council will be asked to waive the required three readings of the ordinance at the time of approval on November 10th.**

URBAN RENWAL PLAN:

Included with the City Council packet is a draft Urban Renewal Plan. The plan includes the necessary components described by the Code of Iowa. It describes the project and its objectives, and includes a summary of the process of its preparation and adoption. The bulk of the plan identifies those components of the Land Use Policy Plan that are supported by the proposed urban renewal area.

Two unique features of the Urban Renewal Area are the need to include the western 33 feet of County right-of-way along University Boulevard/ 530th Avenue and to have the property owners of agricultural land in the area consent to being included. No land outside of the existing County right-of-way easement is needed to support the installation of infrastructure, only the area within the current right-of-way easement. Prior to the City's public hearing on November 10th, Story County will be asked to consent to allowing the west half of the right-of-way to be part of the Urban Renewal Area. The ISU Research Park and Hunziker Development are the only two property owners currently classified as agricultural within the Urban Renewal Area. They have both already consented to the process and it will be reflected in the final Plan.

The Urban Renewal Area must reflect where any TIF funds will be used. TIF funds can be generated from a smaller area than the entire urban renewal area, but must be spent within the Urban Renewal Area. As highlighted in the previous staff report regarding the Development Agreement, certain public improvements

(water mains and the large street roundabout) will be constructed outside of Phase III of the Research Park. For this reason, the boundaries of the Urban Renewal Area are greater than the boundaries of Phase III.

The Iowa Code also requires that the Plan contain a summary of the City's current debt obligations, the City's limits on issuing debt, and an estimate of the amount of tax increment financed (TIF) debt that would be incurred due to the multiple phases of this project. Since the staff is assuming a TIF strategy will be used to fund the future Phase IV as well as Phase III, the Plan reflects our best estimate at this time of up to \$7 million for the infrastructure costs for the next two phases.

It should be emphasized that the Plan is still in draft form. Some portions of the plan may change when tentative dates are confirmed and events happen. The appendices will be completed as the process moves forward. **All of these draft items will be finalized prior to the City Council being asked to adopt the plan on November 10.**

REPRESENTATIVE TO CONSULTATION:

Since this proposed urban renewal area will also include tax increment financing, the Code of Iowa requires that the City hold a consultation with the other affected taxing entities (the School District and the County). Following the consultation, the taxing entities are allowed to make recommendations for any changes to the Urban Renewal Plan. The City must then respond to those recommendations for changes.

The City Council may appoint a representative to the consultation and to respond back on any requests by the taxing entities for modifications to the plan. The Planning and Housing Director can be appointed to fulfill this role as the Council's representative to the consultation. In this instance, the consultation is scheduled for October 21st. Any comments from the taxing entities would then be received within seven days (by October 28). The City's representative would then respond back to those comments no later than seven days prior to the public hearing on November 10th (responding back to taxing entities by November 3).

ALTERNATIVES:

1. Council can adopt a resolution of necessity to initiate the proceedings for creating the urban renewal area, and
 - a. forward the draft Urban Renewal Plan to the Planning and Zoning Commission for a recommendation, and
 - b. appoint the Planning and Housing Director as the City's representative to the consultation with the affected taxing entities on October 21st, and
 - c. set the public hearing date for the Urban Renewal Plan on November 10, 2014.

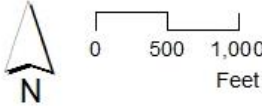
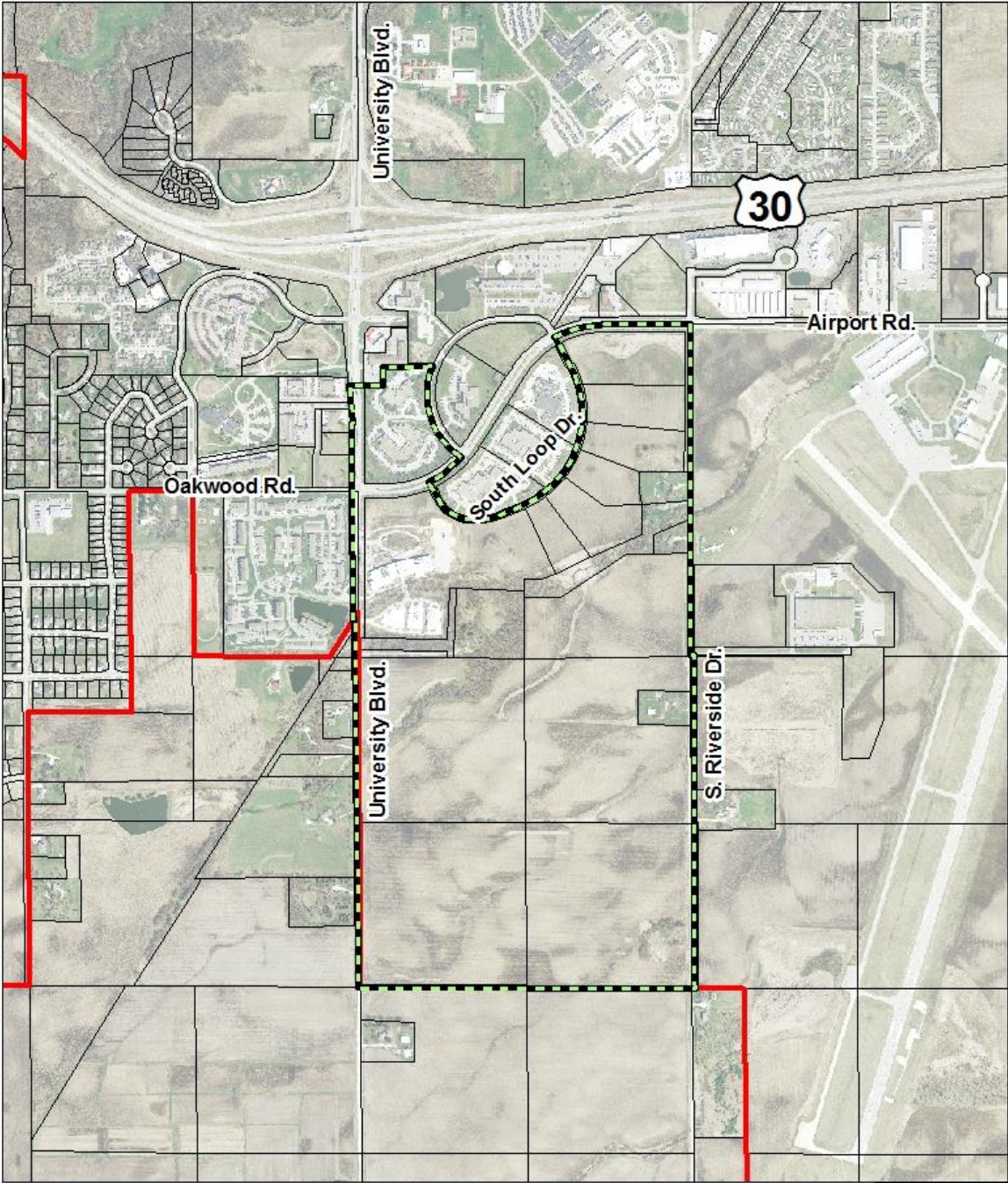
2. The City Council can choose not to adopt a resolution of necessity and ask for more information or direct specific changes to the plan before proceeding.
3. The City Council can decline to initiate creating an Urban Renewal Area for the ISU Research Park expansion and direct the City staff to identify another funding source for the infrastructure in Phase III.

CITY MANAGER'S RECOMMENDED ACTION:

The ISU Research Park has proven itself to be a valuable asset to this community which has attracted quality employers, facilitated the creation of numerous high paying jobs, and influenced the expansion of the City's property tax base.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative 1.

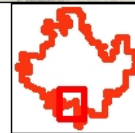
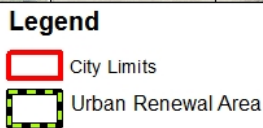
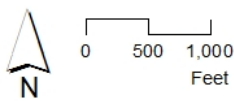
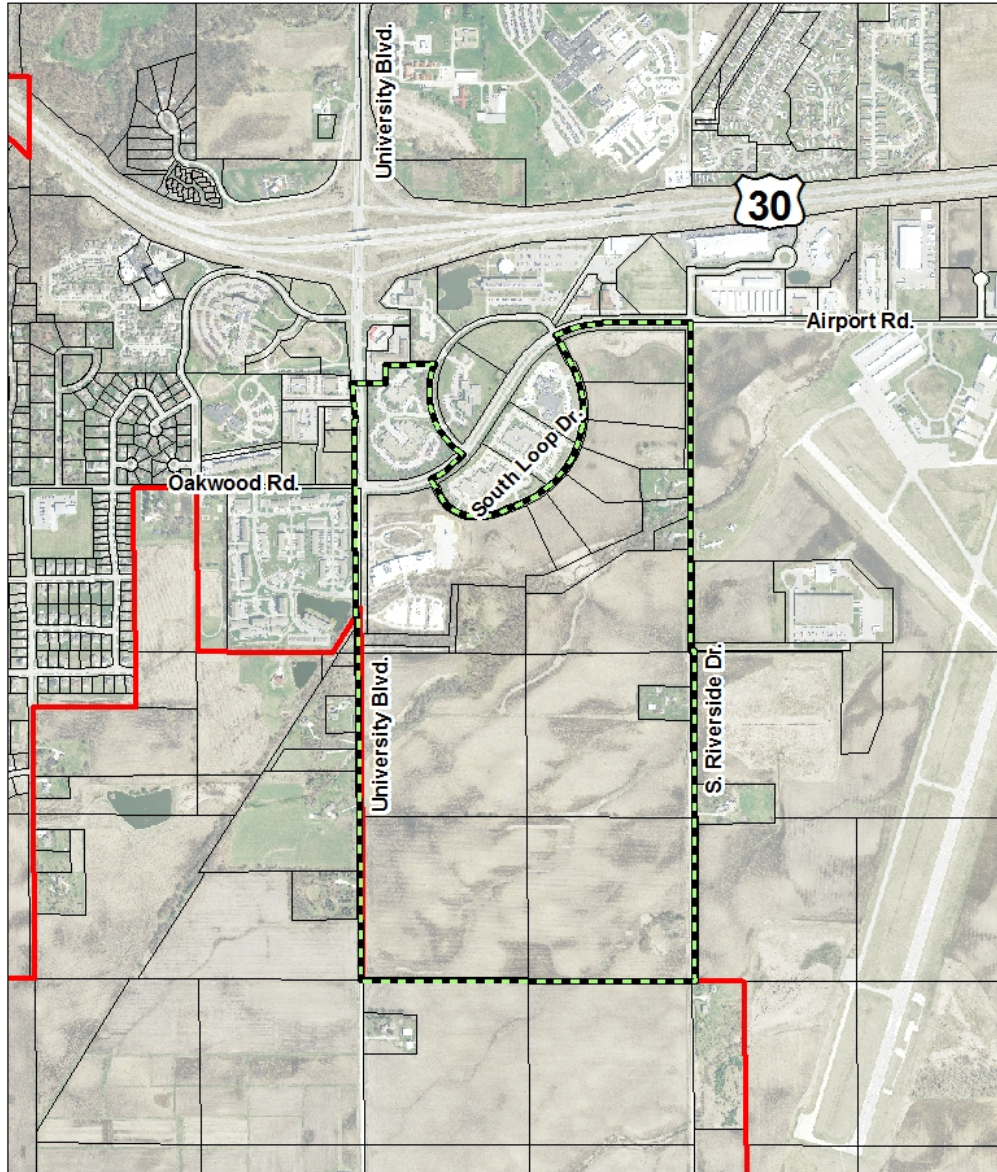
ATTACHMENT 1: PROPOSED ISU RESEARCH PARK URBAN RENEWAL AREA



- Legend**
-  City Limits
 -  Urban Renewal Area



Urban Renewal Plan For ISU Research Park



Prepared by the
Dept. of Planning and Housing
and
Presented to the Ames City Council

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Urban Renewal Plan

This Urban Renewal Plan for the Iowa State University Research Park (the Plan) was prepared at the direction of the Ames City Council and in conformance with the Code of Iowa Chapter 403 Urban Renewal. This Plan comprises the necessary components as described in Chapter 403.17(24). In addition, it describes and documents the procedures followed in bringing the Plan forward, in approving the Plan, and in allowing the division of revenues from taxation (tax increment financing). ***NOTE-This draft will be updated prior to adoption to reflect the actions of the City Council, Planning and Zoning Commission, and Affected Taxing Entities as they occur.***

This Plan designates the urban renewal area as an economic development area as defined in Chapter 403.17(10). The general location of the urban renewal area is found in Attachment 1.

Plan Preparation and Adoption

PREPARATION AND COMMISSION ACTION

The City of Ames Department of Planning and Housing (the Department) prepared this Plan, initially presenting it to the Ames City Council on October 14, 2014. The City Council directed the Department to submit the Plan to the Planning and Zoning Commission (the Commission) for their review and to provide a recommendation as to its conformity with the general plan of the City—the Ames Land Use Policy Plan.

The Commission will meet on November 5, 2014 and will hear a summary of the report and a recommendation from the Department. The Commission will then formulate its recommendation for the City Council. The recommendation of the Commission will be found in the Appendix.

NOTIFICATION AND CONSULTATIONS

During the preparation of this Plan, the City will meet the notification and consultation requirements of Code of Iowa Chapter 403.5. Notice will be provided to the affected taxing entities (Story County Board of Supervisors and the Ames Community School District) since the urban renewal area includes an allowance for the division of revenues from taxation (tax increment financing). The notice of a consultation and a copy of the Plan will be sent by regular mail to the taxing entities on October 15, 2014 for a consultation to be held on October 23, 2014. The taxing entities, their addresses and their representatives to the consultation are listed in the Appendix.

The taxing entities will be notified that they have seven days following the consultation to provide any recommendations for modifications of the Plan.

CITY COUNCIL ACTION

The Ames City Council will hold a public hearing on November 10, 2014 to consider the adoption of the Plan, the resolution to establish the urban renewal area and the ordinance to allow for the division of revenue from taxation (tax increment financing). Notification for the public hearing will be as prescribed by Code of Iowa Chapter 403.5(3). Public notice will be published in the Ames Tribune on or about October 22, 2014, a copy of which will be included in the Appendix. In addition, a copy of the notice will be sent by regular mail to the affected taxing entities.

At the public hearing, the City Manager will present a summary of the report and a recommendation to the City Council. The City Council will also be presented with the recommendation of the Planning and Zoning Commission. Following the public hearing, the City Council will act on the Plan.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17.3) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area comprises three parcels owned by the ISU Research Park and two parcels owned by Erben Hunziker and Margaret Hunziker Apartments, LLC. that meet the definition of agricultural land. The property owners have consented to allow their parcels to be included in the urban renewal area, which can be found in the Appendix.

Property Description

The proposed urban renewal area comprises twenty parcels. Additional rights of way are also included. A portion of this area lies outside the corporate limits of the City of Ames and is generally described as the west 33-feet of the University Boulevard/530th Avenue right-of-way easement under the jurisdiction of Story County. This area can be included in the urban renewal area with the consent of the Story County board of supervisors. The supervisors have been asked to provide said consent prior to the adoption of the plan. Their consent will be found in the Appendix.

A map of the area is found in Attachment 2. The legal description of the urban renewal area is:

Beginning at the Southwest (SW) corner of the Northwest Quarter (NW ¼) of Section 22, Township 83 North, Range 24 West of the 5th PM, Story County, Iowa; thence North along the West line of said Section 22 to the Northwest (NW) corner of said Section 22, also the Southwest (SW) corner of Section 15, Township 83 North, Range 24 West of the 5th PM, Story County, Iowa; thence North along the West line of said Section 15 to the centerline of Airport Road, also being the Northwest corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 15; thence easterly along the centerline of Airport Road to the centerline of South Loop Drive; thence following the centerline of South Loop

Drive to the centerline of Airport Road; thence easterly along the centerline of Airport Road to the centerline of South Riverside Drive, also being the Northeast (NE) Corner of the Southwest Quarter (SW ¼) of said Section 15; thence South along the centerline of South Riverside Drive to the Southeast (SE) Corner of the Northwest Quarter (NW ¼) of said Section 22; thence East along the South line of the Northwest Quarter (NW ¼) of said Section 22 to the Southwest (SW) corner of the Northwest Quarter (NW ¼) of said Section 22 also being the point of beginning; and

The East 33 feet of the Northeast Quarter (NE ¼) of Section 21, Township 83 North, Range 24 West of the 5th PM, Story County, Iowa, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 33 feet of Parcel "C" of the Southeast ¼ of the Southeast ¼ (SE ¼ SE ¼) of Section 16, Township 83 North, Range 24 West of the 5th PM, as described in a Plat of Survey recorded in the office of the Story County Recorder on October 12, 1998 on Slide 4 page 1 of the Recorder's Plat Cabinet as Instrument Number 98-14136, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 33 feet of that part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 83 North, Range 24 West of the 5th PM, bounded as follows: On the Northeast by the East line of said Southeast ¼ of the Southeast ¼ of Section 16; On the Northwest by a line parallel with and distant 50 feet Northwesterly, measured at right angles, from the center line of the main track (now removed) of the Des Moines and Minnesota Railroad Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 16; On the Southwest by the South line of said Southeast ¼ of Section 16; And on the Southeast by said above described original main track center line, as described in a Deed recorded in the office of the Story County Recorder on February 8, 1991 as Instrument Number 05678, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 50 feet of Wessex Subdivision as described in a Subdivision Plat recorded in the office of the Story County Recorder on January 6, 1998 as Instrument Number 98-00182, also known as Lot "B" of said Wessex Subdivision and being the west half of the right-of-way of University Boulevard (Elwood Drive); and

The West 33 feet of the Northeast quarter (NE ¼) of Section 22, Township 83 North, Range 24 West of the 5th P.M. being the east half of the right-of-way of South Riverside Drive; and

Lot 3 except Parcel K (CFN 12-96), of Iowa State University Research Park Second Addition; and

The right-of-way of University Boulevard lying between a point 825 feet North of the centerline of Airport Road and the centerline of Airport Road and Oakwood Road, and

The northerly half of the right-of-way of Airport Road abutting Lot 3 except Parcel K (CFN 12-96), of Iowa State University Research Park Second Addition.

Urban Renewal Project Description

The proposed urban renewal area (hereinafter referred to as the “Area”) comprises approximately 285 acres of land adjacent to the existing Iowa State University Research Park (ISURP). In general, it is bounded on the west by University Boulevard, on the east by S. Riverside Drive, on the south by the Ames city limits, and on the north by Airport Road. However, it also includes a parcel on the north side of Airport Road and a portion of University Boulevard right-of-way extending north of US Highway 30.

The Project provides support for economic development and the necessary infrastructure for the expansion of the Iowa State University Research Park. The research park was established in 1987 and has continued to consistently expand throughout the years. The research park currently contains over 500,000 square feet of building space and pays almost \$1 million in property taxes each year. ISURP administration seeks to expand the area of the park and to significantly expand on the current employment base of 1,200 by recruiting leading and emerging firms in the bio-technology, agriculture, technology, and software industries. Support services for employment uses may also be integrated into the research park. Phase III is the first phase of the research park’s expansion into new lands recently annexed into the City of Ames.

To help accomplish this expansion, the ISURP received a legislative appropriation of \$12 million for an ISU Economic Development Core Facility building. This building will house ISU’s economic development offices, which will include ISURP administration offices, Office of Economic Development and Industry Relations, the Center for Industrial Research and Service, the Iowa Small Business Development Center, the Pappajohn Center for Entrepreneurship, ISU’s Office of Intellectual Property and Technology Transfer, the Iowa State Research Foundation and the Cultivation Corridor regional economic development project. This appropriation and subsequent grant of RISE funding from the Iowa Department of Transportation, along with tax-increment financing, will provide the necessary funding for streets, water service, sanitary sewer, storm sewer, and other necessary infrastructure.

The project will provide improvements to University Boulevard and S. Riverside Drive adjacent to the development. Capacity improvements at the intersection of University Boulevard and Airport Road are also a part of the project. There will also be a new road, generally running east/west, connecting University Boulevard and S. Riverside Drive which will provide access to the ISU Economic Development Core Facility building as well as the new industrial development. The

project will also include the installation of the sanitary sewer and water mains along University Boulevard, S. Riverside Drive, and the new east/west street.

Urban Renewal Plan Objectives

This urban renewal area is being created to expand the available inventory of fully serviced industrial land within Ames and target office and research and development uses. The objectives of this plan are consistent with the Land Use Policy Plan and are listed below.

- To facilitate the expansion of the Iowa State University Research Park.
- Establish the Research Park as a nationally recognized Innovation District.
- Support employment uses with complementary commercial and service uses.
- To provide employment opportunities in the high-tech research and industrial sector and increase the employment base of the community.
- To increase the assessed valuations of the property tax base of the city.
- To create a public-private partnership to encourage development in the New Lands.
- To create a mechanism to fund the necessary infrastructure of that expansion.

Conformance with Land Use Policy Plan

The Land Use Policy Plan, adopted by the City Council in 1997 and subsequently amended, provides guidance on support of the growth of the City and economic development. The LUPP includes a narrative discussion of the goals and objectives of the City as well as maps and diagrams of City's policies. The Project is situated in area mapped with a Land Use Designation of Planned Industrial. See Attachment 3

GROWTH DETERMINANTS (LUPP PP. 12)

Population projections for the City of Ames, completed in 2011, show a population of between 61,270 to 72,771 by the year 2030. This increase in population from the 2010 census figures of 58,965 will require increases in housing and employment opportunities.

GOALS FOR A NEW VISION (LUPP PP. 18-27)

Goals for a New Vision of the Land Use Policy Plan describe ten goals in broad categories, as well as a number of objectives to meet those goals. Those that more greatly influence the development of an industrial urban renewal area are quoted below. Some goals are not included as they bear little relationship to this economic development issue. The text of the LUPP is shown below in serif font.

Emphasis is added to the more pertinent passages.

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's

capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Objectives. In managing growth, Ames seeks the following objectives.

- 1.A. **Ames seeks to diversify the economy and create a more regional employment and market base. While continuing to support its existing economic activities, the community seeks to broaden the range of private and public investment.**
- 1.B. Ames seeks to integrate its growth with an economic development strategy for the Central Iowa region.
- 1.C. **Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 61,000-73,000 and an employment base of up to 34,000 is targeted within the City.** Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. **Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030.** Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.
- 2.B. Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.
- 2.C. Ames seeks a development process that achieves greater compatibility among new and existing development.

- 2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.
- 2.E. Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

- 5.A. **Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure to meet the major development requirements through the year 2030.**
- 5.B. **Ames seeks to attract public and private capital investment in the priority areas for growth on a concurrency basis (i.e. having infrastructure available at the time of development approval).** Public capital improvements (e.g. trunk lines and a major street system) could be used to leverage the location of development and the availability of land.
- 5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.
- 5.D. Ames seeks to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and areas served by existing infrastructure.
- 5.E. Ames seeks to integrate its planning with that of Story County and regional planning agencies.

Goal No. 7. It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

Objectives. In achieving a more mobile community, Ames seeks the following objectives.

- 7.A. **Ames seeks to establish a comprehensive and integrated transportation system that includes automotive, public transit, pedestrian, bicycle and ride-sharing modes.**
- 7.B. **Ames seeks a transportation system that is linked with the desired development pattern of the overall community and areas therein.**
- 7.C. Ames seeks to establish new transportation corridors that have been planned, in part, to minimize impacts on significant natural resources.
- 7.D. **Ames seeks to increase the efficiency of existing traffic movement in reducing air pollutants from automobiles** (e.g. improving intersection movements to minimize delays and conserve energy).
- 7.E. Ames seeks a development pattern that protects and supports the airport and its flight approach zones.

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

Objectives. In creating an economic base that is more self-sufficient and environmentally sustainable, Ames seeks the following objectives.

- 9.A. **Ames seeks more diversified regional employment opportunities involving technology-related services and production, office centers and retail centers.**
- 9.B. Ames seeks to attract and support a small- and medium-size business center that utilizes the skills and products of the area’s trained workforce.
- 9.C. **Ames seeks to expand its research and technology development through greater private, public and university coordination and cooperation.**
- 9.D. **Ames seeks economic activities that are compatible and sustainable with its environment.**

FUTURE LAND USE ALLOCATIONS (LUPP P. 33)

“An additional 55-325 acres should be allocated for future industrial uses. Included are approximately 45-240 acres for planned industrial involving industrial park-type settings, plus 14-85 acres for general industrial involving non-park settings.”

FUTURE LAND USE POLICY PLAN MAP

The area of the proposed urban renewal area is identified on the Land Use Policy Plan Map as Planned Industrial. See Attachment 3.

NEW LANDS POLICY OPTIONS (LUPP PP. 62-63)

The area of the proposed urban renewal area is described as New Lands Area on page 53. The New Lands Area proposes the following information relating to industrial land.

“Industrial Expansion Areas. In further supporting the community’s goal for economic expansion, additional industrial uses are needed. Expansion areas are recommended for both private sector activities and ISU research park activities. It is recommended that the New Lands area provide the base for the community’s industrial expansion....”

“Planned Industrial. It is recommended that much of the new industrial uses be associated with planned industrial parks. These planned industrial parks should be located in conjunction with a limited - access highway. A limited- access highway location provides adequate ingress and egress for the regional - scale activities without imposing the associated extraneous traffic on the community’s internal traffic system.

“Uses. All future large-scale industrial activities should be located in planned industrial parks. Locating large-scale activities in parks assures adequate land area, access, utilities provisions and environmental controls. The park locations also assure that appearances are compatible with the community’s entries along which planned industrial locations are recommended.

OTHER LUPP ISSUES

The Land Use Policy Plan presents no contradiction in the use of this land as planned industrial and as the expansion of the ISU Research Park. There are no issues associated with the proposed industrial land use that are contradicted by the Natural Resources Inventory or Natural Resources Suitability Analysis (pp.80-82).

SUMMARY

The urban renewal plan and the proposed urban renewal project are consistent with and supported by the goals of the Ames Land Use Policy Plan. This is demonstrated by:

- The area will support an increased employment base moving the City closer to its 2030 employment projections.
- The area provides 200 gross acres of land moving the City closer to its anticipated increase of 300 to 375 acres of new industrial land.
- Development of the area assures the immediate availability of planned industrial developable land.
- The project improves existing connection and provides new connections in the City’s transportation network.
- The project leverages private development with its investment of public resources.
- The project supports and the area is adjacent to an existing planned industrial area and public infrastructure is immediately adjacent.

- The area lies within a planned industrial designation of the Land Use Policy Plan Map.
- The scale of the project is consistent with the Land Use Policy Plan's description of planned industrial in which "all future large-scale industrial activities should be located in planned industrial parks."
- The area lies within the New Lands Area, which is identified for the community's industrial expansion.

Conformance with Zoning and Current Use

The Area is currently zoned A-Agriculture. This zoning designation was applied upon annexation in September, 2014, consistent with the requirements of the Ames Zoning Ordinance. A zoning map amendment to the PI-Planned Industrial designation has been filed with the City and its approval is anticipated prior to development. The land is currently being used for agricultural purposes.

City's Debt Obligations

This urban renewal area will include a provision for tax increment financing. In accordance with Code of Iowa Chapter 403.17(24)(c), the following financial information is provided.

CURRENT GENERAL OBLIGATION AND REVENUE BOND DEBT

					As of 9/30/'14
	Date of Issue	Interest Rates	Amount Originally Issued	Maturity Date	Outstanding 9/30/'14
General obligation bonds:					
Corporate purpose	2006	4.000%	\$ 5,285,000	2018	\$ 2,100,000
Corporate purpose	2007	3.75-4.15%	\$ 9,130,000	2019	\$ 4,820,000
Corporate purpose	2008	3.75-4.15%	\$ 5,855,000	2020	\$ 4,745,000
Corporate purpose	2009	2.00-3.50%	\$ 11,165,000	2021	\$ 7,145,000
Corporate purpose	2010	2.00-2.50%	\$ 6,690,000	2022	\$ 4,745,000
Refunding	2011	2.00-3.35%	\$ 5,980,000	2021	\$ 2,150,000
Corporate purpose	2011	1.00-2.40%	\$ 6,675,000	2023	\$ 5,090,000
Corporate purpose	2012	1.50-3.00%	\$ 11,325,000	2032	\$ 11,045,000
Corporate purpose/refunding	2013	2.00-3.125%	\$ 21,220,000	2032	\$ 20,420,000
Corporate purpose	2014	2.00- 2.50%	\$ 9,965,000	2026	\$ 9,965,000
Total general obligation bonds			\$ 93,290,000		\$ 72,225,000
Revenue bonds:					
Hospital improvement	2011	3.00-5.625%	\$ 65,000,000	2036	\$ 64,060,000
Hospital improvement/refunding	2012	2.07%	\$ 26,000,000	2027	\$ 22,270,000
Total revenue bonds			\$ 91,000,000		\$ 86,330,000

TOTAL ALL BONDS

\$ 158,555,000

CURRENT CONSTITUTIONAL DEBT LIMIT AND CAPACITY

	As of 9/30/14
Total Actual Valuation	\$ 3,536,735,367
State Mandated Debt Limit*	\$ 176,836,768
City Reserve (25% of Limit) [†]	<u>(\$ 44,209,192)</u>
Un-Reserved Debt Capacity	\$ 132,627,576
Outstanding Debt	\$ 72,225,000
Total Debt Subject to Limit	\$ 72,225,000
[†] Available Un-Reserved Debt Capacity City Policy(\$)	\$ 60,402,576
Available Un-Reserved Debt Capacity City Policy (%)	45.54%
*Total Debt Capacity Available (\$)	\$ 104,611,768
Total Debt Capacity Available (%)	59.16%

Notes:

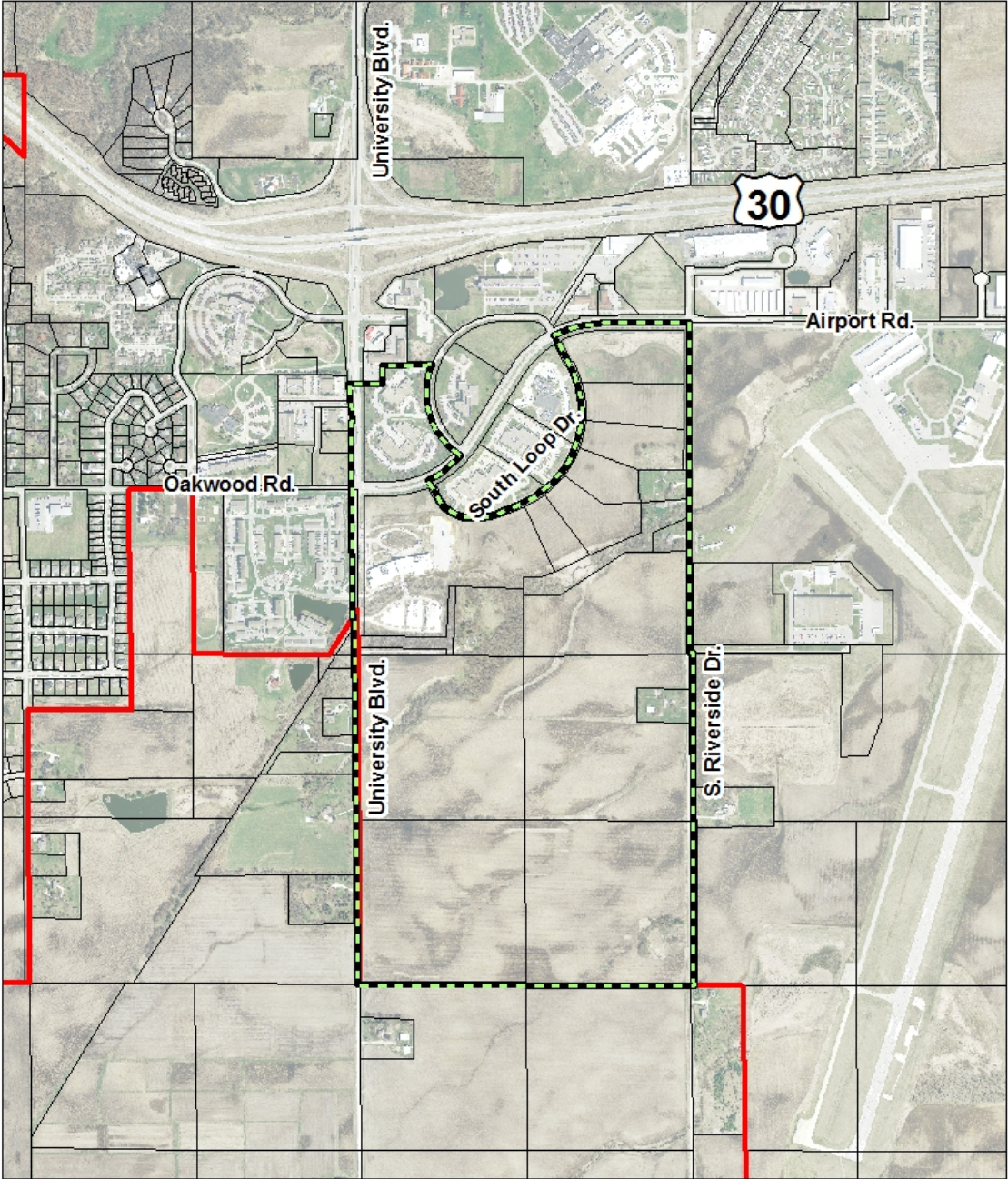
*Iowa statutory debt limit is 5 percent of total city valuation

[†]City policy reserves 25 percent of available debt capacity



PROPOSED AMOUNT OF INDEBTEDNESS

The project will rely on the use of tax-increment financing to pay for some the infrastructure improvements. TIF districts will be created in phases as the funding for each phase of development is needed. The first phase of development utilizing TIF would be approximately \$4 million dollars. The additional phases of TIF financing may increase the overall funding to \$7 million.

ATTACHMENT 1: VICINITY MAP

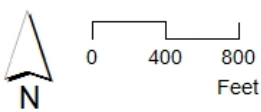
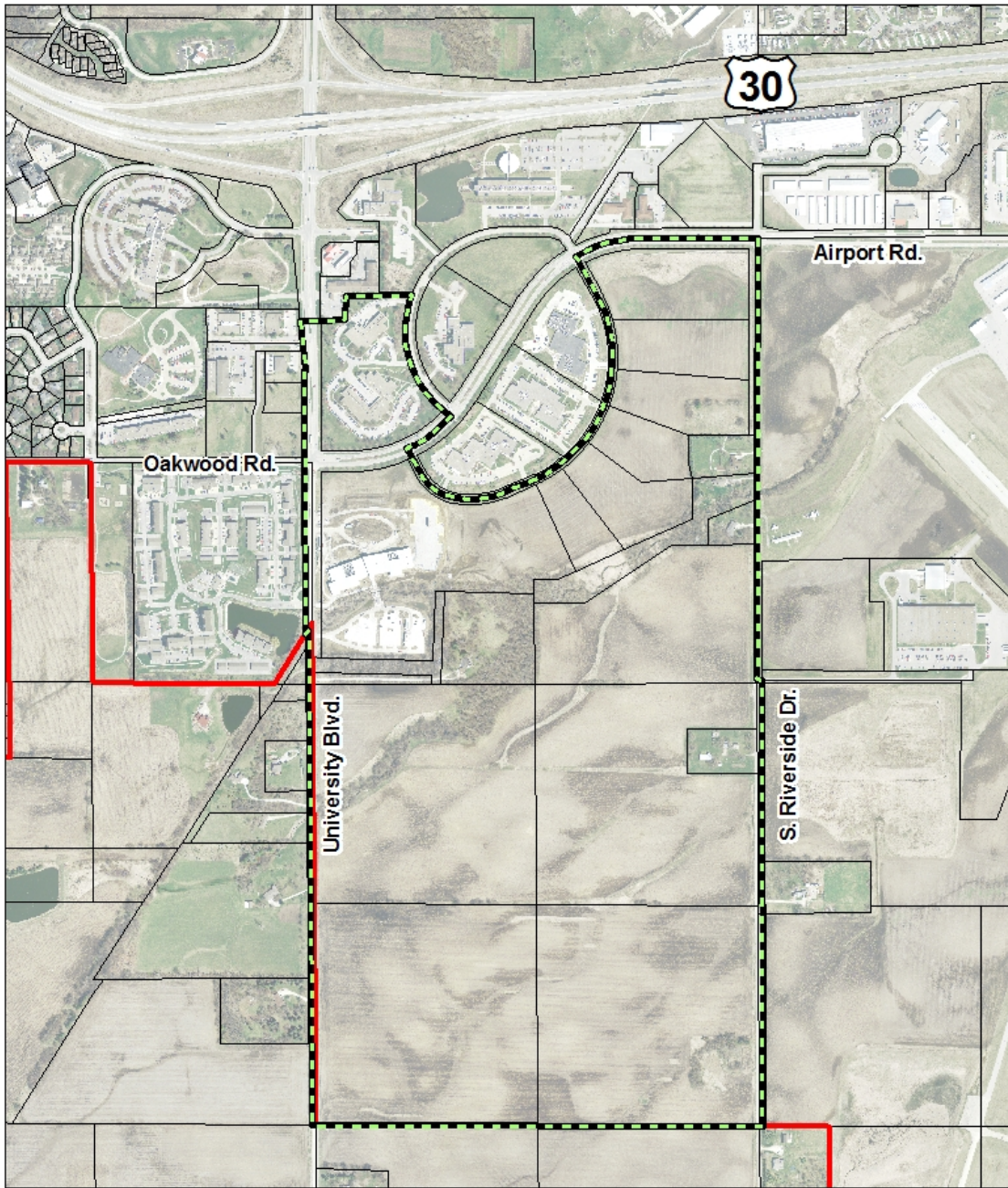


Legend

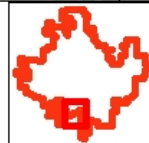
-  City Limits
-  Urban Renewal Area



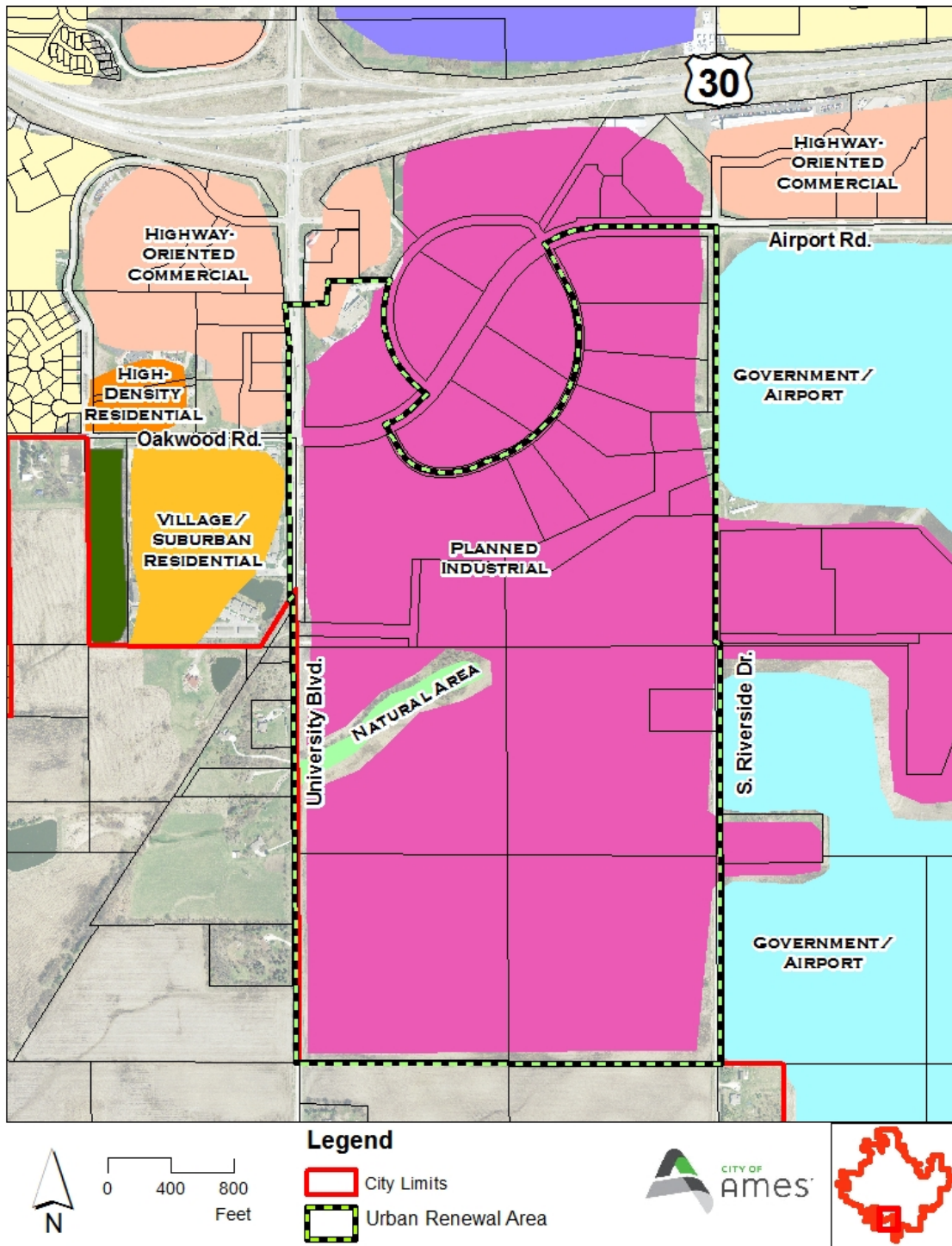
ATTACHMENT 2: PROJECT AREA



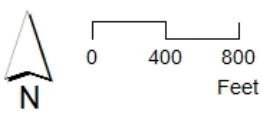
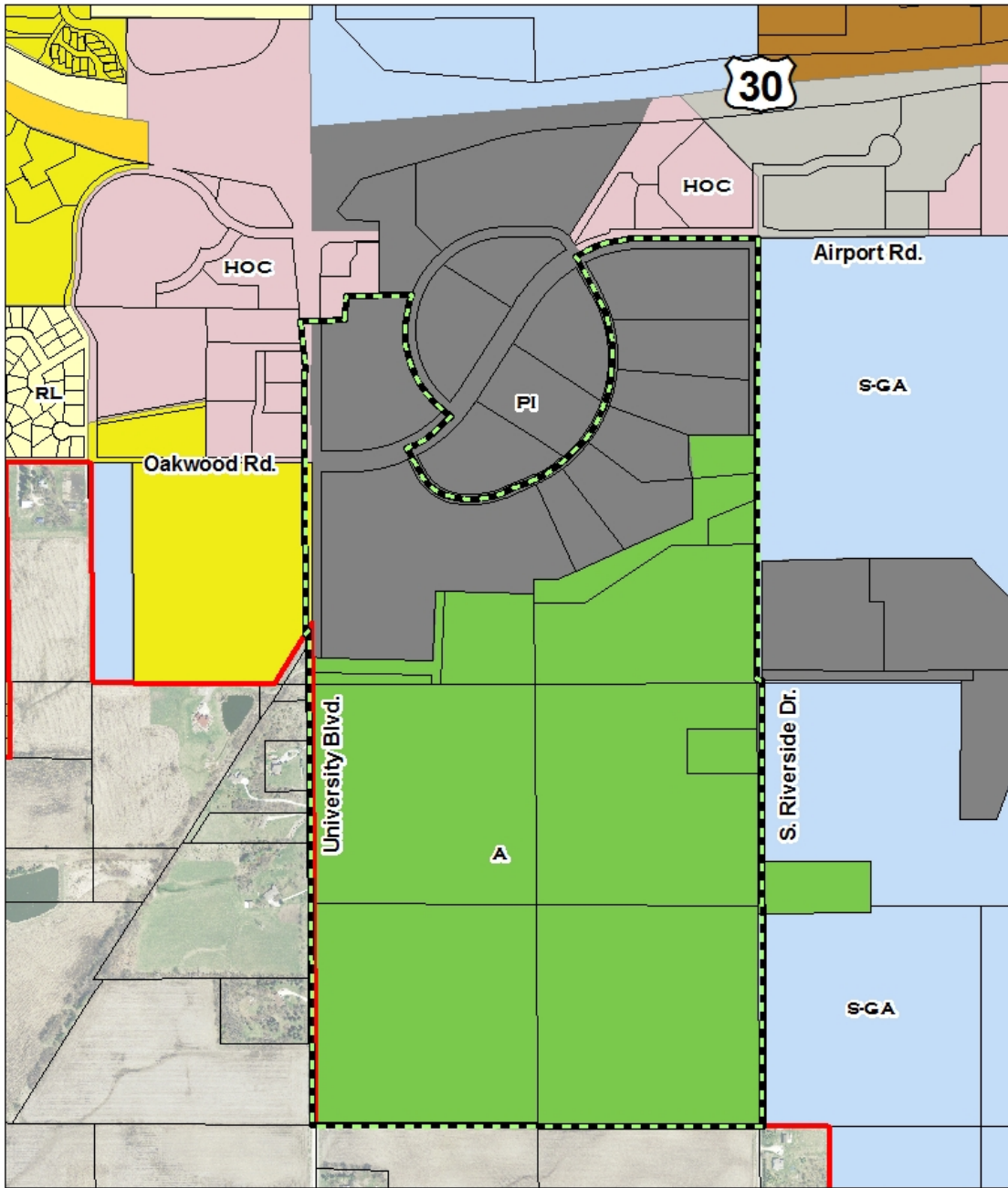
- Legend**
-  City Limits
 -  Urban Renewal Area



ATTACHMENT 3: LUPP FUTURE LAND USE MAP



ATTACHMENT 4: ZONING MAP



Legend
City Limits
Urban Renewal Area



Appendix A

Recommendation of the Planning and Zoning Commission of November 5, 2014.

Appendix B

Affected Taxing Entities, their addresses, and representatives to the consultation.

Affected Taxing Entity	Mailing Address	Representative to Consultation
City of Ames	PO Box 811 Ames, IA 50010	
Ames Community School District	415 Stanton Avenue Ames, IA 50014	
Story County	900 6th Street Nevada, IA 50201	

Appendix C

Notice of consultation to Affected Taxing Entities [Notice to Supervisors shown].

Appendix D

Notice of public hearing published in the Ames Tribune on October 22, 2014 and mailed to the Affected Taxing Entities.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Ames City Council will hold a public hearing in the Council Chambers at Ames City Hall, 515 Clark Avenue, Ames, Iowa at 7:00 p.m. on November 10, 2014, regarding proposed adoption of an urban renewal plan for the Iowa State University Research Park Urban Renewal Area, pursuant to Iowa Code Section 403.5....

Diane Voss, City Clerk

Appendix E

Owner's letter consenting to inclusion of agriculture property.



September 30, 2014

To Whom it May Concern:

As the owner of, The South Half of the Northwest Quarter of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 79.72 acres, which includes 1.99 acres of existing public right of way, agree to the inclusion of this land in the urban renewal area.

Sincerely,

Dean Hunziker

Trustee

AMES
105 South 16th Street
Ames, Iowa 50010-8009
(515) 233-4450

ANKENY
1255 N. Ankeny Blvd., Suite 101
Ankeny, IA 50023
(515) 963-8618

BOONE
700 Story Street
Boone, Iowa 50036
(515) 432-8699

NEVADA
1104 6th Street
Nevada, Iowa 50201
(515) 382-5667

Appendix E

Owners' consent to inclusion of agriculture property.



Building 4, Suite 4050
2711 South Loop Drive
Ames, IA 50010
515-296-PARK
www.isupark.org

October 1, 2014

Mr. Charles Kuester
Planner
City of Ames
515 Clark Avenue
Ames, IA 50010

RE: Urban Renewal Area

Dear Charlie:

The Iowa State University Research Park acquiesces in our inclusion into the City's proposed urban renewal area. The property is more particularly described as:

Parcel L in the Southeast Quarter of the Southwest Quarter of Section 15 AND part of the North Half of the Northwest Quarter of Section 22, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Section 22; thence S89°19'57"E, 1319.43 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 22, said point also being the Southwest Corner of said Parcel L; thence following the boundary of said Parcel L N00°1 1' 8"E, 489.46 feet to the Northwest Corner thereof; thence S89°14'47"E, 296.62 feet; thence N56°46'25"E, 622.15 feet; thence N89°52'19"E, 512.38 feet to the Northeast Corner of said Parcel L; thence S00°10'26"W, 843.11 feet to the Southeast Corner thereof, said point also being the North Quarter Corner of said Section 22; thence S00°19'19"E, 241.41 feet along the East line of the Northwest Quarter of said Section 22 to the Northeast Corner of an existing parcel, described in a Quit Claim Deed filed at Inst. No. 94-05359; thence running coincident with the boundary of said existing parcel S89°36'11"W, 411.96 feet to the Northwest Corner thereof; thence S00°19'27"E, 272.09 feet to the Southwest Corner thereof; thence N89°35'28"E, 411.95 feet to the Southeast Corner thereof; thence S00°19'19"E, 793.23 feet along the East line of said Northwest Quarter to the Southeast Corner of the Northeast Quarter of the Northwest Quarter; thence N89°36'16"W, 2646.10 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter; thence N00°23'42"W, 1319.25 feet to the point of beginning, containing 98.31 acres, which includes 2.42 acres of existing public right of way.

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

Sincerely,

IOWA STATE UNIVERSITY RESEARCH PARK

A handwritten signature in black ink, appearing to read 'Steven T. Carter', is written over a horizontal line.

Steven T. Carter, President

U:AURA Letter.docx

Appendix F

County's consent to inclusion of unincorporated land

COUNCIL ACTION FORM

**SUBJECT: EMERALD ASH BORER RESPONSE PLAN AND
URBAN FOREST DIVERSIFICATION & REFORESTATION PROGRAM**

BACKGROUND:

The Emerald Ash Borer (EAB) infestation that is moving across the country is now imminent in our community. These destructive insects were recently confirmed in Boone and Story City. Lessons learned in other parts of the country demonstrate that, without costly ongoing treatment, EAB will wipe out our population of ash trees within a decade.

This impending infestation is the second blight to befall Ames' urban forest in many of our citizens' memories. During the 1970's, the City's many American Elm trees were virtually wiped out by Dutch Elm disease. When that occurred, areas of the community that had previously been lined by stately Elm trees were severely impacted. That was followed by an extended period of replanting which continues to this day.

The challenge currently facing Ames is not only to respond to the impending loss of our 2,355 public ash trees (not to mention the thousands of privately owned ash trees). Given the likelihood of other blights and insect infestations in future decades, **it would vastly improve the long-term health of our urban forest if the City turns the EAB challenge into an opportunity to proactively diversify and reforest the City's inventory of publicly owned trees.**

As was discussed at a June 17, 2014 City Council workshop, City staff has completed an inventory of all trees in City rights-of-way, in maintained areas of the City's parks (including along paved trails), and at most City-owned facilities. That inventory is currently being used to develop an overall tree management plan for the City. With assistance from an IDNR grant, that overall tree management plan is nearing completion. That document will include goals and recommendations for the estimated 15,000 City owned trees.

Given the imminent threat of EAB, City staff has delayed bringing Council the City-wide tree management plan. **The most urgent priorities for the City are to adopt an EAB Response Plan, paired with a proactive program to reforest and diversify the City's tree inventory. With confirmed infestations so close to Ames, it is imperative that the City act quickly to institute a plan to deal with both the infestation challenge and the reforestation opportunity in a way that is safe, economically feasible, and sustainable.**

Staff believes it is important to clearly articulate the overall goal for this plan, due to the large impact it will have across the entire City. The following goal statement for the EAB

Response Plan and for an Urban Forest Diversification and Reforestation Program was developed for Council's consideration:

To extend the environmental, social, and economic benefits of our ash trees, and to increase the diversity of the urban forest, while being fiscally responsible to our citizens.

A key first step is for the City Council to discuss, understand, and either agree upon or modify this overall goal.

EAB RESPONSE PLAN

The most urgent short-term priority is to deal with the impending EAB infestation. With the above goal in mind staff identified three areas where an overall EAB plan is needed to deal with the impending infestation.

1. City trees on public property
2. Private trees in utility easements
3. Private trees on private property

The comprehensive program to deal with all of these situations has not yet been developed. However, it is extremely important to begin dealing with the public trees as soon as possible, prior to the City's experiencing a full scale infestation. With this need to act quickly, **staff is asking City Council to approve a plan for dealing with City trees on public property at this time, and to provide general direction for dealing with private trees.** This two track approach would allow staff to immediately pursue implementation of the plan for City trees, and would provide staff direction to finalize a plan for private trees in utility easements and on private property.

Proposed Response Plan for City Trees on Public Property

To best manage the impending infestation based on the above goal, it is recommended that a **phased treatment and removal process** be implemented for public trees in the City. This strategy would involve removing certain ash trees within the first five years based on public safety, tree defects, size, and benefit/costs. The remaining ash trees would be treated every three years.

The City would set a goal for removals every year to **assist in spreading out costs over a longer time period while also allowing for the City to extend the environmental, social, and economic benefits of our ash trees as stated in our goal.** Another reason for this approach is to allow staff to reevaluate the plan regularly to make sure the overall goal is being met. This strategy would include a **phased approach** on streets lined with ash to spread out the impact of removals. **The goal of the phased removal process would not be to save the ash trees that are still healthy at this time. Rather, it would be to meet the specified goal of extending their social and environmental benefits while beginning a diversified reforestation effort while being fiscally responsible.**

Public Outreach

A vital part of this plan will be extensive public outreach on the Council's approved plan and its impact on our citizens and businesses. This objective of this outreach will be to build understanding of the City's long-term goal and how the phased actions will help accomplish it.

Staff will implement a variety of ways to reach property owners and citizens. This will include a multi-step integrated public awareness campaign that focuses on public education of both the problem and the opportunity, and that invites public input throughout the implementation phase. Tools will include attending neighborhood meetings, one-to-one discussions, civic outreach, posting trees, door hangers, email, websites, social media, etc.

In addition, staff will initiate educational efforts for the owners of private ash trees. This will include how to identify ash trees, private removal and treatment options, and suggestions on how to hire reputable tree contractors.

Removals

Removals of public trees would involve **prioritizing trees for removal based on several factors.** The first priority would be any hazardous ash trees. The second priority would be any ash trees that are not considered good candidates for treatment. Based on our inventory, these trees were identified as any ash tree showing a "defect." These defects could be the poor condition of the tree, or external factors including sidewalk damage and power line presence. Since these trees would be most subject to infestation or are not candidates for treatment, they would need to be removed within three to five years for public safety. Based on the defect information collected with the initial tree survey, staff was able to estimate the number of ash trees to remove in this category.

Under this second priority, staff is recommending removal of all smaller ash trees that are at a 6-inch Diameter at Breast Height (DBH) measurement or less. This is due to the higher life cycle cost for treating these smaller trees in relation to the limited canopy benefits compared to larger trees.

The proposed 20-year plan recommends removing all defect trees in 5 years and all trees 6-inch DBH and less trees in 4 years. Removal of the small trees will be staggered to avoid removing all of the trees at one time on streets that are predominantly lined with ash. Over the longer term, the plan assumes that all trees 18-inch DBH and less can be removed by City staff, and that private contractors will be needed to remove all trees larger than 18-inch DBH.

To accomplish this phased removal plan, it is recommended that City Council modify Chapter 27 of the City Code to allow for pre-emptive removals of public trees that have been identified for removal to handle infestations and diseases that could cause trees to

become hazardous to the public. This modification would remove the current public posting and appeal provisions for trees that are being removed as part of a tree management plan. However, the posting and appealing provisions would remain for healthy trees not identified as part of a management plan.

Treatment

The proposed Response Plan includes chemical treatment of many mature ash trees to extend their lives until an orderly replacement can occur. **For treatment, staff is recommending that only trunk injection be allowed for public trees.** This is due to the stormwater and groundwater benefits of injection versus soil drenching options. Treatment is not being proposed for trees 6-inch and less, since trunk injection is more difficult for those trees and other treatment options would not meet the stormwater benefits of trunk injection.

The proposed plan assumes that treatment will be carried out by contracted forces. Contracts for treatment would need to be overseen by a licensed arborist. Such a contract could also give the City an option of bidding it in a way that could allow private property owners to take advantage of the City’s negotiated treatment prices. Council can consider that approach at a later date, however, since it could also be a detriment to local businesses that might not be the selected bidder.

The City has the services of the Urban Forester through the IDNR pilot project. He has offered his services to examine the City’s ash trees’ condition. That project will begin soon. At a later date City staff could also become trained to perform treatment for the trees. If done within the existing staff capacity, it is anticipated that costs could be 50% lower than shown for contracted prices. That approach, however, would need to be balanced with the larger, concurrent need to utilize staff to remove trees. The recommendation at this time is to contract for treatment.

URBAN FOREST DIVERSIFICATION & REFORESTATION PROGRAM

Although EAB will have a major detrimental impact on our community over the next several years, this challenge also presents Ames with an unexpected yet important opportunity to bring much greater diversity to the public trees in our urban forest.

Our current public tree inventory reveals the following distribution of tree species:

Maple	3,790	26%
Ash	2,355	16%
Oak	1,563	11%
Apple	972	7%
Other species	5,920	40%

As this table demonstrates, our current tree inventory is heavily populated with maple and ash trees. It is important to plant a diverse mix of species in the urban forest to maintain canopy health, since most insects and diseases target a specific genus (ash)

or species (green ash) of trees. Current diversity recommendations advise that one genus (i.e. maple, oak) make up no more than 20% of the urban forest, and that a single species (i.e. silver maple, sugar maple, white oak, bur oak) not make up more than 10% of the total urban forest.

For this reason, staff is recommending that the City Council initiate a parallel, new initiative to replace all removed public ash trees with a much greater diversity of species that does not include maples.

Reforestation

This new initiative would include a **twenty year program to replant trees on a one-to-one basis for all ash trees removed under the EAB Response Plan.** Replanting will allow the City to replace lost canopy and to increase the diversity of our urban forest as stated in the initial goal above. Staff will work with the Urban Forester to identify suitable species for replanting. These species will be planted at a size of 1-1/2 inch, which is optimal for establishment and survival of new trees.

As part of the removals and replanting, tree stumps will be ground away, and both contractors and City staff will make sure that the areas are restored to a safe condition and that suitable turf is reestablished. Since most tree removals will occur during the winter, there will be a time gap between removals and the replanting of new trees. Public outreach will be critical to help residents understand that replacement trees of other species will be planted the following year.

TWENTY YEAR PLAN

The following tables show the twenty year EAB removal plan and its estimated impacts. Table 1 shows the removal of 2355 trees in both the right-of-way and in City parks and facilities over the next 20 years. Year 1 is the City's current, 2014/15 fiscal year.

Table 1

Year	Removals		Treatment	
	Right-of-Way	Parks & Facilities	Right-of-Way	Parks & Facilities
1	226	20	795	480
2	226	20	0	0
3	226	20	0	0
4	220	21	792	480
5	102	4	0	0
6	55	36	0	0
7	52	32	685	410
8	52	32	0	0
9	52	32	0	0
10	52	32	529	314
11	52	32	0	0
12	52	32	0	0
13	52	32	373	218

Year	Removals		Treatment	
	Right-of-Way	Parks & Facilities	Right-of-Way	Parks & Facilities
14	52	32	0	0
15	52	32	0	0
16	52	32	217	122
17	51	31	0	0
18	51	30	0	0
19	51	30	0	0
20	64	31	0	0
Totals	1792	563		

Table 2 includes the reforestation effort, and shows the estimated cost impact for both City forces and contracted services.

Table 2

Year	Estimated City Labor Cost For Removals	Estimated Contract Labor				Total Contract
		Removals	Treatment	Stump Grinding	Replanting	
1	\$31,800	\$102,000	\$125,000	\$4,600	\$0	\$231,600
2	\$32,700	\$105,100	\$0	\$4,800	\$126,700	\$236,600
3	\$33,700	\$108,100	\$0	\$4,900	\$65,200	\$178,200
4	\$34,500	\$99,200	\$135,400	\$5,000	\$65,700	\$305,300
5	\$14,500	\$91,300	\$0	\$2,600	\$29,700	\$123,600
FORMAL REEVALUATION OF MANAGEMENT PLAN						
6	\$17,500	\$57,400	\$0	\$3,000	\$26,200	\$86,600
7	\$17,900	\$38,200	\$124,800	\$3,100	\$24,800	\$190,900
8	\$18,400	\$39,200	\$0	\$3,200	\$25,400	\$67,800
9	\$18,800	\$40,200	\$0	\$3,200	\$26,000	\$69,400
10	\$19,300	\$41,100	\$103,100	\$3,300	\$26,700	\$174,200
11	\$19,700	\$42,100	\$0	\$3,400	\$27,300	\$72,800
12	\$20,200	\$43,100	\$0	\$3,500	\$27,900	\$74,500
13	\$20,700	\$44,100	\$77,100	\$3,600	\$28,600	\$153,400
14	\$21,100	\$45,000	\$0	\$3,600	\$29,200	\$77,800
15	\$21,600	\$46,000	\$0	\$3,700	\$29,800	\$79,500
16	\$22,000	\$47,000	\$46,700	\$3,800	\$30,500	\$128,000
17	\$22,500	\$42,300	\$0	\$3,900	\$30,300	\$76,500
18	\$22,900	\$40,300	\$0	\$3,900	\$30,600	\$74,800
19	\$23,400	\$41,100	\$0	\$4,000	\$31,200	\$76,300
20	\$26,400	\$59,700	\$0	\$4,600	\$37,300	\$101,600
Total Costs	\$459,600	\$1,172,500	\$612,100	\$75,700	\$719,100	\$2,579,400

Cost Assumptions

The following assumptions were used to arrive at these estimated costs:

- Removal costs were estimated by the DBH size range of the trees.
- An inflation factor of 3% per year was added to the final costs.
- All rights-of-way, parks, and facility trees are treated equally.
- All numbers are based on the inventory done in the summer of 2012 with additional park areas inventoried in 2014.
- Forested areas are not included. It is assumed those trees will not be removed or treated unless they are deemed to be hazardous to the public. Please note there are a number of non-paved trails through forested areas (e.g., Munn Woods, Brookside Audubon Trail, East River Valley, etc.) that will require trees to be removed for the safety of residents.
- Contracts will include stump grinding for all trees removed by City forces. This cost is reflected in Table 2.

Council may choose to consider whether all public trees should be treated the same for this plan. Park trees are included in this plan, even though individual park trees may not have the same social or visual impact as right-of-way trees due to their location in existing large green spaces.

It is also important to note that the costs above do not consider any cost impacts of wood waste. Options still to be explored include mulching, firewood, taking larger trees to sawmills and using planks for picnic tables and other projects, and the auction of larger logs.

The substantial tree replanting numbers shown above do not assume any private assistance. However, City staff has been approached by a local civic organization to consider a partnership which would institute a tree diversity program that would build off of the positive response to the Ames 150 Legacy Tree Planting.

As stated above, this plan assumes the continued, proactive removal of ash trees after year five. This means that treatment would gradually be phased out and trees would be removed even if they appear healthy. As noted in Table 2, however, the plan will receive a thorough reevaluation following Year 5 prior to continuing with the removal plan.

Some communities have instituted adopt-a-tree programs to allow homeowners to pay for the treatment of public trees adjacent to their properties. **Council direction is sought on whether this element should be included in this plan.** If City Council would like to add this component, staff would recommend that the trees be treated by the City and that property owners pay for the City's contracted cost of treatment, along with an administrative fee for the tracking of that particular tree.

Budget Impacts

As shown in Table 2 above, the largest impact to the City's budget will be in the first 5 years, since all trees not suitable for treatment are removed and replaced during that time. With the addition of treatment of healthy trees and replanting, the budget currently adopted is not nearly adequate to cover these new costs.

Currently, funding for Public Works tree management comes from Road Use Tax funds. Parks and Recreation tree management is funded through the General Fund. For the proposed plan, it is recommended that the added costs for the first 5 years be funded through a combination of Road Use Tax, General, and/or Local Option Sales Tax funds. Since Road Use Tax can only be used for right-of-way trees, it will be important to track all work done.

To meet the removal plan over the next 5 years, a team of employees from across the City organization will work together to complete the required removals. Implementation of this Plan will involve a redistribution of staff time, so that future program budgets might reflect increases (if personnel are switched to a program) or decreases (if personnel are reassigned from a program) in expenditure levels.

In addition to contracts for tree removals, there will also be a need for temporary employees and new and/or upgraded equipment. An urban forestry intern is proposed to assist in public outreach in tandem with our existing neighborhood intern, working with private owners on options for their trees and assisting in tracking progress on the plan. There may also be a need for more temporary employees for the tree removals anticipated by this plan. There is also a need to upgrade the current chipper and to purchase an additional chipper at a total anticipated cost of \$60,000. Staff will need to reevaluate these needs as the plan is implemented.

Current Budget Year (2014/15) Impacts

To begin the work on the plan in the current fiscal year as recommended, it is necessary to immediately identify \$60,000 in funding for the chippers. It is recommended that this funding come equally from the General Fund and Road Use Tax Fund balances, since the chippers are shared between Public Works and Parks and Recreation. Another \$232,000 will also be needed in this fiscal year for removals, treatment, and stump grinding. It is hoped that these needed funds will be identified during the Council's budget approval process in February.

ALTERNATIVES:

- 1) Approve the following steps to respond to the impending emerald ash borer infestation and to diversify and reforest the City's urban forest:
 - a) Approve the Emerald Ash Borer Response Plan and the Urban Forest Diversification & Reforestation Program outlined above for the treatment, phased removal and replacement of **public ash trees** over a 20 year period.

- b) Direct staff to draft an amendment to Chapter 27 of City Code to allow for the pre-emptive removals of trees identified for removal to handle infestations and diseases causing public trees to become hazardous to the public, with those trees being exempt from the public notice posting requirements.
 - c) Direct staff to increase the educational outreach on EAB and its impact to citizens. This would include how to identify ash trees and symptoms of EAB, removal and treatment options, and suggestions for how to hire a reputable contractor.
 - d) Authorize \$30,000 in funding from the Road Use Tax Fund and \$30,000 from the General Fund available balances for the chipper upgrade and purchase of an additional chipper.
- 2) Direct staff to modify the above plan or to develop a different response plan for the Emerald Ash Borer infestation.
 - 3) Defer establishment of an EAB response plan, do not treat public trees at this time, and wait to remove public trees until they become diseased and/or dangerous.

MANAGER’S RECOMMENDED ACTION:

The impending emerald ash borer infestation will have devastating consequences for the urban canopy in the City of Ames, eliminating approximately 16% percent of our existing urban forest. This will have major financial impacts on both City government and on the citizens of our community. However, by instituting a proactive plan for public trees immediately, the financial and environmental costs of this infestation can be better managed over time. Equally important, the proposed reforestation and diversification program will allow the City to mitigate the impacts of future infestations affecting other tree species by making sure our urban forest is more diverse.

With emerald ash borer confirmed in neighboring communities, the City should implement a plan to begin immediate action. By starting a phased removal plan of City owned trees on public property now, the City can monitor both the costs and the impacts of the program, and can adjust to changing conditions over the coming years.

It is important to acknowledge that many varied approaches to EAB are being recommended by various experts. Likewise, other communities are taking a variety of approaches to this challenge. Those approaches range from immediately removing all ash trees, to making a commitment to permanently treat and retain all ash trees, to ignoring the problem entirely until the infestation becomes severe. The plan and program outlined above represents staff’s best effort to balance the three elements contained in the goal at the top of this report,

which is “To extend the environmental, social and economic benefits of our ash trees, and to increase the diversity of the urban forest, while being fiscally responsible to our citizens.”

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

NEXT STEPS

As was noted above, the recommended actions are only a beginning to this response and program. Additional steps and recommendations will be brought to the City Council over the coming months. While many of these areas need further development by staff, **Council direction is requested now regarding the five issues listed below.**

Implementation

Staff has already begun to develop an implementation plan based on the criteria above. This will identify the removals of all defect trees and trees under 6-inch DBH by year for the next five years. This information will be used to strengthen the City’s public outreach efforts and to allow the public to view this information. The implementation will also require staff to clarify how wood waste will be managed and to begin working with the Urban Forester to plan for replanting of diverse species, beginning in 2015. These efforts will not require delaying the plan from starting this fall, and will be incorporated into the official plan documentation when finalized.

Private Trees

As was stated above, in the development of the plan staff identified that private trees need to be included as part of an overall EAB management plan. The two areas identified were private trees in utility easements and private trees on private property.

For private ash trees located within utility easements that are near or under electric lines, Electric Services will begin topping these trees to make sure they do not die and fall onto power lines. Unfortunately, once topped, those trees are unlikely to be candidates for treatment, meaning that they will ultimately become infested and die. Since those trees are still the responsibility of the property owner, they will be responsible for removing those trees. Electric Services is contemplating a separate inventory of ash trees in easements under high voltage lines.

Private trees are the responsibility of the property owner. Property owners will need to consider whether they want to treat ash trees or how they will handle them. Staff will work through public education to make sure our residents have information to make an informed decision. However, it is likely that private ash trees will die due to EAB, and this presents several problems. The first is that, due to access, size, and location of private ash trees, property owners may see higher costs for removal than the City anticipates along its roadways and within its parks.

The City currently provides no assistance to private property owners for the maintenance of private trees. As was discussed in this report, there may be possibilities to pass on savings from a City-bid treatment program to private owners. City staff will also investigate what potential non-profit assistance could be available to residents.

As the infestation progresses, it is likely that private trees will begin to become hazardous to the public and to neighboring properties. To deal with concerns of hazardous trees, it may be prudent to consider adding language to the Municipal Code stating that trees that are hazardous to the public must be corrected by the property owner, or else the City will remove the hazard and charge the property owner. This could also include language for an appeal process that would require the homeowner to receive an evaluation from a licensed arborist.

Another issue affecting private trees (and with public trees) was raised with a Council referral on the licensing of tree surgeons within the City. Currently the Municipal Code requires that a tree surgeon license be secured only for when working in or over the right-of-way. To receive a license, the company must provide an insurance certificate verifying that they meet the criteria listed in the Code. This license is not required for work on private property. The City's web site does list companies that have received their tree surgeon license, and staff has added additional information indicating if the licensees have an arborist on staff.

To move forward on other elements of the EAB Response Plan and of the Urban Forest Diversification & Reforestation Program, staff would appreciate any City Council direction on the following items that will then be brought back to Council for approval. If needed, additional information can be developed by staff before Council direction is given.

1. Code change for correction or removal of privately owned hazardous trees
2. Possible "adopt a tree" program for trees (public trees or private trees in utility easements)
3. Assistance to needy citizens for removal, treatment, and/or replacement of private trees
4. Potential licensing of tree surgeons for work on both public and private trees
5. Should park trees in non-forested areas be treated the same as street trees in this plan?

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

AMES, IOWA

SEPTEMBER 29, 2014

The Ames City Council met in special session at 12:00 Noon on the 29 day of September, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding. Since it was impractical for all Council members to attend in person, Mayor Ann Campbell and Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, and Chris Nelson were brought in telephonically. Council Member Peter Orazem and *ex-Officio* Member Lissandra Villa were absent.

5-DAY CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING COMPANY: Moved by Goodman, seconded by Corrieri, to approve a 5-day (October 10-14) Class C Liquor License for Olde Main Brewing Company at Alpha Tau Omega Fraternity, 2122 Lincoln Way.
Vote on Motion: 5-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Nelson to adjourn the meeting at 12:03 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

**MINUTES OF THE JOINT MEETING OF THE
AMES CITY COUNCIL AND HOSPITAL BOARD OF TRUSTEES**

AMES, IOWA

OCTOBER 1, 2014

The Ames City Council and Hospital Board of Trustees met in joint session at 12:05 p.m. on the 1st day of October, 2014, in Mary Greeley Medical Center (MGMC) North Addition, Room A/B. Those in attendance representing the Ames City Council were Mayor Ann Campbell and Council Members Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. Council Member Gloria Betcher was absent. Representing the Mary Greeley Medical Center Board of Trustees were Chairperson Sarah Buck and Trustees Louis Banitt, MD; Brad Heemstra; Mary Kitchell; and Ken McCuskey. Administrative staff present were Brian Dieter, President and CEO; Vice-Presidents Gary Botine, Neal Loes, and Lynn Whisler; Tom Johnson, MD; Steve Sullivan, Public Relations Officer; and Stephanie Bates, Executive Assistant, representing MGMC; and Steve Schainker, City Manager; Judy Parks, City Attorney; Susan Gwiasda, Public Relations Officer; Brian Phillips, Management Analyst; and Diane Voss, City Clerk, on behalf of the City of Ames.

Welcome and Introductions. Chairperson Buck and Mayor Campbell welcomed the City Council, Hospital Board of Trustees, and administrative staff members.

Primary Health Care. Vice-President Lynn Whisler gave a presentation on the Community Healthcare Center, which has been operating at 1202 Duff Avenue for not quite a year. It is a Story County resource; however, the majority of the patients are from Ames. The Center was made possible by a grant provided by Primary HealthCare, which is a non-profit healthcare agency that operates centers to serve the medically insured, uninsured, and underinsured with their health care needs. Story County was one of 14 grantees in the State of Iowa. The Center received \$650,000 in funding for operations for 2014. The grant renews annually; however, an application needs to be filed every year. There are strict reporting requirements for each Center. According to Ms. Whisler, the Center provides comprehensive primary care services to areas with a high-need population that are being medically under-served. The required services address medical, dental, and behavioral health issues. It was noted that dental services continue to be made available through a contract with Mid-Iowa Community Action (MICA), and mental health care is provided by Eyerly Ball. The Center is not a “free” clinic. Payment is made by patients on a sliding fee scale; however, the Center will not turn anyone away who is requesting health services, regardless of their ability to pay.

Ms. Whisler explained that the Center is operating at a temporary location until the renovations at its permanent location at 3510 Lincoln Way are completed. The lease for that location has been finalized. The cost to remodel the site and purchase the needed equipment is estimated at \$735,500. Of that amount, \$451,959 has been raised through community partners, direct donations, and other grants. It is not desirable to use the federal funding for the renovations or equipment as that will result in a decrease in the amount of future grants by that amount.

It was reported by Ms. Whisler that to-date, services have been provided to 732 patients. There have been a total of 1,400 visits to the Center, which breaks down to approximately 200/month.

Financial Assistance. Vice-President Gary Botine provided a review of MGMC’s Financial Assistance Program. He emphasized that Mary Greeley Medical Center provides services to patients regardless of their ability to pay.

The pay structure used by MGMC was explained by Mr. Botine. He also provided a review of the financial assistance provided by MGMC.

Publicity of the Financial Assistance Program, which is a key component of MGMC’s Community Benefit Report, was outlined by Mr. Botine.

Master Facility Update. Vice-President Whisler provided highlights of the reconstruction and new construction that have been occurring at MGMC since 2011. Phase I is nearly complete. It included construction of a new six-story patient tower, power plant, rooftop garden, and enlarged patient rooms. The hospital is constructing Phase I to LEED Silver standards. Phase II is now underway. It will include a new Emergency Department and ambulance garage, main entrance, covered and elevated walkway, and landscaping. Ms. Whisler provided the construction schedule for Phase II. She explained that Mary Greeley is licensed for up to 220 beds. Some of the new area will not be finished so as to allow flexibility in usage. If additional beds are needed, a new Certificate of Need would have to be applied for and received by the hospital.

Board and Council Comments. City Manager Steve Schainker thanked the Administration of MGMC for meeting and working with surrounding neighborhood residents to build long-lasting and trusting relationships.

Board Chair Sarah Buck asked if the City Council would like to see any particular topics discussed in future Joint Meetings with the MGMC Board of Trustees. Council Member Peter Orazem mentioned that he would like to see some of the same types of data that were presented on the Community Healthcare Center moving forward one year. Mayor Campbell noted that those types of data could assist the City Council when making its decisions on allocating human services (ASSET) funding.

There were no further comments from the Board of Trustees or City Council, and the meeting adjourned at 1:18 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

**MINUTES OF THE JOINT MEETING OF THE
AMES CITY COUNCIL AND THE IOWA STATE UNIVERSITY
GOVERNMENT OF THE STUDENT BODY**

AMES, IOWA

OCTOBER 8, 2014

The Ames City Council met at 7:00 p.m. on the 8th day of October, 2014, in the Sun Room of the Memorial Union, Iowa State University, pursuant to law with the following Council Members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. Mayor Ann Campbell, *ex officio* Council Member Lissa Villa, City Manager Steven Schainker, Assistant City Manager Melissa Mundt, and Management Analyst Brian Phillips were also present.

RENT SMART AMES: Following introductions of the Council Members, *ex officio* City Council liaison Lissa Villa asked Assistant City Manager Melissa Mundt and Neighborhoods Intern Zach Bauer to provide an overview of the Rent Smart Ames program. Ms. Mundt indicated that she and Mr. Bauer serve on the Student Experience Enhancement Committee (SEEC). Mr. Bauer noted that the City Council had made addressing landlord and tenant issues a Council Goal. He and Melissa had worked to create a web portal on the City's web site to educate renters. The website connects to a free rental listing service managed by the Iowa Finance Authority.

Council Member Corrieri inquired whether there was a process to reach out and get landlord participation. Ms. Mundt responded that the University Department of Residence is connecting with landlord to attend a training explaining the use of the site. Council Member Nelson asked if there was a process to check the listings against the City's rental registration records. Ms. Mundt indicated that was possible. Council Member Orazem asked if there was an ability to highlight crime-free housing listings more prominently. He indicated that he would like to do that if possible. Ms. Mundt stated she was not sure whether the site could do that. Council Member Orazem inquired as to whether sublets could be listed, and Ms. Mundt indicated they could.

Ms. Mundt and Mr. Bauer demonstrated the features of the website, showing how listings can be sorted. Mr. Bauer showed the other two sections of the City's web site, which provide information for landlords and for tenants. He demonstrated the educational components of each page.

City Manager Steve Schainker informed the group that this year, the City Council adopted a goal, advocated for by the City Council liaison, to investigate a tenant-landlord mediation service. This service was available many years ago. He asked whether it was still the Government of the Student Body's (GSB) interest to pursue this. Council Member Goodman noted that students are generally unprepared for some situations as renters. If students want more help, the City Council needs to know. But if this is good enough, the City Council could move on to other issues. GSB Senator Hartnett stated that the website does a great job of educating, but he was not sure how this helps resolve conflicts. Perhaps a service to resolve conflicts is needed. Council Member Orazem expressed that education can help avoid

disputes at a low cost. It is the tenant responsibility to identify issues early on. Council Member Goodman reiterated that if GSB wants to pursue mediation services, the City Council would listen.

CYRIDE: Transit Board Trustee Zach Murrell explained that he had provided information regarding CyRide for the packets. He asked if there were any questions. GSB Senator Abbas asked for further details regarding the funding of new service purchases. Transit Director Sheri Kyras responded that the new transportation bill eliminates funding for new buses for transit systems of CyRide's size. The burden for purchases now moves to the local authority. The discussion is now about how to provide a level of service acceptable to users.

GSB Vice Speaker Breitbrath mentioned that his constituents are concerned about overcrowding. He wondered about the timetable for a new funding model and for when new buses might be added. Director Kyras explained that funding discussions are continuing this fall. Every trip is monitored daily. CyRide is continuing to add buses to reduce overcrowding. Four new articulated buses will be added in the next two years, and newer used buses have been purchased to both replace old buses and expand the fleet.

GSB Senator Fitten stated that the Transportation Bill is reauthorized every year. He wondered what the prospects were for bus funding returning to that bill in the future. Director Kyras responded that the chances were slim to none. She mentioned that CyRide could use help lobbying if GSB had the ear of federal lawmakers.

Council Member Goodman stated that with fare-free ridership, there is no price signal to the users. In the 20 years before fare-free, ridership increases were small. After fare-free was put in place, the slope of ridership became much more steep. Without a price signal of paying for each ride individually, there is no thought about the cost. Council Member Orazem stated that congestion is the price signal. Council Member Goodman indicated that one option is to offer unlimited off-peak rides, and limited rides during peak times. Mayor Campbell mentioned that another cost to the City is road construction, because buses are so heavy.

GSB Senator Hartnett stated that at some point, students must realize that this resource is finite. *Ex officio* Villa stated that students pay multiple times. Trustee Murrell said that students pay through the University, through student fees, and then through properly taxes if they live off campus. A GSB senator asked if there were any solutions to limit over-use of the service. Director Kyras stated that it is tough for a transit system to cap ridership. GSB Vice Speaker Breitbarth reiterated that GSB senators should talk to their constituents about this issue, and find out whether students would be willing to pay more in fees or do other things to address the situation.

BIKING: GSB President Hillary Kletscher stated that a bike sharing initiative started last year. A studio class is looking at designing a system and its feasibility. The project is now being funded as a strategic priority of the College of Design and the Division of Student Affairs. The idea is that once it is successful on campus, it could expand to the City of Ames. However, the details of what it looks like in the future are not yet known. President Kletscher

added that she had received concerns from students about biking in high-traffic corridors in Ames.

GSB Senator Hartnett noted that bike trails in Ames are more recreational than for commuters. He suggested that the City Council should look into this further. City Manager Schainker stated that the Long Range Transportation Plan looks at both commuter and recreational bikers. It addresses completing routes to connect proactively and also waiting for certain developments to complete connections. He also mentioned that institutional roads throughout the community are the responsibility of Iowa State. Last year, lighting on Mortensen Road was an issue that was resolved.

GSB Speaker Walsh stated that the bike paths on Coldwater Golf Course and by the Middle School are very nice. He suggested that a path on Welch Avenue would be helpful. Management Analyst Phillips provided an update regarding nine projects that the City Council had directed City staff to investigate to address biking issues in Campustown, including on Welch Avenue. GSB Senator Vezeau expressed his interest in putting bike racks at CyRide stops at the periphery of town so users could ride to that stop and transfer to CyRide. He asked whether there was City interest in this. Council Member Goodman expressed interest. Council Member Betcher stated that the issues of renting, CyRide, and mobility are connected. If landlord could get involved in bike share, or if other unique opportunities were pursued, things like that could alleviate CyRide issues.

Council Member Gartin noted that the Ames Bicycle Coalition is dealing with these issues. He suggested that the organization would be a good resource to think through some of these ideas. GSB Senators Abbas and Fitten both expressed concern that the weather is not conducive to biking year-round.

Ex Officio Villa mentioned that the City Council is welcome to attend Meet Your Government Day. GSB Speaker Walsh thanked the City Council for attending. He invited the council members to attend future meetings and mentioned that GSB members will continue to attend City Council meetings.

ADJOURNMENT: The joint meeting adjourned at 9:02 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Brian Phillips, Scribe

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

SEPTEMBER 23, 2014

The Regular Meeting of the Ames City Council was called to order at 7:00 p.m. on September 23, 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: Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Lissandra Villa was also present.

Mayor Campbell announced that the Council members would be working from an Amended Agenda. Added under the Consent portion of the Agenda were approval of Supplement 2014-4 to the *Municipal Code* and approval of a change in bid due date for Natural Gas Conversion Equipment. A Closed Session was also added to follow Council Comments.

PROCLAMATION FOR CY'S 60TH BIRTHDAY WEEK: Mayor Campbell proclaimed the week of October 5 - 11, 2014, as Cy's 60th Birthday Week. Accepting the Proclamation were Cy, the Iowa State University mascot, and Jeff Johnson, Alumni Association President and CEO.

CONSENT AGENDA: Council Member Betcher asked to pull, for separate discussion, Consent Item 15 pertaining to ISU Homecoming activities.

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

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of September 9, 2014
3. Motion to set the following City Council meeting dates:
 - a. January 20, 2015, at 5:15 p.m. for CIP Workshop
 - b. January 30, 2015, at 2:00 p.m. for Budget Overview
 - c. February 3, 4, 5, and 10, 2015, at 5:15 p.m. for Budget Hearings/Wrap-Up
 - d. March 3, 2015, at 7:00 p.m. for Regular Meeting and Final Budget Hearing
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue, pending dram
 - b. Class C Liquor & Outdoor Service – Hickory's Hall, 300 S. 17th Street
 - c. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
 - d. Class C Beer & B Wine – K Mart #3971, 1405 Buckeye Avenue
 - e. Class C Beer – Doc's Stop No. 5, 2720 East 13th Street
 - f. Class C Liquor & B Native Wine – AJ's Ultra Lounge, 2401 Chamberlain Street
 - g. Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 W. Lincoln Way
 - h. Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way
 - i. Class C Liquor – Hy-Vee #1 Clubroom, 3800 W. Lincoln Way
5. Motion approving 5-day licenses for Olde Main Brewing Company at the ISU Alumni Center, 420 Beach Avenue:
 - a. Class C Liquor (September 23-September 27)
 - b. Class C Liquor (September 29-October 3)
 - c. Class C Liquor (October 10-October 14)
 - d. Class C Liquor (October 18-October 22)
6. Motion approving 5-day (October 10-14) Class C Liquor License for Olde Main Brewing Company at Reiman Gardens, 1407 University Boulevard
7. Motion approving 5-Day (September 26-30) Class B Beer Permit & Outdoor Service for Bar at Zylstra Harley Davidson, 1219 McCormick Avenue

8. Motion approving 5-day (October 3-October 7) Class C Liquor License for Dublin Bay Pub at CPMI Event Center, 2321 North Loop Drive
9. RESOLUTION NO. 14-513 adopting and approving Supplement 2014-4 to *Municipal Code*
10. RESOLUTION NO. 14-491 approving 2014 Street Finance Report
11. RESOLUTION NO. 14-492 approving Engineering Services Agreement for Sanitary Sewer System Evaluation Planning and Design SRF Loan
12. RESOLUTION NO. 14-493 approving Detour Agreement for Iowa Department of Transportation 2015 Bridge Deck Overlay on Eastbound U. S. Highway 30 over Highway 69 (South Duff Avenue)
13. Requests for Campustown Action Association's Friday Afternoon in Campustown (FAC):
 - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
 - b. Motion approving 5-day (October 10-14) Class B Beer Permit with Outdoor Service
 - c. RESOLUTION NO. 14-494 approving waiver of fee for Blanket Vending License
 - d. RESOLUTION NO. 14-495 approving closure of Welch Lot T from 12:00 p.m. to 11:00 p.m., and waiving parking meter fees and enforcement
14. RESOLUTION NO. 14-496 setting October 14, 2014, as date of public hearing for vacating public utility easement located at 2810 - 2824 Wakefield Circle
15. RESOLUTION NO. 14-499 approving Agreement for Deferment of Sidewalk Installation with DB at Ames, LLC, for Copper Beech Apartment Project located at 712 South 16th Street
16. RESOLUTION NO. 14-500 approving preliminary plans and specifications for Replacement of Heating and Cooling System at Fire Station No. 3, setting October 22, 2014, as bid due date and October 28, 2014, as date of public hearing
17. RESOLUTION NO. 14-515 approving change in bid due date for Natural Gas Conversion Equipment, including Burners, Igniters, Scanners, Thermal Analysis, and Computer Modeling from September 24, 2014, to October 7, 2014
18. RESOLUTION NO. 14-501 approving contract and bond for City Hall Renovation - Phase 2
19. RESOLUTION NO. 14-502 approving contract and bond for Water Pollution Control Facility Digester Improvements
20. RESOLUTION NO. 14-503 accepting partial completion of public improvements and lessening security for South Fork Subdivision, 3rd Addition
21. RESOLUTION NO. 14-504 accepting final completion of public improvements and releasing security for South Fork Subdivision, 4th Addition
22. RESOLUTION NO. 14-505 accepting partial completion of public improvements and lessening security for South Fork Subdivision, 5th Addition
23. RESOLUTION NO. 14-506 accepting partial completion of public improvements and lessening security for South Fork Subdivision, 7th Addition (Marigold Extension)
24. RESOLUTION NO. 14-507 accepting completion of WPC Pump Replacement
25. RESOLUTION NO. 14-508 approving completion of Fleet Services Building Roof Replacement – Phase 1
26. RESOLUTION NO. 14-509 approving Plat of Survey for 3334 Lincoln Way
27. RESOLUTION NO. 14-510 approving Plat of Survey for 3707, 3711, and 3715 Marigold Drive
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUESTS FROM STUDENT ALUMNI LEADERSHIP COUNCIL FOR ISU HOMECOMING ON OCTOBER 4-10: Council Member Betcher said that she had asked to have a discussion of this item because she was concerned that the fireworks display was going to begin at Midnight. She thought that the noise from the firework shells at that time of the night could be quite bothersome for the surrounding neighborhood residents.

Evan Fritz and Matt Nelson, Co-Presidents of the 2014 Homecoming Central Committee, highlighted some of the Homecoming activities planned for the week of October 4 through 10.

Curt Beyer introduced himself as the Advisor for the Homecoming Central Committee. He explained that it had long been the tradition for the fireworks to be shot off at Midnight during the Mass Campaniling. According to Mr. Beyer, J & M Displays had been coordinating these fireworks displays for the past ten years. Mr. Beyer said that the fireworks will be a ground-effects show (all fired from the ground and none of the effects go any higher than the height of the Campanile). No aerial shells will be used. It was stated by Mr. Beyer, that although the application states from Midnight to 1:00 p.m., the actual display will actually only last between eight and ten minutes.

Council Member Betcher asked if the show could occur at 10:00 p.m. instead of Midnight. She again expressed her concerns about the noise from the fireworks carrying into the neighborhoods, specifically the South Campus Neighborhood. Mr. Beyer advised that the schedule had been set for quite some time. He again spoke of the long-standing tradition during Homecoming week to hold Mass Campaniling with fireworks at Midnight.

Council Member Goodman asked if next year's Homecoming Committee could consider holding the fireworks shoot earlier than Midnight. Mr. Beyer said that they could definitely consider the suggestion. Mayor Campbell added that that would allow the City to determine if noise complaints were received after this year's fireworks display.

Moved by Betcher, seconded by Corrieri, to adopt/approve the following:

- a. RESOLUTION NO. 14-497 approving closure of portions of Ash Avenue, Beach Avenue, Gable Lane, Gray Avenue, Greeley Street, Pearson Avenue, and Sunset Drive between 6:30 p.m. and 11:00 p.m.
- b. RESOLUTION NO. 14-498 approving closure of on-street parking on west side of Welch Avenue from Knapp Street to the south approximately 50 feet to allow for viewing of lawn display at 407 Welch Avenue
- c. Motion approving temporary obstruction permit for area inside street closures
- d. Motion approving Fireworks Permit for ground effects fireworks shoot on Central Campus at midnight on October 10

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

PUBLIC FORUM: John Shierholz, 2788 Copperstone Drive, Ames, stated that he was a representative of the Healthiest Ames group. According to Mr. Shierholz, Healthiest Ames will be hosting Mark Fenton, who is a nationally recognized consultant on public health, planning, and transportation, on October 3 at 3:30 p.m. in the City Council Chambers. Mr. Fenton's presentation will focus on walkable communities and provide an opportunity for discussion about the needs in Ames.

Representatives of the Government of the Student Body were present, as follows: Khayree Fitten, 2120 Lincoln Way, Ames; Hamad Abbas, 528 Welch Avenue, Ames; Michael Plantenberg, 528 Billy Sunday Road, Ames; and Evan Abramsky, 5354 Larch/Cessna, Ames. Mr. Plantenberg invited the Mayor and City Council to attend the "Meet Your Government Day," which will be held on Central Campus (just north of the Campanile) on October 15, 2014, from 11:00 a.m. to 1:00 p.m.

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

HEARING ON CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

(CAPER): Vanessa Baker-Latimer, Housing Coordinator, presented the Executive Summary of the 2013/14 CAPER. She reported that, of the \$1,185,041 budgeted, \$653,162 was expended 16% on housing-related activities, 68% on the neighborhood infrastructure improvements program activity, and 16% on program administration. Approximately \$101,650 of program income was generated from the sale and repayments of single-family homes sold through the Homebuyer Assistance Program. Overall, 545 low- and moderate-income households were assisted.

Mayor Campbell opened the public hearing. No one wished to speak and the hearing was closed.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 14-511 accepting the 2013/14 CAPER and authorizing its submittal to the Department of Housing and Urban Development.

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

HEARING ON INFORMATION TECHNOLOGY FIBER OPTIC DEPLOYMENT: At the inquiry of Council Member Goodman, City Manager Schainker explained that this will allow for the Water Pollution Control Plant, Fire Station 3, and the Animal Shelter to access the ITS network. The project also includes network connections to Fire Station 2 through the Ames Intermodal Facility.

Finance Director Duane Pitcher stated that the City had been looking for a way to network remotely located City facilities. In March 2013, the Council approved a 28E Intergovernmental Agreement with the Iowa Department of Transportation (IDOT) for the use of its Intelligent Transportation System network. The network was put into place to assist in traffic operations and information dissemination in and around the Ames area. The 28E Agreement also provided for City access to the ITS network for low-cost expansion of the City's network as well as access to data provided by the ITS. The City is responsible for the cost of connections between the ITS and City facilities.

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

Moved by Corrieri, seconded by Orazem, to adopt RESOLUTION NO. 14-512 approving final plans and specifications and awarding contract to Communication Innovators, Inc., of Pleasant Hill, Iowa, in the amount of \$74,518

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

HEARING ON 2012/13 STORM SEWER OUTLET EROSION CONTROL: Public Works Director John Joiner explained that the project is for re-stabilization of the creek channel at Pinehurst Drive in Green Subdivision, 5th Addition. When the project was bid on September 17, 2014, no bids were received. Plan holders gave two main reasons why they had not bid the project: they were too busy to perform the work or the relatively small amount of work was not cost-effective for them due to the distance that out-of-town bidders would need to travel. Mr. Joiner advised that Public Works staff is already working with staff from the Purchasing Division on alternatives.

The Mayor opened the public hearing and closed same after no one asked to speak.

Moved by Corrieri, seconded by Orazem, to accept the report of no bids and direct staff to evaluate

alternatives for accomplishing the creek stabilization this year.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON REZONING WITH REVISED MASTER PLAN FOR 601 STATE AVENUE:

Planning and Housing Director Kelly Diekmann stated that on August 26, 2014, the Council had voted 4-2 on the motion to approve the FS-RL rezoning with a Master Plan. That motion was not approved because approval required a three-quarters majority vote (5 affirmative votes) due to a valid protest of the rezoning petition being filed with the City. The City Attorney determined that, while the vote could not approve the rezoning in that particular form due to the filing of the protest, the action had not been a final denial of all options that would preclude the applicant from submitting a changed proposal.

According to Director Diekmann, on September 10, 2014, staff accepted a Revised Master Plan for the FS-RL rezoning request. The applicant has now included a signed Zoning Agreement and a signed Contract Rezoning request. Mr. Diekmann noted that the proposed zoning districts remain the same as originally submitted; however, the development details have changed since August. The changes were explained by Director Diekmann; most notably, the revised Master Plan is a reduction from the maximum of 17 net acres (will now be 14 net acres), a reduction in the number of dwelling units (now 140 dwelling units), and a reduction in the number of bedrooms (now at 420 bedrooms). Mr. Diekmann emphasized that final determination on design and layout and actual net acreage of development will occur at the time of subdivision review. That review may result in less net acreage and fewer units than the upper range reflected on the Master Plan. It was also noted that, with the approval of the Master Plan as submitted, the potential rerouting of the shared use path is conceptual at this stage and is still subject to approval of the City Council and approval of a subsequent subdivision.

The terms of the proposed Contract Rezoning Agreement were explained by Mr. Diekmann. The Agreement addressed three main items: (1) The parties agreed that the bike path shall be relocated upon mutual agreement. The relocation will be at the cost of the developer. If the path were to be relocated as identified on the Master Plan, agreement with Iowa State University to move the State Avenue crossing farther north to match the rerouted path and approval and granting of an easement by the Ames Community School District for the realignment of the path indicated on the Middle School property will both be required. (2) The maximum net developable acres for the property will be 14 acres, regardless of zoning, and may be less upon review of more specific project details and application of City standards for development of a site. (3) The developer will pay a proportionate share of intersection improvements at Mortensen and State Avenue, regardless of the type of improvement. The agreed-upon share is based on the number of trips through the intersection calculated from both the previously zoned Middle Parcel at 321 State and the subject South Parcel at 601 State Avenue.

Mayor Campbell opened the public hearing.

Michael Peterson, 3302 Morningside Street, Ames, advised that his home is adjacent to the South Parcel. He summarized the negative effects that the proposed student housing development would have on the overall area: increased flooding potential, severe reduction of wildlife species and habitat, and a decrease in the quality of life for those living in surrounding neighborhoods. In Mr. Peterson's opinion, the revised Master Plan had changed very little; it remained confusing and not specific. Mr. Peterson urged the Council to reject the applicant's proposal to zone any portion of the South Parcel as FS-RL. He asked the Council to support only RL zoning for the entire South Parcel. According to Mr. Peterson, RL would be in support of the desires of the citizens of Ames and would

be the best for Ames. He reminded the Council that its decision will set a precedent that will have long-lasting effects on the future orderly and sustainable development of the City of Ames.

Brian Torresi, DavisBrown Law Firm, pointed out that two agreements have been signed that restrict the development to 14 net acres, which was requested by the City Council. In addition, the developer has agreed to pay for 36% of the traffic improvement, regardless of what is installed. The Contract Rezoning pertains to the South Parcel as well as for off-site traffic improvements for the Middle Parcel. Both Agreements have been completed, signed, and submitted to the City. Mr. Torresi pointed out that the developer had agreed to the least-dense zone in accordance with the City's Land Use Policy Plan (LUPP). In Mr. Torresi's opinion, the developer had given the City everything it had requested. It was emphasized by Attorney Torresi that the Agreements are not giving the developers everything they wanted; they did not request the zoning that they are now agreeing to. Mr. Torresi told the Council that RL is not an option based on the underlying zone.

Tony Ramey, 425 Hilltop Road, Ames, read Article II of the Agreement. He said that it sounded like an "escape clause" to him. Mr. Ramey asked if that Article would allow the developer to circumvent any of the requirements of the Agreement. He would like that question to be addressed during the Council's discussion of this item. According to Mr. Ramey, for the neighborhood residents, it amounts to how many bedrooms are going to be built across all three Parcels and how many occupants will be allowed. He noted that if 420 would be allowed on the South Parcel, there would still be a total of approximately 800 across all three parcels. Mr. Ramey said it was his understanding that the Neighborhood would consider 500 across all three parcels to be reasonable. He asked if the City had the ability to lower the number of bedrooms to 200 on the South Parcel, so that the total would be closer to 500 for all three parcels. It was pointed out by Mr. Ramey that the developer had initially proposed 900 (400 on the South, 300 on the Middle, and 200 on the North), so to decrease that number to 800 was only a reduction of approximately ten percent. In Mr. Ramey's opinion, that is not a sufficient compromise compared to the concerns of the Neighborhood.

Sharon Stewart, 437 Hilltop Road, Ames, requested that the land be rezoned to RL, given the environmentally sensitive nature of the area, the traffic impacts, and the neighborhoods that surround it. She expressed her opinion that Breckenridge's development plan does not work at all with RL zoning and asked at what point Breckenridge would be told that its plan just does not fit in the RL zone. Ms. Stewart referenced *Municipal Code* Section 29.501, "Classification of Uses" and the standards for each principal use. She believes that Breckenridge's desired use is that of "boarding houses." According to Ms. Stewart, Breckenridge renters are "given a key to a bedroom, not a key to a house." She believes that it is a very different environment than that of a rental home. Ms. Stewart believes what Breckenridge is proposing is "group living," not "household living." In Ms. Stewart's opinion, the development should not be allowed to continue. Breckenridge's business model is that of a boarding house. She also referenced the precedent that would be set if the Council were to allow this type of development to occur.

Sarah Cady, 2812 Arbor Street, Ames, expressed her concerns about the impacts to traffic and parking if upwards of 800 new residents were allowed. She believes that there is a great likelihood that each resident would possess a vehicle. In the opinion of Ms. Cady, it is very unfair to place such a large additional traffic burden on the existing neighborhood. She urged the Council to vote to reject FS-RL zoning on the South Parcel and to move forward with a change to the LUPP designation to RL.

Robert Lorr, 233 Hilltop Road, Ames, stated that he has been a resident of 233 Hilltop Road, Ames,

for 40 years. He advised that he shared the concerns previously expressed by Ms. Cady. Mr. Lorr also noted the present lack of on-street parking in the area of Tripp Street. According to Mr. Lorr, there is also a lack of no-parking signage on the side streets near Tripp and Hilltop Road. He requested that the City Council vote against FS-RL and to vote for RL only.

Joanne Pfeiffer, 3318 Morningside Street, Ames, asked why the City Council would vote for anything except RL for the South Parcel or any part of the South Parcel; that is backed by the LUPP. She pointed out that development should be compatible with the existing single-family dwellings in the neighborhood. She also asked why the City Council members would allow the conservation area to be anything but the best in size and quality and why they would allow more traffic than what can be absorbed into the neighborhood. She urged the Council to only approve RL zoning for all of the South Parcel.

Kevin Korslund, 1625 Johnson Street, Ames, stated that he had previously contacted Council Member Gartin about the speed limit transitioning from 25 to 45 miles per hour (mph) on State Street. Mr. Korslund recommended a 35-mph speed limit for the transition zone. Although he is a regular commuter on State Street, he believes that this affects all residents of Ames who travel on State Avenue and other roads in the vicinity of the proposed development. Mr. Korslund urged the City Council to take the time needed to consider all the issues and get as much feedback as possible, not just from residents of the neighborhood, but from all residents of Ames.

Catherine Scott, 1510 Roosevelt, Ames, expressed her concerns about where the bike path would be located. She emphasized that the location needs to be resolved prior to a decision being made on any Agreement or rezoning.

Sharon Guber, 2931 Northwestern Avenue, Ames, pointed out that the Contract Rezoning Agreement “provides for a certain intensity of development on the South Parcel.” She noted that the staff report under “Findings of Fact,” No. 11, identifies that the City and developer had agreed to a 15% slope consideration for net acres. Ms. Guber pointed out that the City *Code* twice states that “anything greater than 10% slopes should be used to determine the net acres.” She questioned why there was that allowance to increase the number of units that could be allowed on that property. Ms. Guber showed a map for the proposed FS-RL zoning with 14 net acres. She also showed the same area with the removal of areas greater than 10% slopes. A map of the area if it were rezoned to RL was then shown. Ms. Guber stated that she did not see the need for the bike path to be moved and definitely did not want it moved to a very unsafe area of the flood plain. Another concern of Ms. Guber’s is that the proposed Master Plan asks for a range of units from 110 to 140. She pointed out that if ten net acres were used and if slopes greater than 10% were used, there would be 100 units allowed. Ms. Guber asked what would control the number of units – would it be the Master Plan or the subdivision controlling. Director Diekmann stated that the subdivision regulations would control. Ms. Guber reiterated her strong concern regarding the paragraph in the Contract for the Master Plan that states, “notwithstanding anything that is agreed to or in the *Code*, Ordinances, or Contract Agreements,” the developer can challenge or choose to state that “this does not apply.”

Fred Bradner, 1111 Stafford Avenue, Ames, believes that the least-dense development is best for the land in question. He questioned where the “yes” votes come from. He is trying to figure out where the positives are from the proposed Breckenridge Development.

Attorney Torresi explained that the “reservation of rights” clause does not mean that the developer will sign the Agreements and then not abide by them. According to Mr. Torresi, Breckenridge is reserving its rights to proceed with the pending litigation; however, the Contract Rezoning

Agreement “trumps that.”

Council Member Gartin referenced the testimony of Ms. Stewart and asked whether the definition of *family* would allow three unrelated persons to occupy one dwelling. Mr. Torresi stated that the tenants of each house will know each other, and they will each have a key to the house, not just a room. Ms. Stewart read the definition of “family” from the *Ames Municipal Code*. She defended her opinion that Breckenridge’s model is a boarding house, not a family unit. There is only the option to rent a bedroom; there is no option to rent an entire unit.

City Attorney Parks replied that she had not seen any terms of any lease that the tenants would need to sign. She noted the provisions contained in the City’s Rental Code, stating that it would not be allowed for the tenants to only access a bedroom; they cannot be locked out of the common spaces, kitchen, etc. Ms. Parks stated her legal opinion that the Breckenridge model is for family living, rather than group living or a boarding house.

After there was no one else wishing to speak, the Mayor closed the hearing.

Moved by Goodman, seconded by Betcher, to deny the request for rezoning of approximately 29 acres of land located at 601 State Avenue from “S-GA” (Government/Airport) to “RL” (Residential Low Density) and “FS-RL” (Floating Suburban Residential Low Density).

Council Member Nelson stated that he would prefer to vote on the applicant’s request to rezone to FS-RL. The Mayor noted that five votes to rezone as the applicant had requested would be needed due to a valid protest being filed. It was apparent that, by the previous motion, there would not be five votes in favor of rezoning 601 State Avenue as the applicant had requested.

Vote on Motion: 5-1. Voting aye: Betcher, Corrieri, Gartin, Goodman, Nelson. Voting nay: Orazem. Motion declared carried.

Director Diekmann advised that, with the motion to deny the application, the applicant may not submit a substantially similar zoning amendment request for 12 months, as prescribed by Section 29.1507 of the *Ames Municipal Code*.

DISCUSSION OF REZONING 601 STATE AVENUE TO RESIDENTIAL LOW DENSITY (RL):

Director Diekmann recalled that, at its September 9 meeting, the City Council directed staff to prepare a report explaining the process to rezone the entire 29 acres of 601 State Avenue to Residential Low (RL) density. It was explained by Mr. Diekmann that the site currently has two designations on the LUPP Map with a Residential Low designation north of College Creek and a Village/Suburban Residential designation represented south of College Creek. A Greenway designation also exists over the site in support of the natural areas of College Creek and the City’s multi-use path through the property.

According to Director Diekmann, the City’s process for rezoning is part of *Ames Municipal Code* Section 29.1507. In addition, Chapter 414.4 of the *Code of Iowa* describes the process and is incorporated by reference into the *City Code*. Mr. Diekmann advised that the City Council, on its own initiative, could amend or change the districts and Zoning Map. The process was explained. Mr. Diekmann emphasized that approval of a zoning amendment must be in the public’s interest of promoting health, safety, and general welfare. In addition, the *Code of Iowa* also requires a zoning decision to be consistent with a Comprehensive Plan. Mr. Diekmann also noted that, prior to pursuing a change in the zoning of the subject area to RL, the City Council must first decide whether

or not to amend the LUPP and Future Land Use Map because the boundaries of the Future Land Use Map are general in nature and not parcel-specific. Because of the general nature of the boundaries, the City Council would need to consider the goals, objectives, and text of the LUPP to determine if a zoning amendment is consistent with the LUPP. In this case, because of the neighboring existing single-family development, RL zoning could be interpreted to be consistent with the existing LUPP, and no minor amendment is needed to the LUPP Map. It could also be interpreted, however, to support the FS-RL zoning and could warrant consideration of a minor LUPP amendment prior to rezoning to RL.

Council Member Betcher said she has concerns about the number of Government/Airport zoning districts currently existing throughout the City and how many of them could conceivably come into question if they are sold. She believes that, if the boundaries are in question and this parcel is rezoned, the boundary would just be moved and the question still exists as to whether the overlay would result in the outcome that was expected by the community. Ms. Betcher sees this as related to the discussion Council wants to have regarding densities in neighborhoods and the need for single-family residences.

Council Member Orazem pointed out that one of the upcoming tasks for the staff and Council is an overall review of the LUPP. Ms. Betcher agreed, but reiterated that the issue is not just 601 State.

Moved by Orazem, seconded by Nelson, to direct staff to proceed with a map amendment to the LUPP along with rezoning of 601 State.

Council Member Goodman said that he does not want the discussion to pertain only to 601 State. He wants the actions to pertain to all government land. According to Mr. Goodman, the current zoning for New Lands does not yield the Council's desired result, which is having housing stock. He pointed out that if the Council does not think more broadly, this issue could occur in any of the government lands where there is FS-RL and could again have unintended and unanticipated consequences.

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

DISCUSSION OF CONCEPTS FOR 28E AGREEMENT WITH THE GOVERNMENT OF THE STUDENT BODY (GSB) TO ESTABLISH JOINT TASK FORCES: Management Analyst Brian

Phillips stated that the City and the GSB are looking at ways to make the Student Affairs Commission more effective. It appears that the Commission suffers from some structural problems, and after conversations were held with the Mayor and students, concepts for other alternatives have been suggested. One of the concepts would be to establish an agreement between the Government of the Student Body and the City. That agreement calls for ad hoc task forces to be established to develop issues of interest to both the City and the students.

Hillary Kletscher, 121 Beach Avenue, Ames, introduced herself as the current Student Body President at ISU. Ms. Kletscher advised that students want to partner with the City and its residents about the things that each is most passionate. Ms. Kletscher stated her support for the preparation of a 28E Agreement; however, is not in favor of repealing the current ordinance pertaining to the Student Affairs Commission. She believes that the option to repeal the Ordinance would still exist, but wants the Task Forces to be in place for a year to see if that model is more beneficial. Mayor Campbell pointed out that there has been difficulty in getting a quorum at the SAC. She inquired whether the Ordinance could remain on the books, but not necessarily enforced.

Ex officio Member Lissandra Villa said that one of the concerns of the GSB is that there is no guarantee that an Ordinance would be adopted again if the current Ordinance were repealed.

Mayor Campbell pointed out that the idea of a 28E Agreement surfaced from “brainstorming sessions” held among Ms. Kletscher, Lissandra Villa, Brian Phillips, and her.

Council Member Goodman said that he was in no way wanting to do away with the Student Affairs Commission. He suggested that the Ordinance that created the Student Affairs Commission be “tweaked” to perhaps lower the numbers of representatives serving on the Commission.

Council Member Orazem asked what the 28E Agreement would do that the Student Affairs Commission Ordinance does not. Management Analyst Phillips replied that it would allow for more flexibility than the current Student Affairs Commission Ordinance and would require a lower number of people to be involved.

City Manager Schainker said that a future discussion would have to occur on whether the Task Forces would be a body of the City itself; and therefore, subject to the Open Meetings Law.

Council Member Corrieri asked if a year was a long enough time frame to determine if the Task Forces were working. Ms. Kletscher replied that a year would allow for work to begin right away and have the same students involved for a year at a time.

Statistics were provided by Mr. Phillips as to the number of meetings when there was a quorum present. Given those statistics, Council Member Gartin asked if there was enough interest in even having a Student Affairs Commission. Mayor Campbell explained that she had had a very difficult time finding residents to serve on the Commission. Mr. Phillips pointed out that membership is very specifically defined, and finding people who meet the criteria and who are interested in serving on the Commission has been a challenge.

Moved by Goodman, seconded by Nelson, to direct staff to prepare a 28E Agreement outlining the four concepts proposed by the GSB and retain the Student Affairs Commission Ordinance in the *Municipal Code*. After one year under the 28E Agreement, City staff would bring back to the City Council a discussion about repealing or modifying the Student Affairs Commission Ordinance.

Council Member Gartin asked for direction from the Mayor as to what the Council members could do to make the Commission more viable.

Moved by Goodman, seconded by Nelson, to amend the motion to include direction to staff to explore ways to improve the Commission’s viability.

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

Vote on Motion, as amended: 6-0. Motion declared carried unanimously.

ECONOMIC DEVELOPMENT TAX EXEMPTION INCENTIVE AGREEMENT WITH WORKIVA: Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 14-514 approving the Economic Development Tax Exemption Incentive Agreement with Workiva.

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

ORDINANCE REZONING QUARRY ESTATES SUBDIVISION: Moved by Goodman, seconded by Corrieri, to pass on second reading an ordinance rezoning Quarry Estates Subdivision from

Agricultural (A) to Floating Suburban Residential Low-Density (FS-RL) and Floating Suburban Residential Medium-Density (FS-RM).

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE AMENDING FLOOD PLAIN ZONING REGULATIONS: Moved by Corrieri, seconded by Goodman, to pass on second reading an ordinance amending the Flood Plain Zoning Regulations contained in *Municipal Code* Chapter 9.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE PERTAINING TO PARKING REGULATIONS ON NEW STREETS AND CORRECTIONS AT VARIOUS LOCATIONS: Moved by Nelson, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4194 pertaining to parking regulations on new streets and corrections at various locations.

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

ORDINANCE DESIGNATING PARKING RESTRICTIONS AND LOADING ZONE ON ASPEN ROAD: Moved by Goodman, seconded by Orazem, to pass on third reading and adopt ORDINANCE NO. 4195 designating parking restrictions and a loading zone on Aspen Road.

Roll Call Vote: 4-0-2. Voting aye: Betcher, Gartin, Goodman, Orazem. Voting nay: None. Abstaining due to conflicts of interest: Corrieri, Nelson. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

COUNCIL COMMENTS: Moved by Orazem, seconded by Goodman, to refer to staff for a memo the request for a text amendment pertaining to the height of a steeple from Pastor Abel of the Heartland Baptist Church.

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

City Manager Schainker brought the Council's attention to the memo from staff pertaining to the request of U-Haul for a LUPP Amendment to allow it to expand at 710 South Duff Avenue. Mr. Schainker noted that staff was still awaiting Council direction.

Moved by Goodman, seconded by Corrieri, to direct staff to respond to the requesting party U-Haul that the Council is not in favor of allowing General Industrial zoning on South Duff Avenue.

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

Ex officio Member Villa reminded the Mayor and City Council members of their Joint CC/GSB meeting, which will occur on October 8 at 7:00 p.m.

Council Member Goodman pointed out that the City is receiving more requests for RH zoning, but it currently has no lands zoned RH. He asked if discussion on that subject was going to be pulled into the discussion of the LUPP. Director Diekmann noted that the Council had given some direction on that when it set the priorities for the Planning and Housing Department. The question is about multi-family housing. Council Member Goodman did not believe that there would be any benefit to rushing discussions on RH requests unless the Council is ready to tell the applicant to wait six to nine months on its RH development until the Council has a discussion on it.

Moved by Goodman, seconded by Corrieri, to direct that staff put on a future City Council agenda a discussion on housing with an emphasis on RH pressure and LUPP changes that might come with that.

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

CLOSED SESSION: Moved by Gartin, seconded by Corrieri, to hold a Closed Session as provided by Section 21.5c, *Code of Iowa*, to discuss matters pending and 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: 6-0. Motion declared carried unanimously.

The meeting reconvened in Regular Session at 10:00 p.m.

ADJOURNMENT: Moved by Goodman, seconded by Corrieri, to adjourn the meeting at 10:01 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

OCTOBER 6, 2014

The Ames Civil Service Commission convened in regular session at 8:15 a.m. on October 6, 2014, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Crum, Pike, and Shaffer were brought into the meeting telephonically. Human Resources Director Julie Huisman and Human Resources Officers Laurie Textor and Darla Gabrielson attended the meeting.

APPROVAL OF MINUTES: Moved by Shaffer, seconded by Pike, to approve the minutes of the August 21, 2014, Civil Service Commission meeting as written.

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

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

Assistant Building Official:	Scott Ripperger	82
Environmental Engineer I:	Patrick Brown	82
	Neil Weiss	82
	Taryn Tigges	73
Maintenance Worker:	Jeff Ellsworth	95
	Stephen Steward	95
	Mike Lough	90
	Nathan Rodamaker	89
	John Hathaway	87
	Casey Speake	86
	Mark Broderick	85
	Josh Davis	85
	Branden Geil	85
	Dallas Nelson	85
	Randy Abel	83
	Mike Lamberson	83
	Shilo Tharp	82
	Tyler Vermeer	82
	Tim Weatherman	82
	Mike Dunkelberger	81
	Jammie Dubberke	80
Robert Stiles	80	
Shawn Whalen	79	
Clifford Argo	78	
Leroy Erickson	78	
Nicholas Fox	77	
Craig Ewing	76	
Matthew Kennedy	76	

Police Officer:	Dilok Phanchantraurai	88
	Anthony Accola	*85
	Steven Beaudry	81
	John Curtis	*81
	Garrett Fagan	79
	Derek Accola	*77
	Rodney Briggs	*77
	Beaumont Pierson	*76
	Matthew Richardson	76
	Shane Thorsten	76
	Benjamin Campbell	73
	Andrew Roberts	73
	Daniel Lynch	72
	Brian Minnehan	72
	Adam Peterson	72
	Mark Lahart	71
Storekeeper:	Jeff Martin	82
	Jason Carpenter	77
	Josh DeVos	77
	Peter Hill	75

*Includes five Veteran's Preference Points

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

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for November 20, 2014, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:20 a.m.

Michael Crum, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	September 2014	
For City Council Date:	October 14, 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)
Library	Ames Public Library Furniture Purchase	1	\$238,726.00	Jones Library Sales	\$0.00	\$2,418.76	L. Carey	MA
Water and Pollution Control	Ames Water Treatment Plant Tree Removal Project	2	\$54,910.00	Aspen Land Clearing	\$5,000.00	\$-(1,112.00)	J. Dunn	MA
Electric Services	Ames Plant Area Substations Equipment Commissioning	1	\$152,435.00	L & S Electric, Inc.	\$0.00	\$8,000.00	D. Kom	CB
Library	Ames Public Library - Furniture Purchase	1	\$53,281.82	Triplett Interior Solutions	\$0.00	\$2,838.96	L. Carey	MA
Electric Distribution	Padmounted Transformers	1	\$160,800.17	RESCO	\$0.00	\$257.69	T.McCollough	LM
			\$		\$	\$		

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: September 18, 2014

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
October 14, 2014

The Council agenda for October 14, 2014, includes beer permits and liquor license renewals for the following:

- Class C Beer and B Wine – Aldi, Inc. #48, 1301 Buckeye Ave
- Class E Liquor, C Beer, and B Wine – Target Store T-1170, 320 S Duff Ave
- Special Class C Liquor – Creative Spirits Ames, 4820 Mortensen Rd #102

A routine check of police records for the past twelve months found no violations for Aldi, Target, or Creative Spirits. The police department would recommend renewal of these licenses.

License Application ()

Applicant

Name of Applicant:	<u>LJPS Inc.</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: 10/23/2014

Expiration Date: 01/01/1900

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:

License Application (LC0022381)

Applicant

Name of Applicant:	<u>Clydes Of Ames, Inc.</u>		
Name of Business (DBA):	<u>Wallaby's Grille</u>		
Address of Premises:	<u>3720 West Lincolnway</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014000</u>	
Business Phone:	<u>(515) 292-1167</u>		
Mailing Address:	<u>3720 West Lincolnway</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50014</u>	

Contact Person

Name:	<u>Rick Carmer</u>		
Phone:	<u>(515) 292-8131</u>	Email Address:	<u>mwallyb@aol.com</u>

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

Term: 12 months

Effective Date: 10/25/2014

Expiration Date:

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>120648</u>	Federal Employer ID #	<u>42-1318419</u>

Ownership

Don O'Brien

First Name: Don

Last Name: O'Brien

City: Huxley

State: Iowa

Zip: 50124

Position Owner

% of Ownership 30.00 %

U.S. Citizen

Rick Carmer

First Name: Rick

Last Name: Carmer

City: Ames

State: Iowa

Zip: 50014

Position Owner

% of Ownership 70.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Allied Insurance

Policy Effective Date: 10/25/2014

Policy Expiration Date: 10/25/2015

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

RECEIVED

SEP 17 2014

Risk Management

Fireworks, Pyrotechnics or Flame Effects Application
Iowa State University of Science and Technology

Applicant Information

Name of Event: Iowa Hazardous Materials Symposium- Emergency Response Training
Name of Organization Sponsoring Event: Fire Service Training Bureau
Address of Organization: 3100 Fire Service Rd, Ames IA 50011-3100
Name of Applicant: Hi-Tech FX LLC - John Whitaker
Phone: 319-394-3450 Fax: 319-394-3448 E-Mail: John@hi-techfx.com

Event Information

Event Location: Lot G7 Recreational Athletic Field ISU Campus (same as Estimated attendance: 60 people
Event Date: 10/23/14 Time: 9:30- 12:00 a.m./p.m. Alternate Date (rain date) for event: NONE
Organization's on-site manager or contact for day of Display: Randy Baumelster/ Primary Brian Panther /backup
Phone: 515-231-8998 Fax: _____ E-Mail: Rbaumelster@venuworks.com

Firework Display Information: Attach a copy of the Display Operator credentials and applicable U.S. DOT requirement information for transportation with this application

Display Operator (company name): Hi-Tech FX LLC
Address: 18060 170th Ave
City: Yarmouth State: IA Zip Code: 52660
Work-week Phone: 319-394-3450 Fax: 319-394-3448 E-Mail: John@hi-techfx.com
Operator Name for day of Display: Brian Panther Cell Phone: 319-470-1689
Other Contact for day of Display: Randy Baumelster/ Primary Brian Pant Cell Phone: 515-231-8998

NOTE: Electronic firing ONLY

Type of Fireworks: Consumer and Display fireworks, Pyrotechnic Articles Attach Display Program
Length of Display: Demonstration- 1.5 Hours Intermittently
Fireworks Supplier: Hi-Tech FX LLC/ J&M Displays

Exact Location of Display: Lot G7 Recreational Athletic Field ISU Camp Attach Diagram of Display/Shoot Location

Insurance Requirements: Insurance coverage and certificate requirements are on the back of this form.
Student Organizations Only: Submit an Event Authorization and Notification Form with other event documents (including this application) at least 6 weeks prior to the event.
The display operator, EH&S and ISU Police will monitor weather conditions prior to and during the display event. EH&S, ISU Police or the Ames Fire Department have the authority to cancel or postpone any display if they determine there is not strict adherence to the approved application; or there is lightning, wind gusts or inclement weather that will cause risks to the crowd or surrounding property.

9/17/14
Date

[Signature]
Sponsoring Organization Representative Signature

I have read and agree to the responsibilities stated in the ISU Fireworks, Pyrotechnics and Flame Effects Procedures and also agree that I will meet all insurance requirements listed on this application and that this insurance will be primary.

9/18/14
Date

[Signature]
Display Operator Representative Signature

APPROVAL SIGNATURES:
9/22/14
Date

[Signature]
Environmental Health and Safety

09-26-14
Date

[Signature]
ISU Police

10-1-14
Date

[Signature]
City of Ames Fire Inspector

10-1-14
Date

[Signature]
Office of Risk Management

**CITY OF AMES, IOWA
APPLICATION FOR PERMIT TO DISPLAY FIREWORKS**

Name of Event: Iowa Hazardous Materials Symposium- Emergency Response Training

Name of Organization Sponsoring Event: Fire Service Training Bureau

Address of Organization: 3100 Fire Service Rd, Ames, Ia 50011-3100

Name of Applicant: Brian Panther

Telephone: 319-394-3450 E-mail address: Brian@hi-techfx.com

Organization's On-site Manager or Contact for Day of Display: Randy Baumiester

Contact's Cell Phone Number on Day of Display: 515-231-8998

Date & Time of Event: October 23, 2014 Rain Date(s) & Time: NONE

Exact Location of shoot/display*: Lot G7 Recreational Athletic Field ISU Campus (same as July 4t

Size and Type of Display: (attach program, if possible) Small demo of 1.4 and 1.3 G Fireworks

Name of Fireworks Supplier: Hi-Tech FX LLC

Name of Display Operator / Responsible Shooter *who will be present on the day of the event:*

Randy Baumiester/ Primary Brian Panther /backup

(Please submit a resume showing pyrotechnic certification or qualifications of this person.)

Work-week Phone: (319) 394-3450 Cell Phone (for day of display): (319) 470-1689

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

***For displays based on property owned by Iowa State University (including Stuart Smith Park and Brookside Park), a letter of authorization must be obtained from ISU. Contact the Office of Risk Management, 3618 Administrative Services Building, or call 515-294-7674.**

Signature of Applicant:  Date: 9/16/14

Signature of Display Operator:  Date: 9/16/14

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

COUNCIL ACTION FORM

SUBJECT: LIBRARY REQUEST FOR AN ADDITIONAL FTE

BACKGROUND:

Over the last 18 months, Ames Public Library has been reorganizing staff to provide the best customer service in the renovated and expanded facility. The primary goals are to ensure that duties are assigned to the proper classification, unmet staffing needs are addressed, and that personnel expenditures remain within the FY 2014/2015 approved budget.

A retirement in July 2014 of a tenured librarian in the Adult Services Division presented an opportunity for the Reorganization Team to transfer a position to the Youth Services Division. The Youth Services Division requires an additional Librarian to assist with collection development, planning and policy development, and for security on the first floor of the expanded building. However, the Adult Services Division also needs to maintain forty hours of personnel coverage for the public information desk and to support programming, particularly on nights and weekends.

The Reorganization Team looked at the budget and determined that a request needed to be made to transfer funding from the budgeted pool of temporary, unclassified personnel to the permanent part-time salary line item in the Adult Services Division. The transfer of temporary unclassified personnel funds, along with the savings from benefits and salary related to the retirement of the tenured Librarian, will allow for two new permanent part-time positions for Adult Services.

The Library is requesting approval to reassign the vacant full-time Librarian position from Adult Services to the Youth Services Division, and to add the equivalent of one full-time employee (1 FTE) by hiring two half-time Adult Services Library Assistants.

Library staff has completed a five-year salary and benefits projection to compare the costs between the current staffing situation and the proposed FTE addition. **Assuming that the replacement Librarian will be hired at the entry salary and the pool for temporary employee salaries is reduced to account for the hiring of two new part-time employees, the cost of this request can be absorbed within the Library's current budget.**

ALTERNATIVES:

1. Approve moving of 1 FTE at grade 58 to the Youth Services Division and add 1 FTE (two part time employees) at grade 57 to Adult Services.

2. Do not approve the request.

MANAGER'S RECOMMENDED ACTION:

The Library has undergone a reorganization of staff in order to best serve our community in the recently renovated and expanded building. This reorganization results in improved coverage and quality of service with attention paid to appropriate distribution of duties, as well as safety and security of staff and customers. The proposed changes result in no net change to the Library's approved budget.

Furthermore, with the previous action taken by the City Council to approve an additional 3.75 FTEs in exchange for the elimination of the Assistant Director position along with the granting of this FTE request, the Library Director has indicated that their reorganization needs at the larger facility are now complete.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving moving 1 FTE at grade 58 to the Youth Services Division and adding 1 FTE (two half-time employees) at grade 57 to the Adult Services Division.

COUNCIL ACTION FORM

SUBJECT: CERTIFICATE OF CONSISTENCY WITH THE CITY'S 2014-2018 CDBG CONSOLIDATED PLAN ON BEHALF OF YOUTH AND SHELTER SERVICES, INC.

BACKGROUND:

Since 1995, Youth and Shelter Services (YSS) has received grant funds through the Department of Housing & Urban Development's (HUD) Supportive Housing Program (SHP). Under this program, YSS administers its Lighthouse Transitional Living Programs in Story, Boone, Hardin, and Marshall Counties. The Lighthouse Transitional Living Program targets young mothers who are 16-25 years of age, homeless youth ages 16-21, and homeless pregnant/parenting women ages 16-25 with their children. The HUD funds are for leasing of rental properties, supportive services, and operations for the clients. The YSS renewal funding application request is for approximately \$194,737, of which approximately \$58,341 is designated for Ames/Story County. YSS is in the process of preparing their 2015-16 Supportive Housing Program renewal application that will be submitted as part of the State of Iowa's Balance of State Continuum of Care Application by October 30, 2014.

Since Ames is a designated CDBG entitlement community, agencies requesting funding from HUD must have approval from the City that their program application matches the goals of the City's Consolidated Plan. Therefore, in order for YSS to submit its application to the State of Iowa, they must receive certification from the City of Ames that their application is consistent with the goals outlined in the most current City's Consolidated Plan. (See attachment)

Staff's overview of YSS's program application finds that it is consistent with the goals outlined in the City's CDBG 2014-2018 Consolidated Plan.

ALTERNATIVES:

1. The City Council can authorize the Mayor to sign the Certificate of Consistency.
2. The City Council can deny approval authorizing the Mayor to sign the Certificate of Consistency.

MANAGER'S RECOMMENDED ACTION:

Staff has determined that the YSS program application is consistent with the goals outlined in the City's CDBG 2014-2018 Consolidated Plan.

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

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Youth and Shelter Services, Inc.

Project Name: Lighthouse Transitional Living Program

Location of the Project: Boone County, Hardin County, Marshall County, and Story County
including Ames

Name of the Federal
Program to which the
applicant is applying: U.S. Department of Housing and Urban Development

Name of
Certifying Jurisdiction: City of Ames

Certifying Official
of the Jurisdiction
Name: Ann Campbell

Title: Mayor

Signature: _____

Date: _____

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: October 6, 2014

Subject: Investment Report for Quarter Ending September 30, 2014

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending September 30, 2014.

Discussion

This report covers the period ending September 30, 2014 and presents a summary of the investments on hand at the end of September 2014. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve has continued to maintain its target rate for federal funds at zero to 0.25 percent. While the yield curve has a normal shape, rates are at historic lows. This means that future investments will continue to be made at low interest rates and future interest income will remain reduced. The current outlook has the Federal Reserve maintaining the target rate into 2015. Therefore, we will maintain our investment strategy, extending some investments maturities to the twelve months and longer range.

CITY OF AMES, IOWA

**CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS**

**FOR THE QUARTER ENDED SEPTEMBER 30, 2014
AND THE ACCUMULATED YEAR-TO-DATE**

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT	8,000,000	8,000,000	0
FEDERAL AGENCY DISCOUNTS	5,833,160	5,826,240	(6,920)
FEDERAL AGENCY SECURITIES	78,729,827	78,413,233	(316,594)
INVESTMENT POOLS			0
COMMERCIAL PAPER	2,992,380	2,994,000	1,620
PASS THRU SECURITIES PAC/CMO	18	19	1
MONEY FUND SAVINGS ACCOUNTS	18,891,462	18,891,462	0
CORPORATE BONDS			0
US TREASURY SECURITIES	4,945,474	4,944,450	(1,024)
INVESTMENTS	<u>119,392,321</u>	<u>119,069,403</u>	<u>(322,917)</u>
CASH ACCOUNTS	<u>16,760,086</u>	<u>16,760,086</u>	
TOTAL FUNDS AVAILABLE	<u><u>136,152,406</u></u>	<u><u>135,829,489</u></u>	<u><u>(322,917)</u></u>

ACCRUAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:

56,717

INTEREST EARNED ON CASH:

7,005

TOTAL INTEREST EARNED:

63,723



**Investments FY 2013-2014
Portfolio Management
Portfolio Summary
September 30, 2014**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit	8,000,000.00	8,000,000.00	8,000,000.00	6.70	1,065	137	0.986	1.000
Money Market	10,856,712.66	10,856,712.66	10,856,712.66	9.09	1	1	0.389	0.395
Passbook/Checking Accounts	8,034,749.24	8,034,749.24	8,034,749.24	6.73	1	1	0.247	0.250
Commercial Paper Disc. -Amortizing	3,000,000.00	2,994,000.00	2,992,379.65	2.51	258	257	0.361	0.366
Federal Agency Coupon Securities	78,490,428.57	78,413,232.59	78,729,826.61	65.94	1,200	730	0.647	0.656
Federal Agency Disc. -Amortizing	6,000,000.00	5,826,240.00	5,833,160.00	4.89	1,288	974	0.805	0.816
Treasury Coupon Securities	5,000,000.00	4,944,450.00	4,945,474.46	4.14	1,365	1,118	1.113	1.128
Pass Through Securities /PAC/CMO	17.51	18.53	18.30	0.00	1,819	0	2.252	2.284
Investments	119,381,907.98	119,069,403.02	119,392,320.92	100.00%	988	591	0.640	0.648

Total Earnings	September 30 Month Ending
Current Year	56,717.43
Average Daily Balance	110,517,482.34
Effective Rate of Return	0.62%

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING SEPTEMBER 30, 2014
3 YEAR COMPARISON**

I certify that these reports are in conformance with the Iowa Public Investment Act.

Roger J. Wisecup II, CPA 10-7-14
 Roger J. Wisecup II, City Treasurer

	September 30, 2014	September 30, 2013	September 30, 2012
3 Months	0.02%	0.02%	0.10%
6 Months	0.04%	0.04%	0.14%
1 Year	0.10%	0.10%	0.17%
2 Years	0.53%	0.33%	0.26%
3 Years	1.00%	0.63%	0.34%
5 Years	1.69%	1.39%	0.65%

Reporting period 09/01/2014-09/30/2014

Run Date: 10/03/2014 - 14:59

No fiscal year history available

Portfolio 2014
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PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

Investments FY 2013-2014
Portfolio Management
Portfolio Details - Investments
September 30, 2014

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit												
144241707	144241707	Great Western Bank		10/01/2012	3,500,000.00	3,500,000.00	3,500,000.00	0.710	0.700	0.710	0	10/01/2014
SYS7809399210	7809399210	Wells Fargo		10/14/2011	4,500,000.00	4,500,000.00	4,500,000.00	1.226	1.209	1.226	243	06/01/2015
Subtotal and Average			8,000,000.00		8,000,000.00	8,000,000.00	8,000,000.00	0.986	1.000	1.000	137	
Money Market												
12224067	12224067	Great Western Bank			1,522,477.54	1,522,477.54	1,522,477.54	0.300	0.296	0.300	1	
SYS4531558874A	4531558874A	Great Western Bank			4,116,327.25	4,116,327.25	4,116,327.25	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			5,217,907.87	5,217,907.87	5,217,907.87	0.300	0.296	0.300	1	
Subtotal and Average			11,156,394.55		10,856,712.66	10,856,712.66	10,856,712.66	0.389	0.395	0.395	1	
Passbook/Checking Accounts												
SYS6952311634A	6952311634A	Wells Fargo			4,017,558.06	4,017,558.06	4,017,558.06	0.250	0.247	0.250	1	
SYS6952311634B	6952311634B	Wells Fargo			4,017,191.18	4,017,191.18	4,017,191.18	0.250	0.247	0.250	1	
Subtotal and Average			8,034,646.89		8,034,749.24	8,034,749.24	8,034,749.24	0.247	0.250	0.250	1	
Commercial Paper Disc. -Amortizing												
22533UTF0	0670-14	Credit Agricole		09/30/2014	3,000,000.00	2,994,000.00	2,992,379.65	0.356	0.361	0.366	257	06/15/2015
Subtotal and Average			99,745.99		3,000,000.00	2,994,000.00	2,992,379.65	0.361	0.366	0.366	257	
Federal Agency Coupon Securities												
3133EAWY0	0599-12	Federal Farm Credit		07/10/2012	1,000,000.00	996,540.00	1,000,000.00	1.040	1.026	1.040	1,013	07/10/2017
3133EAZK7	0600-12	Federal Farm Credit		07/25/2012	1,500,000.00	1,491,420.00	1,500,000.00	0.970	0.957	0.970	1,027	07/24/2017
3133EA4G0	0610-12	Federal Farm Credit		10/11/2012	1,000,000.00	990,420.00	1,000,000.00	0.700	0.690	0.700	923	04/11/2017
3133EA4H8	0614-12	Federal Farm Credit		10/19/2012	1,500,000.00	1,485,780.00	1,500,000.00	0.820	0.809	0.820	1,014	07/11/2017
3133EA4H8	0617-12	Federal Farm Credit		11/16/2012	890,000.00	881,562.80	890,000.00	0.820	0.809	0.820	1,014	07/11/2017
3133ECAS3	0621-12	Federal Farm Credit		12/31/2012	1,000,000.00	998,700.00	999,771.55	0.450	0.459	0.466	537	03/21/2016
3133EC3B8	0631-13	Federal Farm Credit		04/15/2013	1,299,000.00	1,297,246.35	1,299,000.00	0.520	0.513	0.520	596	05/19/2016
3133ECQT4	0636-13	Federal Farm Credit		05/30/2013	2,000,000.00	1,978,460.00	2,000,000.00	0.750	0.740	0.750	972	05/30/2017
3133ECQF4	0637-13	Federal Farm Credit		05/28/2013	1,000,000.00	1,000,780.00	1,000,062.54	0.250	0.237	0.240	239	05/28/2015
31331SYW7	0642-13	Federal Farm Credit		05/30/2013	2,000,000.00	2,056,540.00	2,054,986.46	4.450	0.306	0.310	243	06/01/2015
3133EDEZ1	0653-14	Federal Farm Credit		02/12/2014	1,000,000.00	998,380.00	1,000,000.00	0.370	0.365	0.370	499	02/12/2016
3133EDFV9	0655-14	Federal Farm Credit		02/27/2014	1,000,000.00	998,930.00	1,000,000.00	0.240	0.237	0.240	422	11/27/2015
3133EDFV9	0658-14	Federal Farm Credit		03/05/2014	1,000,000.00	998,930.00	999,832.80	0.240	0.251	0.255	422	11/27/2015
3133ECQV9	0669-14	Federal Farm Credit		09/30/2014	3,000,000.00	3,003,465.00	3,005,415.00	0.570	0.562	0.570	614	06/06/2016
3133792M0	0594-12	Federal Home Loan Bank		04/17/2012	3,500,000.00	3,508,470.00	3,500,000.00	0.540	0.533	0.540	212	05/01/2015

Portfolio 2014

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PM (PRF_PM2) 7.3.0

Investments FY 2013-2014
Portfolio Management
Portfolio Details - Investments
September 30, 2014

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
313380Z26	0613-12A	Federal Home Loan Bank		10/24/2012	1,500,000.00	1,494,105.00	1,500,000.00	0.625	0.616	0.625	754	10/24/2016
313380Z26	0613-12B	Federal Home Loan Bank		10/24/2012	1,000,000.00	996,070.00	1,000,000.00	0.625	0.616	0.625	754	10/24/2016
313381AN5	0615-12	Federal Home Loan Bank		11/23/2012	1,500,000.00	1,486,350.00	1,500,000.00	0.800	0.789	0.800	965	05/23/2017
313379ER6	0640-13	Federal Home Loan Bank		05/30/2013	1,550,000.00	1,553,642.50	1,551,993.08	0.500	0.311	0.315	254	06/12/2015
313371PC4	0641-13	Federal Home Loan Bank		05/30/2013	1,500,000.00	1,502,280.00	1,501,813.59	0.875	0.257	0.260	72	12/12/2014
313383V81	0647-13	Federal Home Loan Bank		10/29/2013	1,000,000.00	1,001,490.00	1,000,858.44	0.375	0.276	0.280	331	08/28/2015
313379XC8	0649-13	Federal Home Loan Bank		12/19/2013	1,000,000.00	1,002,520.00	1,001,722.73	0.510	0.242	0.245	237	05/26/2015
313383V81	0650-13	Federal Home Loan Bank		12/19/2013	1,000,000.00	1,001,490.00	1,000,899.38	0.375	0.272	0.276	331	08/28/2015
3130A0Z45	0657-14	Federal Home Loan Bank		03/05/2014	1,071,428.57	1,069,082.14	1,071,809.67	0.750	0.000	0.000	789	11/28/2016
3133834R9	0665-14	Federal Home Loan Bank		07/15/2014	1,500,000.00	1,496,083.13	1,498,550.04	0.375	0.438	0.444	632	06/24/2016
3130A0GK0	0668-14	Federal Home Loan Bank		09/30/2014	2,000,000.00	2,003,475.00	2,004,609.43	0.375	0.261	0.265	455	12/30/2015
3134G3M23	0607-12	Federal Home Loan Mortgage Co.		09/28/2012	1,000,000.00	992,350.00	1,000,000.00	1.020	1.006	1.020	1,093	09/28/2017
3137EACT4	0612-12	Federal Home Loan Mortgage Co.		10/17/2012	4,500,000.00	4,646,925.00	4,646,705.40	2.500	0.503	0.510	604	05/27/2016
3134G33R9	0626-13	Federal Home Loan Mortgage Co.		03/20/2013	1,500,000.00	1,502,880.00	1,500,000.00	0.450	0.444	0.450	471	01/15/2016
3134G4QT8	0652-14	Federal Home Loan Mortgage Co.		01/30/2014	1,180,000.00	1,177,404.00	1,179,694.30	0.375	0.391	0.396	449	12/24/2015
3137EACT4	0664-14	Federal Home Loan Mortgage Co.		04/17/2014	3,500,000.00	3,614,275.00	3,617,493.33	2.500	0.454	0.460	604	05/27/2016
3134G5HU2	0667-14	Federal Home Loan Mortgage Co.		09/30/2014	1,500,000.00	1,495,515.00	1,497,752.78	0.750	0.806	0.818	821	12/30/2016
3135G0KM4	0611-12	Federal Nat'l Mtg. Assoc.		10/17/2012	3,500,000.00	3,508,190.00	3,502,961.30	0.500	0.365	0.370	238	05/27/2015
3136G05X5	0616-12	Federal Nat'l Mtg. Assoc.		11/30/2012	2,000,000.00	1,978,460.00	2,000,000.00	0.750	0.740	0.750	972	05/30/2017
3136G07M7	0619-12	Federal Nat'l Mtg. Assoc.		11/27/2012	1,500,000.00	1,476,135.00	1,500,000.00	0.900	0.888	0.900	1,153	11/27/2017
3135G0TD5	0620-12A	Federal Nat'l Mtg. Assoc.		12/31/2012	1,500,000.00	1,477,710.00	1,500,000.00	1.000	0.986	1.000	1,184	12/28/2017
3135G0TD5	0620-12B	Federal Nat'l Mtg. Assoc.		12/31/2012	1,000,000.00	985,140.00	1,000,000.00	1.000	0.986	1.000	1,184	12/28/2017
3136G1BZ1	0625-13	Federal Nat'l Mtg. Assoc.		03/08/2013	1,000,000.00	996,620.00	999,659.76	0.750	0.688	0.698	1,217	01/30/2018
3136G1BU2	0629-13	Federal Nat'l Mtg. Assoc.		04/05/2013	2,000,000.00	1,969,420.00	2,001,685.41	0.850	0.811	0.822	1,125	10/30/2017
3136G1E96	0632-13	Federal Nat'l Mtg. Assoc.		04/15/2013	3,000,000.00	2,980,080.00	3,003,946.39	0.900	0.893	0.906	968	05/26/2017
3136G1KG3	0634-13	Federal Nat'l Mtg. Assoc.		05/08/2013	3,000,000.00	2,970,870.00	3,000,000.00	0.750	0.740	0.750	950	05/08/2017
3135G0WU3	0635-13A	Federal Nat'l Mtg. Assoc.		05/15/2013	1,500,000.00	1,484,970.00	1,500,000.00	0.750	0.740	0.750	957	05/15/2017
3135G0WU3	0635-13B	Federal Nat'l Mtg. Assoc.		05/15/2013	1,000,000.00	989,980.00	1,000,000.00	0.750	0.740	0.750	957	05/15/2017
3136G0C58	0656-14	Federal Nat'l Mtg. Assoc.		03/05/2014	1,000,000.00	983,810.00	997,245.19	1.375	1.427	1.447	1,457	09/27/2018
3135G0WJ8	0663-14	Federal Nat'l Mtg. Assoc.		04/17/2014	5,000,000.00	4,893,350.00	4,902,596.26	0.875	1.559	1.581	1,328	05/21/2018
3135G0XP3	0666-14	Federal Nat'l Mtg. Assoc.		07/21/2014	1,000,000.00	996,936.67	998,761.78	0.375	0.449	0.455	643	07/05/2016
Subtotal and Average			72,448,464.00		78,490,428.57	78,413,232.59	78,729,826.61	0.647	0.656	730		
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	Federal Nat'l Mtg. Assoc.		04/10/2013	2,000,000.00	1,942,080.00	1,946,960.00	0.631	0.641	0.650	974	06/01/2017
31359MEL3	0661-14	Federal Nat'l Mtg. Assoc.		03/14/2014	4,000,000.00	3,884,160.00	3,886,200.00	0.872	0.888	0.900	974	06/01/2017

**Investments FY 2013-2014
Portfolio Management
Portfolio Details - Investments
September 30, 2014**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Subtotal and Average			5,833,160.00		6,000,000.00	5,826,240.00	5,833,160.00		0.805	0.816	974	
Treasury Coupon Securities												
912828SY7	0651-13	U.S. Treasury		12/23/2013	3,000,000.00	2,973,990.00	2,976,741.04	0.625	0.909	0.921	973	05/31/2017
912828VE7	0662-14	U.S. Treasury		03/21/2014	2,000,000.00	1,970,460.00	1,968,733.42	1.000	1.421	1.441	1,338	05/31/2018
Subtotal and Average			4,944,789.00		5,000,000.00	4,944,450.00	4,945,474.46		1.113	1.128	1,118	
Pass Through Securities /PAC/CMO												
31371LWK1	0465-09	Federal Nat'l Mtg. Assoc.		10/08/2009	17.51	18.53	18.30	4.500	2.252	2.284	0	10/01/2014
Subtotal and Average			281.91		17.51	18.53	18.30		2.252	2.284	0	
Total and Average			110,517,482.34		119,381,907.98	119,069,403.02	119,392,320.92		0.640	0.648	591	

Investments FY 2013-2014
Portfolio Management
Investment Status Report - Investments
September 30, 2014

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Certificates of Deposit												
144241707	144241707	GWB	3,500,000.00	0.710	10/01/2014	10/01/2012	0.700	0.710	10/01 - At Maturity		3,500,000.00	3,500,000.00
SYS7809399210	7809399210	WF	4,500,000.00	1.226	06/01/2015	10/14/2011	1.209	1.226	06/01 - At Maturity		4,500,000.00	4,500,000.00
Certificates of Deposit Totals			8,000,000.00				0.986	1.000		0.00	8,000,000.00	8,000,000.00
Money Market												
12224067	12224067	GWB	1,522,477.54	0.300			0.296	0.300	06/01 - Monthly		1,522,477.54	1,522,477.54
SYS4531558874A	4531558874A	GWB	4,116,327.25	0.550			0.542	0.550	07/01 - Monthly		4,116,327.25	4,116,327.25
SYS4531558874B	4531558874B	GWB	5,217,907.87	0.300			0.296	0.300	07/01 - Monthly		5,217,907.87	5,217,907.87
Money Market Totals			10,856,712.66				0.389	0.395		0.00	10,856,712.66	10,856,712.66
Passbook/Checking Accounts												
SYS6952311634A	6952311634A	WF	4,017,558.06	0.250			0.247	0.250	10/31 - Monthly		4,017,558.06	4,017,558.06
SYS6952311634B	6952311634B	WF	4,017,191.18	0.250			0.247	0.250	10/31 - Monthly		4,017,191.18	4,017,191.18
Passbook/Checking Accounts Totals			8,034,749.24				0.247	0.250		0.00	8,034,749.24	8,034,749.24
Commercial Paper Disc. -Amortizing												
22533UTF0	0670-14	CACPNY	3,000,000.00	0.356	06/15/2015	09/30/2014	0.361	0.366	06/15 - At Maturity		2,992,350.00	2,992,379.65
Commercial Paper Disc. -Amortizing Totals			3,000,000.00				0.361	0.366		0.00	2,992,350.00	2,992,379.65
Federal Agency Coupon Securities												
3133EAWY0	0599-12	FFCB	1,000,000.00	1.040	07/10/2017	07/10/2012	1.026	1.040	01/10 - 07/10		1,000,000.00	1,000,000.00
3133EAZK7	0600-12	FFCB	1,500,000.00	0.970	07/24/2017	07/25/2012	0.957	0.970	01/24 - 07/24	Received	1,500,000.00	1,500,000.00
3133EA4G0	0610-12	FFCB	1,000,000.00	0.700	04/11/2017	10/11/2012	0.690	0.700	04/11 - 10/11		1,000,000.00	1,000,000.00
3133EA4H8	0614-12	FFCB	1,500,000.00	0.820	07/11/2017	10/19/2012	0.809	0.820	01/11 - 07/11	Received	1,500,000.00	1,500,000.00
3133EA4H8	0617-12	FFCB	890,000.00	0.820	07/11/2017	11/16/2012	0.809	0.820	01/11 - 07/11	Received	890,000.00	890,000.00
3133ECAS3	0621-12	FFCB	1,000,000.00	0.450	03/21/2016	12/31/2012	0.459	0.466	03/21 - 09/21	Received	999,500.00	999,771.55
3133EC3B8	0631-13	FFCB	1,299,000.00	0.520	05/19/2016	04/15/2013	0.513	0.520	05/19 - 11/19	Received	1,299,000.00	1,299,000.00
3133ECQT4	0636-13	FFCB	2,000,000.00	0.750	05/30/2017	05/30/2013	0.740	0.750	11/30 - 05/30		2,000,000.00	2,000,000.00
3133ECQF4	0637-13	FFCB	1,000,000.00	0.250	05/28/2015	05/28/2013	0.237	0.240	11/28 - 05/28		1,000,190.00	1,000,062.54
31331SYW7	0642-13	FFCB	2,000,000.00	4.450	06/01/2015	05/30/2013	0.306	0.310	06/01 - 12/01	Received	2,165,188.50	2,054,986.46
3133EDEZ1	0653-14	FFCB	1,000,000.00	0.370	02/12/2016	02/12/2014	0.365	0.370	08/12 - 02/12		1,000,000.00	1,000,000.00
3133EDFV9	0655-14	FFCB	1,000,000.00	0.240	11/27/2015	02/27/2014	0.237	0.240	05/27 - 11/27		1,000,000.00	1,000,000.00
3133EDFV9	0658-14	FFCB	1,000,000.00	0.240	11/27/2015	03/05/2014	0.251	0.255	05/27 - 11/27	Received	999,750.00	999,832.80
3133ECQV9	0669-14	FFCB	3,000,000.00	0.570	06/06/2016	09/30/2014	0.562	0.570	12/06 - 06/06	5,415.00	3,000,000.00	3,005,415.00

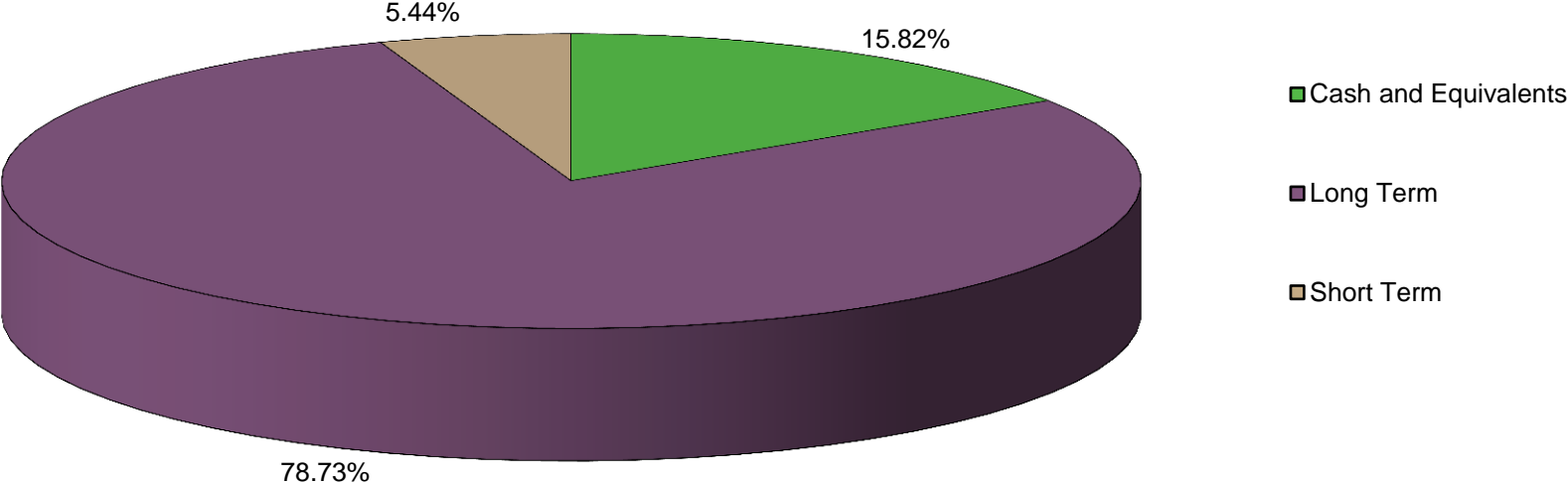
Investments FY 2013-2014
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
3133792M0	0594-12	FHLB	3,500,000.00	0.540	05/01/2015	04/17/2012	0.533	0.540	05/01 - 11/01		3,500,000.00	3,500,000.00
313380Z26	0613-12A	FHLB	1,500,000.00	0.625	10/24/2016	10/24/2012	0.616	0.625	04/24 - 10/24		1,500,000.00	1,500,000.00
313380Z26	0613-12B	FHLB	1,000,000.00	0.625	10/24/2016	10/24/2012	0.616	0.625	04/24 - 10/24		1,000,000.00	1,000,000.00
313381AN5	0615-12	FHLB	1,500,000.00	0.800	05/23/2017	11/23/2012	0.789	0.800	05/23 - 11/23		1,500,000.00	1,500,000.00
313379ER6	0640-13	FHLB	1,550,000.00	0.500	06/12/2015	05/30/2013	0.311	0.315	06/12 - 12/12	Received	1,555,812.50	1,551,993.08
313371PC4	0641-13	FHLB	1,500,000.00	0.875	12/12/2014	05/30/2013	0.257	0.260	06/12 - 12/12	Received	1,514,100.00	1,501,813.59
313383V81	0647-13	FHLB	1,000,000.00	0.375	08/28/2015	10/29/2013	0.276	0.280	02/28 - 08/28	Received	1,001,730.00	1,000,858.44
313379XC8	0649-13	FHLB	1,000,000.00	0.510	05/26/2015	12/19/2013	0.242	0.245	05/26 - 11/26	Received	1,003,790.00	1,001,722.73
313383V81	0650-13	FHLB	1,000,000.00	0.375	08/28/2015	12/19/2013	0.272	0.276	02/28 - 08/28	Received	1,001,675.00	1,000,899.38
3130A0Z45	0657-14	FHLB	1,071,428.57	0.750	11/28/2016	03/05/2014	0.000	0.000	05/28 - 11/28	Received	1,071,910.71	1,071,809.67
3133834R9	0665-14	FHLB	1,500,000.00	0.375	06/24/2016	07/15/2014	0.438	0.444	12/24 - 06/24	328.13	1,498,005.00	1,498,550.04
3130A0GK0	0668-14	FHLB	2,000,000.00	0.375	12/30/2015	09/30/2014	0.261	0.265	12/30 - 06/30	1,875.00	2,002,740.52	2,004,609.43
3134G3M23	0607-12	FHLMC	1,000,000.00	1.020	09/28/2017	09/28/2012	1.006	1.020	03/28 - 09/28		1,000,000.00	1,000,000.00
3137EACT4	0612-12	FHLMC	4,500,000.00	2.500	05/27/2016	10/17/2012	0.503	0.510	11/27 - 05/27	Received	4,819,995.00	4,646,705.40
3134G33R9	0626-13	FHLMC	1,500,000.00	0.450	01/15/2016	03/20/2013	0.444	0.450	07/15 - 01/15	Received	1,500,000.00	1,500,000.00
3134G4QT8	0652-14	FHLMC	1,180,000.00	0.375	12/24/2015	01/30/2014	0.391	0.396	06/24 - 12/24	Received	1,179,528.00	1,179,694.30
3137EACT4	0664-14	FHLMC	3,500,000.00	2.500	05/27/2016	04/17/2014	0.454	0.460	05/27 - 11/27	Received	3,649,823.71	3,617,493.33
3134G5HU2	0667-14	FHLMC	1,500,000.00	0.750	12/30/2016	09/30/2014	0.806	0.818	12/30 - 06/30		1,497,750.00	1,497,752.78
3135G0KM4	0611-12	FNMA	3,500,000.00	0.500	05/27/2015	10/17/2012	0.365	0.370	11/27 - 05/27	Received	3,511,795.00	3,502,961.30
3136G05X5	0616-12	FNMA	2,000,000.00	0.750	05/30/2017	11/30/2012	0.740	0.750	05/30 - 11/30		2,000,000.00	2,000,000.00
3136G07M7	0619-12	FNMA	1,500,000.00	0.900	11/27/2017	11/27/2012	0.888	0.900	05/27 - 11/27		1,500,000.00	1,500,000.00
3135G0TD5	0620-12A	FNMA	1,500,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,500,000.00	1,500,000.00
3135G0TD5	0620-12B	FNMA	1,000,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,000,000.00	1,000,000.00
3136G1BZ1	0625-13	FNMA	1,000,000.00	0.750	01/30/2018	03/08/2013	0.688	0.698	07/30 - 01/30	Received	999,500.00	999,659.76
3136G1BU2	0629-13	FNMA	2,000,000.00	0.850	10/30/2017	04/05/2013	0.811	0.822	04/30 - 10/30	Received	2,002,500.00	2,001,685.41
3136G1E96	0632-13	FNMA	3,000,000.00	0.900	05/26/2017	04/15/2013	0.893	0.906	08/26 - 02/26	Received	3,006,120.00	3,003,946.39
3136G1KG3	0634-13	FNMA	3,000,000.00	0.750	05/08/2017	05/08/2013	0.740	0.750	11/08 - 05/08		3,000,000.00	3,000,000.00
3135G0WU3	0635-13A	FNMA	1,500,000.00	0.750	05/15/2017	05/15/2013	0.740	0.750	11/15 - 05/15		1,500,000.00	1,500,000.00
3135G0WU3	0635-13B	FNMA	1,000,000.00	0.750	05/15/2017	05/15/2013	0.740	0.750	11/15 - 05/15		1,000,000.00	1,000,000.00
3136G0C58	0656-14	FNMA	1,000,000.00	1.375	09/27/2018	03/05/2014	1.427	1.447	03/27 - 09/27	Received	996,850.00	997,245.19
3135G0WJ8	0663-14	FNMA	5,000,000.00	0.875	05/21/2018	04/17/2014	1.559	1.581	05/21 - 11/21	Received	4,890,402.20	4,902,596.26
3135G0XP3	0666-14	FNMA	1,000,000.00	0.375	07/05/2016	07/21/2014	0.449	0.455	01/05 - 07/05	166.67	998,440.00	998,761.78
Federal Agency Coupon Securities Totals			78,490,428.57				0.647	0.656		7,784.80	79,056,096.14	78,729,826.61

Investments FY 2013-2014
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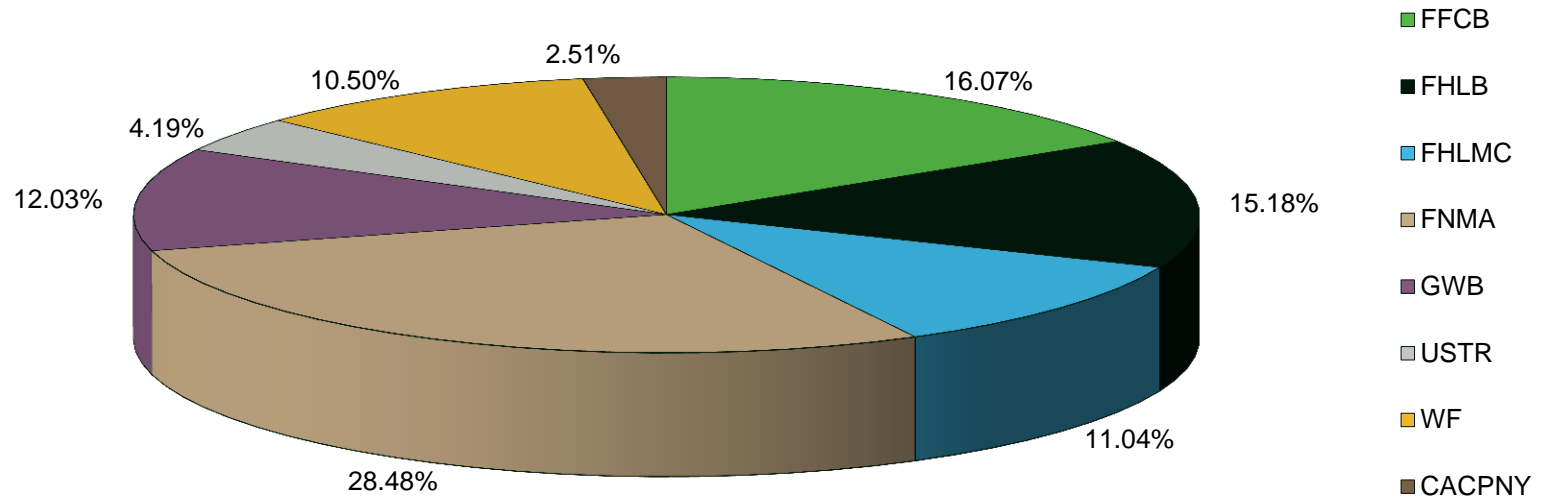
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	FNMA	2,000,000.00	0.631	06/01/2017	04/10/2013	0.641	0.650	/ - Final Pmt.		1,946,960.00	1,946,960.00
31359MEL3	0661-14	FNMA	4,000,000.00	0.872	06/01/2017	03/14/2014	0.888	0.900	/ - Final Pmt.		3,886,200.00	3,886,200.00
Federal Agency Disc. -Amortizing Totals			6,000,000.00				0.805	0.816		0.00	5,833,160.00	5,833,160.00
Treasury Coupon Securities												
912828SY7	0651-13	US TRE	3,000,000.00	0.625	05/31/2017	12/23/2013	0.909	0.921	05/31 - 11/30	Received	2,970,000.00	2,976,741.04
912828VE7	0662-14	US TRE	2,000,000.00	1.000	05/31/2018	03/21/2014	1.421	1.441	05/31 - 11/30	Received	1,964,200.00	1,968,733.42
Treasury Coupon Securities Totals			5,000,000.00				1.113	1.128		0.00	4,934,200.00	4,945,474.46
Pass Through Securities /PAC/CMO												
31371LWK1	0465-09	FNMA	17.51	4.500	10/01/2014	10/08/2009	2.252	2.284	11/25 - Monthly	Received	18.30	18.30
Pass Through Securities /PAC/CMO Totals			17.51				2.252	2.284		0.00	18.30	18.30
Investment Totals			119,381,907.98				0.640	0.648		7,784.80	119,707,286.34	119,392,320.92

Portfolio by Asset Class



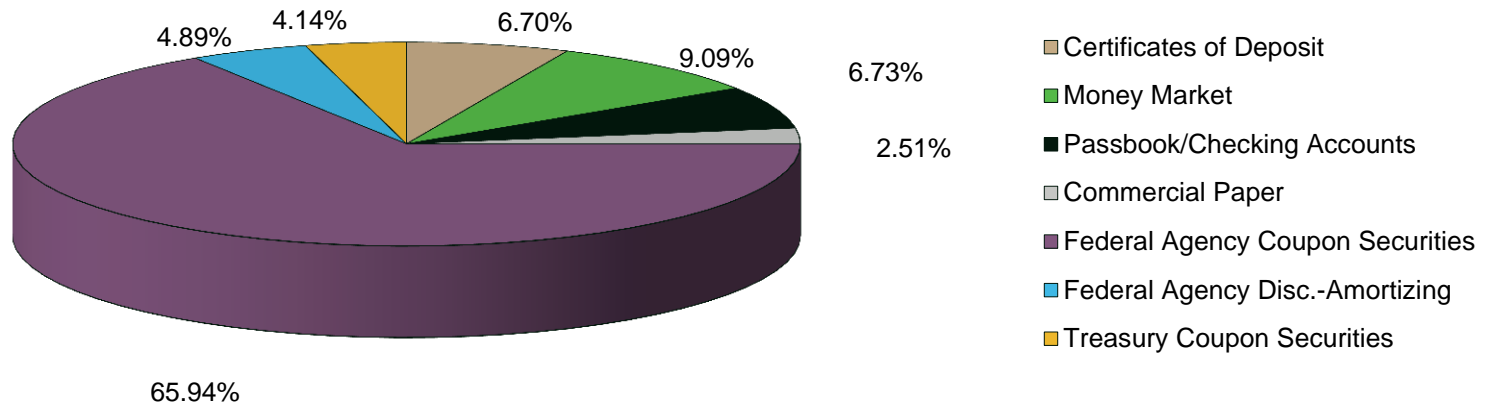
For Quarter Ending September 30, 2014

Par Value by Issuer Graph



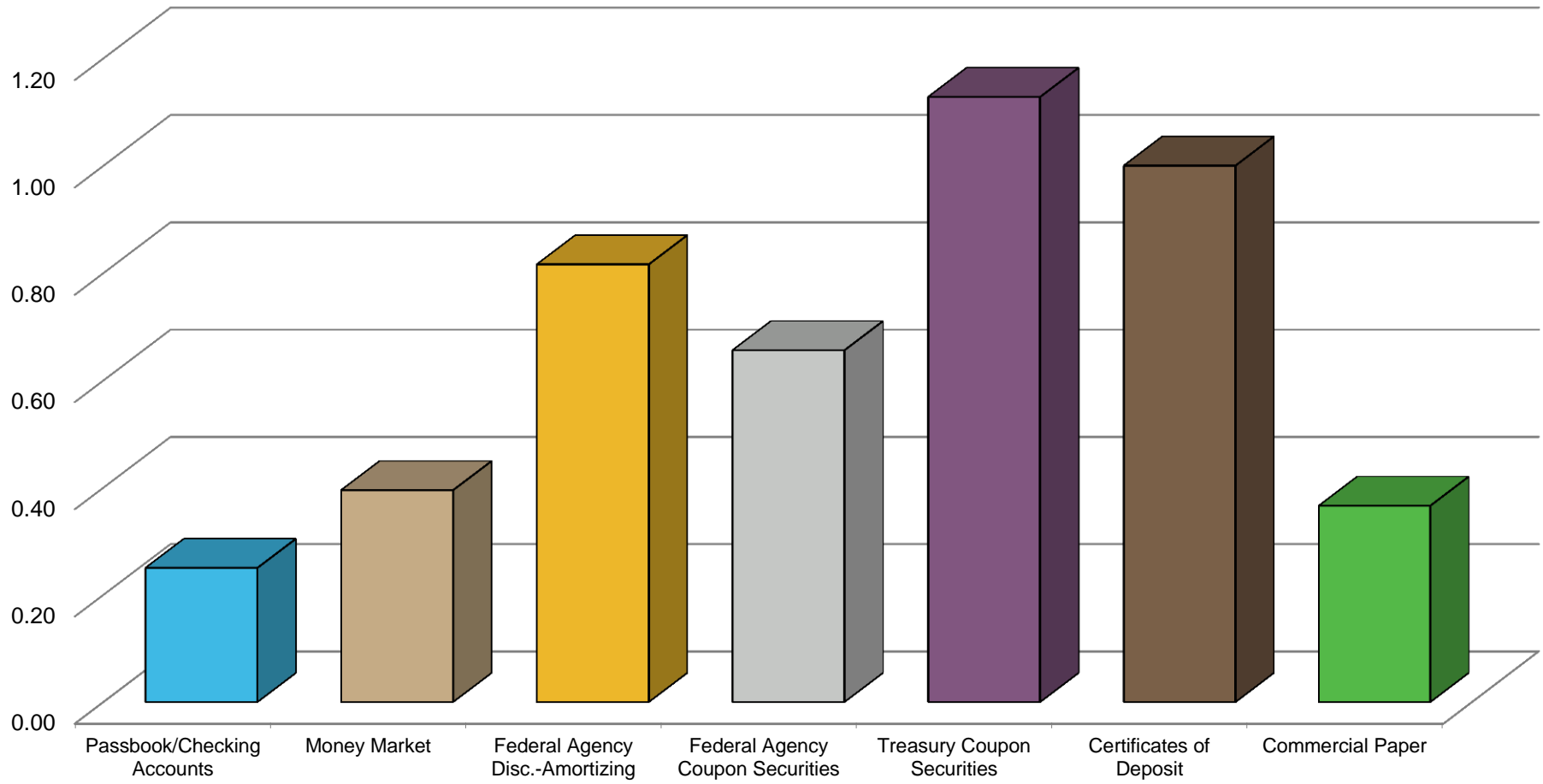
For Quarter Ending September 30, 2014

Book Value By Investment Type



For Quarter Ending September 30, 2014

Investment Yield by Type



For Quarter Ending September 30, 2014

COUNCIL ACTION FORM

SUBJECT: INTERGOVERNMENTAL AGREEMENT FOR POLICE ENFORCEMENT OF TOBACCO, ALTERNATIVE NICOTINE AND VAPOR PRODUCTS REGULATIONS

BACKGROUND:

The Police Department is requesting permission to renew a 28E intergovernmental agreement with the Iowa Alcoholic Beverages Division for enforcement of tobacco, alternative nicotine and vapor product laws. Historically this agreement covered only the enforcement of tobacco laws. Alternative nicotine and vapor products are now age restricted by state law, and are now included in this state grant program. This agreement provides that the Alcoholic Beverages Division will pay the City of Ames \$50 for each compliance check conducted by the Police Department.

The Police Department will use this funding to continue compliance checks with local retailers related to underage tobacco enforcement activities. It will also add alternative nicotine and vapor products to the Department's enforcement activities.

No matching funds are required with this grant.

ALTERNATIVES:

1. Approve the renewed 28E Agreement for Tobacco, Alternative Nicotine and Vapor Product Enforcement between the Police Department and the Iowa Alcoholic Beverages Division.
2. Do not approve the renewed the 28E Agreement for Tobacco, Alternative Nicotine and Vapor Products Enforcement between the Police Department and the Iowa Alcoholic Beverages Division.

MANAGER'S RECOMMENDED ACTION:

This state grant provides an outside source of funding to facilitate tobacco, alternative nicotine and vapor products regulations compliance efforts within our community.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the 28E intergovernmental agreement between the Police Department and the Iowa Alcoholic Beverages Division.

COUNCIL ACTION FORM

**SUBJECT: CENTRAL IOWA WASTE MANAGEMENT ASSOCIATION 2014
COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN UPDATE**

BACKGROUND:

The Resource Recovery System is governed by the Ames City Council in accordance with an approved 28E Agreement with the unincorporated areas of Story County, Iowa State University, and all of the cities in Story County except Collins, Colo and Sheldahl. The agreement calls for the Resource Recovery System to provide for the disposal of the solid waste generated by the involved agencies. One element of that responsibility is to meet the State of Iowa's comprehensive planning regulations.

In the late 1980's, the City and the members of the Resource Recovery System joined with the Boone County Landfill and its members to form the Central Iowa Waste Management Association. The association is an informal planning area and is appropriate since the Resource Recovery System uses the Boone County Landfill for disposal of solid waste that cannot be processed into Refuse Derived Fuel (RDF). The association is **required to submit updates of the comprehensive plan every five years** to the Iowa Department of Natural Resources (IDNR).

The attached document is the seventh update to the original plan. Many elements of the planning process have changed over the years, although the general purpose of the process is to facilitate adjoining solid waste entities working together for mutual benefit. This plan update details the existing integrated solid waste management system, as well as any changes or additions that have occurred since the last plan update. The update evaluates the current system, as well as possible alternative management systems. **Based on this analysis, the existing system appears to be serving the planning area in a manner that best protects the environment, as well as minimizing the area's reliance on landfill disposal.**

Planning area agencies continue to examine options for handling waste generated through construction and demolition waste activities. Building demolition has become a more prevalent activity in our planning area, and it is important that the planning area analyze pro-active strategies to handle this waste stream.

In order to receive input on the plan, a draft version was sent out to each agency involved with the Resource Recovery System and the Boone County Landfill. Following that, three public meetings were held. Input at the meetings was supportive and did not result in any changes to the plan. The IDNR requires that the agencies involved with the Comprehensive Plan enact a Resolution of Support for the Plan. Since the City of Ames administers the 28E Agreement, that requirement can be met for all of the agencies by the Ames City Council's enactment of a supporting resolution.

ALTERNATIVES:

1. Approve the 2014 Comprehensive Plan Update for the Central Iowa Waste Management Association.
2. Reject the 2014 Comprehensive Plan Update and direct staff to modify the document.

MANAGER'S RECOMMENDED ACTION:

This approval is needed in order to comply with requirements of the State of Iowa.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the proposed 2014 Comprehensive Plan Update for the Central Iowa Waste Management Association.

**CENTRAL IOWA WASTE MANAGEMENT ASSOCIATION
 COMPREHENSIVE PLAN UPDATE
 NOVEMBER 2014**

NARRATIVE COMPONENT

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CENTRAL IOWA WASTE MANAGEMENT ASSOCIATION

**A Partnership Between the
City of Ames Resource Recovery Plant and the Boone County Landfill**

INTRODUCTION

This document represents the seventh update to the comprehensive solid waste management plan prepared by the Central Iowa Waste Management Association (CIWMA). Plan updates are required by the Iowa Department of Natural Resources (IDNR) every three years.

The CIWMA planning area consists of the service areas of the City of Ames Resource Recovery Plant and the Boone County Landfill (owned and operated by Boone County). The planning area now serves a population of over 123,000. In 2000, 2002, and 2009 the planning area was recognized by the IDNR as exceeding the State goal of diverting 50% of waste from landfill disposal.

This plan update details the existing integrated solid waste management system, as well as any changes or additions that have occurred since the last plan update. The update examines the current system and alternative management systems. Based on this analysis, the existing system appears to be serving the planning area in a manner that best protects the environment, as well as minimizing the area's reliance on landfill disposal.

The planning area continues to examine options for handling waste generated through construction and demolition waste activities. Building demolition has become a more prevalent activity in our planning area and it is important that the planning area facilitate and/or provide pro-active strategies to handle this waste stream.

In addition to the public meetings held to gain input from the public regarding this plan update, the City of Ames and the Boone County Board of Supervisors welcome comments and suggestions concerning the management of solid waste on an ongoing basis. Please contact Mr. Gary Freel at 515.239.5137 regarding the service area of the Ames Resource Recovery Plant or Mr. Scott Smith at 515.433.0591 regarding the service area of the Boone County Landfill.

**1268 – 224th Lane, Boone, Iowa 50036
(515) 433-0591 Fax: (515) 433-0545 Email: info@boonelandfill.org**

NARRATIVE

I. PLANNING AREA DESCRIPTION: The Central Iowa Waste Management Association (CIWMA) planning area consists of the waste management planning jurisdictions of the City of Ames Resource Recovery System and the Boone County Landfill operated by Boone County. A contractual relationship between the City of Ames and Boone County forms the basis for the CIWMA planning area.

Responsible Agency:

City of Ames

Ames Resource Recovery Plant

Primary Service Area:

Boone County

Boone County Landfill

Primary Service Area:

Communities Involved:

Ames, Cambridge, Gilbert, Huxley, Kelley, Maxwell, McCallsburg, Nevada, Roland, Slater, Story City, Zearing and Unincorporated Story County.

All cities in Boone County (except Sheldahl) and unincorporated Boone County; all cities in Greene County (excluding Jefferson) and Unincorporated Greene County; Bouton Granger and Woodward in Dallas County; Farnhamville, Lohrville and Somers in Calhoun County; and the Woodward State Resource Center

Note: The Boone County Landfill serves as the secondary municipal solid waste disposal facility for Story County.

Permanent changes to the planning area: There is one permanent change to the planning area. As of July 1, 2014 the City of Colo joined the Marshall County Landfill Comprehensive solid waste planning area. All population data has been changed in this update to reflect this change.

II. EVIDENCE OF COOPERATION

Resolutions from participating municipal governments and 28E agencies:

Appendix "A" contains the resolutions from the participating governments in the Boone County Landfill's service area and the 28E agency .

The current contract between Boone County and City of Ames is attached.

The 28E agreement the City of Ames, Story County and Cities in Story County was updated during FY2014. A copy of the updated agreement is attached.

III. PUBLIC PARTICIPATION

Ongoing strategies to get public input: The CIWMA utilizes a wide range of strategies to gather public input. Some strategies are more formal than other others. Regardless of their level of formality, the goal is to keep in continuous contact with the public in order that programs best meet the needs of the various constituencies served by the CIWMA.

Public Outreach and Input Opportunities Include:

Meetings of Governmental Agencies:

Boone County Landfill Service Area: The Boone County Supervisors meet regularly each week on Wednesdays from 8:30 a.m. to 4:30 p.m. These meetings are open to the public and each agenda is publicized on the local radio station. The public can simply "drop-in" to speak with the Supervisors.

The landfill administrator/recycling coordinator provides the Supervisors with a weekly update during one of the Board's regularly scheduled meetings. These meetings are often attended and subsequently reported on by local print and radio media representatives. The landfill administrator/recycling coordinator is frequently interviewed by the press.

Public access to records and the future plans of the Boone County Landfill are available to the public during regular business hours. The Boone County Supervisor's planning sessions for future solid waste management development are also open to the public and public comment is added to the decision making process. An annual public budget meeting is held to provide the public an opportunity to address future solid waste management concerns. Public meetings with various local governments such as city councils, county boards of supervisors, and others provide further input to solid waste management planning in the service area. The Supervisors also hold "town meetings" on a periodic basis throughout the County.

Recycling activities in Greene County are coordinated by the Greene County Recycling Agency (GCRA). The GCRA is a 28E quasi-governmental agency formed in the early nineties by Greene County and its municipalities. Their meetings are open to the public.

Ames Resource Recovery Plant Service Area: The Ames Resource Recovery System is governed by the Ames City Council whose meetings are held the second and

fourth Tuesdays of each month. These meetings are open meetings and agendas are published in advance.

Budget hearings are held each February and public input is sought. Prior to the budget hearings, mailings are made to each of the 28E agencies explaining proposed programs for the year and requesting input. In addition, the Public Works Director meets each January with the County Mayors Association to go over the status of the Resource Recovery Plant and the proposed budget.

Resource Recovery System staff have implemented a program to regularly visit city council meetings of the 28E agencies to provide system updates and answer questions or concerns. Staff is available at other times as well. All City Council meetings and budget hearings are telecast; both live and replayed, on the local government cable channel (#12).

Meetings are held with area waste haulers to receive their input on system operations.

No other regular solid waste planning activities by other governmental groups within the service area is known.

Speakers Bureau: A speakers bureau has been developed by the City of Ames, Greene County Recycling Agency and the Boone County Landfill to present information to: Civic groups, community groups, municipalities, public agencies, etc. In addition, facility tours are offered to groups such as schools and community organizations. These presentations and tours always include a question and answer component which provides public input.

The Boone County Landfill also participates in events where it can set up a portable display and hand out information. Examples include: Boone County "Celebrate Families" event, Boone Area Home Show, Boone Area Senior Fair and area libraries.

The City of Ames Resource Recovery Plant participates in the: Eco Fair, Stash The Trash Day, Welcome Fest at Iowa State University, Ames Day at the State Capitol, Ames Electric Utility and Resource Recovery Annual Public Open House and the Annual Energy Fair.

Community Involvement: Staff of both the Boone County Landfill and the City of Ames are involved in organizations and projects in our respective service area. This involvement provides ongoing opportunities to solicit public input from a wide range of constituents. This involvement has led to the creation of Keep Boone County Beautiful as well as partnerships with organizations such as: The Boone Area Chamber of Commerce, Ames Chamber of Commerce, Boone and Story Master Gardeners, Civic Groups, Boone and Story County Conservation Boards, National Resource Conservation Service, Boone County Soil and Water Commission, Boone and Story County Extension Services, and the Skunk River Navy.

Media: The planning area is fortunate that it has a strong base of local newspapers and radio to draw upon to disseminate information. The local media is always receptive to writing articles or conducting radio interviews to promote programs or to assist the planning area in addressing waste management issues. Based on information gained

from past surveys, residents in our planning area prefer to obtain information from local newspapers and to a lesser degree, local radio.

During the past five years, although broadcast television has not been utilized by the planning area, cable television has been utilized. The Resource Recovery System has an on-going program on the local government public access channel (#12) that explains the system operation and it's environmental benefits. It is replayed approximately four times per week. In addition specific programs on propane tanks, Household Hazardous Waste, battery disposal, tire disposal and the new glass recycling program are run. The City of Ames runs several commercials on Mediacom channels.

Also the City's web site has many informative items and a virtual tour of the Resource Recovery Plant.

Surveys/Evaluations: Where appropriate, program surveys/evaluations are conducted to obtain public input. This information utilized to help maximize program awareness and operations. During the last four years, surveys or evaluations have been conducted in conjunction with the following programs:

HHW Clean-Up Crew Events and Satellite facilities - Customers complete participant surveys

School Programs - Program evaluations (Boone and Story Counties)

Resident satisfaction surveys - The City of Ames annually conducts a "Citizen Satisfaction Survey."

Other cities in the planning area conduct resident satisfaction surveys. However, due to the generic nature of the questions asked, surveys do not provide the detailed level of program specific information as the other surveys/evaluations instruments and public input strategies.

Green Pages - The Boone County Landfill's "Green Pages" include a coupon which residents can send in to request information and offer input.

Dragoon River Romp: Participants are requested to complete a survey at the end of each year's event. Information from the surveys are used to improve the program.

Greene County Recycling Agency: During 2013, the GCRA conducted surveys of its residential and workplace customers. Based on the information received, the GCRA implemented several changes including dual stream collection, drop-off bin improvements and a more effective public outreach campaign.

Web Pages - The Boone County and City of Ames web sites both offer opportunities for residents to provide input. Boone County developed a new website in 2009 that is very user friendly and easy to navigate. The Landfill is included in this system.

Copies of the above are available to the Department upon request.

Results of Public Outreach and Input: Based on these extensive public outreach efforts, over the past five years many changes have been implemented to improve the programs offered in the CIWMA planning area. Examples of programs responding to public input include:

Improvements at the Ames Resource Recovery Plant: 

- Material throughput improvements
- Improved signage
- Increased ferrous metals recovery separation
- Glass crushing/recycling program
- Implemented container glass drop-off recycling program
- Non-Ferrous Metals recovery program
- CESQG hazardous waste program at satellite program enhancements

Improvements at the Boone County Landfill

- New drop off area for small vehicles under construction
- Asphalt shingles recycling
- Garbage truck pull off lane along 224th Lane under construction
- Stop sign at Montana and 22th Lane
- Improved site signage
- Household Hazardous Waste satellite program enhancements
- CESQG hazardous waste program at satellite program enhancements

Improvements at Yard Waste Processing Facility at the Boone County Landfill:

- Revision of dates for Fall Yard Waste Days.
- Improved traffic flow
- Increased promotion of Free Yard Waste Days

Improvements at the Boone County Recycling Center:

- Switch to single-stream collection and processing
- Improved access road
- Improved material storage containers
- Improved recycling collection route process

Increased public awareness and program promotion:

- Boone County Landfill:
 - Monthly appearance on KWBG Radio's "Tuned In" program.
 - Boone Living Magazine
- City of Ames
 - Leadership Ames glass recycling awareness projects
 - Household Hazardous Waste Video
 - Tire Recycling Video
 - Battery Recycling Video
 - Glass Recycling Video
 - New and Revised Resource Recovery System Video
 - ARRP newsletter
 - Increased program promotion
 - Propane tank disposal video
 - Curbside Recycling in Ames video
 - Several "This Week in Ames" promotions
 - Furniture Disposal in Ames video

Greene County Recycling Agency:
Recycling Handbook
Magnets with Recycling collection schedule
Greene County Living Magazine

List of public meetings held for plan development and publicity documentation:

Plan Update Development Committee: A plan update committee was established to prepare the plan update. Members of the committee include:

- Mr. Scott Smith**, Boone County Landfill
- Mr. John Joiner**, City of Ames Public Works
- Mr. Gary Freel**, City of Ames Resource Recovery Plant
- Ms. Lois Powers**, Boone County Landfill
- Mr. Bill Schmitt**, City of Ames Resource Recovery Plant
- Ms. Lorrie Hanson**, City of Ames Resource Recovery Plant
- Ms. Kathy Pittman**, Genesis Development (representing Greene County Recycling Agency)
- Ms. Ashley Coil**, Genesis Development (representing Greene County Recycling Agency)
- Mr. Todd Whipple**, HLW Engineering Group

Given that the participating agencies deal with each other on an ongoing basis, the plan update committee was able to communicate via email and telephone from January through June to gather, prepare and review information to be incorporated into the plan update.

Public Meetings: A series of three Public Meetings were held to obtain public input on the proposed plan update. Meetings were held on:

- August 17, 2009: Ames City Hall, 515 Clark Avenue, 7:00 p.m.
- August 17, 2009, Boone County Courthouse - 4th Floor, 201 State Street, Boone, 10:00 a.m.
- August 18, 2009: Jefferson City Hall, 220 N. Chestnut, Jefferson, 7:00 p.m.

Public Hearing meeting notices were publicized twice in the Ames Tribune, Boone News Republican, Madrid Register, Ogden Reporter, Jefferson Bee & Herald, North Dallas Record, Iowa State Daily, Story City Herald, Tri-County Times, and the Nevada Journal. In addition, each city and county was notified of the meetings and encouraged to publicize the meetings. Each city and county also received a draft plan update for their respective review and comment.

Affidavits of publication and Public Meeting minutes are included in Appendix "B".

IV. EXISTING ISWMS DESCRIPTION

General Description:

Disposal and Processing Facilities:

Sanitary Landfills

The Boone County Landfill, located ¼ mile south of Highway 30, and 1/4 mile west of Montana Road in central Boone County, is the only Iowa Department of Natural Resources (IDNR) permitted municipal solid waste landfill in Boone, Greene, and Story Counties.

The above table represents the current fee structure for the Boone County Landfill. As with any disposal facility, the tipping fee schedule is regularly evaluated to determine if it is

**Boone County Landfill
Schedule of Fees
(Effective July 1, 2012)**

User Type:	Uncovered Load Fee:	MSW (Garbage)	Construction/ Demolition	Asbestos (Note 1)	Yard Waste*	Appliances*	Tires*
Per Capita	\$10.00	\$30.00 per ton	\$30.00 per ton	\$90.00 per ton	\$30.00 per ton	\$10.00 each	See below schedule
Minimum Charge	N/A	\$7.50 (500 pounds or less)	\$7.50 (500 pounds or less)	\$22.50 (500 pounds or less)	\$7.50 (500 pounds or less)	Not Applicable	Not Applicable
Non Per Capita	\$10.00 (Residential Use Cars & Pickups) - OR - \$100.00 (Applies only to all other vehicles with C&D)	\$44.50 per ton (Requires voucher from Ames)	\$60.00 per ton	\$90.00 per ton	Not Accepted*	Not Accepted*	Not Accepted*
Minimum Charge	N/A	\$22.25 (1,000 pounds or less)	\$30.00 (1,000 pounds or less)	\$22.50 (500 pounds or less)	Not Applicable	Not Applicable	Not Applicable

* These items must originate from within the Landfill's Per Capita service area.

Per Capita Users Tire Recycling Fee Schedule:

Tire Size:	Off-Rim:	On-Rim:
Car & Light Truck:	\$ 2.00 Each	\$ 3.00 each
Large Truck/Semi:	\$ 5.75 Each	\$ 6.75 each

Tractor Tires: \$130.00 per ton (a \$15.00 minimum charge applies – 230 pounds or less)

Note 1: Asbestos disposal requires an appointment.

Destroyed buildings containing asbestos: For residential and commercial structures that have been destroyed by either fire or natural disaster and which must be disposed of as ACM waste in their entirety, the loads must be delivered in bulk and properly packaged. This type of ACM waste shall be charged a per ton fee of \$60.00 if a prior written request is submitted to, and approved by, the Landfill Administrator. A minimum fee of \$15.00 will apply to each load of this type of ACM waste.

Per Capita Users include residents and businesses located in: Boone County (except Sheldahl); Greene County (except the City of Jefferson); the Cities of Bouton, Granger and Woodward in Dallas County; and the Cities of Farnhamville, Lohrville and Somers in Calhoun County.

Non-Per Capita Users include residents and businesses located in Story County (except Collins and Sheldahl). Non-Per Capita Users must first call the Landfill at (515) 433-0591 to receive authorization prior to delivering a load. Authorization will only be given if the load is rejected by the waste facilities in Story County. Prior authorization does not apply to Construction and Demolition Waste.

appropriate and meets both the needs of the customers and operational requirements.

The facility also handles asbestos, appliances, scrap metal, waste oil, tires, household hazardous waste, asphalt shingles, lead-acid batteries and yard waste.

Special Waste: The Boone County Landfill has continued to enhance its disposal authorization program for waste designated as “special waste” by either the IDNR or the Landfill. This program provides a clear and consistent protocol for the evaluation and acceptance of special waste. The landfill has presented information on its SWA program at both SWANA WasteCon and at the Great Plains Solid Waste Management Conference.

GIS: The Boone County Landfill, beginning in 2001, implemented development of a Geographical Information System (GIS) specific to the landfill. This system provides a visually-based data management system that aids data retention and operations.

Erosion Control Program: The Boone County Landfill established a comprehensive storm water management and erosion control system commencing in 1999 which has now matured. The program has significantly reduced the amount of sediment generated on site. Sediment is captured in one or more sedimentation basins located in various areas of the site.

This program was the subject of an article published in the July/August 2004 edition of Land and Water magazine.

Large Scale Demolition/Site Remediation Waste Acceptance Policy: The Boone County Landfill has worked successfully with two large-scale demolition projects to minimize their impact on landfill disposal. The waste management practices of these projects were influenced by the Landfill’s “Large Scale Demolition/Site Remediation Waste Acceptance Policy.”

With the closure of the Ames/Story C&D Landfill, this policy now applies to demolition projects in the Story County portion of the planning area. Several projects in Ames have taken place that followed the policy. This has diverted a significant amount of waste from the landfill.

Construction & Demolition Waste Landfills:

The Ames/Story Environmental Landfill, located at 2101 Watt Street in Ames, closed during the last planning cycle and has been formally capped. Construction & demolition waste from Story County participating communities, if landfilled, now goes to the Boone County Landfill.

Recycling and Processing Facilities:

City of Ames Resource Recovery Plant, located at 110 Center Avenue in Ames, processes municipal solid waste into refuse-derived fuel (RDF). The City of Ames Resource Recovery Plant is the only municipally owned solid waste processing facility in the state.

The Plant receives approximately 54,000 tons of waste annually. This waste is then converted to refuse derived fuel (35,000 tons) that is used to generate electricity and rejected waste (15,000 tons) that is landfilled at the Boone County Landfill. The facility also handles

appliances, scrap metal, waste oil, tires, household hazardous waste, lead-acid batteries and glass.

Through this extensive material recovery program, the City is able to divert 70% of the waste it receives into either energy or some other type of recycling program. Thus, only 30% requires landfill disposal. The RDF is mixed with coal in a ratio of 10% RDF to 90% coal at the adjacent City of Ames electricity generating facility.

The 2014/2015 tipping fee is \$52.75 per ton and the per capita assessment is \$9.10. The non per-capita fee is \$63.06.

Boone County Recycling Center, located at 1109 Division Street in Boone, Iowa, processes and markets aluminum cans, tin cans, glass, office paper, mixed paper, magazines, corrugated cardboard, chipboard, newspaper, and plastic.

The recycling center's operations were assumed by the Boone County Landfill when Good Connections ceased all operations on December 31, 2007. The landfill provides the facility and equipment and contracts with Genesis Development to operate the facility and collection system for workplace recyclables.

Boone County has purchased land in northwest Boone on which a new recycling center will be constructed starting in FY2015.

Genesis Development, located at 411 W. McKinley in Jefferson, Iowa, processes and markets tin cans, glass, office paper, mixed paper, magazines, boxboard, corrugated cardboard, newspaper, magazines, and plastic. Starting in January 2014, the center switched from source separated to a dual-stream system.

Fareway Grocery Stores (headquartered in Boone) operates a joint collection program for commercial/industrial generators of corrugated cardboard in the Boone Industrial Park. They in turn deliver this material in truck load quantities to a materials processor in Des Moines for further processing and marketing. Fareway also recycles plastic film generated from their operations.

Regional Collection Center: The City of Ames and the Boone County Landfill both partner with Metro Waste Authority in the operation of the Metro Regional Collection Center for the handling of hazardous waste originating from households and conditionally exempt small quantity generators. This partnership also includes mobile collection events and satellite collection buildings located at the Boone County Landfill and the Resource Recovery Plant.

Composting: Yard waste composting facilities are provided by both the City of Ames and the Boone County Landfill. Both facilities accept: leaves, grass clippings, branches, and garden waste. Neither facility accepts land-clearing waste.

The City of Ames currently contracts with Chamness Technologies for yard waste composting. The facility is located at 26107 530th Avenue in Ames. The Boone County Landfill operates a Yard Waste Processing Facility co-located at the Landfill. It is open to per-capita residents of the Landfill's primary service area. The normal tipping fee is based on \$30.00 per ton. During six weeks in the fall and six weeks in the spring, the Landfill waives the tipping fee for yard waste to encourage use of the facility and to provide residents with an environmentally friendly alternative to open burning.

Other Permitted/Licensed Facilities:

Appendix “C” provides a listing of licensed salvage/junkyards located in the Planning area that accept scrap metal for recycling.

Waste Diversion Programs:

Source Reduction:

Local residents are encouraged to compost home yard and garden wastes through the Boone and Story County extension offices, the Boone County Home Owners Maintenance Education program and the Master Gardener program. Backyard composting is promoted as part of the Landfill’s comprehensive public education program. A publication entitled, “Tips for Successful Backyard Composting” is published and provided by the Landfill to area residents. On-site organic waste management workshops are held periodically held in Boone County.

Another component of this program involves educating the public on the benefits of incorporating precycling into their purchasing practices. A publication entitled “LIFEstyle” (Living In a Friendly Environmental manner) is published and provided by the Landfill to area residents. Another publication is available to help people reduce the amount of junk mail they receive.

The planning area works with representatives from the Iowa Waste Exchange on a regular basis to assist identified businesses in reducing the waste that they generate and/or to find alternatives to landfill disposal.

The Ames Resource Recovery Plant has installed a new primary shredder, enabling them to process materials previously landfilled, and thus reducing material sent to the landfill.

The Ames Resource Recovery Plant and Boone County landfill have worked cooperatively with the Iowa Waste Exchange to find alternatives to landfill disposal for a variety of different waste materials. This partnership has been very effective.

Landfill and Resource Recovery Plant staff are also available to provide business and industry with technical assistance on a local level for source reduction and recycling activities. Program offerings include: conducting waste stream reviews; source reduction and recycling program development; employee/customer education; and program monitoring and evaluation.

Recycling/Recovery Programs: Recycling and recovery programs continue to be the most popular strategy for reducing the amount of waste sent to the landfill.

Boone County: (also Includes the three Dallas County and three Calhoun County communities served by the Landfill)

The solid waste haulers continue to offer curbside collection to the residential customers they each serve in most communities. Materials collected are office paper, plastic, glass, metal cans, magazines, corrugated cardboard, chipboard, newspaper and yard waste. Collected materials are delivered to the Boone County Recycling Center for processing.

A few years back, the recycling center was reconfigured to accept single-stream recyclables. This has increased collection efficiencies.

The Boone County Recycling Center also provides recycling services to area businesses either through the workplace recyclables collection route, the drop-off location or through accepting material delivered by area haulers and from local businesses. Fareway Grocery Stores offer a joint corrugated cardboard recycling program to companies located in the Boone Industrial Park. Fareway also recycles plastic film generated from their operations.

A centralized drop-off collection facility is located at the Boone County Recycling Center that accepts all the materials listed above. A drop-off bin for newspaper is located adjacent to the Ogden City Hall. These drop-off locations provide a recycling outlet for businesses, multi-family residences and single-family residences that either do not have access to curbside recycling or have excess material.

Boone County has purchased land in northwest Boone on which a new recycling center will be constructed starting in FY2015.

The Boone County Landfill accepts tires, lead-acid batteries, yard waste, appliances, plastic pesticide containers and scrap metal and serves rural residents as well as small businesses with this drop-off location.

Greene County: All incorporated cities in Greene County (except the City of Scranton) offer both drop-off and bi-weekly curbside collection of recyclables through intergovernmental agreements coordinated by the Greene County Recycling Agency which conducts the collections. Materials collected are office paper, mixed paper, magazines, box board, plastic, clear glass, metal cans, corrugated cardboard, newspaper, and magazines. The drop-off locations provide a recycling outlet for businesses, multi-family residences and single-family residences that either do not have access to curbside recycling or have excess material.

In addition, businesses located in incorporated cities in Greene County are offered weekly "curbside" recycling collection for both white office paper and corrugated cardboard. This collection program is operated by Genesis Development under contract to Greene County.

Starting in January 2014, the center switched from source separated to a dual-stream system.

The landfill continues to provide Genesis Development with a \$10 per ton marketing incentive fee for every ton marketed to an acceptable end-use market. In addition the Landfill provides Genesis with an annual base services payment of \$1.00 per capita.

The City of Scranton provides weekly curbside collection of newspaper (with inserts), cardboard, boxboard, metal cans and plastic containers. It provides a drop-off location at City Hall for the collection of glass containers. The City's contracted waste and recyclables hauler transports its recyclables to an out of planning area recycling facility.

The City of Scranton provides a handbook to residents that among other things includes information about the City's garbage and recycling program. As needed the City also sends out postcards to its residents with information about their recycling program.

Story County:

The City of Ames Resource Recovery Plant, located at 110 Center Avenue in Ames, processes municipal solid waste refuse-derived fuel (RDF). The facility also handles appliances, scrap metal, tires, household hazardous waste, lead-acid batteries and glass.

Through this material recovery program, the City is able to divert 70% of the waste it receives into either energy or some other type of recycling program. Thus, only 30% requires landfill disposal. The RDF is mixed with coal in a ratio of 10% RDF to 90% coal at the adjacent City of Ames electricity generating facility.

The Resource Recovery Plant accepts tires, lead-acid batteries, appliances, motor oil, scrap metal, and glass for recycling or reprocessing. Second Generation Recycling collects glass, plastics, and paper from residential customers.

Iowa State University provides drop-off collection of paper and phone books and beverage containers and glass for University students and staff.

Waste Management of Ames and Chitty Garbage Service provide residential recycling collection for paper, glass, and plastics. Most haulers provide curbside collection of yard waste. Area haulers and Des Moines-based recyclers also collect cardboard from area businesses for recycling.


Ames Area Redemption also accepts glass, steel, plastic, paper, aluminum and cardboard for recycling.

Story County FreeCycle and Story County Reuse It: These two Yahoo.com groups provide an opportunity for participants to "swap" what they no longer with those that want the material. There are also Facebook local trade sites and sale sites.

Retailer Based Recycling: The grocery retailers throughout the planning area collect plastic grocery bags for recycling. A number of retailers, including several auto industry retailers, also accept rechargeable batteries through the Rechargeable Battery Recycling Alliance program.

Best Buy in Ames offers recycling for several items in their lobby such as cell phones, tablets, chargers, and various other electronics. Interstate Battery in Ames also accepts used rechargeable batteries of all types for recycling purposes.

Household Hazardous Waste: Both the City of Ames and the Boone County Landfill participate in the Clean Up Crew household hazardous waste program operated by Metro Waste Authority. A number of mobile collection events are held in the planning area each year. In addition, satellite collection facilities have been established at both the Ames Resource Recovery Plant and the Boone County Landfill.

CESQG Hazardous Waste: Both the  of Ames and the Boone County Landfill participate in Metro Waste Authority's Conditionally Exempt Small Quantity Generator Hazardous Waste Program.

Sharps Collection: Both the ARRP and the Boone County Landfill accept used needles and other sharps from residential customers. Sharps are handled by the Regional Collection center program in Bondurant.

Keep Boone County Beautiful (KBCB): Keep Boone County Beautiful, created in 2001 and an affiliate of Keep Iowa Beautiful, is a volunteer-based program that strives to raise public awareness about litter, beautification and waste management issues. It serves as a "conduit for action" to assist and recognize volunteers and community groups that undertake efforts to maintain and improve the environment of Boone County. The Boone County Landfill serves as the governmental sponsor of Keep Boone County Beautiful. The Landfill's administrative assistant serves as the program's coordinator.


KBCB has undertaken several community clean-up projects as well as assisted with several "litter free" community events. KBCB coordinated recycling and waste collection during the grand opening of the High Trestle Trail Bridge grand opening in 2011.


KBCB has been instrumental in establishing and coordinating the following ongoing programs:; Adopt-A-County Road; Adopt-A-City Street (Boone); Adopt-Your-Favorite Place (County and Madrid); and, the Dagoon River Cleanup.

Bikes for Kids and Tykes: This is program, coordinated by the Boone County Landfill, recovers road worthy bicycles that would otherwise be recycled as scrap metal. Children of families meeting certain income levels are eligible to receive a bike free-of-charge. Eligible adults can also receive bikes through this program. The program is administered by the Boone/Greene County RSVP program, Red Rock Community Action and the Boone County Landfill.

Flag Disposal: Flag Disposal: The ARRP partners with the American Legion Post #37 in Ames and provides a Flag Disposal bin so that flags may be disposed of properly at various times throughout the year by the Legion's veterans.

Scrap Metal: In addition to the salvage yards listed in Appendix "C", the Boone County Landfill accepts scrap metal by its scale house and reclaims it through its waste grinding system. The scrap metal is transported to Pickett's Salvage, LLC.

With the Resource Recovery System, in addition to the 35,000 tons of refuse derived fuel **that is processed, an average of over 2,000 tons of ferrous metals are extracted from the waste stream. This total is estimated to be approximately 97% of the ferrous metals in the waste stream, which is much more efficient than the traditional recycling methods. Scrap metal is delivered to AMG Resource Corp of St. Paul, MN. for processing and production of steel. The new non-ferrous system is expected to produce 219 tons annually for recycling** 


Used Oil/Anti-freeze/Fluorescent Bulbs: Waste oil is accepted for recycling at various locations in Ames, Boone and Jefferson that also offer oil change services. The Boone County Landfill accepts used antifreeze and fluorescent tubes and bulbs. The ARRP also accepts fluorescent bulb 

Rechargeable Batteries: Rechargeable batteries are collected through the National Rechargeable Battery Association’s “Charge Up to Recycle” program and participating retailers. A toll-free number directs residents to the nearest participating retailer is located based on their home zip code. For example, in Boone this program is sponsored by the Boone Wal-Mart. Rechargeable batteries are also collected through HHW mobile collection events and at the satellite facilities.

Tires: The Boone County Landfill accepts used tires of all sizes and stores them in an enclosed semi-trailer. Boone County Secondary Roads Department utilizes this trailer for the storage of the abandoned tires they collect from throughout the County. Liberty Tire in Des Moines removes the tires on a periodic basis and process the tires into useable material.

The City of Ames Resource Recovery Plant also accepts tires and utilizes Liberty Tire in Des Moines to process the tires.

Appliances: The Boone County Landfill accepts appliances. The appliances are processed off-site by Pickett’s Salvage, LLC at their IDNR permitted demanufacturing facility in Boone County.

The City of Ames Resource Recovery Plant accepts appliances. The appliances are processed off-site by  **Midwest Recovery at their IDNR permitted demanufacturing facility in Bondurant, Iowa.**


Bell Salvage and Mike Louis Auto Body in Ames both accept appliances. The appliances are demanufactured on-site by a registered demanufacturer.

AB Salvage in Boone accepts appliances for off-site demanufacturing.

Rose Construction offers a pick-up service for appliances. They store the collected appliances in a warehouse until a permitted demanufacturer picks them up for demanufacturing off-site.

Lead-Acid Batteries: The Boone County Landfill and Ames Resource Recovery Plant accept lead-acid batteries. The batteries are picked up and recycled by Pickett’s Salvage (Boone batteries) and Bell Salvage (Ames batteries.)

Composting: Both the City of Ames and the Boone County Landfill operate or contract for yard waste compost facilities for yard waste generated through routine yard maintenance. Both facilities normally charge for yard waste.

The Boone County Landfill offers “free yard waste days” during six weeks in the spring and six weeks in the fall to provide residents with an alternative to open burning and to obtain more compostable material. During this program, which is funded by per-capita fees, normal tipping fees are waived. 

Waste to Energy: The City of Ames operates a Refuse-Derived Fuel processing plant. This facility processes an average of 70% of the incoming waste into a fuel product that is mixed with coal at the City of Ames electric generating facility. The plant sends the remaining 30% (processed reject material) from the plant to the Boone County Landfill.

To date, examinations of the feasibility of sending burnable material from the Boone County Landfill's service area to Ames on a regular basis has demonstrated significant logistical and economic obstacles. However, this alternative will continue to be explored periodically, especially as new technologies are developed or changes in economic assumptions occur.

Take A Stand For Your Land: Boone County continues to combat illegal dumping. The theme of the program, "Take A Stand For Your Land" was developed through a pilot project with the Iowa Department of Natural Resources and Keep Iowa Beautiful. Boone County maintains a toll-free call in number and the Landfill financially supports a code enforcement position in the Health & Sanitation Department.

NEW Programs Since Last Plan Update:

A number of new programs have been developed and implemented in the planning area over the past three years. These new programs include:

Disposal & Reclamation:

Landfill Waste Grinding & Metal Reclamation System: In April of 2012 the Landfill implemented a new system utilizing a horizontal grinder to densify the various wastes delivered to the Landfill. This system is a significant departure from the traditional landfilling system. Rather than using a multi-purpose piece of heavy equipment in the form of a landfill compactor, the new system moves more towards the model of using dedicated heavy equipment for specific tasks.

In many cases, the multi-use focus of the current system means that the same machine has to be able to perform somewhat contradictory tasks. This means that the designers of the equipment are often making compromises that negatively impact performance and efficiency.

The new grinding system, while incurring a significant up front cost, provides significant cost savings in regards to overall fleet costs, airspace capacity, and facility safety. The system also opens up new revenue streams such as metals recycling and land clearing waste processing that are not currently available under the existing system.

Watershed Protection:

Don Williams Lake Watershed Improvement Plan: Boone County Conservation and Boone County Soil & Water Conservation District received a grant from the IDNR to conduct and assessment and prepare a watershed improvement plan for Don Williams Lake. The Boone County Landfill was very involved in the project. Landfill staff prepared the grant request, served as the project's recording secretary, and coordinated public education activities associated with the project. The final plan received overwhelming support from land owners and lake users. The USEPA approved the plan in January of 2012.

City of Ames Smart Watershed Program: 

Recycling and Composting:

Boone County Recycling Center: Although operating in the same location as the former Good Connections recycling center, the BCRC is really a "new" facility. The Boone County Landfill took over the facility as on January 1, 2008. The landfill hired Genesis Development

to operate the facility and workplace recyclables collection program under the direction of the landfill administrator/recycling coordinator.

Greene County Recycling Agency (GCRA): The GCRA is the only 28E intergovernmental agency formed just for the purposes of recycling in rural Iowa. During 2013, the GCRA undertook an extensive review of its collection, processing system, and public outreach. This involved surveys, customer feedback and discussions with collection and processing personnel.

Out of this review came several changes. The collection system (drop-off and curbside) transitioned to a dual stream format with associated changes to the processing system. The GCRA also contracted with Big Green Umbrella Publishing to run a monthly article and ad in Greene County Living Magazine. This magazine is mailed to every postal address in Greene County.

City of Ames Grinding System:

Asphalt Shingles Recycling: The Boone County Landfill has partnered with Metro Waste Authority to offer asphalt shingles recycling. The Landfill received a SWAP forgivable loan to help defray costs associated with constructing a concrete acceptance and storage pad. When a semi load of asphalt shingles are accumulated, the load will be transported to the Metro Park East Landfill for processing.

Banned materials: The following identifies banned materials by facility:


Boone County Landfill: The following items are banned from landfill disposal at the facility but on-site collection points are provided and the materials are either recycled or properly disposed: Appliances, Tires, Lead-Acid Batteries, Yard Waste.

In addition, the Landfill does not accept: Hazardous Waste, Infectious Waste, Radioactive Waste, Dead Animals, Liquids of any type, Asphalt from Paving, Used Needles, manure from livestock. Petroleum contaminated soil that can be remediated is typically referred to Metro Waste Authority.

The landfill provides assistance to customers that have these wastes by helping them find other disposal facilities that do accept these wastes.

Ames Resource Recovery Plant: The following materials are not accepted at the Plant: Liquids, Construction & Demolition Material, Dead Animals, Hazardous Waste, Yard Waste.

The Plant provides assistance to customers that have these wastes by helping them find other disposal facilities that do accept these wastes.

 **Ames/Story Environmental (C&D) Landfill:** The following materials are banned from landfill disposal at the facility: Liquids, Municipal Solid Waste, Tires, Appliances, Hot Water Heaters, Lead-Acid Batteries, Paint, Sludge, Special Waste, non-diseased trees and yard waste.

Summary of Public Education Opportunities:

The planning area realizes the importance of educating the public on an ongoing basis. Both the Boone County Landfill and the City of Ames strive to keep the public informed and educated

about the planning area's solid waste management system. Public education opportunities include both publications and direct contact with staff.

Boone County Landfill Service Area: The Boone County landfill provides the following public education opportunities throughout its service area:

Environmental Education Specialist: The Boone County Landfill employs a person dedicated to environmental education. The EES focuses much of his attention on environmental education oriented school programs which are holistic in nature rather than just targeting waste management issues.

Publications: Great strides have been made in the planning in terms of providing the public with written information about how to manage their solid waste. A broad range of both general and issue specific publications are available. These publications are distributed either via area newspapers, public gatherings, haulers, city halls or through direct requests. Publications that have been developed or updated during the past four years include (see Appendix "D" for copies of each publication.):

- The Green Pages reuse, recycling and disposal directory
- Greene County Recycling Handbook
- Ames/Story County Recycling Directory
- Boone County Landfill Recycling and Disposal Guide
- L.I.F.E.Style (Living In a Friendly Environmental manner)
- Environmental Agencies, Legislation and Information Resources
Fact Sheet
- Tips for Successful Backyard Composting
- On-Site Organic Waste Management
- What to Do With Latex Paint
- Household Hazardous Waste Guide
(published by Metro Waste Authority)
- Business Guide for Conditionally Exempt Small Quantity Generators of
Hazardous waste (published by Metro Waste Authority)
- Tire Management Guides
(Iowa Tire Initiative and Boone County Landfill)
- How to Reduce Junk Mail
- Closing the Recycling Loop: A Buying Recycled Handbook
- Boone County Landfill/Health & Sanitation Bookmarks
- Boone County Landfill/Boone County Conservation Bookmarks
- Sharps Disposal Guide
- Tips for Filling Your Dumpster
- Good Connections Drop-Off Recycling Center Bookmarks
- River Writings Newsletter - Environmental Education Coordinator

Paid Advertisements: The Boone County Landfill also places paid advertisements in local publications to provide residents and businesses with information on how to contact staff for answers or to request information. Advertisements such as, "Do you have a question about garbage, recycling, etc." are placed in publications such as the Boone Resident guide and the Boone Area Map published by the Boone Area Chamber of Commerce.

The Landfill also pays for listings in area Yellow Pages under several different headings so that residents and businesses can find the Landfill's telephone number with little difficulty.

The Landfill has promoted proper tire management, household hazardous waste collections, yard waste facility programs and its covered load policy through advertisements in local newspapers and on the local AM radio station.

Public Service Announcements/Press Releases: The Landfill has a very positive relationship with local media. This is demonstrated by timely printing or airing of public service announcements (i.e., schedule of events, etc.) and press releases (i.e., program announcements, volunteer recognition, etc.)

Backyard Conservation: The Boone County Landfill EES has promoted the “Backyard Conservation” program sponsored by the NRCS at various events using the Landfill’s portable display. This program is targeted at residents and encourages them to adopt yard and landscaping strategies that lessen the impact of human development on the environment. Two key components of the Backyard Conservation program are on-site mulching and composting.

Dragoon River Romp: The Dragoon River Romp, a Keep Boone County Beautiful program, was implemented nine years ago. It is a watershed awareness raising event modeled somewhat on Project AWARE. 150+ volunteers band together on a Saturday each September to clean up a stretch of the Des Moines River that runs through Boone County. The event includes both river-based and land-based components. Environmental, cultural and historical education are included in the day’s activities. This program was recognized with an award from ISOSWO in 2007.

Mobile Watershed Education Center: This project utilizes a mobile classroom to educate citizens of all ages about the importance of watershed protection and water quality. An old command center bus has been modified to carry supplies and interactive activities.

Speakers Bureau: Since 1998, the Boone County Landfill has expanded the number of public speaking engagements as well as the number of topics offered for presentation. Speaking engagements discussing the variety of programs offered by the Landfill and solid waste management issues have been provided to civic and community groups throughout the service area. This provides an excellent opportunity to share timely information as well as answer questions from local residents and businesses.

In addition, the number of facility tours conducted by landfill staff has increased dramatically. Historically, facility tours had been offered to just area schools. The school facility tours have been enhanced as well as offering tours to various community and civic groups. In addition to schools, facility tours have been provided to groups such as: Boone County Soil and Water Conservation Commissioners; Boone Garden Club, Master Gardeners, Greene County Recycling Agency and others.

The local AM radio station, KWBG hosts a call-in public information radio show called, “Tuned-In.” Landfill staff and the EES are routinely asked to be a guest on the program. This provides an excellent opportunity to share timely information as well as answer questions from local residents and businesses.

The landfill also hosts an “Ask The Expert” show once a month on KWBG. As with the Tuned In program, this provides a timely opportunity to share information about waste management and the environment.

Business/Workplace Outreach: The Boone County Landfill recognizes that commercial waste is a large percentage of the waste stream it handles. The Landfill utilizes several strategies to encourage businesses and workplaces to pro-actively manage the wastes they generate.

Iowa Waste Exchange: The Boone County Landfill maintains a close working relationship with Shelene Codner, the representative of the Iowa Waste Exchange that handles the CIWMA planning area. Through this relationship, businesses are identified that might benefit from the services that are offered by the Iowa Waste Exchange. Ms. Codner routinely visits businesses in the Landfill's service area.

Chamber of Commerce: The Landfill works closely with the Boone Area Chamber of Commerce on a number of projects and programs. The Chamber makes referrals to the Landfill when they have customers or members needing information on solid waste management issues. They also provide landfill publications to residents and businesses moving into the Boone County area.

Outstanding Business/Workplace Waste Reduction and Recycling Awards: The Boone County Landfill, in conjunction with Boone County Conservation and the Boone Area Chamber of Commerce, began a recognition program in 1999 for businesses and workplaces (including schools) that pro-actively manage their waste. This award program has been very successful and has become increasingly popular.

In Boone County the awards are presented on America Recycles Day, November 15th. In 1999 a total of 16 awards were handed out in Boone County. In 2013 a total of 220 awards were presented. Businesses receiving the award also receive recognition in local papers and on the local AM radio station.

Portable Displays: The Boone County Landfill has developed two portable displays that are utilized at events such as the Senior Fair, Celebrate Families Event, Boone Area Home Show, Career Fair, Courthouse and libraries.

Web Site: The use of the internet for dissemination of information has become an established strategy in much of the planning area. In coordination with Boone County, the Boone County Landfill has established a web page that addresses the management of solid waste. The Boone County Landfill web address is: www.boonecounty.iowa.gov or www.boonelandfill.org. The Landfill's web page can also be accessed through the City of Boone/Boone Area Chamber of Commerce web site, www.booneiowa.us.

Greene County Recycling Agency: The GCRA handles recyclables collection and processing for all of Greene County (except the City of Scranton.) Over the past several years the GCRA has developed and distributed the Greene County Recycling Handbook to all residents in Greene County. Through their contracted recyclables processor, Genesis Development, they offer presentations to schools, speakers at civic groups and tours of the Genesis recyclables processing plant.

In 2013 the GCRA conducted an extensive review of their collection, processing and education programs. This led to several changes including a new direction for education. A monthly article with recycling information appears in the Greene Living Magazine that is mailed to every postal address in Greene County.

City of Scranton: The City of Scranton provides a handbook to residents that among other things includes information about the City's garbage and recycling program. As needed the City also sends out postcards to its residents with information about their recycling program.

Ames Resource Recovery Plant Service Area: The Ames Resource Recovery Plant provides the following public education opportunities:

Media and Website: The Resource Recovery System has an on-going program on the local government channel (#12) that explains the system operation and its environmental benefits. It is replayed approximately four times per week. In addition specific programs on propane tanks, Household Hazardous Waste, and battery disposal are run.

The use of the internet for dissemination of information has become an established strategy in much of the planning area. The City of Ames has established a web page that addresses the management of solid waste. The City of Ames web address is: cityofames.org/smarttrash. Also the City's web site has many informative items and a virtual tour of the Resource Recovery Plant.

Publications: The City of Ames publishes and distributes a number of educational materials including:

Ames Area Recycling Guide	Propane Tank Disposal
HHW Satellite Site/Hazardous Chemicals in Our Home	RRP Newsletter
Clean Sweep Coloring Book (KAB)	Bookmarks
ARRP Plant Brochures	Glass Recycling brochure
Recovery System Schematics	Tire Recycling Jar Opener
	Where Does Your Garbage Go? Poster

Videos: The ARRP is developing new videos on propane tank disposal, curbside recycling in Ames, furniture disposal in Ames, household hazardous materials, tires, waste oil, glass recycling, battery recycling, as well as how to use the Resource Recovery Plant, for both citizens and commercial. These programs play frequently on Ames' cable television channel.

Virtual Tour: The City of Ames' web site offers a virtual tour of the Resource Recovery Plant.

The ARRP has a portable display that has been utilized in Hy-Vee's recycling/go green campaign, City of Ames Energy Fair, the Eco Fair, ISU's Sustainapalooza, and Wheatsfield grocery presentations, and the Ames Electric Utility/RRP Annual Public Open House.

The City of Ames Resource Recovery Plant participates in the: Ames Energy Fair, and the Ames Electric Utility and Resource Recovery Annual Public Open House,

Web sites/Cable Television: The use of the internet for dissemination of information has become an established strategy in much of the planning area. Both the City of Ames and the Boone County Landfill have established web pages that address the management of solid waste.

The Resource Recovery System has an on-going program on the local government channel (#12) that explains the system operation and its environmental benefits. It is replayed approximately four times per week. In addition specific programs on propane tank disposal, curbside recycling in Ames, furniture disposal in Ames, household hazardous materials, tires,

waste oil, glass recycling, battery recycling, as well as how to use the Resource Recovery Plant, for both citizens and commercial haulers.

The City of Ames web address is: cityofames.org/smarttrash.

Facility Tours and Special Events: The Ames Resource Recovery Plant conducts facility tours throughout the year. In addition, plant staff are available to speak to groups upon request. Resource Recovery Plant staff also participate in the following: Eco Fair, Customer Appreciation Day, Sustainapalooza, and Welcome Fest for ISU students, as well as local elementary school "Science Nights."

Out of Planning Area Waste: Both Boone County Landfill and City of Ames staff educate people who attempt to deliver loads generated from outside of the planning area as to the proper disposal facility for their waste. The Boone County Landfill keeps a log of rejected loads. In addition to information posted at the Landfill's scale house, the Green Pages include a description of the planning area.

Copies of publications are available through the City of Ames website or the Boone County website or upon request.

V. BASELINE WASTE STREAM REPORT

Landfilled Tonnage: The CIWMA planning area generated the following wastes during FY2014 which required landfill disposal:

Facility:	Tons:
Boone County Landfill (before approved exemptions)	66,840.01

Exceptional Events: Of the above tonnage, some was landfilled during FY2014 due to exceptional events. **These events included flood damage, storm damage and Ames power plant shutdowns. The IDNR has the approved exceptional events on file.**

Ames Resource Recovery System: In addition, the Ames Resource Recovery Plant handled **50,057** tons during FY2014. Of this total, **2,020.00** tons was metal that was recovered for recycling and **33,847.00** tons were processed into refuse-derived fuel. Thus, **35,867.00** tons were processed and diverted from landfill disposal. This represents a facility diversion of **71.65** for FY2014.



VI. CURRENT AND PROJECTED SIX-YEAR WASTE COMPOSITION AND WASTE GENERATION RATES

Population Growth: As predicted in the CIWMA's original comprehensive plan, the area is experiencing continued growth in population. The growth rate is highest in Story County. The western portion of the planning area is seeing minimal growth.

It is anticipated that the population growth will continue during the next three to six years, especially in Boone and Story Counties. In 2008, Story County was listed as one of the fastest growing counties in Iowa.

TABLE ONE:
Central Iowa Waste Management Association Planning Area Population Statistics:

Boone County Landfill Primary Service Area:

Boone County:

Unincorporated	8,269
Boone	12,661
Beaver	48
Berkeley	32
Boxholm	195
Fraser	102
Luther	122
Madrid	2,543
Ogden	2,044
Pilot Mound	173
Total Boone County:	26,189

Dallas County:

Bouton	129
Granger	1,244
Woodward	1,024
Total Dallas County:	2,397

Calhoun County:

Farnhamville	371
Lohrville	368
Somers	113
Total Calhoun County:	852

Greene County:

Unincorporated	2,625
Churdan	386
Dana	71
Grand Junction	824
Paton	236
Rippey	292
Scranton	557
Total Greene County:	4,991

Total Landfill Primary Service Area Population: 34,429.00

Ames Resource Recovery Service Area:



- Ames
- Cambridge
- Gilbert
- Huxley
- Kelley
- Maxwell
- McCallsburg
- Nevada
- Roland
- Slater
- Story City
- Unincorporated Story County
- Zearing

Total Ames Resource Recovery Service Area Population:

Changes in composition in generation since previous update:

Waste Composition Breakdown: The following Table details the breakdown of waste processed and disposed in the CIWMA planning area during FY2014.

The only change in the planning area's waste stream is that of agricultural processing and research. This activity has expanded in Boone and Story Counties since the last plan update. This type of research generates seed and other products that must be landfilled due to its experimental nature.

Agricultural seed processing has expanded in Boone County. Monsanto has made another addition to its Boone facility. AgReliant has constructed a large processing facility near Ogden.

Waste composition by sector is still estimated to be 50% residential and 50% commercial/ industrial/Institutional as stated in past plans.

**TABLE TWO:
FY2014 TONNAGE DETAIL
(July 1, 2013 - June 30, 2014)**

<u>Facility:</u>	<u>Waste Category:</u>	<u>Tonnage:</u>
Boone County Landfill:		
	MSW - Primary Service Area	21,237.06
	MSW - Ames/Story County	28,081.13
	C&D - Primary Service Area	7,724.83
	C&D - Ames/Story County	8,561.27
	SWA - Primary Service Area	89.10
	SWA - Ames/Story County	465.66
	Asbestos - Primary Service Area	139.66
	Asbestos - Ames/Story County	541.30
Total Tonnage Landfilled (before approved exemptions)		66,840.01
Approved IDNR Exemptions:		
Adjusted Tonnage Landfilled for Goal Progress Calculations:		

Ames Resource Recovery System:



Waste Processed into Refuse Derived Fuel:

Reclaimed Metals:

Reclaimed Glass:

Amount Landfilled:

VII. ALTERNATIVES ANALYSIS

ANALYSIS OF EXISTING ISWMS:

The existing integrated solid waste management system (ISWMS) employed by the CIWMA continues to be one of the most extensive and proactive systems in Iowa. The CIWMA planning area utilizes public education, source reduction, recycling, composting, material recovery for energy generation and landfilling.

The existing ISWMS diverts a very sizable portion of waste from landfill disposal. In fact the CIWMA was one of just a few planning areas in 2000 and 2002 to meet or exceed the State of Iowa's 50% waste diversion goal. In October of 2002, ISOSWO presented both the Boone County Landfill and the City of Ames with awards recognizing the proactive operations of these facilities. In past years the planning area has diverted almost 55% of its waste from landfills.

Key improvements and enhancements have been made to many of the components of the CIWMA ISWMS over the past five years to ensure that the system continues to pro-actively meet the needs of its jurisdiction. These include:

- Continued upgrades to the Ames Resource Recovery Plant to reduce the amount of residue generated by the processing system which requires landfill disposal.
- Continued extensive development of a comprehensive public education and awareness program.
- Continued facility improvements at the Boone County Recycling Center in Boone which have increased material processing efficiencies and made the drop-off recycling areas more user friendly. The facility now accepts single-stream recyclables from collection routes.
- Continued improvements at the landfill and yard waste processing facility at the Boone County Landfill. These facilities are more accessible and user friendly. Customer use of these facilities continue to grow.
- Continued emphasis on, and enhancement of, the Landfill's storm water and erosion control system. This was undertaken in conjunction with an extensive erosion control program that has been very successful.
- Continued enhancement of appliance acceptance programs operated by the City of Ames and the Boone County Landfill to address appliance disposal needs.
- Continued enhancement of the Keep Boone County Beautiful program.
- Continued development of a watershed protection program.

The current system costs associated with the area's ISWMS are quite reasonable given the significant amount of landfill diversion achieved. Tipping fees at area waste management and recycling facilities in FY2009 ranged from \$0.00 per ton (Boone County Recycling Center) to \$30.00 per ton (Boone County Landfill) to \$52.75 per ton (Ames Resource Recovery Plant.) Per-capita assessments ranged from \$5.00 (Boone County Landfill) to \$9.10 (Ames Resource Recovery Plant). Rates have been relatively static the past several years.

MSW Composting: The issue of MSW composting is one that receives ongoing attention throughout the United States. The CIWMA undertook a preliminary assessment of the technical and cost feasibility of this technology in conjunction with the 2002 Plan Update. That study indicated that the feasibility of MSW composting was hampered due to poor and/or non-existent markets for MSW compost. Staff have continued to monitor this subject and have found nothing to indicate any progress in developing markets.

Food Waste Composting: This type of processing is much more feasible and is gaining traction in the State of Iowa. Chamness Technologies is operating a food waste collection route that serves grocery store, food distributors and restaurants, including clients in the CIWMA Planning Area. CIWMA has been supportive of these efforts and is optimistic about its future.

Expanding ARR Service Area: As in past CIWMA plan updates, an examination of the feasibility of increasing the service area of the current Resource Recovery System is detailed in **Alternative One.**

Construction & Demolition Waste: Given that the CIWMA region continues to experience both residential and commercial growth, proactive management of construction & demolition waste has become critical. Building demolition and the tear down of derelict housing is also becoming more prevalent as area local governments have begun tackling these issues in a concerted and more diligent manner.

The Boone County Landfill adopted its Large Scale Demolition/Site Remediation Waste Acceptance Policy in 2004. This operating policy pertains to large-scale demolition and site remediation projects. This policy set waste diversion requirements for projects that will generate more than 300 tons of waste material. In cases subject to this policy, the landfill will not accept stone, brick, concrete, or metals for landfill disposal. This policy has successfully diverted waste from the landfill from several projects in the CIWMA Planning Area.

Overall, the current system continues to handle the area's waste processing and disposal needs in an environmentally sound and pro-active manner. The system enjoys strong public and municipal support.

ALTERNATIVE ONE: INCREASE SERVICE AREA OF RESOURCE RECOVERY SYSTEM

The Resource Recovery System is made up of two main components. The first is the Resource Recovery Plant where the solid waste is processed into Refuse Derived Fuel (RDF) and the second is the City of Ames Electric Utility where the RDF is mixed with coal and burned to generate electricity. When expansion of the system is analyzed, both components must be considered.

The Resource Recovery Plant receives very nearly 54,000 tons of solid waste each year for processing. That tonnage converts to approximately 1000 tons per week when maintenance downtimes are considered. Approximately 70%, or about 35,000 tons, is converted to RDF and transported to the Electric Utility storage bin for use as fuel. The ARR is available to process an average of 70 hours per week. Actual processing time averages 36 hours per week at 25 tons per hour throughput due to the power plant's capacity to handle RDF.

The Electric Utility draws the RDF from the storage bin over a 24-hour period to mix with coal and inject into the boilers. The storage bin can store up to 500 tons of RDF and feed approximately 12.5 tons per hour (an increase over past years). Use of the RDF depends on the boiler that is being used, maintenance problems, and the demand for electricity.

The average amount of solid waste that is received each day is 200 tons. Wednesday is the day that collections are made in the rural areas of the service territory and thus the quantity is low. The other four days of the work week are heavier such that the total could exceed 250 tons in a day.

Based on the above, currently there is very little room for expansion of the service area within the existing Plant and Electric Utility capacity. Improvements could be made to the Resource Recovery Plant to improve throughput or the existing equipment could be operated at higher rates. The increasing of the operating rates was tried after the Plant renovation in 1996. The throughput increased, but the diversion rate decreased by almost 10% from 35% to 25%. This increase in the percent of the solid waste landfilled is against the philosophy of the System, as well as being expensive since the material had to be transported to the Boone County Landfill and the tipping fee paid there as well. Since 2006 the percentage landfilled has been reduced to 30%.

Plant improvements have been implemented. The cyclone technology was replaced with an air knife in 2007, resulting in less rejects requiring landfill disposal. An eddy current system and induction sorting system, as well as a new drum magnet for ferrous metals, were installed in 2009. These new machines are also expected to reduce rejects.

The City of Ames has made the decision to switch its electrical generating units from coal fired boilers to a system that utilizes natural gas. This change will require significant changes taking place over the next few years.

With the above change in mind, the Resource Recovery Plant can also change its end product from a solid based refuse derived fuel to a gas based synthetic fuel. This will create the opportunity to process more municipal solid waste through the system.

Discussion have been taking place between the staff of the Boone County Landfill and staff of the Resource Recovery System as to how Boone County waste can be incorporated into the recovery system. With the landfill's waste grinding system, it has been determined that waste that has been pre-inspected and processed through the grinding system can be loaded onto walking floor semi trucks and delivered to the resource recovery plant. These trucks already bring grinding waste from the plant to the landfill, but currently return empty. Staff have high hopes for this opportunity.

ALTERNATIVE TWO: SUPPLEMENT EXISTING SYSTEM WITH C&D OR WOOD PROCESSING

Over the past five years, many changes have taken place that have affected how C&D and wood waste are managed in the CIWMA Planning Area. The major change was the closing of the Ames/Story Environmental C&D Landfill. In conjunction with that facility's closure, Boone County adopted a system of economic flow control to encourage these types of waste to be reused or recycled and thus diverted from the Boone County Landfill. The strategy utilizes a higher tip fee at the Landfill that results in reuse and recycling options becoming cost-effective alternatives.

Phoenix Recycling in Des Moines has been a primary alternative. Large demolition sites have employed on-site rock/concrete crushing to recover material to be used as clean fill, raw materials or marketable materials.

VIII. TIMELINE

Central Iowa Waste Management Association Project Implementation Plan (by fiscal year: July 1 through June 30)


<u>Fiscal Year:</u>	<u>Project:</u>
2014-2015	<ul style="list-style-type: none">- Update and submit Comprehensive Solid Waste Management Plan.- Continue to conduct household hazardous waste mobile collections. Evaluate effectiveness of program and determine level of continued involvement.- Continue used tire public awareness program. Evaluate effectiveness (Boone County Landfill.)- Continue financial support of recyclables processing facilities (Boone County Landfill)- Initiate construction of Community Recycling Center of Boone County (Boone County Landfill.)- Construct landfill cell 7-R (Boone County Landfill.)- Complete new small vehicle unloading area (Boone County Landfill.)- Begin asphalt shingles recycling (Boone County Landfill.)- Revise and update comprehensive public education awareness program.- Promote programs and services to residents and businesses in service area.- Continue glass crushing program (ARRP.)- Plan for enhanced material separation capability (ARRP.)- Continue to provide assistance to Greene County Recycling Agency with their public education efforts Boone County Landfill.)- Continue Sharps disposal program (ARRP and BCL.)- Continue CESQG hazardous waste program (ARRP and BCL.)- Update and continue implementation of Keep Boone County Beautiful Action Plan.- Continue Dragoon River Romp (Boone County Landfill.)- Conduct business awards program (Boone County Landfill.)- Update and continue implementation of Keep Boone County Beautiful Action Plan.- Continue implementation of watershed protection program (Boone County Landfill.)- Explore transferring pre-ground/pre-inspected waste from Landfill to ARRP for RDF processing (Boone County Landfill and ARRP.)

The above programs and activities are designed to maintain planning area waste management and waste diversion efforts.

2015-2016	<ul style="list-style-type: none">- Continue to conduct household hazardous waste mobile collections on an as needed basis. Evaluate effectiveness of program and determine level of continued involvement.- Continue used tire public awareness program. Evaluate effectiveness (Boone County Landfill.)- Continue financial support of recyclables processing facilities (Boone County Landfill.)- Complete construction and open Community Recycling Center of Boone County (Boone County Landfill.)
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- Revise and update comprehensive public education awareness program.
- Promote programs and services to residents and businesses in service area.
- Continue glass crushing program (ARRP.)
- Continue to provide assistance to Greene County Recycling Agency with their public education efforts (Boone County Landfill.).
- Continue Sharps disposal program (ARRP and BCL.)
- Continue CESQG hazardous waste program (BARRP and BCL.)
- Update and continue implementation of Keep Boone County Beautiful Action Plan.
- Conduct business awards program (Boone County Landfill.)
- Update and continue implementation of Keep Boone County Beautiful Action Plan.
- Continue Dragoon River Romp (Boone County Landfill.)
- Continue asphalt shingles recycling program.
- Continue implementation of watershed protection program (Boone County Landfill.)
- Continue non-ferrous metal reclamation program (ARRP).
- Monitor status of transferring pre-ground/pre-inspected waste from Landfill to ARRP for RDF processing (Boone County Landfill and ARRP.)

The above programs and activities are designed to maintain planning area waste management and waste diversion efforts.

- 2016-2017** - Continue to conduct household hazardous waste mobile collections on an as needed basis. Evaluate effectiveness of program and determine level of continued involvement.
- Continue used tire public awareness program. Evaluate effectiveness (Boone County Landfill.)
 - Continue financial support of recyclables processing facilities (Boone County Landfill)
 - Construct landfill cell 8-R (Boone County Landfill.)
 - Revise and update comprehensive public education awareness program.
 - Promote programs and services to residents and businesses in service area.
 - Continue glass crushing program (ARRP.)
 - Continue to provide assistance to Greene County Recycling Agency with their public education efforts (Boone County Landfill.).
 - Continue Sharps disposal program (ARRP and BCL.)
 - Continue CESQG hazardous waste program (BARRP and BCL.)
 - Update and continue implementation of Keep Boone County Beautiful Action Plan.
 - Conduct business awards program (Boone County Landfill.)
 - Update and continue implementation of Keep Boone County Beautiful Action Plan.
 - Continue Dragoon River Romp (Boone County Landfill.) 
 - Continue asphalt shingles recycling program.
 - Continue implementation of watershed protection program (Boone County Landfill.)
 - Continue non-ferrous metal reclamation program (ARRP).
 - Monitor status of transferring pre-ground/pre-inspected waste from Landfill to ARRP for RDF processing (Boone County Landfill and ARRP.)
 - Examine the feasibility and need for an Electronics Recycling Program.

The above programs and activities are designed to maintain planning area waste management and waste diversion efforts.

- 2017-2018** - Continue to conduct household hazardous waste mobile collections on an as needed basis. Evaluate effectiveness of program and determine level of continued involvement.
- Continue used tire public awareness program. Evaluate effectiveness (Boone County Landfill.)
- Continue financial support of recyclables processing facilities (Boone County Landfill)
- Revise and update comprehensive public education awareness program.
- Promote programs and services to residents and businesses in service area.
- Continue glass crushing program (ARRP.)
- Continue to provide assistance to Greene County Recycling Agency with their public education efforts (Boone County Landfill.).
- Continue Sharps disposal program (ARRP and BCL.)
- Continue CESQG hazardous waste program (BARRP and BCL.)
- Update and continue implementation of Keep Boone County Beautiful Action Plan.
- Conduct business awards program (Boone County Landfill.)
- Update and continue implementation of Keep Boone County Beautiful Action Plan.
- Continue Dragoon River Romp (Boone County Landfill.)
- Continue asphalt shingles recycling program.
- Continue implementation of watershed protection program (Boone County Landfill.)
- Continue non-ferrous metal reclamation program (ARRP).
- Monitor status of transferring pre-ground/pre-inspected waste from Landfill to ARRP for RDF processing (Boone County Landfill and ARRP.)
- Examine the feasibility and need for an Electronics Recycling Program.

The above programs and activities are designed to maintain planning area waste management and waste diversion efforts.

- 2018-2019** - Continue to conduct household hazardous waste mobile collections on an as needed basis. Evaluate effectiveness of program and determine level of continued involvement.
- Continue used tire public awareness program. Evaluate effectiveness (Boone County Landfill.)
- Explore construction of landfill cell 9-R (Boone County Landfill.)
- Continue financial support of recyclables processing facilities (Boone County Landfill)
- Construct outdoor environmental learning center at Community Recycling Center of Boone County (Boone County Landfill.)
- Revise and update comprehensive public education awareness program.
- Promote programs and services to residents and businesses in service area.
- Continue glass crushing program (ARRP.)
- Continue to provide assistance to Greene County Recycling Agency with their public education efforts (Boone County Landfill.).
- Continue Sharps disposal program (ARRP and BCL.)

- Continue CESQG hazardous waste program (BARRP and BCL.)
- Update and continue implementation of Keep Boone County Beautiful Action Plan.
- Conduct business awards program (Boone County Landfill.)
- Update and continue implementation of Keep Boone County Beautiful Action Plan.
- Continue Dragoon River Romp (Boone County Landfill.)
- Continue asphalt shingles recycling program.
- Continue implementation of watershed protection program (Boone County Landfill.)
- Continue non-ferrous metal reclamation program (ARRP).
- Monitor status of transferring pre-ground/pre-inspected waste from Landfill to ARRP for RDF processing (Boone County Landfill and ARRP.)
- Examine the feasibility and need for an Electronics Recycling Program.

The above programs and activities are designed to maintain planning area waste management and waste diversion efforts.

- 2019-2020**
- Continue to conduct household hazardous waste mobile collections on an as needed basis. Evaluate effectiveness of program and determine level of continued involvement.
 - Continue used tire public awareness program. Evaluate effectiveness (Boone County Landfill.)
 - Continue financial support of recyclables processing facilities (Boone County Landfill)
 - Revise and update comprehensive public education awareness program.
 - Promote programs and services to residents and businesses in service area.
 - Continue glass crushing program (ARRP.)
 - Continue to provide assistance to Greene County Recycling Agency with their public education efforts (Boone County Landfill.).
 - Continue Sharps disposal program (ARRP and BCL.)
 - Continue CESQG hazardous waste program (BARRP and BCL.)
 - Update and continue implementation of Keep Boone County Beautiful Action Plan.
 - Conduct business awards program (Boone County Landfill.)
 - Update and continue implementation of Keep Boone County Beautiful Action Plan.
 - Continue Dragoon River Romp (Boone County Landfill.)
 - Continue asphalt shingles recycling program.
 - Continue implementation of watershed protection program (Boone County Landfill.)
 - Continue non-ferrous metal reclamation program (ARRP).
 - Monitor status of transferring pre-ground/pre-inspected waste from Landfill to ARRP for RDF processing (Boone County Landfill and ARRP.)
 - Examine the feasibility and need for an Electronics Recycling Program.

The above programs and activities are designed to maintain planning area waste management and waste diversion efforts.

APPENDIX "A"
RESOLUTIONS OF SUPPORT

APPENDIX "B"
AFFIDAVITS OF PUBLICATION AND PUBLIC INPUT MEETING MINUTES

**APPENDIX “C”
OTHER LICENSED/PERMITTED FACILITIES:**

Boone County Landfill Service Area:

Boone County:

Bell Salvage
980 Quartz Ave
Boone, IA 50036

David Garreans Auto Salvage
2269 Angus Ave
Perry, IA 50220

Jerry’s Cars and Parts
2077 Rose Rd
Madrid, IA 50156

Pickett’s Salvage LLC
70 C Ave
Paton, IA 50217

Ogden Iron & Metal
615 210th Rd
Ogden, IA 50212

Questions about Boone County facilities should be directed to:
Boone County Planning and Development Department
515.433.0550

Greene County:


Hoffman Brothers
1201 Main Street E
Grand Junction, Iowa 50107

Jerry’s Auto
1829 Sherwood Avenue
Jefferson, IA 50129

City of Ames/Story County:

Bell Salvage
500 Freel Drive
Ames, IA 50010

Jerry Carney & Sons, Inc.
1816 SE 5th Street
Ames, IA 50010

Mike Lewis Auto 
1901 East Lincolnway
Ames, IA 50010

**APPENDIX “D”
ELECTRONICALLY SUBMITTED DATA**

The attached certification represents that data approved by the Central Iowa Waste Management Association (CIWMA) for plan update submittal to the Iowa Department of Natural Resources (IDNR) via the Comprehensive Plan Submittal Website. The following stipulate the conditions implied with the electronic transfer of the referenced 178 pages of data:

Deterioration or Alteration of files: Because electronic data can deteriorate, be altered, or modified without our knowledge or consent, the CIWMA and/or its consultant, HLW Engineering Group, cannot be held liable for the completeness or correctness of the electronic data after submittal. CIWMA and HLW do stand by the accuracy of the submitted on-line material in as much as the IDNR forms have been completed. A duly recorded and certified hard-copy of the on-line data has been filed with the Boone County Recorder and the Ames City Clerk. However, it should be noted that while the CIWMA has completed the forms provided by the IDNR as best as it can, the forms do not necessarily provide for proper reflection of programs or program components.

Right/Ability to Alter/Edit Data: Any use or reuse of this data by the State of Iowa or others beyond this one-time submittal will be at the risk and legal responsibility of the State of Iowa. Furthermore, the State of Iowa will, to the fullest extent permitted by law, indemnify and hold CIWMA and HLW harmless for any and all claims, suits, liability, demands, or costs arising out of or resulting therefrom.

Data and Database Maintenance: Any use and maintenance of this data by the State of Iowa or others beyond this one-time submittal will be the full responsibility of the State of Iowa.

SOLID WASTE COMPREHENSIVE PLAN UPDATE ONLINE DATA SUBMITTAL CERTIFICATION

Date:

I certify under penalty of law that I am the authorized representative of the comprehensive planning area and that I have examined and am familiar with the information reported online, and that I believe the information is true, accurate and complete. Please see the attached stipulations.

Signed: _____

Name and Agency of Person Certifying:

Scott A. Smith

Boone County Landfill/CIWMA

Comprehensive Planning Area:

CENTRAL IOWA WASTE MANAGEMENT ASSOCIATION

Date: _____

Telephone Number: 515.433.0591

COUNCIL ACTION FORM

**SUBJECT: 2013/14 CYRIDE ROUTE PAVEMENT IMPROVEMENTS PROGRAM #2
(GARDEN ROAD, GARNET DRIVE, VIOLA MAE AVENUE)**

BACKGROUND:

This is the annual program for pavement improvements to streets that are or were bus routes. These streets were originally designed and built for lighter residential traffic. With these streets designated as bus routes, accelerated deterioration of the street pavement occurred. Pavement improvements will now restore or improve these street sections to carry projected traffic volumes.

The 2013/14 locations included for this project are Garden Road (South Duff Avenue to end of road), Garnet Drive (Garden Road to Jewel Drive) and Viola Mae Avenue (Garden Road to Ken Maril Road). This work (Program #2) involves a mill and overlay of the existing pavement and improvements to pedestrian curb ramps. These locations are the remaining street improvements shown in the 2013/14 CyRide Route Pavement Improvements Program. The first project under this program (Program #1) included improvements to Jewel Drive, Emerald Drive, Ken Maril Road, and Duluth Street. That project, which is substantially completed, is estimated to have final costs in the amount of \$812,000.

Staff has completed plans and specifications for this project (Program #2) with estimated construction costs of \$964,900. Engineering and administrative costs are estimated to be \$144,800, bringing total estimated project costs to \$1,109,700.

This program is financed in the amount of \$2,000,000 with General Obligation Bonds (G.O. Bonds). With the expenses of \$812,000 from Program #1, this leaves \$1,188,000 available in G.O. Bonds to fund Program #2 (this project).

ALTERNATIVES:

1. Approve the 2013/14 CyRide Route Pavement Improvements Program #2 (Garden Road, Garnet Drive, and Viola Mae Avenue) by establishing November 5, 2014, as the date of letting and November 10, 2014, as the date for report of bids.
2. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

The above mentioned streets for Program #2, which are primarily on a CyRide route, suffer from significant deterioration. By approving this project, the structural integrity of the designated streets will be restored during the 2015 construction season. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

SUBJECT: 2014/15 ARTERIAL STREET PAVEMENT IMPROVEMENTS (LINCOLN WAY – SQUAW CREEK BRIDGE TO OAK AVENUE)

BACKGROUND:

This annual program is for reconstruction or rehabilitation of arterial streets to restore structural integrity, serviceability, and rideability. Locations are chosen in accordance with the most current street condition inventory.

The 2014/15 project location is Lincoln Way from the Squaw Creek Bridge to S. Oak Avenue. The work involves a mill and overlay of the existing pavement, full depth pavement repairs, curb and gutter spot repairs, reconstruction of pedestrian curb ramps, storm and sanitary sewer pipe spot repairs, removal and replacement of storm sewer intakes, removal and replacements of sanitary sewer manholes, and updating the Lincoln Way/Hazel Avenue traffic signal to radar vehicle detection. Also as part of this project, the Electric Department will be improving/replacing existing street light poles along this section of Lincoln Way.

Staff has completed plans and specifications for the Lincoln Way project with estimated construction costs of \$585,800. Engineering and construction administration are estimated at \$87,900, bringing total estimated project costs to \$673,700.

This program is shown in the 2014/15 Capital Improvements Plan with funding in the amount of \$700,000 from General Obligation Bonds and \$50,000 from the Electric Utility Fund. This brings the total program funding amount to \$750,000.

ALTERNATIVES:

1. Approve the 2014/15 Arterial Street Pavement Improvements (Lincoln Way – Squaw Creek Bridge to Oak Avenue) by establishing November 5, 2014, as the date of letting and November 10, 2014, as the date for report of bids.
2. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By approving this project now, it will be possible to restore the structural integrity of the designated streets with construction to be completed during Iowa State University's 2015 summer session. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: 2012/13 STORM SEWER OUTLET EROSION CONTROL (PINEHURST DRIVE IN GREEN SUBDIVISION – 5TH ADDITION)

BACKGROUND:

This annual program provides for stabilization of eroded areas due to discharges of the storm sewer system into streams, channels, swales, gullies, or drainage ways in residential areas. This program provides a more permanent control of the erosion and reduces recurring maintenance costs in these areas.

The 2012/13 program locations include Pinehurst Drive in the Green Subdivision 5th Addition and behind Windsor Oaks at 1100 Adams Street. The work anticipated for the Windsor Oaks area is the management/removal of crown vetch that has grown in the area. This invasive plant will continue to grow and spread throughout the area and will be detrimental to native plants.

This specific project is for re-stabilization of the creek channel and pond at Pinehurst Drive in Green Subdivision, 5th Addition. The area has seen erosion of the banks that were stabilized with treated timbers. Those timbers have passed their useful functionality and need to be replaced.

Staff contracted with Clappsaddle Garber Associates (CGA) to analyze the creek flows and develop options for the stabilization. Staff and CGA met with area residents on-site to review options. All residents agreed on the work to be performed, but wanted the length of the stabilization increased to protect an additional downstream area. As such, a bid alternate for the additional length was added to the project. This bid alternate would have only been recommended for award if pricing remained within budget.

At the August 26, 2014 City Council meeting, Council approved plans and specifications and set the bid date for the project at September 17. A report of no bids occurred on September 23. Since no bids were received, Council directed staff to evaluate alternatives for accomplishing the creek stabilization this calendar year.

In accordance with Purchasing Policies and Procedures, competitive quotes may be received if the engineer's estimate is less than \$70,000. Staff reviewed the originally designed plans, which contained bid alternates. By not entertaining the bid alternates, the base bid estimated costs for the project was \$66,640, so the competitive quote process was utilized.

On September 26, a request for quotes was sent to three local contractors that are able to perform the required work. On October 3, quotes on this project were received as follows:

Engineer's Estimate	\$66,640.00
Central Landscape	\$76,189.33

Distinctive Landscapes and Country Landscapes, both of Ames, did not submit quotes for the project.

The only quote received is above the engineer's estimate. This is due to bidder's concerns over the amount of labor required to install the new retaining wall with limited access and the need to bypass the creek for construction. Central Landscape originally installed the railroad tie wall more than 25 years ago and has extensive knowledge of the existing area.

This program was shown in the 2012/13 Capital Improvements Plan with \$100,000 from the Storm Sewer Utility Fund. Additional funding in the amount of \$28,344 from project savings in the 09/10 Low Point Drainage Improvements (Crystal Street) project will be rolled in to this project for a total project available funding amount of \$128,344 which will help to ensure funding for the Windsor Oaks project.

The estimated expenses for this 2012/13 Storm Sewer Outlet Erosion Control Program are as follows:

Pinehurst Drive in Green Subdivision 5th Addition (This Project)	\$ 76,189.33
Windsor Oaks (Estimated)	\$ 15,000.00
Engineering and Contract Administration	<u>\$ 25,000.00</u>
	\$116,189.33

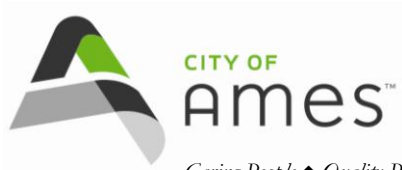
ALTERNATIVES:

1. Accept the quotation for the 2012/13 Storm Sewer Outlet Erosion Control (Pinehurst), and approve the purchase order to Central Landscape of Ames, Iowa, in the amount of \$76,189.33.
2. Reject the quote and instruct staff not to pursue the project at this time.

MANAGER'S RECOMMENDED ACTION:

By accepting the quotation and approving the purchase order, it will be possible to have the failed creek bank restored this construction season and avoid potential damage to private property in the area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby reallocating the designated savings to this program, accepting the quotation for the 2012/13 Storm Sewer Outlet Erosion Control (Pinehurst), and approving the purchase order to Central Landscape of Ames, Iowa, in the amount of \$76,189.33.



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 10, 2014

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 19 and 20 . Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: 2012/13 ARTERIAL STREET PAVEMENT IMPROVEMENTS – STATE AVENUE (OAKWOOD ROAD – U.S. HIGHWAY 30 OVERPASS)

BACKGROUND:

This annual program is for reconstruction or rehabilitation of arterial streets to restore structural integrity, serviceability, and rideability. Locations are chosen in accordance with the most current street condition inventory. The 2012/13 program location was State Avenue (Oakwood Road – just north of US Highway 30 Overpass).

This project included rehabilitating the existing concrete roadway with an asphalt overlay, added 6' paved shoulders on both sides of State Avenue, subdrains, guardrail along Dartmoor Road near State Avenue, reconstructed bridge approaches for the State Avenue Bridge over U.S. Highway 30, and other associated work. Construction was scheduled through the Iowa Department of Transportation (Iowa DOT) and was substantially completed in late spring of 2014. Project funding included federal funds. Therefore, it was required that contract bids be received by the Iowa DOT. On June 25, 2013, City Council awarded the project to Manatts, Inc. of Ames, Iowa, in the amount of \$1,143,124.09.

This action will be for the City Council to approve Change Order No. 3, the balancing change order for this project, which is a deduction in the amount of \$47,795.89. This change order included balancing the contract quantities to the actual field installed quantities. The major savings in this change order came from needing fewer flaggers and pilot cars than initially anticipated.

Two Change Orders had been previously approved by staff in accordance with Purchasing Policies and Procedures. Change Order No. 1 was a deduction in the amount of \$11,193. This change was to eliminate the high tension cable guardrail and to install traffic chevrons and delineators. This change was necessary due to underground utility conflicts. Change Order No. 2 in the amount of \$2,000 included the cost necessary to return and restock the guardrail components from Change Order No. 1.

Construction is now complete in the amount of \$1,086,135.20. Engineering and construction administration for this program are estimated in the amount of \$230,000, bringing total estimated project costs to \$1,316,135.20

Funding for this project was programmed in the amount of \$219,000 from General Obligation Bonds, \$219,000 from Story County, and \$1,060,000 from MPO/STP funds, bringing total program funding to \$1,500,000.

ALTERNATIVES:

1. Approve Change Order No. 3 for the 2012/13 Arterial Street Pavement Improvements – State Avenue (Oakwood Road – U.S. Highway 30 Overpass), a deduction, in the amount of \$47,795.89
2. Direct staff to pursue modification to the project.

MANAGER'S RECOMMENDED ACTION:

By approving Change Order No. 3, the project can continue to move forward with the Iowa DOT Audit and make progress towards final acceptance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 3 for the 2012/13 Arterial Street Pavement Improvements - State Avenue (Oakwood Road – U.S. Highway 30 Overpass).

COUNCIL ACTION FORM

SUBJECT: WINTER & SUMMER TREE TRIMMING – PUBLIC WORKS

BACKGROUND:

The Public Works Department requires various tree trimming and stump grinding to be performed during the winter and summer contract periods. The 2014/15 budget includes \$82,660 for this work. The estimated amount needed for the winter tree trimming contract is \$40,000, while the summer tree trimming contract is estimated at \$35,000. That would put the total contract at \$75,000, leaving \$7,660 for other miscellaneous work.

The following original bids for this tree trimming work were received on September 26, 2013 for fiscal year 2013/14:

<u>Bidder</u>	2013/14 WINTER & SUMMER TREE TRIMMING	
	<u>Bid Amount – Winter</u>	<u>Bid Amount - Summer</u>
LawnPro L.L.C., Colo IA	\$ 37.50/Crew Hour	\$ 39.50/Crew Hour
Dan's Custom Landscapes, Ames IA	\$110.00/Crew Hour	\$150.00/Crew Hour
Greener Lawns Tree Service, Hannibal MO	\$165.15/Crew Hour	\$165.15/Crew Hour

Based on the above bids, LawnPro L.L.C was awarded the Winter & Summer Tree Trimming contract for fiscal year 2013/14. That contract included two renewal options through summer 2016. LawnPro had indicated a \$.50/crew hour price increase for winter and a \$.50/crew hour increase for summer for each renewal period. This is the first of the two renewal options that were included in the original contract.

ALTERNATIVES:

1. Award a contract for the 2014/15 Winter & Summer Tree Trimming to LawnPro L.L.C., Colo, IA, at \$38.00/crew hour for winter trimming and \$40.00/crew hour for summer trimming, with a total contract expenditure not to exceed \$75,000.
2. Do not renew the existing contract with LawnPro L.L.C., and attempt to purchase tree trimming on an as-need basis for fiscal year 2014/15.
3. Do not renew the existing contract with LawnPro L.L.C. and rebid this contract for fiscal year 2014/15 tree trimming.

MANAGER'S RECOMMENDED ACTION:

It is important to trim branches and remove trees that otherwise might make City streets and rights of way unsafe. The most economical way to secure these services is by means of seasonal contracts.

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



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

October 9, 2014

23

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

Ladies and Gentlemen:

I hereby certify that the 2012/13 West Lincoln Way Intersection Improvements (Dotson Drive) which was required as a condition for approval of the final plat of **South Fork, 3rd Addition** has been completed in an acceptable manner by **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 this specific public improvement be released in full contingent upon receipt of a check for the developer's portion of the improvements which totals \$23,467.94.

Note that an additional financial security remains in the amount of **\$3,454** for the above referenced subdivision that covers the remaining pedestrian sidewalk ramps at Cochrane Parkway and Beedle Drive.

Sincerely,

John C. Joiner, P.E.
Director

JJ/jc

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

COUNCIL ACTION FORM

SUBJECT: 2012/13 FLOOD RESPONSE AND MITIGATION PROJECT (NORTHRIDGE PARKWAY SUBDIVISION) & 2009/10 STORM WATER FACILITY REHABILITATION PROGRAM (MOORE MEMORIAL PARK)

BACKGROUND:

Over the past four years, Public Works staff and Clapsaddle-Garber Associates (CGA) held numerous neighborhood project meetings, met with the Parks and Recreation Commission twice, and gave City Council several progress updates on the work addressing localized flooding in the Northridge Parkway area. At City Council's May 14, 2013 meeting, Council unanimously agreed to move forward with a mitigation project using local funds.

The resulting project included installing new storm sewer pipes/culvert/intakes, creating a vegetated swale between two electrical sub-stations, creating an overland flow path in the backyards of 2406 & 2412 Ridgetop Circle, and modifying the storm sewer in existing Basin 2. Additionally, the Moore Memorial Park pond was drained, cleaned of excess silt and reshaped to accommodate additional flood storage. Existing trees within the water line of the pond also were removed. Further, the pond outlet was modified to reduce current flows, an inlet forebay was created, and native landscaping was planted to improve water quality.

On October 8, 2013, City Council awarded this project to Con-Struct, Inc. of Ames, Iowa in the amount of \$606,665. The project's balancing change order, in the amount of \$61,426.62, provides for the final quantities of work. Upon draining the pond in Moore Memorial Park, it was discovered that the depth and extent of the silt in the bottom of the pond were more than originally estimated. The major items in this change order include costs to remove unanticipated additional silt from the pond, repair to the trail in the park from the additional silt removal, and adding vegetative restoration necessary within the park. The removal of the silt was necessary to ensure that the project goals of minimizing localized flooding and adding detention area were met. This additional silt was hauled offsite by the contractor.

Construction was completed in the amount of \$668,091.62. Engineering and contract administration totaled \$100,968, bringing overall project costs to \$769,059.62. A summary of the projected expenditures and revenues for the overall Flood Response and Mitigation Program is provided in the following table.

	Utah Drive Landslide (actual)	Trailridge Landslide (estimated)	Stuart Smith Park Bank Stabilization (estimated)	North Riverside Water Main (actual)	Northridge /Moore Park (this project)	Total
<i>Project Cost</i>	\$163,790	\$310,00	\$695,000	\$66,882	\$769,060	\$2,004,732
2009/10 Storm Water Facility Rehab					\$98,998	\$98,998
2010/11 Storm Water Facility Rehab					\$57,495	\$57,495
2011/12 Storm Sewer Improvements					\$70,000	\$70,000
2011/12 Low Point Drainage					\$70,000	\$70,000
2012/13 Flood Response & Mitigation (G.O. Bonds)	\$163,790	\$310,000	\$120,000	\$66,882	\$158,902	\$820,000
2012/13 Flood Response & Mitigation (Storm Sewer Utility)					\$313,665	\$313,665
FEMA			\$575,000			\$575,000
Total Funding	\$163,790	\$310,000	\$695,000	\$66,882	\$769,060	\$2,004,732

Funding Source

ALTERNATIVES:

- 1a. Approve Change Order No. 1 in the amount of \$61,426.62 for the 2012/13 Flood Response and Mitigation (Northridge Parkway Subdivision) & 2009/10 Storm Water Facility Rehabilitation Program (Moore Memorial Park).
- b. Accept the 2012/13 Flood Response and Mitigation (Northridge Parkway Subdivision) & 2009/10 Storm Water Facility Rehabilitation Program (Moore Memorial Park) as completed by Con-Struct, Inc. in the amount of \$668,091.62.
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.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 1 and accepting the 2012/13 Flood Response and Mitigation (Northridge Parkway Subdivision) & 2009/10 Storm Water Facility Rehabilitation Program (Moore Memorial Park) as completed by Con-Struct, Inc., of Ames, Iowa, in the amount of \$668,091.62.

COUNCIL ACTION FORM

SUBJECT: WOODVIEW DRIVE WATER AND SEWER PROJECT

BACKGROUND:

In September 2009, property owners on Woodview Drive asked City Council to investigate the costs associated with installation of sanitary sewer and water mains to serve those property owners who were not currently served by City utilities. A concept design and preliminary cost estimate were prepared, and it was determined that a Special Assessment District could be established for all benefiting properties.

The property owners reached agreement amongst themselves before they contacted the City to initiate this project, and all contractually committed to a voluntary assessment process. In addition, they all signed a Contract and Waiver Agreement in which there is language that essentially has the property owners waiving rights to notice, to object to boundaries, to object to the formula for assessment, and to waive assessment valuation limitations, as well as other rights that state law establishes for non-voluntary public improvement assessments.

It should be noted that in an effort to keep costs down, the property owners agreed to complete the restoration of any disturbed areas, which would normally be the responsibility of the project contractor. The project costs did not initially include any individual service connections. However, the residents requested that sanitary sewer service connections be installed while the sanitary sewer main pipe was installed. This was completed to aid in a better overall sanitary system and to aid the property owners in the ease of installing individual services.

On July 23, 2013, City Council awarded this project to Keller Excavating of Boone, Iowa, in the amount of \$215,822. A balancing change order, in the amount of \$7,275.80, was administratively approved by staff. This change order reflects the installation of the sanitary service connections, tree clearing, and actual quantities installed in the field. Construction was completed in the amount of \$223,097.80. Engineering and contract administration costs were \$33,465, bringing the total project costs to \$256,562.80

This project is shown in the 2012/13 Capital Improvements Plan with funding in the amount of \$357,000 from Assessment Abated General Obligation Bonds.

CONTRACTOR PERFORMANCE:

While the contractor successfully installed the utilities for this project in accordance with the plans and specifications, the City experienced difficulty with the contractor in providing advanced notification prior to beginning work and performing final project

clean-up and restoration. This made it difficult to provide the level of customer service that our citizens are accustomed to. The subdivision is completely built out, which led to limited work space and limited areas where the new utilities could be installed. This was compounded again by drainage issues and unique restoration activities that were being performed by the neighborhood. In all, these issues required staff to expend significant time with the contractor and the neighborhood to achieve project completion.

ALTERNATIVES:

1. a. Adopt a resolution accepting the completion of the Woodview Drive Water and Sewer project by Keller Excavating of Boone, Iowa, in the amount of \$223,097.80; order final payment, determine amount to be assessed, and order final plat and schedule.

b. Adopt a resolution adopting final assessments and levying assessments.
2. Delay final acceptance of this project if it is determined some aspects of the project have not been completed in accordance with the contract.

MANAGER'S RECOMMENDED ACTION:

Despite challenges working with this contractor, staff has determined that this project was completed in accordance with the approved plans and specifications. The final project cost is well within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Woodview Drive Water and Sewer project as complete in the amount of \$223,097.80; ordering final payment, determining amount to be assessed, ordering the final plat and schedule; and adopting final assessments and levying assessments.

With the final project coming in less than originally estimated, the final assessments to the property owners will be significantly less than the preliminary estimates.



CEGAR, L.A.

1" = 150'



HAS CITY WATER

HAS CITY WATER AND SANITARY

Exhibit B

Woodview Drive Sanitary Sewer and Water Main Installation FINAL SCHEDULE OF ASSESSMENT

City of Ames, October 14, 2014

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
1	Gary and Cathy Smelser 2309 Woodview Drive Ames, IA 50010	Commencing at the Northeast Corner of Lot Seven (7), Christofferson's First Subdivision of a part of the Northwest Quarter of the Southeast Quarter of Section Sixteen (16) Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M., Iowa thence East, along the Quarter Section line, Two Hundred Seventeen (217) Feet, thence South Two Hundred (200) Feet, then West, along the North line of William Road extended, Two Hundred Seventeen (217) Feet, thence North Two Hundred (200) Feet to the point of beginning. <u>Tax Parcel #:</u> 09-16-400-170	Sanitary Sewer \$11,038.15 Water Main \$10,761.11 Total \$21,799.26	8.50%
2	Michael W Schmidt 2325 Woodview Ames, IA 50010	Lot 7, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-160	Sanitary Sewer \$11,734.93 Water Main \$11,442.93 Total \$23,177.85	9.03%
3	John D Corbett 2337 Woodview Drive Ames, IA 50010	Lot 6, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-150	Sanitary Sewer \$12,037.97 Water Main \$11,722.69 Total \$23,760.66	9.26%
4	David W & Carol A Gieseke 2343 Woodview Drive Ames, IA 50010	Lot Five (5), Christofferson's First Subdivision of part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-Three (83) North, Range Twenty-Four (24) west of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-140	Sanitary Sewer \$11,458.00 Water Main \$11,172.13 Total \$22,630.13	8.82%

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
5	James K & Elizabeth A. Wilt-Cable 2407 Woodview Drive Ames, IA 50010	Lot 4, Christofferson's First Subdivision, Ames in Story County, Iowa. <u>Tax Parcel #:</u> 09-16-400-130	Sanitary Sewer \$12,468.07 Water Main \$12,158.88 Total \$24,626.96	9.60%
6	James A & Cheryl A Davis 2501 Woodview Drive Ames, IA 50010	Lot 3, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-120	Sanitary Sewer \$12,468.07 Water Main \$12,158.88 Total \$24,626.96	9.60%
7	Richard E & Elise W Mull 2515 Woodview Drive Ames, IA 50010	Lot Two (2) in Christofferson's First Subdivision, a Subdivision of a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-110	Sanitary Sewer \$12,407.68 Water Main \$12,100.78 Total \$24,508.46	9.55%
8	David L & Dawn M Bovenmyer 2611 Woodview Drive Ames, IA 50010	Lot 1, Christofferson's First Subdivision, Ames in Story County, Iowa. <u>Tax Parcel #:</u> 09-16-400-100	Sanitary Sewer \$12,460.55 Water Main \$12,151.53 Total \$24,612.07	9.59%
9	Ephram I & Arian J Hadley 2612 Woodview Drive Ames, IA 50010	Lot Eleven (11), except the South Seven (7) Feet thereof, Christofferson's First Subdivision of a part of the Northwest Quarter (NW 1/4) of the Southeast (SE1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa, subject to easements and restrictions on record. <u>Tax Parcel #:</u> 09-16-400-210	Sanitary Sewer \$11,683.74 Water Main \$0.00 Total \$11,683.74	4.55%

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
10	Michael S & Janice L Bryant 2516 Woodview Drive Ames, IA 50010	S 1/2 of Lot 9 and all of Lot 10 in Christofferson's First Subdivision of a part of the NW 1/4 of the SE 1/4 of Section 16, Township 83 North, Range 24 West of the 5th P.M., of Iowa. <u>Tax Parcel #:</u> 09-16-400-195	Sanitary Sewer \$14,623.13 Water Main \$14,252.96 Total \$28,876.09	11.25%
11	Douglas W & Gwenna Sue Jacobson 2500 Woodview Drive Ames, IA 50010	Lot Eight (8) and the North Half (N 1/2) of Lot Nine (9) in Christofferson's First Subdivision of a part on the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, Except Beginning at the Northeast (NE) Comer of Lot Eight (8), Christofferson's First Subdivision in Section Sixteen (16), Township Eighty- three (83) North, Range Twenty-four (24) West of the 5-P.M., Story County, Iowa; thence S 19° 41'19"E, Eighty-two and Twenty-two Hundredths (82.22) Feet along the Northeasterly line of said Lot Eight (8); thence N 31° 40' 39"W, Sixty- two and Sixty Hundredths (62.60)Feet; thence N 67° 8' 03" W, Thirty-one and Nineteen Hundredths (31.19) Feet; thence Northeasterly along the Northerly line of Lot Eight (8) and along a 31 l foot radius curve concave Northwesterly, an arc distance of Thirty-six (36.00) Feet (the long chord bears N 70° 27' 43" E, Thirty- five and Ninety-eight Hundredths (35.98) Feet to the point of beginning; AND Beginning at the SW Comer of Lot 1, Oakwood First Addition in the City of Ames, Story County, Iowa; thence N 35° 37' 15" E, 22.00 Feet along the Southeasterly line of said Lot 1; thence N 31° 40' 39" W, 87.06 Feet; thence S 19° 41' 19" E, 97.68 Feet along the Southwesterly line of Lot l, to the point of beginning. <u>Tax Parcel #:</u> 09-16-400-185	Sanitary Sewer \$13,290.71 Water Main \$12,969.91 Total \$26,260.62	10.24%

TOTAL ASSESSMENTS

\$256,562.80

COUNCIL ACTION FORM

**SUBJECT: REQUEST TO VACATE RIGHT-OF-WAY ON OLD AIRPORT ROAD
EAST OF UNIVERSITY AVENUE**

BACKGROUND:

The property owner of 2400 University Boulevard, Steve Burgason (Gateway Expresse), has extended an offer to the City Council to purchase a portion of the Right-of-Way (ROW) on old Airport Road, east of University Avenue. In the attached letter, Mr. Burgason indicated his interest to purchase the ROW in order to make improvements that would enhance the area, as well as to secure additional long-term parking for his business. In his letter to the Mayor and Council, he offered to purchase the ROW for \$7,000.

As shown in Attachment A, the ROW under consideration is on a dead-end street that does not connect to North Loop Drive, but currently provides access to the Gateway Expresse. However, an ISU Research Park tenant, Biova, also has an approved Site Plan that provides for an additional access to its facility from this ROW. The new Biova access is currently under construction, and is also shown in Attachment A. In his letter to the City Council, Mr. Burgason expressed interest in providing and maintaining the necessary access for the Biova entrance.

In accordance with the City Council's established policy for disposing of excess ROW, the adjacent property owner, the ISU Research Park, was approached to determine their interest in purchasing the half of the ROW adjoining the Park. The Research Park indicated that it has no interest in purchasing its respective half of the ROW.

Staff has determined that there is not a compelling reason to retain this land as ROW. However, because of the existence of numerous utility lines, there would need to be easements granted to the City to guarantee ongoing accessibility to those utilities.

The total value of the old Airport Road ROW is estimated to be \$52,389. In accordance with the City Council's policy, this value was determined by taking the average value of the adjacent properties, deducting 10 percent for a Quit Claim Deed, and deducting an additional 15 percent for easements to be established on the property for access to existing utilities. In addition, the cost of these easements and costs associated with any required survey should be borne by the purchasing property owner.

It should be noted that a limited amount of standard, on-street parking is already available in the proposed vacation area on the existing street.

ALTERNATIVES:

- 1) Agree to sell the property to Mr. Burgason, subject to his willingness to:
 - a. Pay the City's standard value for vacated property in the amount of \$52,389.
 - b. Execute a signed easement with the City that allows the existing public and private utilities in the area to remain in their current locations, and includes a provision for the property owner to be responsible for any site restoration if maintenance is needed on the utilities.
 - c. Execute a signed access easement with the ISU Research Park to ensure continued street access to Biova and the Research Park.

If the Council selects this option, action should be taken to set the date of public hearing as November 10, 2014, and to direct the City Clerk to publish notice of the intended sale in the amount of \$52,389.

- 2) Agree to sell the property to Mr. Burgason, subject to his willingness to:
 - a. Pay the \$7,000 he offered in his request to purchase the vacated property.
 - b. Execute a signed easement with the City that allows the existing public and private utilities in the area to remain in their current locations, and includes a provision for the property owner to be responsible for any site restoration if maintenance is needed on the utilities.
 - c. Execute a signed access easement with the ISU Research Park to ensure continued street access to Biova and the Research Park.

If the Council selects this option, action should be taken to set the date of public hearing as November 10, 2014, and to direct the City Clerk to publish notice of the intended sale in the amount of \$7,000.

- 3) Retain the land and deny Mr. Burgason's request to purchase the ROW of old Airport Road adjacent to his business.

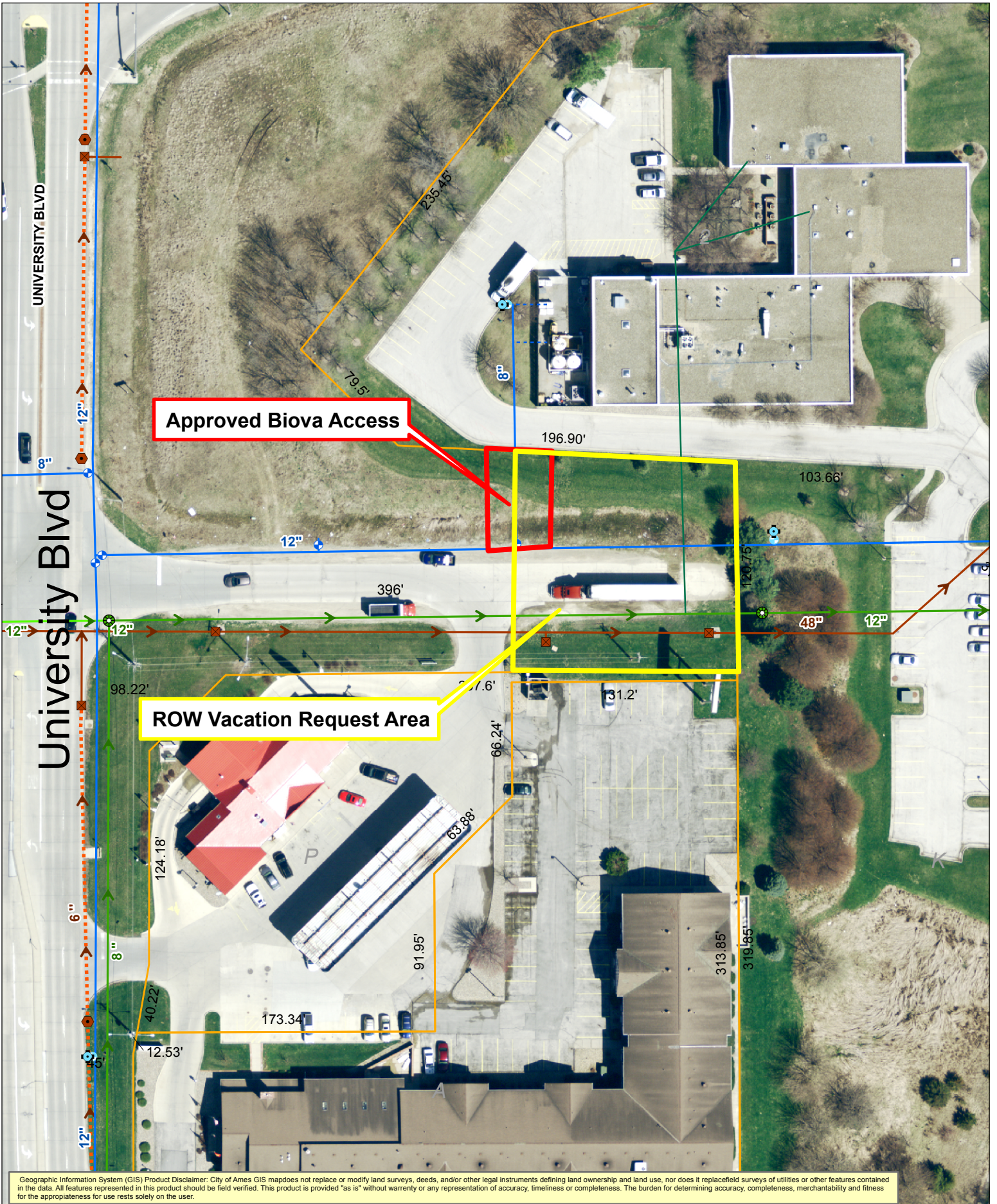
MANAGER'S RECOMMENDED ACTION:

Mr. Burgason has asked to purchase this right-of-way in order to make enhancements to improve the area and to allow the Gateway Expresse and Best Western parking lots to eventually be expanded. The value of this land as calculated through the City's standard valuation process is \$52,389. That amount is much higher than the amount offered for the land, which is \$7000.

Regardless of the price, should the City Council choose to move forward with this vacation and sale, the following three considerations and associated actions must be made:

- 1) Several municipal and private utilities exist in this corridor. Thus, a utility easement would need to be maintained over the area.
- 2) Should public or private utility repairs be required within that easement area, the property owner would be responsible for restoration of the area.
- 3) The construction of Biova's approved driveway in a portion of this area would necessitate the creation of an ingress/egress easement.

Should the City Council be willing to vacate and sell the requested right-of-way, and should Mr. Burgason agree to the amount established by the Council's established policy and the other noted terms, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



Approved Biova Access

ROW Vacation Request Area

University Blvd

UNIVERSITY BLVD

Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership and 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, merchantability and fitness for the appropriateness for use rests solely on the user.



**Proposed ROW Vacation
Old Airport Road**

— Water
 — Sanitary
 — Storm



Title: _____
 Scale: Not to Scale
 Date: 9/18/2014

PKTS. 7-18-14

July 15, 2014

To Mayor Campbell and members of the City Council of Ames
City of Ames
515 Clark Avenue
Ames, Iowa 50010

Dear Mayor Campbell and members of the City Council of Ames,

As owner of Gateway Expresse, 2400 University Blvd., Ames, I am interested in ways to improve the surrounding area aesthetically and possibly in the future secure more parking spaces for our business.

We would like to make an offer on the back half of the old Airport Road dead end stub in hopes that the City of Ames would be amiable to us taking over a portion of this property with the condition that we would make improvements that would enhance the area. I am envisioning a green space area that would be mowed with access to a bike or walking path into the ISU Research Park off of University Blvd and in the future possibly create some additional parking for Gateway Expresse and The Best Western University Park Inn and Suites.

Given the fact that the front half of "Parcel A" and "Parcel B" is already providing entrance into the C-Store and Hotel and could not be used for anything else, would the city consider selling to us the back half of "Parcels A and B".

As a side note. I had a conversation with Steve Carter, Director of the ISU Research Park Corporation, last year. He had indicated the ISU Research Park might be willing to let us buy their share of their part to this land, (if indeed the city were willing to sell it.) He had asked if we would be willing to provide access for an entrance/exit for Building #6 onto the "Old Airport Road" stub. We also discussed the merits of a possible bike pathway from University Blvd to the Research Park area. We would be open to all of this if we could gain access to this land.

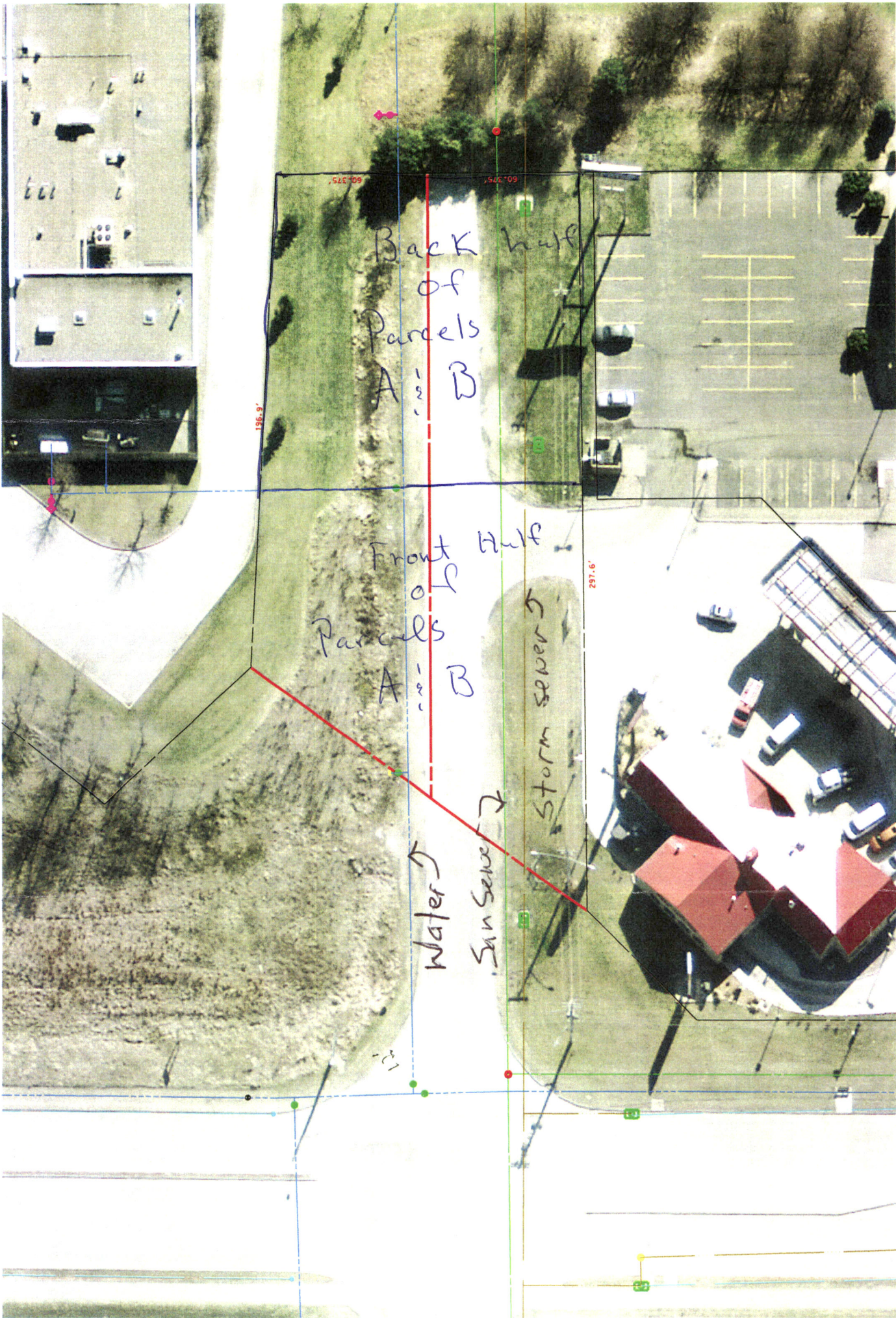
Given the limited use to this space would the city be willing to sell us this land for the greatly reduced price of \$7,000 in exchange for our development and maintenance of said property and willingness to provide the city access to a bike/walking trail.

We would like to offer \$7,000 for the back half of parcels A and B.

Respectfully,



Steve Burgason
Owner, Gateway Expresse
203.6159 (c)



Back half
of
Parcels
A & B

Front half
of
Parcels
A & B

Water →
San Sewer →

Storm sewer →

196.9'

60.375'

60.375'

297.6'

121'