

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
AUGUST 9, 2016

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

CALL TO ORDER: 6:00 p.m.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of July 26, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for July 16-31, 2016
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Olde Main Brewing Co., 316 Main Street
 - b. Class C Liquor, B Wine, & Outdoor Service – The Mucky Duck Pub, 3100 South Duff Avenue
 - c. Class C Liquor – Es Tas Stanton, 216 Stanton Avenue
 - d. Class C Liquor – El Azteca, 1520 South Dayton Avenue
 - e. Class B Beer – Flame-N-Skewer, 2801 Grand Avenue
 - f. Class C Beer & B Wine – Hy-Vee Gas #5013, 4018 Lincoln Way
 - g. Class C Liquor – Deano’s, 119 Main Street
6. Motion approving extended Outdoor Service Privilege (August 20-August 21) for Sips & Paddy’s Irish Pub, 126 Welch Avenue
7. Motion approving 5-day (August 23-August 27) Class C Liquor License & Outdoor Service for Gateway Market MLK at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (September 3-September 7) Class C Liquor License for Olde Main Brewing Company at CPMI Event Center, 2321 North Loop Drive
9. Resolution approving appointment of Anuprit Minhas to fill vacancy on Planning and Zoning Commission
10. Requests from KHOI Community Radio for “KHOI 4B” Celebration” on August 13, 2016:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
 - b. Resolution approving waiver of fees for blanket Vending License
 - c. Resolution approving waiver of parking meter fees
 - d. Resolution approving street closure and suspension of parking enforcement for 400 block of Douglas Avenue from 9 AM to 10 PM
11. Public Art Commission:
 - a. Motion approving deaccession of “Horse” sculpture
 - b. Motion accepting “A Chinese Lantern Plant” artwork into Public Art Collection
12. Resolution setting date of public hearing on a proposal to enter into a Sewer Revenue State Revolving Fund Planning and Design Loan and Disbursement Agreement in a principal amount not to exceed \$375,000
13. General Obligation Corporate Purpose Bonds, Series 2016A:
 - a. Resolution approving Official Statement
 - b. Resolution setting date of sale for August 23, 2016, and authorizing electronic bidding for the

sale

14. Resolution approving Remote Parking for 111 Lynn Avenue, 2311 Chamberlain Street, and 2315 Chamberlain Street
15. Resolution approving Engineering Services Agreement with RDG Planning & Design of Des Moines, Iowa, in an amount not to exceed \$74,260 for 2016/17 Storm Water Erosion Control Program
16. Resolution approving amendment to Engineering Services Agreement with Veenstra & Kimm of West Des Moines, Iowa, for western segment of 2014/15 West Lincoln Way Intersection Improvements (Lincoln Way and Franklin Avenue) in an amount not to exceed \$179,394
17. Resolution approving Amended Lease with iWireless for cellular antenna installation on Bloomington Road Elevated Tank
18. Resolution approving preliminary plans and specifications for Squaw Creek Water Main Protection Project; setting September 7, 2016, as bid due date and September 13, 2016, as date of public hearing
19. Resolution approving preliminary plans and specifications for 2015/16 Airport Improvements Program (Terminal); setting September 7, 2016, as bid due date and September 13, 2016, as date of public hearing
20. Resolution approving contract and bond for 2016/17 Pavement Restoration Program - Contract 2: Slurry Seal Program
21. Scaffolding and Related Services and Supplies for Power Plant:
 - a. Resolution accepting completion of Contract with All American Scaffold of Des Moines, Iowa, in the amount of \$41,644.42
 - b. Resolution approving preliminary plans and specifications; setting August 31, 2016, as bid due date and September 13, 2016, as date of public hearing
22. Ada Hayden Heritage Park Asphalt Path Overlay:
 - a. Resolution approving Change Order for additional asphalt
 - b. Resolution accepting completion
23. Resolution approving completion of Ames/ISU Ice Arena Evaporative Condenser Replacement Project
24. Resolution accepting completion of FY 2015/16 Specialized Heavy Duty Cleaning Services for Power Plant Boilers
25. Resolution accepting completion of FY 2015/16 Power Plant Breaker and Relay Maintenance
26. Resolution approving Plat of Survey for 5752 George Washington Carver (The Irons)

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

PARKS & RECREATION:

27. Request to rename the Ames Skate Park in memory of Georgie Tsushima:
 - a. Resolution approving naming the Ames Skate Park the “Georgie Tsushima Memorial Skate Park”

LIBRARY:

28. Ames Public Library Friends Foundation request regarding consumption of alcohol for an event at Ames Public Library on October 14, 2016:
 - a. Motion supporting/denying request

PLANNING & HOUSING:

29. Resolution approving/motion denying Land Use Policy Plan (LUPP) Future Land Use Map Amendment for 2700 Block of Lincoln Way

30. Staff Report on initiating creation of Urban Revitalization Area and Development Agreement for 2700 Block of Lincoln Way (River Caddis):
 - a. Motion providing direction to staff
31. Mixed-Use Development Standards in Campustown Service Center (CSC) Zoning District:
 - a. Motion providing direction to staff

HEARINGS:

32. Hearing on Zoning Text Amendment to allow clubhouses in the FS-RM Zoning District:
 - a. First passage of ordinance (second and third readings and adoption requested)
33. Hearing on Major Site Development Plan for 5310 Mortensen Road:
 - a. Resolution approving Plan
34. Hearing on rezoning of 720 South Duff Avenue from Agricultural (A) and Highway-Oriented Commercial (HOC) to Highway-Oriented Commercial (HOC):
 - a. Resolution approving Rezoning Contract
 - b. First passage of ordinance
35. Hearing on vacating Public Access Easement at 720 South Duff Avenue:
 - a. Resolution approving vacation of Easement
36. Hearing on Amendment to Major Site Development Plan for 3505 and 3515 Lincoln Way:
 - a. Resolution approving Amendment
37. Hearing on State Revolving Loan Fund Clean Water Loan for Lift Station Improvements:
 - a. Resolution to enter into loan and disbursement agreement in an amount not to exceed \$797,000
38. Hearing on CyRide - Interceptor Pit Upgrades 2016:
 - a. Resolution approving final plans and specifications and awarding contract to Woodruff Construction, LLC, of Ames, Iowa, in the amount of \$229,915, contingent upon approval by Ames Transit Agency Board of Trustees
39. Hearing on South Skunk River Basin Watershed Improvements (City Hall Parking Reconstruction Lot):
 - a. Motion accepting Report of Bids

ORDINANCES:

40. First passage of ordinance changing name of Grant Avenue to Hyde Avenue
41. Second passage of ordinance establishing “No Parking Here to Corner” on west side of Eaton Avenue from Bristol Drive south for 325 feet; and establishing “No Parking Here to Corner” on west side of public alley from Bristol Drive north for 180 feet
42. Second passage of ordinance rezoning, with Master Plan, 5871 Ontario Street from Agricultural (A) to Suburban Residential Low Density (FS-RL)
43. Third passage and adoption of ORDINANCE NO. 4268 rezoning 3599 George Washington Carver Avenue from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD)

COUNCIL COMMENTS:

ADJOURNMENT:

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

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 26, 2016

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 26th day of July, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex officio* Member Sam Schulte was absent.

RECOGNITION OF CITY OF AMES RECEIVING TWO AMERICAN IN-HOUSE DESIGN AWARDS: Mayor Campbell recognized Derek Zarn, Printing Services Technician for the City of Ames. Mr. Zarn advised that the City was recently honored with two American In-house National Awards from Graphic Design USA. American In-house Design is considered to be the premier showcase for outstanding work by in-house designers. The competition included nearly 6,000 entries from corporations, publishing houses, non-profits, universities, and government agencies, and only 15% were recognized with an Award of Excellence. In the Internet Design category, the City of Ames website was recognized for blending an attractive, user-friendly design with the functionality needs of citizens. The Bike Walk Drive SMART brochure won an award in the Brochures/Collateral category. That campaign was a joint outreach effort by the Ames Police Department and Iowa State University Police to increase safety through respect.

CONSENT AGENDA: Council Member Betcher asked to pull Items No. 12 (Request for Worldly Goods Reuse, Repurpose, Recycle Market) and No. 14 (Request from Healthiest Ames for Open Streets), and Council Member Gartin requested to pull Item No. 20 (Retainer Agreement for outside counsel services) for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Report of Contract Change Orders for July 1-15, 2016
3. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Sportsman’s Lounge, 123 Main Street
 - b. Class E Liquor, C Beer, & B Wine – AJ’s Liquor II, 2515 Chamberlain Street
 - c. Class B Beer – Pizza Ranch of Ames, 1404 Boston Avenue
 - d. Special Class C Liquor License – HuHot Mongolian Grill, 703 S. Duff Avenue, Ste. #105
 - e. Class C Liquor & Outdoor Service – Cyclone Experience Network, Jack Trice Stadium
 - f. Class C Liquor & Outdoor Service - VenuWorks, CY Stephens
 - g. Class C Liquor & Outdoor Service - VenuWorks, Fisher Theater
4. Motion approving 5-day (August 19-August 23) Class B Beer & Outdoor Service for Gateway Market MLK at Reiman Gardens, 1407 University Boulevard
5. Motion approving 5-day (September 4-September 8) Class C Liquor & Outdoor Service for Gateway Market MLK at ISU Alumni Center, 420 Beach Avenue
6. Motion approving 5-day (August 6-August 10) Class C Liquor License for Dublin Bay Pub at Reiman Gardens, 1407 University Boulevard
7. Motion approving 5-day (August 8-August 12) Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard

8. Motion approving new Special Class C Liquor License & Outdoor Service for Depot Deli & Cookies, Etc., 526 Main Street (pending final inspection and satisfactory background check)
9. Motion approving new Class C Liquor License for JJC Ames 1 LLC, 2420 Lincoln Way, Suite 103 (pending final inspection)
10. Requests for Captain Midnight's Run for Cystic Fibrosis on September 2, 2016:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 16-422 approving closure of portions of 30th Street, Hoover Avenue, Adams Street, Top-O-Hollow Road, Dawes Drive, Edgewater Drive, and Edgewater Court from approximately 7:00 p.m. to 7:45 p.m.
11. RESOLUTION NO. 16-425 approving Investment Report for Fiscal Year ending June 30, 2016
12. RESOLUTION NO. 16-426 setting date of public hearing for State Revolving Loan Fund Clean Water Loan in an amount not to exceed \$797,000 for Lift Station Improvements
13. RESOLUTION NO. 16-427 setting date of public hearing on vacating Public Access Easement for 720 S. Duff Avenue
14. RESOLUTION NO. 16-428 approving correction to FY 16/17 ASSET funding allocation to \$159,642 for Heartland Senior Services
15. RESOLUTION NO. 16-429 approving closure of South 16th Street for replacement of water main valve
16. RESOLUTION NO. 16-431 approving Addendum to Memorandum of Understanding between Iowa State University and City of Ames regarding law enforcement services at University-leased residential property
17. RESOLUTION NO. 16-432 approving purchase of Bus Camera Systems for CyRide from Seon of Lynchburg, Virginia, in an amount not to exceed \$225,000
18. RESOLUTION NO. 16-433 approving Detour Agreement for Iowa Department of Transportation I-35/U.S. Hwy. 30 interchange ramp modifications
19. RESOLUTION NO. 16-434 approving preliminary plans and specifications for Ames Plant to N.E. Ankeny 161kV Transmission Line IDOT Relocation; setting August 10, 2016, as bid due date and August 23, 2016, as date of public hearing
20. RESOLUTION NO. 16-435 approving preliminary plans and specifications for Water Pollution Control Administration Building HVAC Project; setting August 24, 2016, as bid due date and September 13, 2016, as date of public hearing
21. RESOLUTION NO. 16-436 approving contract and bond for 2016/17 Pavement Restoration Program - Contract 1: Concrete Joint Repair Program
22. RESOLUTION NO. 16-437 approving Change Order No. 2 in the amount of \$41,265.65 for Power Plant Fuel Conversion - Electrical Installation General Work with FPD Power Development, LLC, of Minneapolis, Minnesota
23. RESOLUTION NO. 16-438 approving Change Order No. 7 in the amount of \$62,310 for Natural Gas Conversion Equipment, including Burners, Igniters, Scanners, Thermal Analysis, and Computer Modeling with G.E. Power, Inc., of Windsor, Connecticut
24. RESOLUTION NO. 16-439 approving completion of public improvements to be completed by Hunziker & Associates for Brookview Place West, 4th Addition, and releasing security
25. RESOLUTION NO. 16-440 accepting final completion of 2011/12 and 2012/13 Retaining Wall Reconstruction

26. Lime Sludge Disposal Operation:

- a. RESOLUTION NO. 16-441 accepting completion of Year 3 Contract with Wulfekuhle Injection and Pumping, Inc.
- b. RESOLUTION NO. 16-442 approving renewal of contract with Wulfekuhle Injection and Pumping, Inc., for Year 4

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

REQUESTS FOR WORLDLY GOODS REUSE, REPURPOSE, RECYCLE MARKET ON AUGUST 28, 2016: Andrea Gronau, Owner of Worldly Goods, explained that the Reuse, Repurpose, and Recycle Market planned to be held on Sunday, August 28, is intended to bring attention to reusing, repurposing, and swapping items people no longer use or want. This is the first event of its kind in Ames. Worldly Goods will be asking other groups if they would like to partner with the Market. Vendors will set up in spaces along the street, and antique and consignment stores in the Downtown will be invited to participate and be open during the event. It is anticipated that there will be approximately 1,000 attendees at this event. To facilitate the event, organizers are requesting the closure of the 200 and 300 blocks of Main Street and suspension of parking regulations on those streets from 7 AM to 6 PM on August 28. Ms. Gronau noted that August 28 is a Sunday, so no parking meter revenue will be lost by the City. She also stated that organizers will notify affected businesses. Main Street Cultural District is supportive of the event.

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

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
- b. RESOLUTION NO. 16-421 approving street closure and suspension of parking enforcement for 200 and 300 blocks of Main Street from 7 a.m. to 6 p.m.

Council Member Gartin stated that he would approve of the requests since he believes public benefit was the main thing. He said, however, that it seemed to him like streets are being closed frequently, which can cause inconvenience for the public. Mr. Gartin offered that there are other areas, such as parks, that possibly could be used that would not require public streets to be closed. Council Member Betcher noted that the request from Worldly Goods supported the Council's goal of "green initiatives."

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

REQUESTS FROM HEALTHIEST AMES FOR OPEN STREETS ON SUNDAY, OCTOBER 2, 2016: John Shierholtz, Co-Chair 4788 Copperstone Drive, Ames, informed the Council that Healthiest Ames plans to host its fourth wellness initiative (Open Streets) on October 2. This event will be similar to the events that have been held in the past two years. It is designed to promote healthy activities, nutrition, and lifestyles. Significant effort has been made to add new activities to further increase participation. It is a community event open to the public and will help draw the

public to Downtown Ames. Mr. Shierholtz noted that October 2 is a Sunday, so no parking meter revenue will be lost. Main Street Cultural District has provided a letter of support for the event.

Council Member Nelson shared an issue that he had witnessed with the last Healthiest Ames event, i.e., people were trying to get to HyVee Drugstore on Main Street to get prescriptions, and they could not get there. Council Member Orazem suggested signage be placed indicating where people could park to access certain businesses.

Moved by Beatty-Hansen, seconded by Nelson, to adopt/approve:

- a. Motion approving blanket Temporary Obstruction Permit
- b. RESOLUTION NO. 16-423 approving street closure and suspension of parking enforcement for Main Street from Douglas Avenue to Pearle Avenue from 8:00 a.m. to 5:00 p.m.
- c. RESOLUTION. NO 16-424 approving waiver of fee for electrical usage

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

RETAINER AGREEMENT WITH HOPKINS & HUEBNER LAW FIRM FOR OUTSIDE COUNSEL SERVICES: Council Member Gartin requested to know the amount that was being requested. City Attorney Judy Parks stated that no amount was specified by Hopkins & Huebner. She advised that \$50,000 that had been allocated to allow for outside counsel to assist with criminal prosecutions after one of the Assistant City Attorneys left to take a job in another city. Only approximately half of that amount has been spent to date. The City Attorney's Office will spend the balance of that \$50,000 and then go on to the next \$50,000.

Moved by Gartin, seconded by Corrieri, approving Option 1: to adopt RESOLUTION 16-430 approving the Retainer Agreement with Hopkins & Huebner Law Firm for outside Council in an amount up to \$50,000.

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

PUBLIC FORUM: Mayor Campbell opened Public Forum. Matthew Youngs, 112 East 2nd Street, #202, Ames, asked to know when Council might be revisiting the sale and redevelopment of the Middle Parcel. He wanted to share his perspective on the viability of owner-occupied or rental housing, asking that the City Council support the owner-occupied housing with no rentals. Mr. Youngs reported that he had spoken to the developer and has proven to him that it is feasible to have that type of arrangement; it could also work to 100% LMI. He asked to be notified when the City is going to revisit the redevelopment of the Middle Parcel. Mayor Campbell shared that the City Manager believes that it will be coming back to the Council in September.

Public Forum was closed after no one else came forward to speak.

2015/16 ASSET DRAW-DOWN PERTAINING TO EMERGENCY RESIDENCE PROJECT (ERP): Council Member Gartin asked to hear from representatives of the Emergency Residence

Project. Shari Reilly, 202-14th Street, Ames, President of the Board for the Emergency Residence Project, told the Council that the ERP's future reporting structure will change to bill clients who claim to be Ames residents to the City of Ames; clients who claim to be Story County residents will be billed to the County. The clients who are not from either will be funded by private donations. According to Ms. Riley, the majority of the ERP funding comes from private donations.

Council Member Beatty-Hansen asked how the ERP services will be affected if the money cannot be drawn down now. She clarified that she wanted to know what effect having to wait for the funds will have on the ERP. Ms. Riley stated that the ERP is in transition now with the retirement of its long-time Director, Vic Moss. A new Director, Kerri Dunlow, has been hired and will begin her duties on August 8, 2016. Ms. Riley answered that the ERP will be able to cover its expenses in the interim.; they have private donations that could be used until the City's funding is received.

Assistant Manager Phillips noted that ASSET contracts have indicated that funding will only be provided by the City of Ames for Ames residents.

At the inquiry of Council Member Gartin, Ms. Riley indicated that communication with homeless agencies in the Des Moines Metro area had been occurring under Ms. Moss's leadership and will continue under the leadership of the new Director. According to Ms. Riley, Ms. Dunlow has already applied for a HUD grant to assist with services to the homeless.

Vic Moss, Director of ERP, stated that the ERP had been using paper records from the time it opened and recently had to switch to electronic reporting. The way they have done the billing was to bill the County for one month and then bill the City for one month; there was no overlap. Mr. Moss noted that most of the referrals come from the Ames Police Department.

Mr. Phillips noted the City Council discussion held last April pertaining to how an Ames resident would be defined in the case of a homeless person. He advised that staff will be having that discussion with ERP representatives. It will come back to Council in the near future.

Council Member Beatty-Hansen shared her feeling that at issue was such a small amount of money for needed services. She commented that the City Council had authorized spending money on other things without oversight by the City. She said she truly believed that the mistakes were honest mistakes. Ms. Riley indicated that there were no errors; the City will see that when it finishes its investigation.

Council Member Orazem disagreed, stating that good record-keeping and consistent reporting is required of all the ASSET agencies. This has already caused an issue for another agency: the Salvation Army was unable to apply for an ASSET grant because it couldn't get the needed information from the ERP.

Ms. Beatty-Hansen stated her preference that the funds be paid out now and moving forward, require the change in the way claims are billed.

Brian Phillips advised that he had not yet verified the information with the County.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-443 approving the carry-over of ERP's remaining FY 2015/16 funds to FY 2016/17 where it can be paid-out once staff is satisfied its claims are in order.

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

2700 BLOCK OF LINCOLN WAY: Mayor Campbell announced that this item had been pulled at the request of the developer.

HEARING ON REZONING, WITH MASTER PLAN, OF 5571 GRANT AVENUE (ROSE PRAIRIE): City Planner Charlie Kuester advised that the property owner, Rose Prairie, LLC, had requested rezoning of a single parcel of land located at 5571 Grant Avenue. The site comprises 170.33 acres and is located on the west side of Grant Avenue and south of 190th Street. The rezoning request is for three separate zoning districts with one Master Plan for the entire property. The applicant has proposed a 10.31-gross acre site at the northeast corner of the site with frontage along both Grant Avenue for Convenience General Services. A 15.50-cross acre site lying west of the proposed commercial zone is anticipated to be developed as FS-RM. The FS-RM area has existing frontage along 190th Street. The remaining 144.51 cross acres will be developed as FS-RL. The FS-RL area of the site has existing frontage along Grant Avenue. Final Plats will later create individual lots that will following the three described zoning district boundaries.

According to Planner Kuester, the Land Use Policy Plan (LUPP) considers this area as part of the North Allowable Growth Area and as New Lands. The City Council had approved a Village/Suburban Residential land use designation at its meeting last spring. That action also included creating a Convenience Commercial Node at the intersection of Grant Avenue and 190th Street. The LUPP defines policies for support of zoning, including size limits and location elements for commercial, minimum residential development densities between five and six units per acre, and allowances for a mix of single-family and multi-family housing types. The two proposed residential zoning districts are compatible with the current residential LUPP. The proposed CGS designation is also compatible with the commercial node.

Mr. Kuester advised that the Master Plan submitted with the rezoning request anticipates the eventual development of a number of pods. The pods will likely be developed separately, either by Rose Prairie LLC or by other developers. The Master Plan identifies the acreage of each pod and a range of dwelling units for each. The total estimated net acres for all development (residential and commercial) area approximately 100 acres, with the remainder of the area (about 70 acres) used for open space, a public park, and streets. The mix of uses within the developable area, by land area, is approximately 80% single family, 14% multi-family, and 6% commercial.

At the inquiry of Council Member Betcher, staff advised that there has been a 40% increase in impervious surfaces from the 2010 Master Plan.

Council Member Gartin raised the issue of a possible underground storage tank failure if a commercial gas station were allowed to be constructed in Rose Prairie. He said he is very concerned about the risk to the Ada Hayden Watershed if a leak were to occur. Mr. Gartin asked if it would be a good idea to think through the merits of a future discussion about zoning regulations that would prohibit fueling stations from being built in the Watershed area. Council Member Orazem noted that underground storage tanks are regulated by the state. He is not sure the use should be limited without getting more information on the regulations.

Mayor Campbell opened the public hearing.

Casey Schafbuch, 1360 NW 121st Street, Clive, Iowa, representing Rose Prairie, stated that restricting it to not allow a gas station would eliminate one of the potential uses for that parcel. He said, however, that the service station issue had not been a concern that he or any of his staff had thought of; it perhaps warrants further research.

Traffic Engineer Damion Pregitzer advised that there are strict standards for Underground Storage Tanks in place. He explained that all the Underground Storage Tanks now are double-walled, non-corrosive, and have water and leak detection. Every month, an intensive regulated reporting process must be performed on the tanks and sent to the Department of Natural Resources; fuel cannot be dispensed if the tank fails the test.

No one else came forward to speak, and the hearing was closed.

Director Diekmann indicated that Council could ask the staff to get more information on underground storage tanks and the potential risks. He felt that staff could get comments from the DNR on that question within the next two weeks. Mr. Casey said that he would be willing to do whatever it takes; they do not want to risk any contamination of the Watershed.

Council Member Orazem asked if the Council could defer on the convenience node until more information on underground storage tanks is received. Mayor Campbell suggested passing the ordinance on first reading and hopefully getting the information on underground storage tanks prior to the second reading. It was asked of and confirmed by City Attorney Parks that the Council could also amend the ordinance on its second reading.

After Council Member Beatty-Hansen expressed concerns over certain roads continuing, Director Diekmann advised that roads will be detailed at the time of platting. Also, it has not vetted yet through the Subdivision Ordinance.

Council Member Betcher recalled that she had expressed her concerns about the density when this had come before the Council at a prior meeting. She commented that she has even greater concerns

now because the density is now planned to be even higher. Noting that this is a conservation subdivision, she said she is equally concerned about traffic and noise pollution.

Moved by Gartin, seconded by Orazem, to pass on first reading an ordinance rezoning, with Master Plan, property located at 5571 Grant Avenue (Rose Prairie) from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Service (CGS).

Council Member Orazem stated that as long as they are meeting the requirements, he is in favor of the development. He noted that the increase in density is not out of line based on the number of acres. Without increasing the density, the houses will be spread farther apart. Council Member Gartin said the increase in density makes it more likely that the houses will be more affordable. Council Orazem said he thought “things were being made up now,” alluding to light pollution and problems that could result from the increased density. He asked to know at what point does any development stop having light pollution or noise pollution. Mr. Orazem said he believed that the plan shows a reasonable development and good use of the land, and it will enhance the City of Ames.

Council Member Betcher noted that none of the current members were in office when the Rose Prairie Subdivision first came before the City Council. No one knows how 292 lots were determined to be the number that should be allowed in the Subdivision. Council Member Gartin said he did not want this Council to be bound by a decision of a former Council. He said that he believed that staff has a better understanding of surface water flowage now than it did when this first came before the Council. City Manager Schainker acknowledged that there are more regulations now than ten years ago.

Director Diekmann clarified that staff was saying that public facilities could handle the development as presented on the Master Plan. He pointed out that staff had concluded that the Master Plan had identified developable and undeveloped areas, range of uses and residential unit types consistent with the proposed zoning districts, and that the rezoning proposal was consistent with the LUPP objectives and Future Land Use Map.

Mayor Campbell noted that what she was presently hearing from the Council was that the major issue is the increase in density. She asked staff what the “magic number” would be and how that would be determined.

Council Member Betcher said that it appeared that the number of units for the FS-RM was too high; her issue was not with what was being proposed for the FS-RL area. One of the issues in the past with FS-RM development was the increase need for CyRide services. City Manager Schainker noted that CyRide services are not planned for this area. Without knowing what the larger density is going to have on fire service and the fact that there would not be CyRide services, it appeared to Ms. Betcher that the multiple-family development should not be allowed.

Council Member Gartin said he doesn't know how the Council can pick a number of units to be allowed; it would be a matter of the Council being arbitrary. Council Member Betcher stated that she would like to know how the first number, i.e., had been determined.

Roll Call Vote: 3-3. Voting aye: Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher, Corrieri. Motion failed.

HEARING ON REZONING, WITH MASTER PLAN, OF 5871 ONTARIO STREET: The public hearing was opened by Mayor Campbell. Rich Fitch, co-owner of Furman Corporation, said that the development will consist mainly of single-family houses. The development will be comparable to what is already existing in that area.

The hearing was closed after no one else came forward to speak.

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance rezoning, with master Plan 5871 Ontario Street from Agricultural (A) to Suburban Residential Low Density (FS-RL).
Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REDUCING SPEED LIMIT TO 25 MPH ON 6TH STREET WEST OF HAZEL AVENUE TO 100 FEET EAST OF C & NW RAILROAD UNDERPASS: Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance reducing the speed limit to 25 mph on 6th Street west of Hazel Avenue to 100 feet east of C&NW Railroad Underpass.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Corrieri, to waive the rules necessary for the adoption of an ordinance.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Corrieri, to pass on second and third readings and adopt ORDINANCE NO. 4267 reducing the speed limit to 25 mph on 6th Street west of Hazel Avenue to 100 feet east of C&NW Railroad Underpass.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE ESTABLISHING PARKING REGULATIONS ON EATON AVENUE: Moved by Corrieri, seconded by BH, to pass on first reading an ordinance establishing "No Parking Here to Corner" on west side of Eaton Avenue from Bristol Drive south for 325 feet; and establishing "No Parking Here to Corner" on west side of public alley from Bristol Drive north for 180 feet.
Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REZONING 3599 GEORGE WASHINGTON CARVER AVENUE: Moved by Corrieri, seconded by Beatty-Hansen, to pass on second reading an ordinance rezoning 3599 George

Washington Carver Avenue from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD).

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

ORDINANCE TO CORRECT AN OMISSION TO SECTION 9.7(3): Moved by Betcher, seconded by Nelson, to pass on second reading an ordinance to correct an omission, specifically Section 9.7(3), Conditional Uses, Appeals and Variances, from Chapter 9, Flood Plain Zoning Regulations.

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

Moved by Corrieri, seconded by Betcher, to waive the rules necessary for the adoption of an ordinance.

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

Moved by Nelson, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4266 to correct an omission, specifically Section 9.7(3), Conditional Uses, Appeals and Variances, from Chapter 9, Flood Plain Zoning Regulations.

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

104 SOUTH HAZEL AVENUE: Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-444 approving the Rezoning Contract regarding limitations on use of site.

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

Moved by Orazem, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4265 rezoning property at 104 South Hazel Avenue from Government/Airport District (S-GA) to Neighborhood Commercial (NC).

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

COUNCIL COMMENTS:

Moved by Beatty-Hansen to refer to staff, for a memo, the email from Matthew Goodman dated July 11, 2016, requesting to convert the parking space in front of The Fighting Burrito restaurant to bicycle parking.

Council Member Gartin shared that he was not particularly interested in the cause of a single business. Council Member Nelson commented that he might be in favor of bike racks. Assistant City Manager Phillips recalled that Council had voted to allow street furniture on Welch; the exact location of that furniture will be determined tomorrow.

Motion failed for lack of a second.

Moved by Corrieri to refer to staff, for a Staff Report, the letter from Erica Renz, 1126 Burnett Avenue, Ames, dated July 22, 2016, pertaining to her Loan Agreement with the City under the Community Development Block Grant Homebuyer Assistance Program.
for a Staff Report.

Council Member Gartin stated that if there were to be a Council discussion on this item, he would want to know if there are similar contracts that had been entered into under the Program.

Motion withdrawn.

ADJOURNMENT: Moved by Corrieri, seconded by Beatty-Hansen, to adjourn the meeting at 8:24 p.m.

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

Ann H. Campbell, Mayor

Diane R. Voss, City Clerk

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

JULY 28, 2016

The Ames Civil Service Commission convened in regular session at 8:18 a.m. on July 28, 2016, 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 Ricketts were brought into the meeting telephonically. Human Resources Analyst Monica Harford attended the meeting.

APPROVAL OF MINUTES: Moved by Pike, seconded by Ricketts, to approve the minutes of the June 23, 2016, Civil Service Commission meeting as written.

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

CERTIFICATION OF PROMOTIONAL-LEVEL APPLICANTS: Moved by Crum, seconded by Pike, to certify the following individuals to the Ames City Council as promotional-level applicants:

Electric Services Operations Superintendent:	Michael Zeiger	80
	Galen Gillespie	74

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

REQUEST TO ABOLISH MAINTENANCE WORKER ENTRY-LEVEL CERTIFIED LIST: Moved by Crum, seconded by Ricketts, to grant the request to abolish the Maintenance Worker entry-level certified list.

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

REQUEST TO ABOLISH SUBSTATION ELECTRICIAN ENTRY-LEVEL CERTIFIED LIST: Moved by Pike, seconded by Ricketts, to grant the request to abolish the Substation Electrician entry-level certified list.

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

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for August 25, 2016, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:22 a.m.

Michael R. 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:	July 2016	
For City Council Date:	August 9, 2016	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2015/16 Airport Improvements (Taxiway Rehabilitation)	1	\$196,221.25	Absolute Concrete Construction	\$0.00	\$1,500.00	J. Joiner	MA
Transit	Dial-A-Ride Bus Services	1	\$151,424.00	HIRTA	\$0.00	\$38,491.03	S. Kyras	MA
Parks & Recreation	Ames/ISU Ice Arena Flooring	2	\$135,687.50	Rink Systems Inc.	\$-(8,900.00)	\$1,665.82	K. Abraham	MA
Public Works	2014/15 CyRide Route Pavement Improvements (24 th St & Bloomington Rd)	2	\$1,650,000.01	Con-Struct, Inc.	\$12,384.23	\$20,624.74	J. Joiner	MA
Electric Services	Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling	6	\$3,355,300.00	GE Power Inc.	\$-(341,111.00)	\$32,679.00	B. Kindred	CB
Parks & Recreation	Skate Park Renovation Project	1	\$149,750.37	Spohn Ranch, Inc.	\$0.00	\$4,420.00	J. Thompson	MA

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2011/12 & 2012/13 Retaining Wall Reconstruction	1	\$63,899.40	Miner Hardscape	\$0.00	\$-(2082.68)	T. Warner	MA
Public Works	2015/16 Arterial Street Pavement Improvements (13 th St)	2	\$1,324,632.00	Con-Struct, Inc.	\$0.00	\$9,822.00	T. Warner	MA
Public Works	Emerald Ash Borer Program	1	\$99,234.37	LawnPro LLC	\$0.00	\$7,500.00	J. Clausen	MA
Public Works	2015/16 Tree Trimming Program	1	\$75,000.00	LawnPro LLC	\$0.00	\$3,500.00	J. Clausen	MA
			\$		\$	\$		

*Caring People
Quality Programs
Exceptional Service*

5a-g

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: August 3, 2016

SUBJECT: Beer Permits & Liquor License Renewals

The Council agenda for August 9, 2016, includes beer permits and liquor license renewals for:

- Class C Liquor – Olde Main Brewing Co., 316 Main Street
- Class C Liquor, B Wine, & Outdoor Service – The Mucky Duck Pub, 3100 South Duff Avenue
- Class C Liquor – Es Tas Stanton, 216 Stanton Avenue
- Class C Liquor – El Azteca, 1520 S. Dayton Avenue
- Class B Beer – Flame-N-Skewer, 2801 Grand Avenue
- Class C Beer & B Wine – Hy-Vee Gas #5013, 4018 Lincoln Way
- Class C Liquor – Deano’s, 119 Main Street

A routine check of police records for the past twelve months found no liquor law violations for any of the above listed businesses. The police department recommends renewal of licenses for all of the above businesses.

Name of Applicant: <u>The Scene, LLC</u>		
Name of Business (DBA): <u>Sips and Paddy's Irish Pub</u>		
Address of Premises: <u>126 Welch Ave.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business <u>(515) 296-1400</u>		
Mailing <u>124 Welch Ave</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name Andrew White
Phone: (515) 231-8388 Email whitecor@aol.com

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 04/14/2016

Expiration Date: 04/13/2017

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>219961</u> Federal Employer ID <u>42-1476552</u>

Ownership

Andrew White

First Name: Andrew **Last Name:** White
City: Urbandale **State:** Iowa **Zip:** 50323
Position: managing member
% of Ownership: 42.50% **U.S. Citizen:** Yes

Kelly White

First Name: Kelly **Last Name:** White
City: Urbandale **State:** Iowa **Zip:** 50323
Position: member
% of Ownership: 42.50% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Founders Insurance Company</u>

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Orchestrate Management V, LLC</u>		
Name of Business (DBA): <u>Gateway Market MLK</u>		
Address of Premises: <u>ISU Alumni Center</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business	<u>(515) 331-1753</u>	
Mailing	<u>130 E 3rd St., Ste 201</u>	
City <u>Des Moines</u>	State <u>IA</u>	Zip: <u>50309</u>

Contact Person

Name <u>Michelle Mathews</u>		
Phone: <u>(515) 331-1753</u>	Email	<u>mmathews@ohospitality.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 08/23/2016

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>339740</u>	Federal Employer ID <u>20-8201459</u>

Ownership

Paul Rottenberg

First Name: Paul **Last Name:** Rottenberg
City: Des Moines **State:** Iowa **Zip:** 50315
Position: partner
% of Ownership: 14.06% **U.S. Citizen:** Yes

LADCO Development, Inc

First Name: LADCO **Last Name:** Development, Inc
City: West Des Moines **State:** Iowa **Zip:** 50266
Position: partner
% of Ownership: 14.06% **U.S. Citizen:** Yes

REB Development, LLC

First Name: REB **Last Name:** Development, LLC
City: Clive **State:** Iowa **Zip:** 50325
Position: partner

% of Ownership: 14.06%

U.S. Citizen: Yes

Michelle Mathews

First Name: Michelle

Last Name: Mathews

City: Des Moines

State: Iowa

Zip: 50309

Position: controller

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Integrity Insurance

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>LJPS Inc.</u>		
Name of Business (DBA): <u>Olde Main Brewing Company</u>		
Address of Premises: <u>2321 North Loop Drive</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 232-0553</u>		
Mailing <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 <u>mattombc@gmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:5 days

Effective Date: 09/03/2016

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

Scott Griffen

First Name: Scott **Last Name:** Griffen
City: Ames **State:** Iowa **Zip:** 50010
Position: Owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

Daniel Griffen

First Name: Daniel **Last Name:** Griffen
City: Potomac **State:** Maryland **Zip:** 24854
Position: Owner
% of Ownership: 25.00% **U.S. Citizen:** Yes

Susan Griffen

First Name: Susan **Last Name:** Griffen
City: Potomac **State:** Maryland **Zip:** 24854
Position: Owner
% of Ownership: 25.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company:	<u>Founders Insurance Company</u>
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: August 5, 2016

SUBJECT: Appointment to Fill Vacancy on Planning and Zoning Commission

Julie Gould, member of the Planning and Zoning Commission, has submitted her resignation from the Commission. Since Julie's term of office does not expire until April 1, 2019, an appointment needs to be made to fill this vacancy.

Therefore, I request that the City Council approve the appointment of Anuprit Minhas to fill the unexpired term of office on the Planning and Zoning Commission.

AHC/jlr

COUNCIL ACTION FORM

SUBJECT: REQUESTS FROM KHOI FOR “4B” CELEBRATION

BACKGROUND:

KHOI Community Radio plans to host a basketball, barbeque, and books birthday celebration (“4B”) on Saturday, August 13, to celebrate its four-year anniversary. The event will consist of a street gathering in front of the KHOI studios on the 400-block of Douglas Avenue, where a 3-on-3 street basketball tournament will be held. A food truck will provide barbeque, and a book sale will be held inside the station offices.

To facilitate this event, organizers have made the following requests:

- Closure of the 400 block of Douglas Avenue from 9:00 a.m. to 10:00 p.m.
- Closure of eight metered parking spaces and a waiver of parking meter fees (\$14.40 loss to the Parking Fund)
- A blanket Temporary Obstruction Permit
- A blanket Vending License and a waiver of the fee (\$50 loss to the City Clerk’s Office).

A DJ will provide musical entertainment during the event. A Noise Permit application has been submitted to the Police Department. A certificate of insurance has been obtained. Organizers have indicated they will go door-to-door with event information within the affected area.

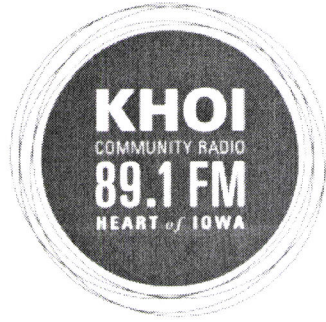
ALTERNATIVES:

1. Approve the KHOI 4B requests, including street and parking closures, a blanket Temporary Obstruction Permit, a blanket Vending License, and waiver of fees as stated above.
2. Approve the requests, but require reimbursement for the lost parking revenue and for the Vending License.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

The proposed event is a celebration of a local non-profit’s anniversary. The event is open to the public, and KHOI has successfully held other events in the downtown area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the KHOI 4B requests, including street and parking closures, a blanket Temporary Obstruction Permit, a blanket Vending License, and waiver of fees as stated above.



August 4, 2016

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

Dear honorable Mayor Campbell and City Council,

KHOI community radio is planning to hold our birthday bash August 13 from 11am-10pm. During this event, we are planning on having a basketball tournament and live performances amongst other things that can be found in the Special Event Application that we submitted. During this event, we plan on closing the street from the stop sign at the intersection of Douglas and 5th St. down to the just south of KHOI and Heroic Ink. *Street closing starting at 9am.*

We have received a noise permit from the Ames Police Department and have provided proof of insurance. For this event, we would like to request a waiver of fees for the vending license so that we are able to have our book sale, sale pies, and have food catered from Willies BBQ. Businesses throughout the Main St. area have been well informed about this event on the 13th and have received flyers that most if not all have hung in their windows. Also Heroic Ink, Octagon Art Center and all other businesses that this street closure would affect have been informed of our intentions and have expressed excitement.

Thank you for your consideration and we hope to see you on Aug. 13 at our 4B celebration.

Viveca Dillard
Volunteer/Event Coordinator
KHOI Community Radio



Noise Permit

Police Department

*Caring People
Quality Programs
Exceptional Service*

(This Permit will allow the permittee to exceed the specified sound level limitation pursuant to Chapter 16.6 of the Ames Municipal Code subject to the terms and limitations hereinafter stated.)

NAME/ADDRESS/PHONE: Viveca Dillard
NUMBER OF PERMITTEE: 410 Douglas Ave
Ames, IA 50010
vdillard91@gmail.com 773-230-5443

PERMIT LIMITED TO FOLLOWING LOCATION: 400 block of Douglas Ave.

PERMIT LIMITED TO THIS DATE & TIME: August 13, 2016
9am – 10pm

ACTIVITY & NUMBER OF PARTICIPANTS: KHOI 4B Celebration
100

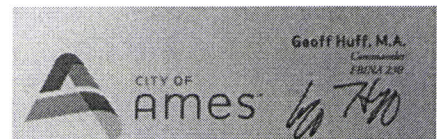
DEVICES TO BE USED TO PRODUCE/AMPLIFY SOUNDS: Speakers and amplifiers

NATURE OF SOUNDS TO BE PRODUCED/AMPLIFIED: Live Band

NAME/ADDRESS/PHONE NUMBER OF PERSON(S) RESPONSIBLE:
(If Different from Above)

OTHER: 70 DECIBELS FOR THE TERM OF THE PERMIT.

SPEAKERS ARE NOT TO BE PLACED IN WINDOWS FACING OUT; WHEN SPEAKERS ARE OUTSIDE, THEY ARE TO REMAIN LOW TO THE GROUND.



Electronic Signature
Signature of Applicant
DATE GRANTED: August 4, 2016

KHOI'S BIRTHDAY BASH



WHEN

August 13th, 2016

11 AM – 9 PM (Basketball begins at Noon)

WHERE

410 Douglas Avenue

50010 Ames, Iowa

LIVE MUSIC BY

Dimakash, Vinyl Vagabonds, & MORE TBA

WWW.KHOIFM.ORG

CALL 515-292-2878 FOR MORE INFO

**ALL AGES
EVENT**

**3-ON-3
BASKETBALL**

\$24 Per Team

**Call 515-292-2878 to sign up
with team name and name of
players**

**Bring money to 410
Douglas Avenue**

**1st Place will receive Aquatic
Center Passes**

BOOK SALE

**Bring money to check out
our book sale of all genres!**

**If you have books to donate
bring them to the station**

WILLIE'S BBQ

**Food will be supplied by the
delicious Willie's BBQ food
truck!**

**All proceeds will go to
KHOI Radio in honor of
our 4th birthday! We
would love it if you
could come celebrate
with us!**



CITY OF

Ames

SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name KHOI 4B Celebration

Description

KHOI is celebrating our 4yr anniversary with basketball, barbeque and books.

A 3 on 3 basketball tournament with about 10 teams competing against each other. Food will be provided by either food truck or from one of our personal volunteers. This event will take place August 13th from 12 (noon)-9pm with a booksale inside the station on Saturday & Sunday Aug. 14th.

Event Category

- Athletic/Recreation
- Exhibits/Misc.
- Festival/Celebration
- Parade/Procession/March
- Concert/Performance
- Farmer/Outdoor Market
- Other (please explain)

Anticipated Attendance

Total 100 Per Day _____

DATE/TIME

Setup	Date <u>8/13/16</u>	Time <u>9am</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>8/13/16</u>	Time <u>3pm</u>	Day of Week _____
Event Ends	Date <u>8/13/16</u>	Time <u>9pm</u>	Day of Week _____
Teardown Complete	Date <u>8/13/16</u>	Time <u>10pm</u>	Day of Week _____

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

- Region (Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472 events@amesdowntown.org
Campustown - Campustown Action Association: (515) 450-8771 * director@amescampustown.com
Iowa State University - Events Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

CONTACTS

Host Organization

KHOI

Local Contact (Required)

Must be present during event

Name: Vivica Dillard

Address: 410 Douglas Ave

Telephone: (515) 292-2878 (KHOI office phone)

Cell phone: (773) 230-5443

Must be available by cell phone during event

Email: khoiradio@gmail.com / willard91@gmail.com

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? _____

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. Farmers' Market, 4th of July, etc.)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: ACCESSION AND DEACCESSION OF PUBLIC ART

BACKGROUND

The City's approved policies for accession and deaccession of public art specify that the Public Art Commission (PAC) makes recommendation to the City Council, who makes the final decision on which artwork is included in the City's collection.

The Commission recently recommended that the Council accept "A Chinese Lantern Plant" by Machiko Furuya into the collection. This painting was a gift to the City from our Partner City of Koshu, Yamanashi, Japan in 2015. Further information regarding this artwork is attached.

The Commission also has recommended that "Horse" be deaccessioned from the City's art collection. This wooden sculpture was placed in the Bloomington Townhomes area as part of the Neighborhood Art Program. It is no longer safe to display this sculpture, which was recently removed from display when portions of the sculpture fell apart. A justification for this action is also attached.

ALTERNATIVES:

- 1) Accept "A Chinese Lantern Plant" into and deaccession "Horse" from the City's public art collection.
- 2) Direct staff and/or the Commission to develop other options for this artwork.

MANAGER'S RECOMMENDED ACTION:

It is important to add and remove items from the City's public art collection when appropriate. "Horse" was not intended to be a permanent sculpture, and has fulfilled its useful life on display. "A Chinese Lantern Plant" will be the second gift received from Koshu to be included in the public art collection.

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

Ames Public Arts Commission
Request for Deaccession

Item Identification Numbers: 121-1314



Name: Horse

Location: Harrison Road, Bloomington Townhomes area

Year acquired: 2014f

Material: firewood and wood dowels

Justification: The piece, being wooden, was not intended to have an extended life. This summer both the head and tail sections have fallen off due to age and decomposition. It was noted by the artist when the piece was donated following the 2013 AAOSE cycle that it would not last more than a few years and would need to be removed and destroyed.

Recommendation:

The Public Arts Commission recommends removal and destruction of the sculptural piece "Horse".

APPROVED for deaccession: 3 August 2016 by the Public Arts Commission

Ames Public Arts Commission
Request for Accession

Item Identification Numbers: 130-1617



Name: A Chinese Lantern Plant

Artist: Machiko Furuya

Year acquired: 2016

Material: framed batik painted with persimmon juice dated October 2010

Justification: The piece, a framed batik, is a gift of artwork from our sister city Koshu, Yamanashi, Japan. The artist is highly respected in Japan for similar works and is featured in the book “Dye Art Show.” The Commission feels that this piece should be formally accepted into the City collection and then an appropriate location for display will be identified by the Collections Management Committee of PAC.

Recommendation:

The Public Arts Commission recommends accession in to the City of Ames art collection.

APPROVED for Accession: 3 August 2016 by the Public Arts Commission

ITEM # 12
DATE: 08-09-16

COUNCIL ACTION FORM

SUBJECT: SETTING DATE OF PUBLIC HEARING FOR STATE REVOLVING FUND PLANNING AND DESIGN LOAN IN AN AMOUNT NOT TO EXCEED \$375,000

BACKGROUND:

The City is conducting an ongoing evaluation of the sanitary sewer collection system, including televising mains and associated structures to determine functionality and structural integrity. The purpose of the evaluation is to extend the life of the sanitary sewer collection system and to improve capacity by reducing inflow and infiltration ("I & I").

The approved Capital Improvements Plan includes \$3.5 million each year for collection system improvements, funded by State Revolving Fund (SRF) Loans. The first step of this process is to determine a plan for implementation of repairs identified in the system evaluation. An SRF Planning and Design Loan in the amount of \$375,000 has been identified as the funding source for developing the best plan to implement the improvements and design for the first year of the improvement plan. Repayment of the planning and design loan will be rolled in to the first construction loan. A public hearing is required to proceed with the SRF loan.

ALTERNATIVES:

1. The City Council can set August 23, 2016 as the date of public hearing to enter into a State Revolving Fund Planning and Design Loan agreement in an amount not to exceed \$375,000.
2. The Council can delay this hearing to another date.

MANAGER'S RECOMMENDED ACTION:

Setting the date of public hearing will ensure that City staff can proceed with the sanitary sewer collection system improvements plan as previously approved by Council.

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

ITEM # 13a&b
 DATE: 08-09-16

COUNCIL ACTION FORM

SUBJECT: RESOLUTION APPROVING OFFICIAL STATEMENT FOR GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2016A, SETTING DATE OF SALE FOR AUGUST 23, 2016, AND AUTHORIZING ELECTRONIC BIDDING FOR THE SALE

BACKGROUND:

The 2016/17 Budget and Council-approved changes include General Obligation (G.O.) Bond-funded capital improvement projects in the amount of \$14,253,975. The City Council held public hearings on the issuance of these bonds and refunding bonds on March 1, 2016. Council action is now required to approve the official statement, set the date of sale for August 23, 2016, and authorize electronic bidding.

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

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

East Industrial Utility Extension	\$ 3,300,000	
Debt Abated by other Revenues		\$ 3,300,000
Flood Mitigation	500,000	
Storm Water Erosion Control	250,000	
Asphalt Street Improvements	1,250,000	
Grand Avenue Extension	1,300,000	
Concrete Pavement Improvements	1,050,000	
Arterial Street Pavement Improvements	345,000	
Downtown Street Pavement Improvements	375,000	
CyRide Route Improvements	525,000	
Bridge Rehabilitation Program	350,000	
Subtotal Tax Supported Bonds	5,945,000	\$ 5,945,000
Refunding Bonds		3,335,000
Issuance Cost and Allowance for Premium		125,000
Grand Total – 2016/17 G.O. Issue		\$ 12,705,000

ALTERNATIVES:

1. Adopt a resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2016A, setting the date of sale for August 23, 2016, and authorizing electronic bidding for the sale.
2. Refer the Official Statement back to City staff for modifications.

MANAGER'S RECOMMENDED ACTION:

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

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

New and Refunding Issue

Rating: Application made to Moody's Investors Service

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

CITY OF AMES, IOWA

\$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A

BIDS RECEIVED: Tuesday, August 23, 2016, 11:00 o'clock A.M., Central Time

AWARD: Tuesday, August 23, 2016, 6:00 o'clock P.M., Central Time

Dated: Date of Delivery (September 27, 2016)

Principal Due: June 1, as shown inside front cover

The \$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A (the "Bonds") are being issued pursuant to Division III of Chapter 384 of the Code of Iowa and a resolution to be adopted by the City Council of the City of Ames, Iowa (the "City"). The Bonds are being issued for the purpose of paying the cost, to that extent, of constructing street, water main, sanitary and storm sewer, bridge, and related improvements; and of carrying out flood mitigation and remediation. In addition, a portion of the funds will be used to current refund on September 27, 2016, \$3,290,000 of the City's outstanding General Obligation Corporate Purpose Bonds, Series 2008A originally dated October 15, 2008 (the "Series 2008A Bonds"). The purchaser of the Bonds agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreement. The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of \$5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. The City's Treasurer as Registrar/Paying Agent (the "Registrar") will pay principal on the Bonds, payable annually on June 1, beginning June 1, 2017, and interest on the Bonds payable initially on June 1, 2017 and thereafter on each December 1 and June 1 to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	\$12,603,360
GOOD FAITH DEPOSIT:	Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED CONSIDERATIONS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as and if issued and subject to the unqualified approving legal opinion of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected that the Bonds will be available for delivery through the facilities of DTC on or about September 27, 2016. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a Final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended.

*Preliminary; subject to change.

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

CITY OF AMES, IOWA

\$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>
2017	\$1,500,000
2018	1,555,000
2019	1,590,000
2020	1,605,000
2021	755,000
2022	775,000
2023	780,000
2024	795,000
2025	815,000
2026	825,000
2027	845,000
2028	865,000

***PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$13,225,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

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

REDEMPTION: Bonds due after June 1, 2024 will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST: Interest on the Bonds will be payable on June 1, 2017 and semiannually thereafter.

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

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

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

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

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

REPRESENTATIONS

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

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

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

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

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City of Ames, Iowa

Mayor/City Council

<u>Member</u>	<u>Office</u>	<u>Initial Term Commenced</u>	<u>Term Expires</u>
Ann Campbell	Mayor	January 03, 2006	December 31, 2017
Gloria Betcher	Council Member – 1 st Ward	January 02, 2014	December 31, 2017
Tim Gartin	Council Member – 2 nd Ward	January 02, 2014	December 31, 2019
Peter Orazem	Council Member – 3 rd Ward	January 02, 2010	December 31, 2017
Chris Nelson	Council Member – 4 th Ward	January 02, 2014	December 31, 2019
Bronwyn Beatty-Hansen	Council Member – At Large	January 01, 2016	December 31, 2019
Amber Corrieri	Council Member – At Large	January 02, 2014	December 31, 2017
Sam Schulte	Ex-Officio		

Administration

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

City Attorney

Judy Parks
Ames, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

TERMS OF OFFERING

CITY OF AMES, IOWA

Bids for the purchase of the City of Ames, Iowa's (the "City") \$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A (the "Bonds") will be received on Tuesday, August 23, 2016, before 11:00 o'clock A.M. Central Time after which time they will be tabulated. The City Council will consider award of the Bonds at 6:00 o'clock P.M. Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, or by telephoning 515-243-2600. Information can also be obtained from Mr. Duane Pitcher, Director of Finance, City of Ames, 515 Clark Avenue, Ames, Iowa, 50010, or by telephoning 515-239-5114. The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING BONDS, SERIES 2016A, in the principal amount of \$12,705,000* to be dated the date of delivery (September 27, 2016), in the denomination of \$5,000 or multiples thereof, will mature on June 1 as follows:

<u>Year</u>	<u>Amount*</u>
2017	\$1,500,000
2018	1,555,000
2019	1,590,000
2020	1,605,000
2021	755,000
2022	775,000
2023	780,000
2024	795,000
2025	815,000
2026	825,000
2027	845,000
2028	865,000

ADJUSTMENT TO BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$13,225,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

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

TERM-BOND OPTION

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

OPTIONAL REDEMPTION

Bonds due after June 1, 2024 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST

Interest on the Bonds will be payable on June 1, 2017 and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding the interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

GOOD FAITH DEPOSIT

A good faith deposit (the "Deposit") in the amount of \$127,050 for the Bonds is required of the lowest bidder only for the Bonds. The lowest bidder is required to submit such Deposit payable to the order of the City in the form of either (i) a cashier's check provided to the City or its Municipal Advisor prior to the opening of bids or (ii) a wire transfer as instructed by the City's Municipal Advisor not later than 1:00 o'clock P.M. Central Time on the day of sale of the Bonds. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a Deposit and thereafter may award the sale of the Bonds to the same. No interest on a Deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event the Purchaser fails to honor its accepted bid, the Deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of Bonds for a price not less than \$12,603,360, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations as set forth in the "BIDDING PARAMETERS" section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "GOOD FAITH DEPOSIT" section. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

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

BIDDING PARAMETERS

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

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

RECEIPT OF BIDS

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

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

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

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

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

Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC (facsimile number: 515-243-6994). Electronic facsimile bids will be sealed and treated as sealed bids. Electronic facsimile bids received after the deadline will be rejected. Bidders electing to submit bids via facsimile transmission bear full responsibility for the transmission of such bid. Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the facsimile facilities or any other means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received. Neither the City nor its agents will assume liability for the inability of the bidder to reach the above named facsimile numbers prior to the time of sale specified above. Time of receipt shall be the time recorded by the facsimile operator receiving the bids.

BOOK-ENTRY-ONLY ISSUANCE

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

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

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

DELIVERY

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

INFORMATION FROM PURCHASER

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

OFFICIAL STATEMENT

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

CONTINUING DISCLOSURE

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

During the past five years, to the best of its knowledge, the City has complied in all material respects with its previous continuing disclosure undertakings entered into under the Rule.

However, in regard to the now matured Hospital Revenue Refunding Bonds, Series 2003, the Mary Greeley Medical Center filed a required quarterly report for the quarter ended June 30, 2011 one (1) day after the date specified in the Undertaking. In addition, the Mary Greeley Medical Center's required report for the quarter ended December 31, 2012 was timely filed on February 6, 2013, but not linked to the Hospital Revenue Bonds, Series 2011 CUSIP numbers. This was corrected upon discovery.

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

CUSIP NUMBERS

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

BY ORDER OF THE CITY COUNCIL
City of Ames, Iowa
/s/ Duane Pitcher, Director of Finance
515 Clark Avenue
Ames, Iowa 50010

SCHEDULE OF BOND YEARS

\$12,705,000*

City of Ames, Iowa

General Obligation Corporate Purpose and Refunding Bonds, Series 2016A

Bonds Dated: September 27, 2016

Interest Due: June 1, 2017 and each December 1 and June 1 to maturity

Principal Due: June 1, 2017-2028

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2017	\$1,500,000	1,016.67	1,016.67
2018	1,555,000	2,608.94	3,625.61
2019	1,590,000	4,257.67	7,883.28
2020	1,605,000	5,902.83	13,786.11
2021	755,000	3,531.72	17,317.83
2022	775,000	4,400.28	21,718.11
2023	780,000	5,208.67	26,926.78
2024	795,000	6,103.83	33,030.61
2025	815,000	7,072.39	40,103.00
2026	825,000	7,984.17	48,087.17
2027	845,000	9,022.72	57,109.89
2028	865,000	10,101.28	67,211.17

Average Maturity (dated date): 5.290 Years

* Preliminary; subject to change.

PRELIMINARY OFFICIAL STATEMENT

CITY OF AMES, IOWA

\$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Ames, Iowa (the “City”) and its issuance of \$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A (the “Bonds”). This Preliminary Official Statement has been authorized by the City and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, or by telephoning 515-243-2600. Information can also be obtained from Mr. Duane Pitcher, Director of Finance, City of Ames, 515 Clark Avenue, Ames, Iowa, 50010, or by telephoning 515-239-5114.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Division III of Chapter 384 of the Code of Iowa and a resolution to be adopted by the City. The Bonds are being issued for the purpose of paying the cost, to that extent, of constructing street, water main, sanitary and storm sewer, bridge, and related improvements; and of carrying out flood mitigation and remediation. In addition, a portion of the funds will be used to current refund on September 27, 2016, \$3,290,000 of the City’s outstanding General Obligation Corporate Purpose Bonds, Series 2008A originally dated October 15, 2008 (the “Series 2008A Bonds”).

<u>Name of Issue to be Refunded</u>	<u>Call Date</u>	<u>Call Price</u>	<u>Maturities to be Refunded</u>	<u>Principal Amount</u>	<u>Coupon</u>
Series 2008A Bonds	9/27/2016	100%	6/1/2017	\$775,000	4.00%
			6/1/2018	800,000	4.00%
			6/1/2019	840,000	4.10%
			6/1/2020	<u>875,000</u>	4.15%
			Total:	\$3,290,000	

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

Sources of Funds

Par Amount of Bonds \$12,705,000.00*

Uses of Funds

Deposit to Project Fund	\$9,245,000.00
Funds for Redemption of Series 2008A Bonds	3,290,000.00
Underwriter’s Discount	101,640.00
Cost of Issuance and Contingency	<u>68,360.00</u>
Total Uses	\$12,705,000.00*

* Preliminary; subject to change.

OPTIONAL REDEMPTION

Bonds due after June 1, 2024 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2017 and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

PAYMENT OF AND SECURITY FOR THE BONDS

The Bonds are general obligations of the City and the unlimited taxing powers of the City are irrevocably pledged for their payment. Upon issuance of the Bonds, the City will levy taxes for the years and in amounts sufficient to provide 100% of annual principal and interest due on all Bonds. If, however, the amount credited to the debt service fund for payment of the Bonds is insufficient to pay principal and interest, whether from transfers or from original levies, the City must use funds in its treasury and is required to levy ad valorem taxes upon all taxable property in the City without limit as to rate or amount sufficient to pay the debt service deficiency.

BOOK-ENTRY-ONLY ISSUANCE

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

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

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

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written

confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

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

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

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

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

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

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

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

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

FUTURE FINANCING

The City does not anticipate issuing any addition general obligation debt within 90 days of the date of this Preliminary Official Statement. However, the City anticipates issuing approximately \$811,000 of sewer revenue bonds, payable solely by the net revenues of the sanitary sewer system, in fall 2016 through the State of Iowa revolving fund loan program.

LITIGATION

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

At closing, the City will certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Bonds, or the titles of the City officers to their respective positions, or the validity of the Bonds, or the power and duty of the Bonds to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded."

DEBT PAYMENT HISTORY

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

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt or taxable status of the interest thereon (see "TAX EXEMPTION AND RELATED CONSIDERATIONS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX A. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed and/or prepared the information and statements contained in the Preliminary Official Statement under "AUTHORITY AND PURPOSE", "PAYMENT OF AND SECURITY FOR THE BONDS", "TAX EXEMPTION AND RELATED CONSIDERATIONS" and "CONTINUING DISCLOSURE" insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX A and APPENDIX C.

TAX EXEMPTION AND RELATED CONSIDERATIONS

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

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

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

NOT-Qualified Tax-Exempt Obligations: The City will NOT designate the Bonds as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchaser of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Original Issue Discount: The Bonds maturing in the years ____ through ____ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount

that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years ____ through ____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their any original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

RELATED TAX MATTERS

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

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

The Service has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Bonds until the audit is concluded, regardless of the ultimate outcome.

Opinion: Bond Counsel’s opinion is not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel and Bond Counsel’s opinion is not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

RATING

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

MUNICIPAL ADVISOR

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

CONTINUING DISCLOSURE

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

During the past five years, to the best of its knowledge, the City has complied in all material respects with its previous continuing disclosure undertakings entered into under the Rule.

However, in regard to the now matured Hospital Revenue Refunding Bonds, Series 2003, the Mary Greeley Medical Center filed a required quarterly report for the quarter ended June 30, 2011 one (1) day after the date specified in the Undertaking. In addition, the Mary Greeley Medical Center’s required report for the quarter ended December 31, 2012 was timely filed on February 6, 2013, but not linked to the Hospital Revenue Bonds, Series 2011 CUSIP numbers. This was corrected upon discovery.

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

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of our knowledge, information and belief, said Preliminary Official Statement does not contain any material misstatements of fact nor omission of any material fact regarding the issuance of \$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A.

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

* Preliminary; subject to change.

CITY PROPERTY VALUATIONS

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Story County Auditor adjusted the final Actual Values for 2015. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2015, the taxable value rollback rate was 55.6259% of actual value for residential property; 86.2500% of actual value for multiresidential property; 46.1068% of actual value for agricultural property; and 90% of actual value for commercial, industrial, and railroad property. No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

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

PROPERTY VALUATIONS (1/1/2015 Valuations for Taxes Payable July 1, 2016 through June 30, 2017)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$2,962,477,500	\$1,647,904,615
Commercial	775,645,615	696,992,705
Industrial	151,482,000	136,333,800
Multiresidential	123,938,700	106,897,191
Railroads	6,754,200	6,078,780
Utilities w/o Gas & Electric	5,443,801	5,443,801
Other	<u>441,500</u>	<u>441,500</u>
Gross valuation	\$4,026,183,316	\$2,600,092,392
Less military exemption	<u>(2,350,188)</u>	<u>(2,350,188)</u>
Net valuation	\$4,023,833,128	\$2,597,742,204
TIF Increment	\$10,883,485	\$10,883,485
Taxed separately		
Ag. Land & Building	\$3,575,400	\$1,648,505
Gas & Electric Utilities	\$17,701,717	\$5,323,494

2015 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>Taxable Valuation</u>	<u>Percent of Total</u>
Residential	\$1,647,904,615	63.25%
Multiresidential	106,897,191	4.10%
Gas & Electric Utilities	5,323,494	0.21%
Commercial, Industrial, Railroads, Utility and Other	<u>845,290,586</u>	<u>32.44%</u>
Total Gross Taxable Valuation	\$2,605,415,886	100.00%

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

TREND OF VALUATIONS

<u>Assessment Year</u>	<u>Payable Fiscal Year</u>	<u>100% Actual Valuation</u>	<u>Taxable Valuation (With Rollback)</u>	<u>Taxable TIF Increment</u>
2011	2012-13	\$3,488,267,332	\$2,239,846,934	\$7,370
2012	2013-14	3,539,464,142	2,325,969,651	447,669
2013	2014-15	3,607,945,166	2,353,356,218	1,646,350
2014	2015-16	3,793,802,326	2,444,958,642	1,827,450
2015	2016-17	4,055,993,730	2,603,065,698	10,883,485

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

LARGER TAXPAYERS

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

<u>Taxpayer¹⁾</u>	<u>Type of Property/Business</u>	<u>1/1/2015²⁾ Taxable Valuation</u>
Iowa State University Research Park	Commercial	\$46,140,974
Barilla America Inc.	Industrial	32,579,100
Campus Investors IS LLC	Commercial	32,296,378
GPT Ames Owner LLC ³⁾	Commercial	21,780,000
Clinic Building Company, Inc.	Commercial	19,687,410
US Bank, NA Trustee ⁴⁾	Commercial	19,019,520
Walmart Stores, Inc.	Commercial	18,810,000
Dayton Park LLC	Commercial	17,194,782
University West Property Owner LC	Commercial	15,353,447
West Towne Condos LC	Commercial	14,373,661

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.

2) The 1/1/2015 Taxable valuations listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

3) Formerly Cycloneball.

4) Formerly NG Mall.

Source: Story County Auditor.

PROPERTY TAX LEGISLATION

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

The Act included a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. Prior to Fiscal Year 2017-18, the appropriation is a standing unlimited appropriation, but beginning in Fiscal Year 2017-18 the standing appropriation cannot exceed the actual Fiscal Year 2016-17 appropriation amount. The appropriation does not replace losses to local governments resulting from the Act’s provisions that reduce the annual revaluation growth limit for residential and agricultural properties from 4% to 3%, the gradual transition for Multiresidential Property from the commercial rollback percentage (100% of Actual Valuation) to the residential rollback percentage (currently 55.6259% of Actual Valuation), or the reduction in the percentage of telecommunications property that is subject to taxation.

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

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

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

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

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the Actual Value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2015 Actual Valuation currently applicable to the fiscal year 2016-17, is as follows:

2015 Gross Actual Valuation of Property	\$4,055,993,730 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$202,799,687
Less: G.O. Debt Subject to Debt Limit	(78,240,000) *
Less: Other Debt Subject to Debt Limit	<u>(200,017) ²⁾</u>
Net Debt Limit	\$124,359,670 *

1) Source: Iowa Department of Management. After military exemption.

2) Other Debt Subject to Debt Limit includes TIF rebate agreement payments appropriated for FY 2016-17.

DIRECT DEBT

General Obligation Debt Paid by Taxes and Other Sources¹⁾ (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/27/16</u>
10/08A	\$8,355,000	Street Improvements & Aquatic Center	6/16	\$0 ²⁾
10/09B	11,165,000	Capital Improvement Projects	6/21	5,265,000
9/10A	6,690,000	Capital Improvement Projects	6/22	3,655,000
5/11A	5,980,000	Refunding Series 2002A, 2002B & 2003	6/21	1,190,000
11/11B	6,675,000	Corporate Purpose Improvements	6/23	4,045,000
10/12	12,660,000	Corporate Purpose Improvements	6/32	9,465,000
5/13	22,540,000	Corporate Purpose Improvements & Refunding	6/32	17,460,000
9/14	9,695,000	Corporate Purpose Improvements	6/26	8,120,000
9/15A	18,445,000	Corporate Purpose Improvements & Refunding	6/35	16,335,000
9/16A	12,705,000*	Corporate Purpose Improvements & Refunding	6/28	<u>12,705,000</u> *
Total				\$78,240,000 *

1) The City's general obligation debt is abated by tax increment reimbursements, water revenues, sewer revenues, airport revenues, resource recovery revenues and special assessments.

2) The 2017 through 2020 maturities are being current refunded by the Bonds on September 27, 2016.

* Preliminary; subject to change.

Annual Fiscal Year Debt Service Payments (Includes the Bonds)

Fiscal Year	<u>Existing Debt</u>		<u>Bonds</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal and Interest</u>	<u>Principal*</u>	<u>Principal and Interest*</u>	<u>Principal*</u>	<u>Principal and Interest*</u>
2016-17	\$7,685,000	\$9,687,399	\$1,500,000	\$1,642,576	\$9,185,000	\$11,329,975
2017-18	7,595,000	9,322,779	1,555,000	1,746,308	9,150,000	11,069,087
2018-19	7,305,000	8,792,016	1,590,000	1,760,471	8,895,000	10,552,487
2019-20	6,510,000	7,770,099	1,605,000	1,753,052	8,115,000	9,523,151
2020-21	6,705,000	7,774,449	755,000	878,977	7,460,000	8,653,426
2021-22	5,520,000	6,409,694	775,000	886,821	6,295,000	7,296,515
2022-23	5,000,000	5,718,664	780,000	878,491	5,780,000	6,597,155
2023-24	4,480,000	5,038,594	795,000	879,529	5,275,000	5,918,123
2024-25	3,530,000	3,967,019	815,000	884,663	4,345,000	4,851,682
2025-26	2,910,000	3,244,369	825,000	878,770	3,735,000	4,123,139
2026-27	2,315,000	2,565,394	845,000	881,940	3,160,000	3,447,334
2027-28	1,090,000	1,270,944	<u>865,000</u>	883,857	1,955,000	2,154,801
2028-29	1,125,000	1,273,244			1,125,000	1,273,244
2029-30	1,160,000	1,274,494			1,160,000	1,274,494
2030-31	1,195,000	1,274,694			1,195,000	1,274,694
2031-32	1,230,000	1,273,844			1,230,000	1,273,844
2032-33	60,000	65,775			60,000	65,775
2033-34	60,000	63,900			60,000	63,900
2034-35	<u>60,000</u>	61,950			<u>60,000</u>	61,950
Total	\$65,535,000		\$12,705,000*		\$78,240,000*	

* Preliminary; subject to change.

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OTHER DEBT

Water Revenue Debt

The City has water revenue debt paid solely from the net revenues of the Water Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/27/16</u>
2/15	\$76,325,000	Water Revenue Bonds (SRF)	6/37	\$37,925,152 ¹⁾

1) Preliminary; subject to change based on final project costs. The City has drawn \$37,925,152 as of July 18, 2016.

Sewer Revenue Debt

The City has sewer revenue debt paid solely from the net revenues of the Sewer Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/27/16</u>
11/12	\$3,121,000	Sewer Revenue Bonds (SRF)	6/33	\$2,076,250 ¹⁾
4/14	375,000	Planning and Design Loan (SRF)	4/17	<u>318,750</u> ²⁾

Total \$2,529,000

1) Preliminary; subject to change based on final project costs. The City has drawn \$2,469,250 as of July 18, 2016

2) Preliminary; subject to change based on final project costs. The City has drawn \$318,750 as July 18, 2016.

Hospital Revenue Debt

The City has hospital revenue debt paid solely from the net revenues of Mary Greeley Medical Center as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 9/27/16</u>
11/12	\$26,000,000	Mary Greeley Medical Center & Refunding	6/27	\$17,575,000
06/16	64,790,000	Mary Greeley Medical Center & Refunding	6/36	<u>64,790,000</u>

Total \$82,365,000

OVERLAPPING DEBT

<u>Taxing District</u>	<u>1/1/2015 Taxable Valuation</u> ¹⁾	<u>Valuation Within the City</u>	<u>Percent Applicable</u>	<u>G.O. Debt</u> ²⁾	<u>City's Proportionate Share</u>
Story County	\$4,384,431,888	\$2,615,597,688	59.66%	\$0	\$0
Ames CSD	2,419,695,210	2,369,539,097	97.93%	29,140,000	28,536,802
Gilbert CSD	461,694,514	232,516,073	50.36%	18,835,000	9,485,306
Nevada CSD	467,384,249	449,687	0.10%	7,165,000	7,165
United CSD	263,453,588	13,092,831	4.97%	0	0
DMACC	42,301,482,075	2,615,597,688	6.18%	82,960,000	<u>5,126,928</u>

City's share of total overlapping debt: \$43,156,201

1) Taxable Valuation excludes military exemption and includes Ag Land, Ag Buildings, all Utilities and TIF Increment.

2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates.

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$4,055,993,730)</u> ¹⁾	<u>Debt/58,965 Population</u> ²⁾
Total General Obligation Debt	\$78,240,000*	1.93%*	\$1,326.89*
City's Share of Overlapping Debt	\$43,156,201	1.06%	\$731.90

1) Based on the City's 1/1/2015 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.

2) Population based on the City's 2010 U.S. Census.

* Preliminary; subject to change.

LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Levy</u>	<u>Collected During Collection Year</u>	<u>Percent Collected</u>
2011-12	\$23,516,201	\$23,184,219	98.59%
2012-13	24,018,714	23,542,914	98.02%
2013-14	25,261,403	24,796,553	98.16%
2014-15	25,557,159	24,772,590	96.93%
2015-16	26,000,394	-----In Process of Collection-----	
2016-17	27,044,391	-----In Process of Collection-----	

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

Source: Story County and the City's June 30, 2015 Comprehensive Annual Financial Report.

TAX RATES

	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>
Story County	5.52837	5.50349	5.38990	5.68249	5.09972
Story County Hospital	0.57240	0.58000	0.58000	0.58000	0.63884
County Ag. Extension	0.08100	0.07196	0.08157	0.08447	0.08268
City of Ames	10.72125	10.85779	10.85538	10.62937	10.37327
City Assessor	0.39685	0.34391	0.33992	0.37804	0.39544
Ames Comm. School District	14.47262	14.34904	14.34759	14.20276	14.34101
Gilbert Comm. School District	17.98747	17.47825	17.71795	17.83972	18.92186
Nevada Comm. School District	15.61527	15.71000	16.75171	16.80944	16.81007
United Comm. School District	13.77425	12.01788	10.16705	8.51849	8.94613
Des Moines Area Comm. College	0.58466	0.58466	0.65724	0.67574	0.72334
State of Iowa	<u>0.00330</u>	<u>0.00330</u>	<u>0.00330</u>	<u>0.00330</u>	<u>0.00330</u>
Total Tax Rate:					
Ames CSD Resident	32.36045	32.29415	32.25490	32.23617	31.65760
Gilbert CSD Resident	35.87530	35.42336	35.62526	35.87313	36.23845
Nevada CSD Resident	33.50310	33.65511	34.65902	34.84285	34.12666
United CSD Resident	31.66208	29.96299	28.07436	26.55190	26.26272

LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$5.60071 for FY 2016-17, and the City has levied no emergency levy. The City has certified special purpose levies outside of the above described levy limits as follows: \$0.71908 for police and fire retirement and \$0.64261 for the operation and maintenance of a public transit system. Debt service levies are not limited.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF JUNE 30, 2016)

Governmental	
General Fund	\$10,714,410.48
Debt Service Fund	635,228.20
Capital Projects Fund	14,760,558.23
Other Governmental Funds	16,586,194.92
Business-type	
Mary Greeley Medical Center	\$227,253,659.81
Electric Utility	35,381,815.34
Sewer Utility	7,637,028.00
Water Utility	16,002,945.76
Other Enterprise Funds	9,961,581.40
Internal Service Funds	<u>16,642,803.69</u>
Total all funds	\$355,576,225.83

GENERAL FUND BUDGETS (ACCRUAL BASIS)

The table below represents a comparison between the final FY 2014-15 actual financial performance, the amended FY 2015-16 budget and the adopted FY 2016-17 budget on an accrual basis.

	Actual <u>FY 2014-15</u>	Amended <u>FY 2015-16</u>	Adopted <u>FY 2016-17</u>
Revenues:			
Property Taxes	\$15,146,496	\$15,682,987	\$16,223,488
Other City Taxes	2,148,854	2,053,772	2,091,240
Licenses and Permits	2,019,364	1,494,725	1,600,122
Use of Money and Property	482,882	415,629	425,243
Intergovernmental	697,742	1,052,154	1,063,459
Charges for Fees and Services	3,476,511	3,825,687	4,003,945
Miscellaneous	385,279	163,606	136,871
Transfers In	9,206,268	9,049,939	8,997,562
Proceeds of Capital Asset Sales	<u>0</u>	<u>514</u>	<u>500</u>
Total Revenues	\$33,563,396	\$33,739,013	\$34,542,430
Expenditures:			
Public Safety	\$16,136,601	\$17,202,507	\$17,805,389
Public Works	976,529	1,032,584	1,188,970
Culture and Recreation	6,990,805	7,748,304	7,755,728
Community & Economic Development	873,638	1,279,086	1,031,876
General Government	2,172,576	2,681,466	2,402,802
Capital Projects	874,450	1,332,548	0
Transfers Out	<u>4,205,354</u>	<u>4,235,670</u>	<u>4,357,665</u>
Total Expenditures	\$32,229,953	\$35,512,165	\$34,542,430
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$1,333,443	(\$1,773,152)	\$0
Fund Balance at Beginning of Year	<u>\$9,990,107</u>	<u>\$11,323,550</u>	<u>\$9,550,398</u>
Fund Balance at End of Year	<u>\$11,323,550</u>	<u>\$9,550,398</u>	<u>\$9,550,398</u>

THE CITY

CITY GOVERNMENT

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

EMPLOYEES AND PENSIONS

The City has 1,299 full-time employees, of which 472 are governmental employees and 827 are employees of the Mary Greeley Medical Center; and 1,368 part-time employees (including seasonal employees) of which 886 are governmental employees and 482 are employees of the Mary Greeley Medical Center. Included in the City’s full-time employees are 53 sworn police officers and 53 firefighters.

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System (“IPERS”) and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system’s funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the years ended June 30, 2014, 2015 and 2016 as shown below equal the required contributions for each year.

	<u>FY 2013-14</u>	<u>FY 2014-15</u>	<u>FY 2015-16</u>
IPERS City Contribution	\$7,203,057	\$7,272,880	\$7,458,438

The IPERS Comprehensive Annual Financial Report (“CAFR”) is available on the IPERS website, <https://www.ipers.org/financial-and-investment>, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$47,625,187 within its CAFR as of June 30, 2015 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2014, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2014, the City’s collective proportion was 1.2009% which was an increase of 0.0178% from its proportion measured as of June 30, 2013.

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City contributed the required amount to MFPRSI for each year as follows:

	<u>FY 2013-14</u>	<u>FY 2014-15</u>	<u>FY 2015-16</u>
MFPRSI City Contribution	\$2,064,780	\$2,150,611	\$1,994,209

The MFPRSI Independent Auditors Report is available on the MFPRSI website, <http://www.mfprsi.org/about-mfprsi/publications/>, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI websites, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the MFPRSI websites.

Pursuant to GASB Statement No. 68, the City reported a liability of \$9,730,925 with its CAFR as of June 30, 2015 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2014, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2014, the City’s collective proportion was 2.6844% which was a decrease of 0.0069% from its proportion measured as of June 30, 2013.

For additional information regarding the City’s Retirement Systems, refer to Note IV (F) beginning on page 58 of the City’s June 30, 2015 CAFR contained as APPENDIX B of this Official Statement.

OTHER POST-EMPLOYMENT BENEFITS

The Governmental Accounting Standards Board (“GASB”) has issued Statement No. 45, Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions (“GASB 45”), which addresses how state and local governments must account for and report their obligations related to post-employment healthcare and other non-pension benefits (referred to as Other Post-Employment Benefits or “OPEB”). GASB 45 requires that local governments account for and report the annual cost of OPEB and the outstanding obligations and commitments related to OPEB in essentially the same manner as they currently do for pensions.

The City and hospital provide health and dental care benefits for retired employees and their beneficiaries through a single-employer, defined benefit plan. The hospital also provides a life insurance benefit. The City has the authority to establish and amend benefit provisions of the plan. The post-employment benefit is limited to the implied subsidy since retirees pay 100% of the premium for the insurance benefits, since the premium rates are based on the entire pool of covered members, the retirees receive an implied subsidy since their rate are not risk adjusted. The City’s annual OPEB cost (expense) is calculated based on the annual required contribution (“ARC”) of the employer, an amount actuarially determined in accordance with the parameters of the GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years.

The following table shows the components of the City's annual OPEB cost for the Fiscal Year ended June 30, 2015, the amount actually contributed to the plan, and changes in the City's annual OPEB obligation.

	<u>City</u>	<u>Medical Center</u>	<u>Total</u>
Annual required contribution, ARC	\$192,000	\$465,640	\$657,640
Interest on net OPEB obligation	46,000	148,077	194,077
Adjustment to ARC	<u>(41,000)</u>	<u>(105,975)</u>	<u>(146,976)</u>
Annual OPEB cost	\$197,000	\$507,745	\$704,742
Contributions and payments made	<u>49,024</u>	<u>29,550</u>	<u>78,574</u>
Increase in net OPEB obligation	246,024	537,292	783,316
Net OPEB obligation, beginning of year	<u>\$1,153,573</u>	<u>\$2,961,523</u>	<u>\$4,115,096</u>
Net OPEB obligation, end of year	\$1,399,597	\$3,498,815	\$4,898,412

For calculation of the net OPEB obligation, the actuary has set the transition day as July 1, 2008. The end of year net OPEB obligation was calculated by the actuary as the cumulative difference between the actuarially determined funding requirements and the actual contributions for the year ended June 30, 2015.

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for Fiscal Years 2013 thru 2015 are presented in the following table.

<u>Fiscal Year Ended June 30</u>	<u>Annual OPEB Cost</u>	<u>Percentage of Annual OPEB Cost Contributed</u>	<u>Net OPEB Obligation</u>
2013	\$661,229	19.62%	\$3,467,601
2014	748,896	13.54%	4,115,096
2015	704,742	(11.15%)	4,898,412

As of July 1, 2014 (July 1, 2013 for the hospital), the most recent actuarial valuation date for the period July 1, 2014 through June 30, 2015, the actuarial accrued liability was \$6,091,907 with no actuarial value of assets, resulting in an unfunded actuarial accrued liability, UAAL, of \$6,091,907. The covered payroll (annual payroll of active employees covered by the plan) was \$86,598,974, and the ratio of the UAAL to the covered payroll was 7.03%. As of June 30, 2015, there were no trust fund assets.

For additional information regarding the City's Post-Employment Benefits, refer to Note G beginning on page 68 of the City's June 30, 2015 CAFR contained as APPENDIX B of this Official Statement.

UNION CONTRACTS

City employees are represented by the following five bargaining units:

<u>Bargaining Unit</u>	<u>Contract Expiration Date</u>
International Association of Firefighters	June 30, 2019
Public, Professional and Maintenance Employees	June 30, 2017
International Brotherhood of Electrical Workers	June 30, 2017
International Union of Operating Engineers (Local 234C)	June 30, 2019
International Union of Operating Engineers (Local 234D)	June 30, 2019

INSURANCE

The City’s insurance coverage is as follows:

<u>Type of Insurance</u>	<u>All Limits</u>
General Liability	\$15,000,000
Auto Liability	\$15,000,000
Wrongful Acts	\$15,000,000
Excess (over all other coverage except Iowa liquor liability)	\$15,000,000
Law Enforcement	\$15,000,000
Public Official	\$15,000,000
Employee Benefit	\$1,000,000
Medical Malpractice	\$15,000,000
Underinsured Motorist	\$1,000,000
Uninsured Motorist	\$1,000,000
Commercial Property	
Commercial Property & Boiler and Machinery, Power Generation related	\$200,000,000
Municipal Properties & Boiler and Machinery, Non-Power Generation	\$158,653,815
Terrorism – TRIA (Federally defined terrorist acts)	Included in both of above
Commercial Property Flood Insurance	
Non-flood Plain Facilities (power generation)	\$100,000,000
Non-flood Plain Facilities (non-power)	\$25,000,000
Flood Plain Facilities:	
Transit	\$6,000,000
Water Pollution Control	\$6,000,000
Airport	\$7,500,000
All Other	\$1,000,000
Airport Liability	\$3,000,000

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City is located in Story County in central Iowa. It is approximately thirty miles north of Des Moines, Iowa, the State capital and largest city in the state. The City is located on Interstate Highways 35 and 30. The City was incorporated in 1864 under the laws of the State of Iowa, later amended in July, 1975 under the Home Rule City Act.

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

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

LARGER EMPLOYERS

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

<u>Employer</u>	<u>Type of Business</u>	<u>Number of Employees</u> ¹⁾
Iowa State University	Higher Education	16,647 ²⁾
City of Ames	Municipal Government	1,358
Mary Greeley Medical Center	Health Care	1,309
Iowa Department of Transportation	Public Transportation	962
McFarland Clinic, P.C.	Health Care	927
Danfoss Corp. ³⁾	Hydro-Transmissions	921
Hy-Vee Food Stores	Grocery	775
Ames Community School District	Education	635
Workiva	Software	450
Wal-Mart	Retail	441
National Veterinary Services Lab	USDA Veterinary Research	402
3M Company	Manufacturing	380
Agricultural Research Service (AGR)	USDA Research	323
Hach Company	Water Analysis Equipment	300
Ames Laboratories	Energy Research	265

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

2) Total includes 2,827 graduate assistants.

3) Formerly Sauer-Danfoss

Source: The City and telephone interviews conducted in July 2016.

BUILDING PERMITS

Permits for the City are reported on a calendar year basis. City officials reported most recently available construction activity for a portion of the current calendar year, as of June 30, 2016. The figures below include both new construction and remodeling.

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
<u>Residential Construction:</u>					
Number of units:	444	481	431	430	228
Valuation:	\$25,601,674	\$39,099,306	\$31,397,178	\$34,403,447	\$17,221,157
<u>Commercial Construction:</u>					
Number of units:	233	191	231	223	102
Valuation:	<u>\$140,814,521</u>	<u>\$90,990,275</u>	<u>\$194,854,793</u>	<u>\$175,625,807</u>	<u>\$55,574,998</u>
Total Permits	677	672	662	653	330
Total Valuations	\$166,416,195	\$130,089,581	\$226,251,971	\$210,029,254	\$72,796,155

U.S. CENSUS DATA

Population Trend

1980 U.S. Census	43,775
1990 U.S. Census	47,198
2000 U.S. Census	50,731
2010 U.S. Census	58,965
2015 US. Census (estimate)	65,060 ¹⁾

1) Estimated by U.S. Census Bureau

Source: U.S. Census Bureau website.

UNEMPLOYMENT RATES

		<u>City of Ames</u>	<u>Story County</u>	<u>State of Iowa</u>
Annual Averages:	2012	3.6%	3.6%	5.0%
	2013	3.2%	3.3%	4.8%
	2014	2.7%	2.9%	4.4%
	2015	2.2%	2.4%	3.7%
	2016 (through May)	2.1%	2.3%	4.1%

Source: Iowa Workforce Development Center website.

EDUCATION

Public education is provided by the Ames Community School District, with a certified enrollment for the 2016-17 school year of 4,182. The district, with approximately 635 employees, owns and operates one early childhood center, five elementary schools, one middle school and one high school. Nevada Community School District, Gilbert Community School District and United Community School District all lie partially within the City and provide public education to portions of the City.

The Iowa State University (“ISU”) 2016 fall enrollment is projected to be more than 36,000. ISU is the City’s largest employer with faculty and staff totaling approximately 16,647, including teaching assistants and hourly part-time employees. ISU, in addition to its educational function, is a leading agricultural research and experimental institution.

The Iowa State Center is the cultural center of ISU and the City. It attracts major dramatic and musical events, as well as seminars and conferences to the City. It is a complex of three structures: two theaters with capacities of 2,700 and 428, and a continuing education building with a 450 seat auditorium and 24 meeting rooms. Connected to this complex are two of Iowa State University’s major Big 12 athletic venues: a football stadium with a seating capacity of 61,000 and a coliseum with capacity for 15,000.

In addition to ISU located in the City, the following institutions provide higher education within 30 miles of the City: Drake University, Grand View University, Des Moines University (formerly University of Osteopathic Medicine and Health Services). Two-year degree programs are offered at Des Moines Area Community College, Upper Iowa University, Vatterott College and Kaplan University (formerly Hamilton College).

FINANCIAL SERVICES

Financial services for the residents of the City are provided by First National Bank Ames, Iowa and VisionBank of Iowa¹⁾. In addition, the City is served by branch offices of Bank of the West, Bankers Trust Company, CoBank ACB, Exchange State Bank, First American Bank, Great Southern Bank, Great Western Bank, Midwest Heritage Bank F.S.B., US Bank, N.A., and Wells Fargo Bank, as well as by several credit unions.

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

<u>Year</u>	<u>First National Bank</u>	<u>VisionBank of Iowa¹⁾</u>
2012	\$471,076,000	\$342,594,000
2013	518,068,000	318,316,000
2014	493,613,000	331,845,000
2015	583,184,000	306,613,000
2016 ²⁾	572,581,000	324,045,000

- 1) Formerly Ames Community Bank.
- 2) Information as of March 31, 2016.

Source: Federal Deposit Insurance Corporation (FDIC) website.

FINANCIAL STATEMENTS

The City’s June 30, 2015 Comprehensive Annual Financial Report, as prepared by City management and audited by a certified public accountant, is reproduced as APPENDIX B. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Comprehensive Annual Financial Report may be obtained from PFM Financial Advisors LLC.

APPENDIX A

FORM OF LEGAL OPINION

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[Form of Bond Counsel Opinion]

We hereby certify that we have examined certified copies of the proceedings (the “Proceedings”) of the City Council of the City of Ames (the “Issuer”), in Story County, Iowa, passed preliminary to the issue by the Issuer of its General Obligation Corporate Purpose and Refunding Bonds, Series 2016A (the “Bonds”) in the amount of \$12,705,000*, dated September 27, 2016, in the denomination of \$5,000 each, or any integral multiple thereof, in accordance with a loan agreement dated as of September 27, 2016 (the “Loan Agreement”), and pursuant to a resolution adopted by the Issuer on September 13, 2016 (the “Resolution”). The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing June 1, 2017, at the respective rates as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
2017	\$1,520,000	_____%	2023	\$780,000	_____%
2018	\$1,555,000	_____%	2024	\$795,000	_____%
2019	\$1,585,000	_____%	2025	\$810,000	_____%
2020	\$1,605,000	_____%	2026	\$825,000	_____%
2021	\$755,000	_____%	2027	\$840,000	_____%
2022	\$770,000	_____%	2028	\$865,000	_____%

but the Bonds maturing in each of the years 2025 to 2028, inclusive, are subject to redemption prior to maturity on June 1, 2024 or any date thereafter, upon terms of par and accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.
2. The Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.
3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.
4. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; it should be noted, however, that for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining adjusted current earnings. The

opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986 (the "Code") that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

*Preliminary, subject to change

APPENDIX B

JUNE 30, 2015 COMPREHENSIVE ANNUAL FINANCIAL REPORT

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APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

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CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Ames, Iowa (the “Issuer”), in connection with the issuance of \$12,705,000 General Obligation Corporate Purpose and Refunding Bonds, Series 2016A (the “Bonds”), dated September 27, 2016. The Bonds are being issued pursuant to a resolution of the Issuer approved on September 13, 2016 (the “Resolution”). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system available at <http://emma.msrb.org>.

“Holders” shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“Municipal Securities Rulemaking Board” or “MSRB” shall mean the Municipal Securities Rulemaking Board, 1300 I Street, N.W., Suite 1000, Washington, D.C. 20005.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the “Submission Deadline”) of each year following the end of the 2015-2016 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer’s Annual Report shall contain or include by reference the following:

(a) The audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer’s audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

Direct Debt
Property Valuations
Levies and Tax Collections
Larger Taxpayers
Trend of Valuations
Tax Rates

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13) or (14) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11) or (12) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have

no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: September 27, 2016

CITY OF AMES, IOWA

By _____
Mayor

Attest:
By _____
City Clerk

OFFICIAL BID FORM

To: City Council of
City of Ames, Iowa

Sale Date: August 23, 2016
11:00 o'clock A.M., CT

RE: \$12,705,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2016A (the "Bonds")

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$_____ (not less than \$12,603,360) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Re-Offering</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Re-Offering</u>
_____	2017	_____	_____	2023	_____
_____	2018	_____	_____	2024	_____
_____	2019	_____	_____	2025	_____
_____	2020	_____	_____	2026	_____
_____	2021	_____	_____	2027	_____
_____	2022	_____	_____	2028	_____

* Preliminary; subject to change. The aggregate principal amount of the Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$13,225,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

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

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

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

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated August 9, 2016. In the event of failure to deliver the Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission. Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____% (Based on dated date of September 27, 2016)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Ames, Iowa this 23rd day of August, 2016.

Attest: _____ By: _____

Title: _____ Title: _____

COUNCIL ACTION FORM

**SUBJECT: REMOTE PARKING AGREEMENT FOR 111 LYNN AVENUE AND
3811 CHAMBERLAIN STREET**

BACKGROUND:

The property at 111 Lynn Avenue and 3811 Chamberlain Street were developed under the approval of a single Minor Site Development Plan. The site was subsequently subdivided into two lots in the fall of 2015. (See Attachment A – Location Map.) To satisfy the parking requirement at 111 Lynn Avenue, the property proposes to have remote parking approved within the parking structure at 3811 Chamberlain Street and for parking needs of 3811 Chamberlain Street to partially be met on an adjoining property at 2335 Chamberlain Street. The property owner has recorded a cross-access and shared parking easement for all of the implicated properties. (See Attachment B – Easement for 2311 and 2335 Chamberlain.) **However, the City Council must authorize remote parking for off-site parking to count towards meeting the parking stall requirements.**

Ames *Municipal Code* Section 29.406(18) allows for remote parking to satisfy required parking needed in the CSC zoning district, subject to City Council approval. It requires that parking be within 300 feet of the subject site and that a written agreement be signed that provides for the required amount of parking for the principal use.

The 111 Lynn building is a mixed use building with commercial on the ground floor and 82 apartment units above. The required parking is 82 spaces. The 2311 Chamberlain Street building (The Edge) is a mixed-use building with commercial along Chamberlain and 83 apartments above. The required parking is 83 spaces. The parking at 3811 Chamberlain is within a two level parking structure that has access on the lower level from a shared ingress/egress from Lynn Avenue and on the upper level with shared access through the 2320 Lincoln Way project to Chamberlain Street. There is no internal circulation between the parking levels. The parking garage has direct elevator access to the 2311 Chamberlain building and one direct access point to the 111 Lynn Avenue apartment building in the southeast corner of the site at the ground level of the garage.

The applicant requests approval of remote parking of 12 spaces for 2311 Chamberlain Street to be located at 2335 Chamberlain and 49 parking spaces for 111 Lynn located at 2311 Chamberlain. The 111 Lynn site has a total of 33 parking spaces on site in a combination of surface and garage spaces. The 2311 Chamberlain site has a total of 134 parking spaces, primarily within a parking garage, plus 2 stacked parking spaces that are not considered required parking spaces. Additionally, the developer has secured 12 remote parking spaces in the surface lot at 2335 Chamberlain as remote parking for 2311 Chamberlain. The 2335 Chamberlain site is extra surface parking for the 2320 Lincoln Way project. Each of the areas reserved for

remote parking are within 300 feet of the assigned property that benefits from the location of the spaces.

The developer has already recorded easements that make shared ingress and egress and use of the specified areas for parking. The easement makes the spaces available permanently and includes a clause that it may not be removed without the consent of the City of Ames. Although the area reserved for parking is identified within the easement, the easements do not specify the number of parking spaces within each area and their assignment to the properties a 111 Lynn and 2311 Chamberlain. The developer requests approval of remote parking with the delineated easement as is to be able to manage the assignment and leasing of spaces on as needed basis. The accounting of spaces would be as described in this report and as part of a resolution adopted by the City Council to approve the remote parking.

ALTERNATIVES:

1. The City Council can approve the remote parking for 111 Lynn Avenue and 2311 Chamberlain Street and accept the easements as already recorded.
2. The City Council can approve the remote parking for 111 Lynn and 2311 Chamberlain subject to the recording an agreement with a deed restriction specifying that 12 spaces are reserved at 2335 Chamberlain to the benefit of 2311 Chamberlain and that 49 spaces are reserved at 2335 Chamberlain to the benefit of 111 Lynn.
3. The City Council can refer this item to staff or the applicant for further information.

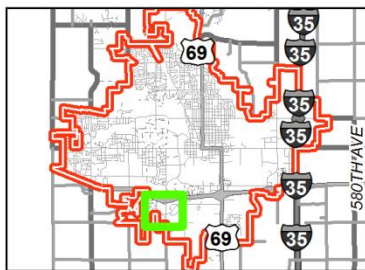
MANAGER'S RECOMMENDED ACTION:

The developer recently completed the 2311 Chamberlain Street project with the parking improvements described in this report, and is currently in the process of finishing the remodeling of 111 Lynn Avenue. To receive final occupancy of the 111 Lynn Avenue project, remote parking must be approved for 49 parking spaces. When the Minor Site Development Plan was initially approved, the 111 Lynn and 2311 Chamberlain sites were one lot with shared facilities for parking. The developer subsequently divided the properties into two lots with one building on each lot, knowing remote parking would be needed for the final occupancy of the buildings. Staff has determined that the proposal for remote parking at 2311 Chamberlain is adequate in the number of spaces and design to meet the needs of the residents of both buildings.

Staff would typically hesitate to support remote parking that utilizes surface parking spaces to meet parking needs, since it could preclude or limit redevelopment potential in Campustown. However, due to the configuration of the surface parking lot at 2335 Chamberlain, staff believes reserving 12 spaces on that site will not have a substantial impact on the potential redevelopment of that site. Staff further believes that the proposed remote parking for 2335 Chamberlain is adequate in the number of available spaces and design to serve 2311 Chamberlain.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving remote parking for 111 Lynn Avenue and 2311 Chamberlain Street with the easements as currently recorded.

Attachment A



Location Map
(Pre-Redevelopment)

Instr. Number: 2016-00002727
Recorded: 4/5/2016 at 3:15:56.0 PM
Recording Fee: \$32.00
Transfer Tax:
Stacie L. Herridge - Recorder
Story County, Iowa

TYPE OF DOCUMENT:

Remote Parking Easement

PREPARER INFORMATION:

Gilbane Development Company
5670 Liberton Ct.
Dublin, OH 43017
(614)493-6155
Molly Stolmeier

±

RETURN DOCUMENT TO:

First American Title Insurance Company
Attn: Jessica Bowerman
801 Nicollet Mall, Suite 1900
Minneapolis MN 55402
(612) 305-2038
NCS-697894-2A-MPLS (mu/jb)

GRANTOR: GD Lincoln Way, LLC

GRANTEE: Cyclone Inns LLC and City of Ames

Legal Description: See attached Plat on Page 4 and Description of Parcel AC Page 5

REMOTE PARKING EASEMENT

The undersigned Grantor, GD Lincoln Way, LLC, its successors and assigns, in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, do hereby grant and convey to Cyclone Inns LLC, his/her successors and assigns, and to the City of Ames, Grantees, the right, title and easement to park or direct and permit the parking of not more than twelve (12) motor vehicles of the business invitees for the The Edge and University Towers business premises at 111 Lynn Avenue and 2311 Chamberlain Street, Ames, Iowa, on the land located at 2335 Chamberlain Street in Ames, Story County, to wit:

(See attached plat.)

The twelve (12) parking spaces provided for hereunder shall at all times be clearly marked as such by the Grantor and the Grantor shall maintain the said spaces and access routes to and from the spaces in a passable and usable condition, clear of snow accumulations, ponded water, brush, weeds, or other conditions that could impede or discourage use of the spaces.

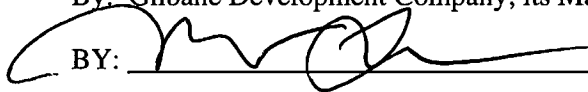
The forgoing shall be a covenant running with the land. If said rights and obligations are defeated, annulled or undone through forfeiture, default or breach of land purchase contract, mortgage foreclosure, bankruptcy, or other event or process, Grantor shall be bound hereby to Grantees to acquire and provide replacement parking rights under the same terms at a site within 300 feet of the building or buildings on the business premises at 111 Lynn Ave and/or 2311 Chamberlain Street, Ames, Iowa.

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

GRANTOR

GD LINCOLN WAY, LLC

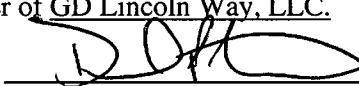
By: Gilbane Development Company, its Manager

BY: 

STATE OF RHODE ISLAND, PROVIDENCE COUNTY ss:

This instrument was acknowledged before me on March 30, 2016 by Matthew Lawrence, as Senior Vice President of Gilbane Development Company, as Manager of GD Lincoln Way, LLC.

DANIEL P. STEVENSON
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES 03/11/2020
OF ID #: 52088
RHODE ISLAND


Notary Public in and for the State of Rhode Island

LENDER'S CONSENT TO EASEMENT

Citizens Bank, N.A., has an interest in certain Real Property described in the Easement instrument by virtue of a Mortgage dated July 15, 2015, filed July 17, 2015, and recorded as **Instrument No. 15-00006699** in the office of the Recorder of Story County, Iowa. The Mortgagee has been requested to subordinate its rights under said Mortgage to the rights of the Grantee of said Easement, its successors and assigns, under the said Easement instrument and deems it advisable to do so.

Now, therefore, the Mortgagee, for good and valuable consideration, agrees that whatever right, title, lien, estate, or interest the Mortgagee now has or may hereafter acquire in said Real Property by virtue of the aforesaid Mortgage, the same shall be subordinate to the rights of the Grantee, its successors and assigns, under the said Easement instrument.

In Witness Whereof, the Mortgagee has caused this instrument to be executed on March 31, 2016.

CITIZENS BANK, N.A.

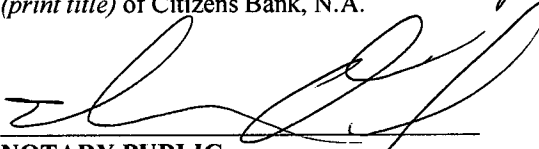
By: 
SIGNATURE

Christopher F. Robie
NAME PRINTED

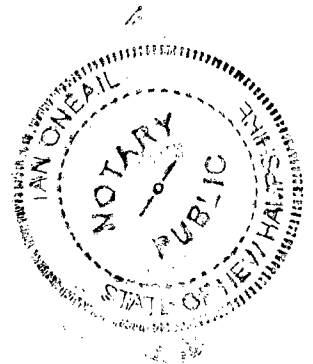
Senior Vice President
TITLE OF AUTHORIZED SIGNER

STATE OF New Hampshire, COUNTY OF Rockingham, SS.:

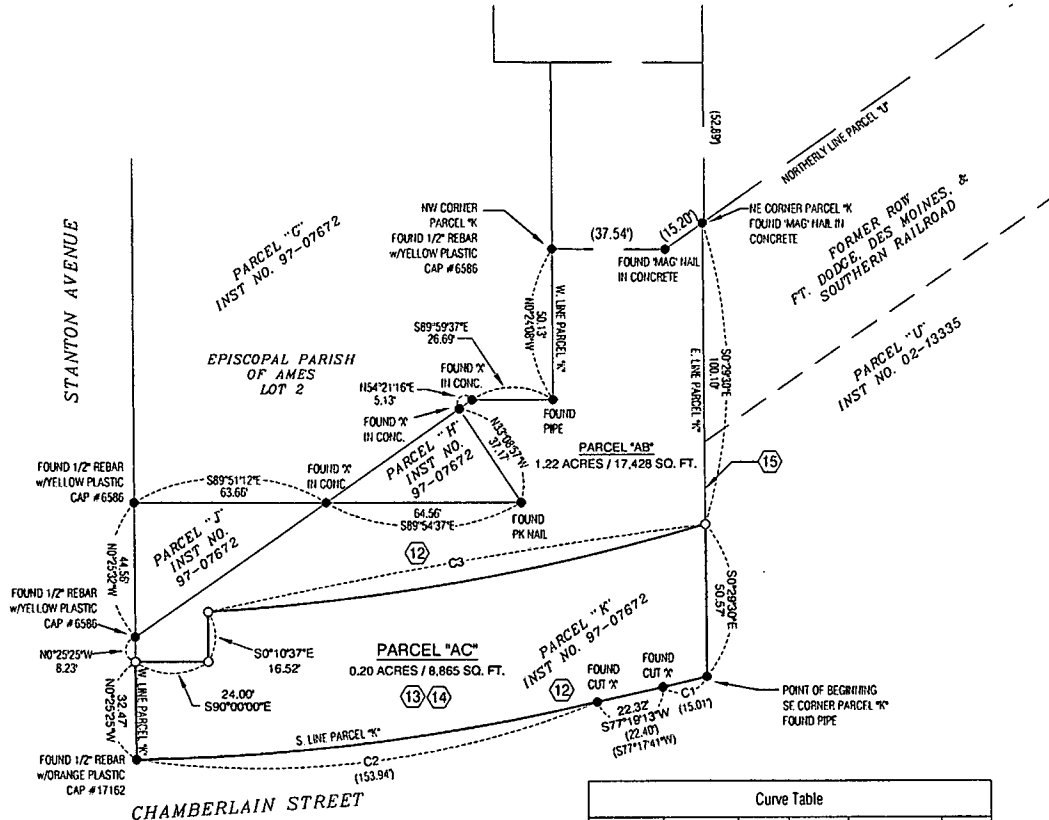
This instrument was acknowledged before me on March 31st, 2016, by Christopher Robie (print name) as Senior Vice President (print title) of Citizens Bank, N.A.


NOTARY PUBLIC

IAN P ONEAIL
Notary Public, New Hampshire
My Commission Expires Jan 29, 2019



PLAT OF SURVEY



CURVE DATA	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	15.07'	768.30'	1°07'26"	S76°45'04"W	15.07'
C2	154.04'	710.30'	12°29'31"	S82°59'03"W	153.74'
C3	167.74'	730.84'	13°09'01"	N80°07'26"E	167.37'

EXISTING PROPERTY EASEMENTS:

- 12 PARCEL DIMENSIONS, LOCATIONS, AND ACCESS, AS SHOWN ON PLAT OF SURVEY RECORDED JULY 22, 1977, IN BOOK 15, PAGE 20 AS INSTRUMENT NO. 97-07672 (PARCEL 2).
- 13 EASEMENTS, AND RIGHTS INCIDENTAL THERETO AND LOCATIONS THEREOF, SHOWN ON PLAT OF EASEMENT RECORDED AUGUST 25, 1997, AS INSTRUMENT NO. 97-09107 (PARCEL 2).
- 14 EASEMENTS, AND RIGHTS INCIDENTAL THERETO, CREATED IN RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 14, 1997, RECORDED SEPTEMBER 5, 1997, AS INSTRUMENT NO. 97-09612 (PARCEL 2).
- 15 EASEMENT, AND RIGHTS INCIDENTAL THERETO, CREATED IN EASEMENT AGREEMENT DATED JUNE 6, 2008, RECORDED JUNE 18, 2008, AS INSTRUMENT NO. 08-06825 (PARCEL 2).

DESCRIPTION PARCEL "AC"

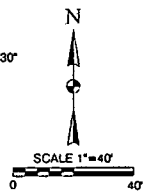
PARCEL "AC" LOCATED IN PARCEL "K", A PORTION OF LOT 2, PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER SAID PARCEL "K"; THENCE, SOUTHWESTERLY 15.07' ALONG THE SOUTH LINE OF SAID PARCEL "K" AND THE ARC OF A 768.30' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF S76°45'04"W AND A CHORD DISTANCE OF 15.07'; THENCE, S77°19'13"W 22.32' ALONG SAID SOUTH LINE; THENCE, SOUTHWESTERLY 154.04' ALONG SAID SOUTH LINE AND THE ARC OF A 710.30' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S82°59'03"W AND A CHORD DISTANCE OF 153.74'; THENCE, N0°25'25"W 32.47' ALONG THE WEST LINE OF SAID PARCEL "K"; THENCE, S90°00'00"E 24.00'; THENCE, N0°10'37"E 16.52'; THENCE, NORTHEASTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF N80°07'26"E AND A CHORD DISTANCE OF 167.37' TO THE EAST LINE OF SAID PARCEL "K"; THENCE, S0°29'30"E 50.57' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AC" CONTAINS 0.20 ACRES OR 8,865 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

OWNER OF RECORD: AMES NATIONAL CORPORATION
 SURVEY REQUESTED BY: GILBANE DEVELOPMENT COMPANY
 FIELD WORK COMPLETED: 5-16-2013

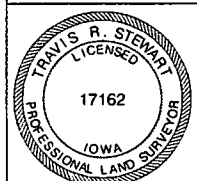
NOTE:
 ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS



2013 ISU STUDENT HOUSING PROJECT SURVEY
 IN PARCELS "J" AND "K", A PART OF LOT 2 PARKER'S ADDITION TO AMES
 STORY COUNTY, IOWA



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

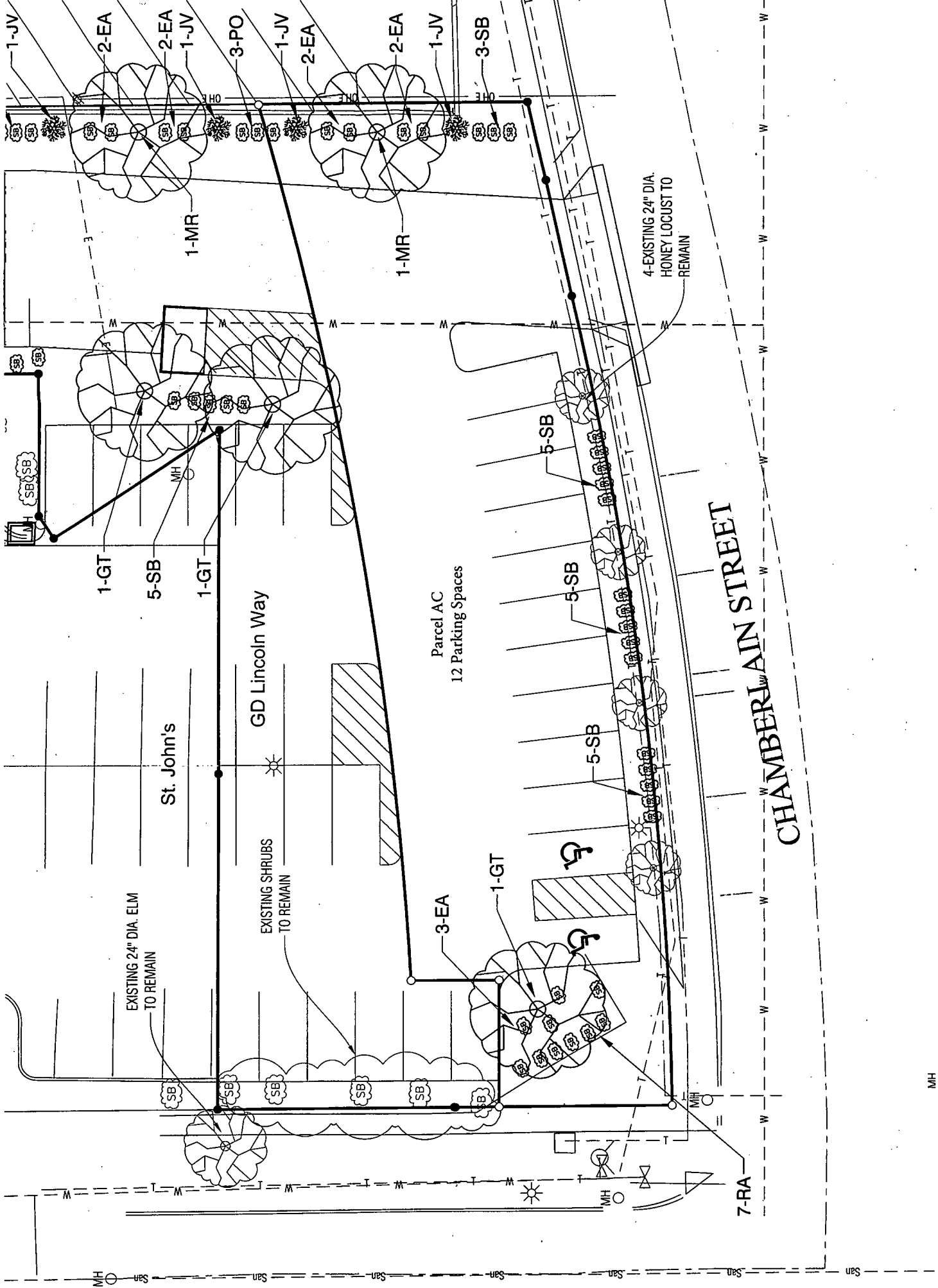
Travis R. Stewart, PLS _____ date
 Iowa License Number 17162
 My License Renewal Date is December 31, 2013
 Pages or sheets covered by this seal: THIS SHEET

CGA
 Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Phone: 641-752-6701
 www.clapsaddle-garber.com

DRAWN	SHEET NO.
WLB	1
DATE	PROJECT NO.
12-6-2013	5477.05

DESCRIPTION PARCEL "AC"

PARCEL "AC" LOCATED IN PARCEL "K", A PORTION OF LOT 2, PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER SAID PARCEL "K"; THENCE, SOUTHWESTERLY 15.07' ALONG THE SOUTH LINE OF SAID PARCEL "K" AND THE ARC OF A 768.30' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF S76°45'04"W AND A CHORD DISTANCE OF 15.07'; THENCE, S77°19'13"W 22.32' ALONG SAID SOUTH LINE; THENCE, SOUTHWESTERLY 154.04' ALONG SAID SOUTH LINE AND THE ARC OF A 710.30' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S82°59'03"W AND A CHORD DISTANCE OF 153.74'; THENCE, N0°25'25"W 32.47' ALONG THE WEST LINE OF SAID PARCEL "K"; THENCE, S90°00'00"E 24.00'; THENCE, N0°10'37"W 16.52'; THENCE, NORTHEASTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF N80°07'26"E AND A CHORD DISTANCE OF 167.37' TO THE EAST LINE OF SAID PARCEL "K"; THENCE, S0°29'30"E 50.57' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AC" CONTAINS 0.20 ACRES OR 8,865 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



MH

COUNCIL ACTION FORM

SUBJECT: 2016/17 STORM WATER EROSION CONTROL PROGRAM

BACKGROUND:

This annual program provides for stabilization of areas that have become eroded in streams, channels, swales, gullies, or drainage ways that are part of the storm water system. The program provides a more permanent control of the erosion and will reduce recurring maintenance costs in these areas.

The location for this year's program along the South Skunk River adjacent to Carr Park, Homewood Golf Course and Inis Grove Park. The eroding river bank along this area needs to be stabilized due to failed sheet piling. The increasing erosion is negatively impacting the existing shared use path in the area through settlement, and is also putting into jeopardy the existing sanitary sewer in the same location. The slope above the shared use path is eroding and needs to be stabilized. Small drainage improvements along other portions of the shared use path also need to be made to minimize water on the path.

This engineering contract will include the following elements:

- Base topographic survey and evaluation of construction technique
- Notification and coordination with right-of-way users / Parks & Recreation Department / Water & Pollution Control Department
- Attendance at a pre-construction meeting
- At least one public informational meeting
- Preparation of plans and specifications meeting all submittals for the City's bid letting requirements with an anticipated fall/winter 2016 letting for construction during 2017

Proposals were received from seven engineering firms and were evaluated according to the following criteria: Project Understanding, Design Team, Key Personnel, Previous Experience, Project Approach, Responsiveness, Ability to Perform Work, Proposed Project Design/Letting Schedule, and Estimated Contract Cost. Listed below is the ranking information based on this evaluation:

Proposal Ratings/Rankings	Points	Overall Rank	Estimated Fee
RDG Planning & Design	323	1	\$74,260
Bolton & Menk, Inc.	321	2	\$76,700
Snyder & Associates	308	3	\$82,800
Wenck Associates	303	4	\$59,638

WHKS & Co.	295	5	\$65,000
Knight E & A	286	6	\$83,906
MSA Professional Services, Inc.	273	7	\$69,800

Given the above rankings, staff has negotiated a contract with the highest ranked firm, RDG Planning & Design, of Des Moines, Iowa.

This project is shown in the 2016-2021 Capital Improvements Plan with funding in the amount of \$250,000 from General Obligation bonds and \$500,000 in Storm Sewer Utility funds for a total of \$750,000 to cover the projected costs for administration, engineering, and construction.

ALTERNATIVES:

1. Approve the engineering services agreement for the 2016/17 Storm Water Erosion Control Program with RDG Planning & Design, of Des Moines, Iowa, in an amount not to exceed \$74,260.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

MANAGER'S RECOMMENDED ACTION:

Based on staff's evaluation using the above criteria, RDG Planning & Design will provide the best value to the City in designing this project.

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

COUNCIL ACTION FORM

SUBJECT: AMENDMENT TO FY 2014/15 WEST LINCOLN WAY INTERSECTION IMPROVEMENTS ENGINEERING SERVICES AGREEMENT (LINCOLN WAY AND FRANKLIN AVENUE)

BACKGROUND:

This project, as originally proposed, included intersection safety improvements only for the Lincoln Way/Franklin Avenue intersection. Engineering was programmed to occur in the 2015/16 Capital Improvements Plan. The original project was to add left-turn lanes for east- and west-bound traffic because of the high rate of crashes that have occurred at the Lincoln Way and Franklin Avenue intersection.

On May 10, 2016, City Council approved Amendment No. 1 to the Engineering Service Agreement for the Lincoln Way and Franklin intersection improvements in an amount not to exceed \$135,498. This included additional design work related to the Major Site Development Plan for Aspen Heights, a development located at 205 S. Wilmoth Avenue. The Aspen Heights development led to safety improvements being extended eastward through the Colorado Avenue intersection.

Since that time staff has worked with the consultant, Veenstra and Kimm (V&K), to move forward with the survey and land acquisition phases. During the survey scope review phase, a need was identified to further expand this design work to the west of Franklin. The reasoning is that now that the amended 5-lane project has been expanded towards the east, a 300 foot section of Lincoln Way to the west of the project would remain as a 4-lane section amongst a nearly one-mile segment of 5-lane roadway. It should be noted that this 4-lane segment is directly in front of 3505/3515 Lincoln Way, which is the new mixed use development now under construction.

Staff asked V&K to generate a cost estimate to include design work for the section to the west. The additional cost is \$43,896; and the additional estimated construction cost would be \$487,744. In the event that the Council authorizes this additional design work, a summary of revenues and expenses for the expanded project is shown below:

Expenses	Lincoln Way & Franklin	East Expansion (Aspen Heights)	West Expansion (City)	Totals	
Design	\$76,700	\$58,798	\$43,896	\$179,394	
Construction	\$1,092,569	\$489,986	\$487,744	\$2,070,299	
	\$1,169,269	\$548,784	\$531,640	\$2,249,693	
Revenues					
TSIP	\$500,000	\$ -	\$ -	\$500,000	22%
City	\$372,985	\$ -	\$531,640	\$904,624	40%
Developer	\$296,285	\$548,784	\$ -	\$845,069	38%
	\$1,169,269	\$548,784	\$531,640	\$2,249,693	

Neither design costs nor construction costs for this westward expansion are included in the approved CIP or budget. However, adding the western 300' expansion to the design project at this point is the ideal time to design this future improvement. By designing all three portions of the project together, the City should see significant savings rather than coming back at a later date to complete the western expansion. The additional \$43,896 for design work can be taken from Road Use Tax savings from past projects.

Construction of this westward portion has not yet been programmed or approved by the City Council. This fall staff will evaluate this construction project for possible inclusion in the proposed 2017/18 CIP. This will be evaluated based on priority and available funding in the context of the overall CIP.

The award of bid for this project will not occur until after City Council has approved the proposed 2017-2022 CIP in February 2017. Should the updated CIP not include a project for construction of the western expansion at that time, the design will be used for a standalone project at a later date.

ALTERNATIVES:

1. Approve the \$43,896 addition to the engineering services agreement for the 2014/15 West Lincoln Way Intersection Improvements (Lincoln Way and Franklin Avenue) with Veenstra & Kimm of West Des Moines, Iowa, for a total amount not to exceed \$179,394.
2. Do not approve the amendment and proceed with the original project and the Aspen heights expansion.
3. Direct staff to develop modifications to the project.





MANAGER'S RECOMMENDED ACTION:

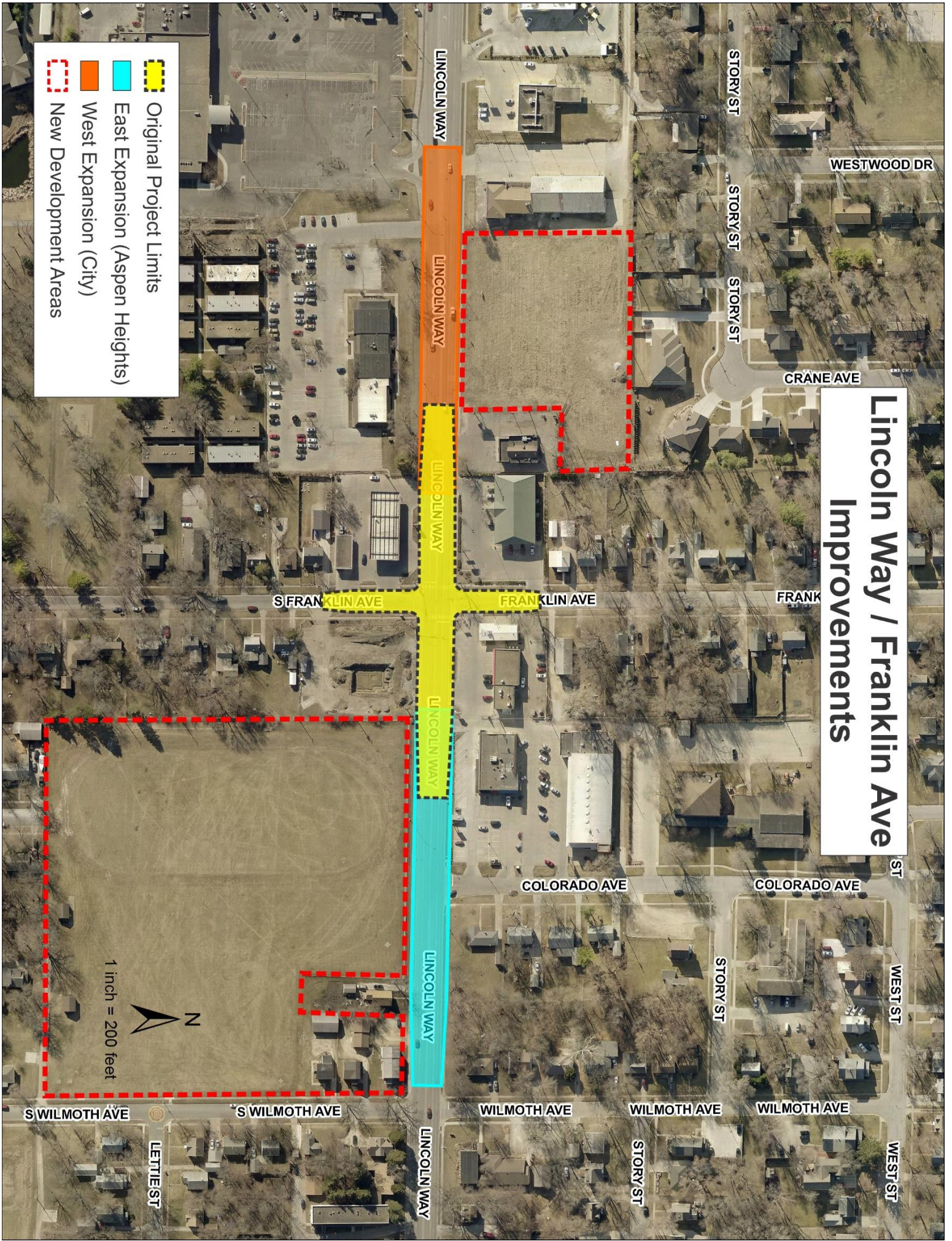
This amendment will allow the City to take advantage of economies of scale by authorizing design of all three portions of this roadway together. Once the improvements are actually completed, it will also create a safer corridor by extending the same safety improvements identified at the Lincoln Way and Franklin intersection along the entire frontage of all new developments in this area.

If City Council decides not to program construction of the western expansion when the CIP is approved in February 2017, the design will be used for a standalone project at a later date.

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

Lincoln Way / Franklin Ave Improvements

-  Original Project Limits
-  East Expansion (Aspen Heights)
-  West Expansion (City)
-  New Development Areas



COUNCIL ACTION FORM

SUBJECT: AMENDMENT OF CELLULAR SITE LEASE WITH IOWA WIRELESS SERVICES

BACKGROUND

On January 28, 2014, Council approved the transfer of an existing lease for cellular equipment to Iowa Wireless Services (iWireless). The lease space is for cellular antennas on top of the Bloomington Road Elevated Tower (BRET). A request has now been received from iWireless to upgrade its equipment which is allowed by the terms of their lease.

The plans have been reviewed by staff and the equipment replacement will not cause any disruption to the water tower or water service. There is no net increase in space required by the new equipment and no net increase in the number of antennas. As such, staff does not believe it is appropriate to attempt to negotiate new monthly rental rates.

Approved construction drawings are incorporated into the lease documents. The attached signed drawings dated July 15, 2016 should become the new Exhibit C in the current lease documents, thus allowing the lease to reflect the current installation.

ALTERNATIVES:

1. Approve the lease modification with iWireless for the Bloomington Road Elevated Tower, incorporating the equipment upgrade drawings as the revised Exhibit C.
2. Do not approve the lease modification at this time.

MANAGER'S RECOMMENDED ACTION:

The attached lease provisions allow for needed equipment upgrades, and the request for upgrades was made in a timely fashion. Staff has reviewed the drawings and the modifications should not present issues with operation of the water tower.

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

AMES WT SITE NO - DMO1170

178' EXISTING WATER TOWER
182' RAD CENTER
2521 BLOOMINGTON RD.
AMES, IA 50010

FINAL
7/15/2016

PROJECT SUMMARY

SITE NAME: AMES WT
 SITE ADDRESS: 2521 BLOOMINGTON RD.
 AMES, IA 50010
 TOWER TYPE: 178' EXISTING WATER TOWER
 JURISDICTION: AMES (STORY COUNTY)
 PROPERTY CONTACT: CITY OF AMES
 ATTN: KRIS EVANS,
 ENVIRONMENTAL ENGINEER
 AMES WATER AND POLLUTION
 CONTROL
 300 EAST 5TH STREET, BLDG. #1
 AMES, IOWA 50010
 PHONE: (515) 239-5150
 E-MAIL: KEVANS@CITY.AMES.IA.US
 APPLICANT: IWIRELESS
 4135 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 A/E FIRM: XCEL CONSULTANTS INC.
 8300 42ND STREET
 WEST ROCK ISLAND, IL 61201
 BRIAN HOLLAND
 PHONE: 309.787.9988
 GPS COORDINATES: LATITUDE: 42°03'25.13" N
 LONGITUDE: 93°38'35.57" W
 IOWA ONE CALL: 1-800-292-8989

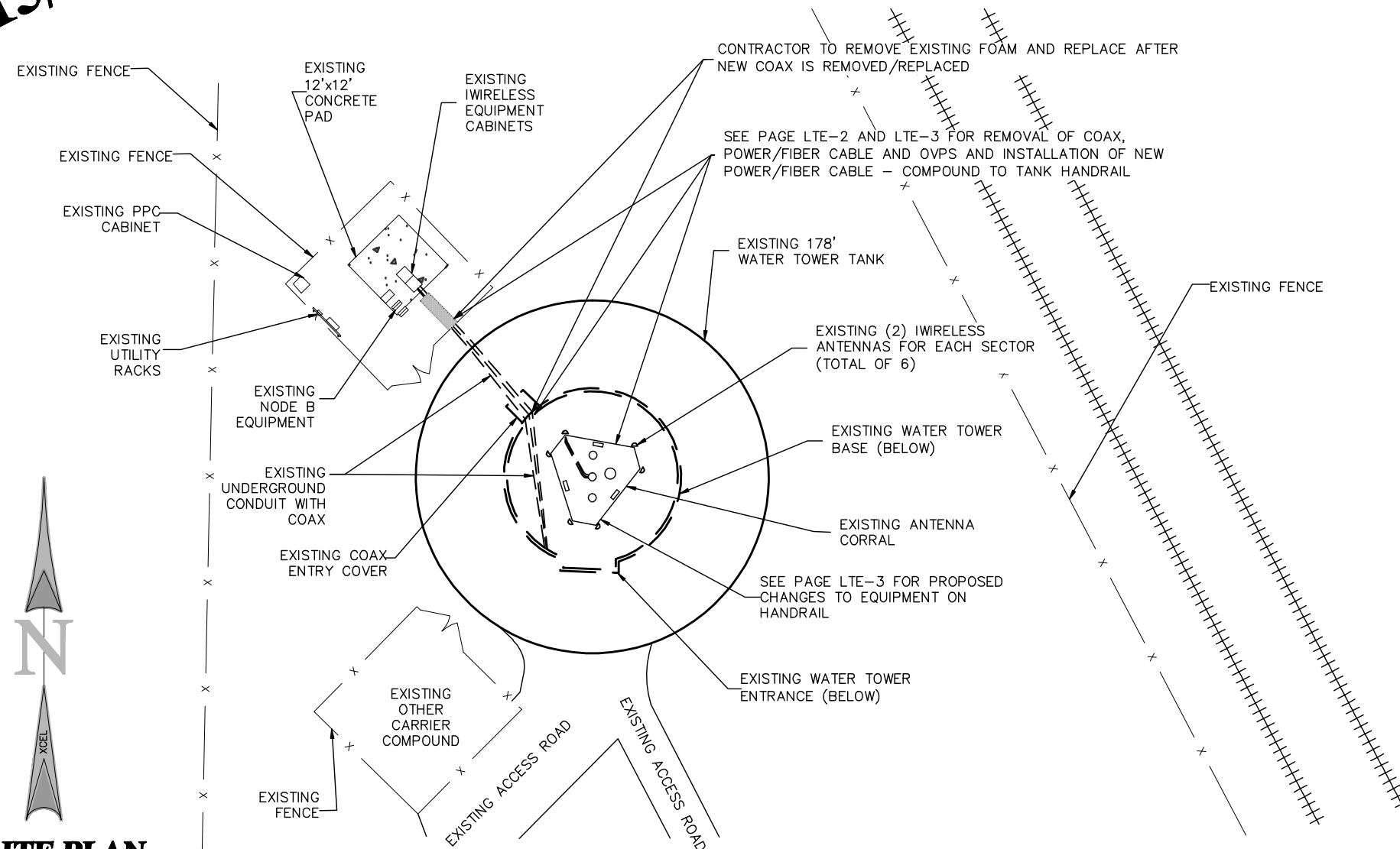
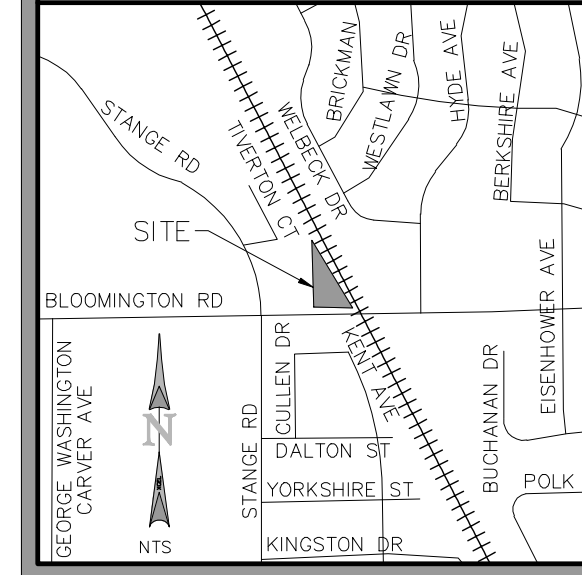
DRIVING DIRECTIONS

FROM I-80, TAKE EXIT #113 - 13TH STREET/USDA VETERINARY LABS. TURN LEFT ONTO 220TH STREET. STAY STRAIGHT ONTO E 13TH STREET. TURN RIGHT ONTO GRAND AVE/US-69 N. TURN LEFT ONTO BLOOMINGTON RD. SITE IS ON THE RIGHT. 43.4 MILES AND 47 MINUTES FROM URBANDALE OFFICE.

NOTES:

- DESIGN IS BASED UPON AND IN COMPLIANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

VICINITY MAP



FINAL
7/15/2016

PROFESSIONAL CERTIFICATION



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Brian Muzingo Ewalt

BRIAN MUZINGO EWALT
 LICENSE NUMBER 19246
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 LTE-1, LTE-2, LTE-3, LTE-4

7/15/2016
 DATE:



8300 42ND STREET WEST
 ROCK ISLAND, IL 61201

(O) 309-787-9988
 (F) 309-756-5540
 (E) XCEL@XCELCONSULTANTSINC.COM
 DESIGN FIRM REGISTRATION NUMBER 184-005864

PROJECT MANAGER



APPLICANT:



DRAWN BY: CHK BY: APV BY:

DRS BCH BME

SITE NAME:

AMES WT

IWIRELESS SITE NUMBER:

DMO1170

REVISIONS:

REV.	DATE	DESCRIPTION
1	06/13/16	IR COMMENTS
2		
3		
4		
5		

DRAWING TITLE:

OVERALL SITE PLAN

DRAWING NUMBER:

LTE-1

JOB NUMBER:

160953

1 SITE PLAN
 SCALE: 1" = 25'

EXISTING IWIRELESS ANTENNAS, TMAS AND RRUS - SEE PAGE LTE-3 FOR PROPOSED CHANGEOUTS

EXISTING (1) IWIRELESS NOKIA FRIA EACH SECTOR (FOR A TOTAL OF 3)

PROPOSED IWIRELESS ANTENNAS 182'-0"

TOP OF TOWER 178'-0"

EXISTING WATER TANK

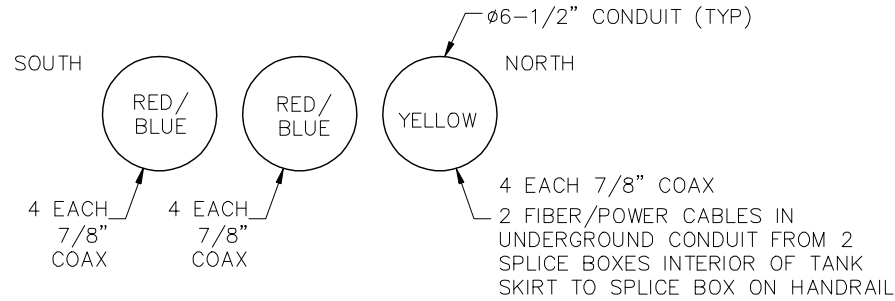
EXISTING CORRAL

TWO (2) HYBRID POWER/FIBER CABLES TO BE REMOVED AND REPLACED WITH ONE (1) HYBRID POWER/FIBER CABLE. SIX (6) 7/8" COAX LINES TO BE REMOVED BUT SPACE RESERVED FOR FUTURE USE. SIX (6) 7/8" COAX LINES TO REMAIN.

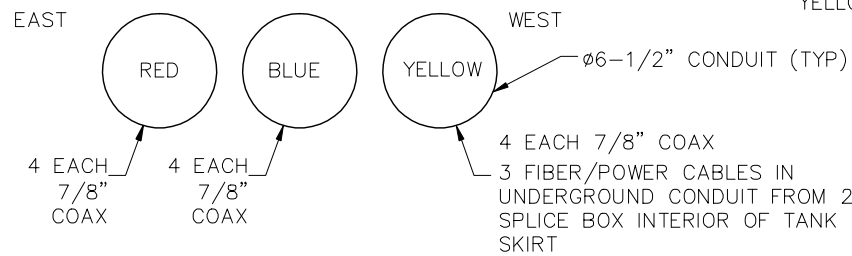
TWO (2) OVP/SPLICE BOXES TO BE REMOVED - NO REPLACEMENT (INTERIOR)

TWO (2) HYBRID POWER/FIBER CABLES TO BE REMOVED AND REPLACED WITH ONE (1) HYBRID POWER/FIBER CABLE. SIX (6) 7/8" COAX LINES TO BE REMOVED BUT SPACE RESERVED FOR FUTURE USE. SIX (6) 7/8" COAX LINES TO REMAIN.

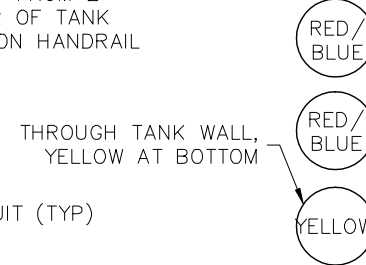
INSIDE TANK BEFORE VERTICAL RUN



IN COMPOUND FACING TANK



PENETRATION AT TANK BASE



2 COAX ROUTING IN CONDUIT (EXISTING)

SCALE: NTS

PROPOSED LTE GPS ANTENNA

EXISTING NODE B

EXISTING EQUIPMENT CABINETS

EXISTING COAX ENTRY COVER

EXISTING COAX

1 ELEVATION

SCALE: NTS



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DESIGN FIRM REGISTRATION NUMBER 184-005864

PROJECT MANAGER



4135 N.W. URBANDALE DRIVE
URBANDALE, IA 50322

APPLICANT:



DRAWN BY: CHK BY: APV BY:

DRS BCH BME

SITE NAME:

AMES WT

IWIRELESS SITE NUMBER:

DMO1170

REVISIONS:

REV.	DATE	DESCRIPTION
1	06/13/16	IR COMMENTS
2		
3		
4		
5		

DRAWING TITLE:

ELEVATION

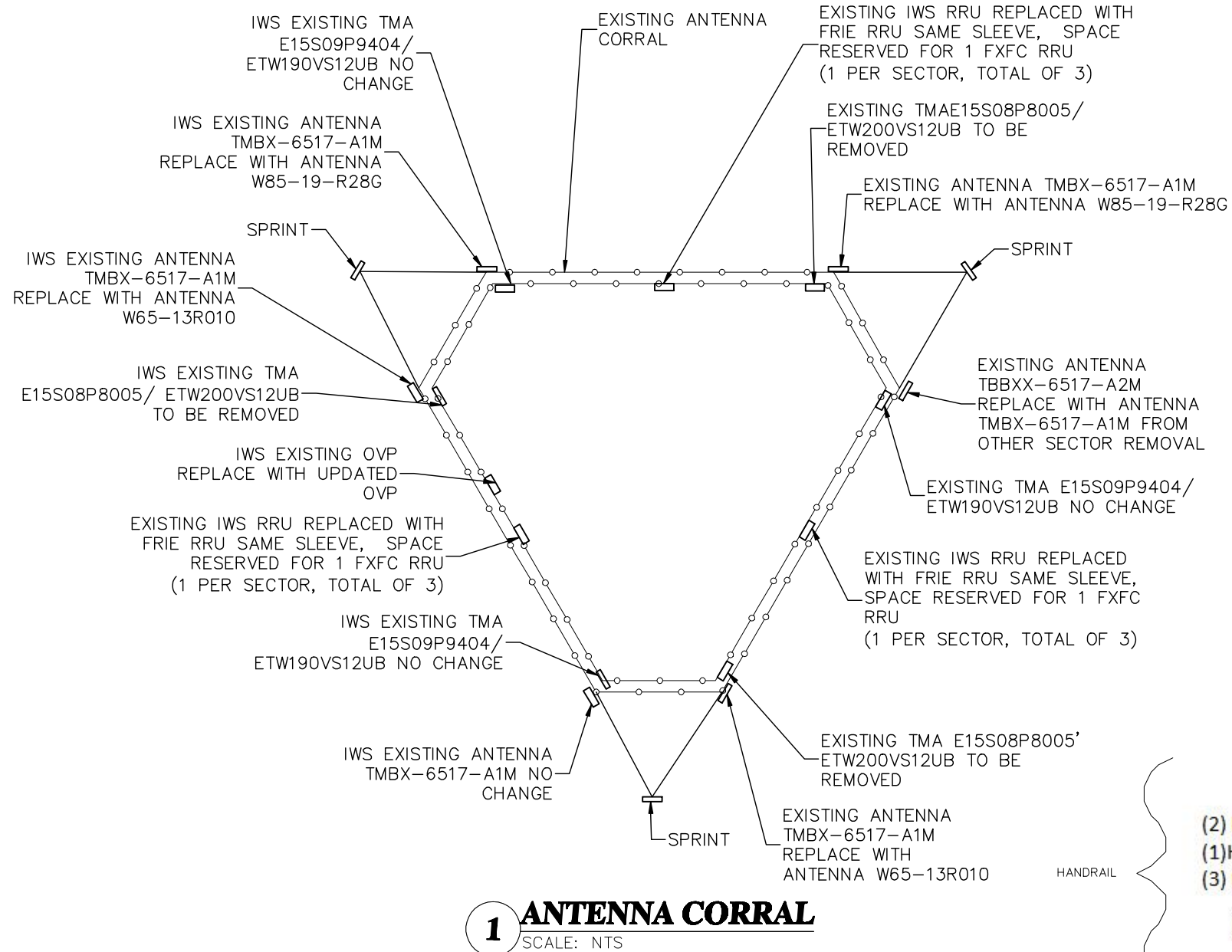
DRAWING NUMBER:

LTE-2

JOB NUMBER:

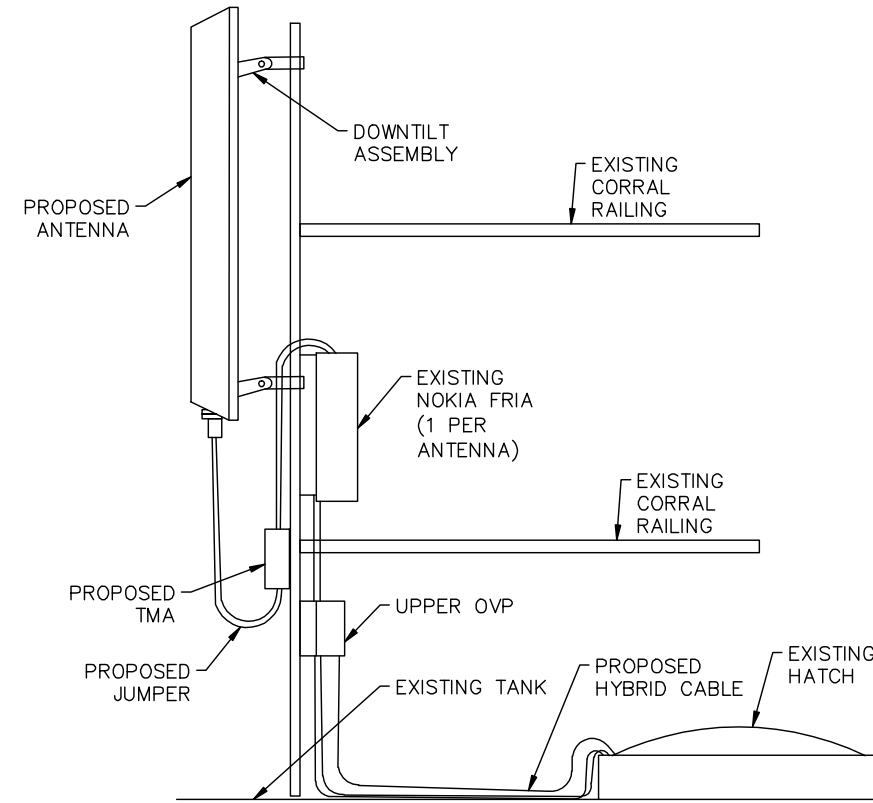
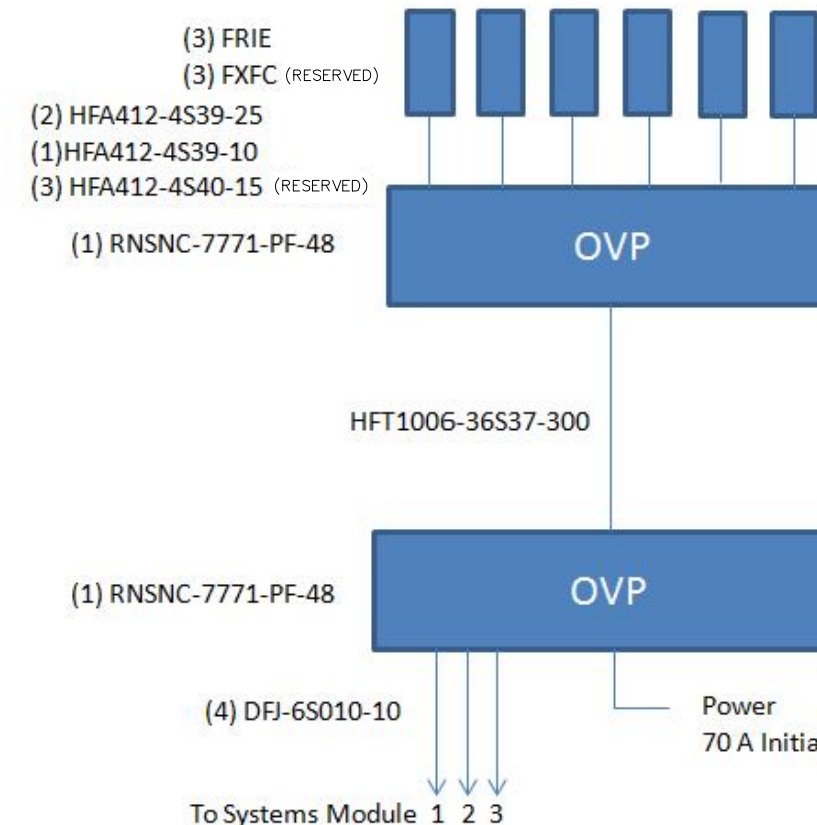
160953

PROPOSED HANDRAIL EQUIPMENT CHANGES



ANTENNA CORRAL LOADING

ITEM	QUANTITY BEFORE	QUANTITY AFTER
TMBX-6517-A1M ANTENNA	5	2
TMBX-6517-A2M ANTENNA	1	0
W65-13R ANTENNA	0	2
W85-19R28 ANTENNA	0	2
TOWER MOUNTED AMPLIFIERS	6	3
REMOTE RADIO UNITS (RRU)	3	3 (PLUS 3 RESERVED)
COAX LINES (7/8)	12	6 (PLUS 6 RESERVED)
POWER/FIBER HYBRID LINE	2	1
OVER VOLTAGE PROTECTION UNIT (OVP)	1	1



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DESIGN FIRM REGISTRATION NUMBER 184-005864

PROJECT MANAGER



APPLICANT:



DRAWN BY: CHK BY: APV BY:
DRS BCH BME

SITE NAME:

AMES WT

IWIRELESS SITE NUMBER:

DMO1170

REVISIONS:

REV.	DATE	DESCRIPTION
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DRAWING TITLE:

PROPOSED EQUIPMENT HANDRAIL LAYOUT

DRAWING NUMBER:

LTE-3

JOB NUMBER:

160953

GENERAL NOTES

1.0 EXCAVATION:

A. IN AREAS OF SUB GRADE BACK FILL WORK, COMPACT THE TOP 12 INCHES.

B. AFTER CONSTRUCTION HAS BEEN COMPLETED, GROUND SURFACES DISTURBED BY CONSTRUCTION SHALL BE GRADED. THE FINAL GRADING SHALL PROVIDE SMOOTH UNIFORM SURFACING AND EFFECTIVE DRAINAGE OF SUB GRADE TO A 95% COMPACTION OF THE BACK FILL MATERIAL.

C. SURPLUS EARTH AND BACK FILL SHALL BE CONSIDERED PROPERTY OF THE CONTRACTOR AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFF SITE.

2.0 TRENCHING GROUND LINES:

A. EXISTING UTILITIES (INCLUDING, BUT NOT LIMITED TO POWER, TELCO, GAS, ETC.) MUST BE LOCATED BY THE LOCAL UTILITY COMPANY OR LOCATING SERVICE PRIOR TO THE TRENCHING ACTIVITIES.

B. WHEN BEGINNING TRENCHING OR DIGGING, EITHER INSIDE OR OUTSIDE OF COMPOUND. EXISTING UNDERGROUND POWER AND TELCO MUST BE LOCATED BY HAND DIGGING TO ENSURE THE ACCURATE CONDUIT LOCATIONS.

C. UNATTENDED OPEN TRENCHES MUST BE COVERED PER OSHA STANDARDS ON A DAILY BASIS BY CONTRACTOR. (NO EXCEPTIONS).

D. WHEN WORK IS PERFORMED WHICH INVOLVES CROSSING OVER EXISTING CONDUITS, CONTRACTOR SHALL HAND DIG AND LOCATE EXISTING CONDUIT IN ORDER TO PREVENT DAMAGE TO EXISTING FACILITIES.

E. CONTRACTOR TO ABIDE BY LOCAL JURISDICTION AND STATE CODES RELATIVE TO WORK BEING PERFORMED, AND IN ACCORDANCE WITH THE GENERAL TERMS AND CONDITIONS OF THE CONTRACT.

3.0 SITE NOTES:

A. CONTRACTOR TO REMOVE RUBBISH, STUMPS, DEBRIS, STICKS, STONES, EXCESS MATERIAL AND OTHER REFUSE, AND DISPOSE OF THEM LEGALLY FROM THE SITE.

B. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE COMPOUND OR ACCESS ROAD, SHALL BE FINISHED SO AS TO SHED WATER, FERTILIZED, SEEDED AND COVERED w/ MULCH.

C. QUANTITY OF WORK SHOWN ON THE DRAWINGS IS FOR OWNERS INFORMATION AND USE. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH QUANTITIES IS MADE OR IMPLIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP HIS OWN ESTIMATE AND ASSESSMENT AS TO THE AMOUNT OF WORK TO BE PERFORMED DURING THE PREPARATION OF THE PROPOSAL.

4.0 PHOTO DOCUMENTATION CIVIL CONTRACTOR.

A. PRIOR TO CONSTRUCTION, SHOWING ACCESS AND SITE – 1 PICTURE LOOKING NORTH INTO SITE.

B. PRIOR TO CONSTRUCTION, SHOWING ACCESS AND SITE – 1 PICTURE LOOKING SOUTH INTO SITE.

C. PRIOR TO CONSTRUCTION, SHOWING ACCESS AND SITE – 1 PICTURE LOOKING WEST INTO SITE.

D. PRIOR TO CONSTRUCTION, SHOWING ACCESS AND SITE – 1 PICTURE LOOKING EAST INTO SITE.

E. TOWER FOUNDATIONS PRIOR TO POUR – 1 PICTURE PER FOUNDATION.

F. TOWER FOUNDATION DURING POUR – 1 PICTURE PER FOUNDATION.

G. CONCRETE TEST CYLINDERS – 1 PICTURE.

H. GROUND RING PRIOR TO BACK FILL, TOWER RING – 3 PICTURES.

I. GROUND RING PRIOR TO BACK FILL, BUILDING/SLAB RING – 3 PICTURES.

J. GROUND RING PRIOR TO BACK FILL, FENCE RING – 3 PICTURES.

K. GROUND CONNECTION TO EXISTING TOWER RING – 3 PICTURES (CO-LOCATE SITE).

L. GROUND CONNECTION TO EXISTING FENCE RING – 3 PICTURES (CO-LOCATE SITE).

M. GROUND LEADS CONNECTED TO INTERIOR BUILDING GROUND BAR – 1 PICTURE.

N. MEGGAR INSTRUMENT READING, PRE TEST, CLOSE-UP – 1 PICTURE.

O. MEGGAR INSTRUMENT READING, POST TEST, CLOSE-UP – 1 PICTURE.

P. COMPOUND VIEW INCLUDING BUILDING/OUTDOOR EQUIPMENT – 1 PICTURE NORTH.

Q. COMPOUND VIEW INCLUDING BUILDING/OUTDOOR EQUIPMENT – 1 PICTURE SOUTH.

R. COMPOUND VIEW INCLUDING BUILDING/OUTDOOR EQUIPMENT – 1 PICTURE WEST.

S. COMPOUND VIEW INCLUDING BUILDING/OUTDOOR EQUIPMENT – 1 PICTURE EAST.

T. UTILITY TRENCH PRIOR TO BACK FILL – 3 PICTURES.

U. UTILITY TRENCH 75% BACK FILL WITH WARNING TAPE – 3 PICTURES.

V. UTILITY CONNECTION TO SHELTER/OUTDOOR EQUIPMENT – 1 PICTURE.

W. H-FRAME WITH METER AND ELECTRIC METER GROUND ROD – 1 PICTURE.

X. H-FRAME WITH POWER PROTECTION CABINET – 1 PICTURE.

Y. COMPOUND SURFACE BEFORE ROCK, SHOWING FABRIC – 1 PICTURE.

Z. COMPOUND SURFACE BEFORE ROCK, SHOWING FABRIC REPLACEMENT CO-LOCATION – AS NEEDED.

AA. OVER ALL COMPLETE SITE AFTER FENCE – 2 PICTURES (DIFFERENT ANGLES).

TOWER CONTRACTOR – MAIN LINE:

A. TOWER PANORAMIC VIEW FROM TOP OF TOWER – 1 PICTURE LOOKING NORTH.

B. TOWER PANORAMIC VIEW FROM TOP OF TOWER – 1 PICTURE LOOKING SOUTH.

C. TOWER PANORAMIC VIEW FROM TOP OF TOWER – 1 PICTURE LOOKING WEST.

D. TOWER PANORAMIC VIEW FROM TOP OF TOWER – 1 PICTURE LOOKING EAST.

E. DOWN VIEW OF TRANSMISSION LINES ON FACE OF TOWER – 1 PICTURE.

F. VIEW OF TOP GROUND BAR – 1 PICTURE.

G. VIEW OF TOP & MID (IF APPLICABLE) GROUND KITS INSTALLED ON MAIN LINES – ALL LINES.

H. VIEW OF MAIN LINE WEATHER PROOFING – ALL LINES.

I. VIEW OF ANTENNAE, JUMPER ROUTING AND COLOR CODING – 1 PICTURE PER SECTOR.

J. VIEW OF TMA'S, JUMPER ROUTING AND GROUNDING – 1 PICTURE PER TMA.

K. VIEW OF SPLITTERS AND CABLE ROUTING – 1 PICTURE PER SPLITTER.

L. VIEW OF MAIN LINES HOISTING GRPS – 1 PICTURE.

M. VIEW OF ICE BRIDGE SUPPORTING COAX – 1 PICTURE.

N. WAVE GUIDE ENTRY PORT INSIDE BUILDING – 1 PICTURE.

O. WAVE GUIDE ENTRY PORT OUTSIDE BUILDING – 1 PICTURE.

P. VIEW OF MAIN LINES TERMINATED ON GROUND BAR INSIDE SHELTER – 1 PICTURE.

Q. VIEW OF MAIN LINES TERMINATED ON GROUND BAR ON ICE BRIDGE POST – 1 PICTURE (OUTDOOR SITE).

R. VIEW OF DRIP LOOP AT BOTTOM OF TOWER – 1 PICTURE.

S. TOWER VIEW WITH ENTIRE TOWER AND EQUIPMENT ELEVATION – 2 PICTURES (DIFFERENT ANGLES).

MICROWAVE:

A. VIEW OF MICROWAVE DISH(ES) AND LINE ROUTING – AS NEEDED

B. VIEW OF ELLIPTICAL WAVE GUIDE RIP – 1 PICTURE

C. VIEW OF ELLIPTICAL WAVE GUIDE GROUND KITS – 1 PICTURE.

D. VIEW OF ELLIPTICAL WAVE GUIDE GROUND WIRE GROUNDED TO TOWER – 1 PICTURE.



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DESIGN FIRM REGISTRATION NUMBER 184-005864

PROJECT MANAGER



APPLICANT:



DRAWN BY: CHK BY: APV BY:

DRS BCH BME

SITE NAME:

AMES WT

IWIRELESS SITE NUMBER:

DMO1170

REVISIONS:

REV.	DATE	DESCRIPTION
1	06/13/16	IR COMMENTS
2		
3		
4		
5		

DRAWING TITLE:

GENERAL NOTES

DRAWING NUMBER:

LTE-4

JOB NUMBER:

160953

COUNCIL ACTION FORM

SUBJECT: **SQUAW CREEK WATER MAIN PROTECTION PROJECT**

BACKGROUND:

Included in the 2012-2017 Capital Improvements Plan (CIP) was a program entitled Flood Response and Mitigation Projects that funded by \$820,000 in General Obligation Bonds and \$325,000 in Storm Sewer Utility Funds. Portions of this funding were used on a flood mitigation project in Northridge Subdivision/Moore Memorial Park and for bank stabilization near Utah Drive and another location near North Riverside. Those three projects are now complete. **The two remaining projects are the Trail Ridge Landslide project and the Squaw Creek Water Main Protection project (this project).** Unspent local funding totaling \$628,737 has been carried forward for these projects.

On March 22, 2016, City Council approved a Grant Agreement with Federal Emergency Management Agency's (FEMA)/ Iowa Homeland Security and Emergency Management Department (HSEMD) for Phase II of the City of Ames, Squaw Creek Water Main Protection Project. Under this agreement, FEMA and the State of Iowa (through Iowa Homeland Security) pay up to \$571,370 (85%) for this project, with the City contributing \$100,830 (15%). This project has been actively pursued with these agencies since the 2010 floods.

The alternative recommended in the October 2015 Phase I report to progress toward Phase II (construction) is based on a stream restoration approach utilizing integrated/bioengineering techniques. The bank stabilization technique will consist of flattening the banks, construction of terraces within the banks, utilization of revetment stone for stabilization at lower elevations (up to the terrace), and structural soil (soil filled rock) with native plantings at elevations above the terrace. The project will also consist of installing a rock flume (rip rap) downstream of the low head dam to eliminate the eddy pool contributing to the bank erosion.

Snyder & Associates has prepared plans and specifications with an estimated construction cost of \$391,909. The consulting engineer and City staff have coordinated construction activities with Iowa State University and will continue to keep them informed as construction commences and progresses toward completion.

The funding and estimated costs for this project are shown below:

Revenue		Expenses	
Grants	\$571,370	Engineering Design & Inspection	\$111,900
City of Ames	\$100,830	Construction	\$391,909
Total	\$672,200	Total	\$503,809

ALTERNATIVES:

1. Approve plans and specifications for the Squaw Creek Water Main Protection Project and establish September 7, 2016, as the date of letting and September 13, 2016, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By setting the bid letting date for Phase II, the City is working toward protecting the existing 24-inch water main under Squaw Creek at Lincoln Way using the authorized federal, state, and local funding as approved by City Council on March 22, 2016. This project approach will also improve ecological functions and aquatic habitat, as well as reduce the area disturbed by the project. Delay of this project could jeopardize receipt of federal and state funding, due to this project being on an extremely tight schedule as directed by FEMA.

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

COUNCIL ACTION FORM

**SUBJECT: 2015/16 AIRPORT IMPROVEMENTS PROGRAM –
AIRPORT TERMINAL BUILDING**

BACKGROUND:

The Airport Improvements Program in the City’s 2015/16 Capital Improvements Plan includes a project to construct a new terminal building, itinerant hangar, and related site improvements at the Ames Municipal Airport.

In accordance with an agreement between the City and Iowa State University, the itinerant hangar is being constructed using private and University resources. A ribbon cutting for the new hangar is tentatively scheduled for October 6, after which the City will assume ownership of the hangar.

The most recent budget for the terminal building portion of the project is as follows:

<u>Revenues</u>		<u>Projected Expenses</u>	
G.O. Bonds	\$ 867,000	Site Design	\$ 160,000
Bond (Abated) ¹	\$ 943,000	Site Construction	\$ 744,580
Federal	\$ 600,000	Terminal Design	\$ 266,700
State	\$ 150,000	Terminal Fixtures/Furnishings	\$ 282,400
ISU	\$ 250,000	Terminal Construction	\$ 1,856,320
Hotel/Motel Tax	\$ 250,000		\$ 3,310,000
AEDC	\$ 250,000		
	\$3,310,000		

¹ The principal and interest payments on these bonds will be abated with increased revenue from the new FBO management agreement. Any shortfall will be made up by ISU.

It should be noted that the updated revenues shown above were approved by City Council on October 27, 2015 after cost estimates for the terminal building came in higher than projected. At that time the City, Iowa State University and the Ames Economic Development Commission each committed an additional \$250,000 to the project in order to proceed with the 6,970 square foot building.

Bolton & Menk and Alliiance, the City’s civil engineers and airport architects, completed plans and specifications for this contract with a base bid consisting of the terminal building plus minor site improvements, and an alternate bid package for enhanced aesthetic features. If bids for the overall project budget allow for these enhancements, one or more bid alternate items may be chosen. The engineer’s estimate is \$1,829,850 for the building and \$282,400 for fixtures/furnishing for the base bid (which is \$26,470 below the maximum budget) and \$61,997 for the bids alternates. A summary of estimated costs for the bid alternates is shown below:

Bid Alternates for Project Enhancements

Bid Alternate No. 1: Shadow Box Inserts at Curtain Wall	\$11,131
Bid Alternate No. 2: Clerestory Curtain Wall	\$9,366
Bid Alternate No. 3: Pendant Light 'P1A'	\$25,000
Bid Alternate No. 4: Foundation Drains / Subdrains	\$11,000
Bid Alternate No. 5: Steel Fencing in Lieu of Vinyl Coated Chain-Link	\$5,500
Total Bid Alternates	\$61,997

The new Ames Airport Terminal Building was designed with help from an Airport stakeholder focus group, which included representatives from Iowa State University, the ISU Research Park, local businesses, and airport users and advocates. The group helped guide the direction of the terminal building design, spaces and services within the facility, and how this new building will improve how the community is first represented to those who visit Ames by air.

Staff has conducted an initial review of the project's site requirements compared to the City's own development standards and building codes that could reasonably be included in the project. Further effort is needed before staff can make a final determination on which standards may need to be waived, deferred, or installed as part of the project. Standards in question include sidewalks along the frontages of the airport property, a sidewalk from the terminal out to the street, and various landscaping standards that are either impracticable or conflict with FAA safety policies or other minimum operating standards at the Airport. Staff will bring a summary of these items with recommended actions to City Council at the time of bid award.

Parking availability around the terminal was given specific attention, and is being increased from 40 to 57 stalls. The number was determined through feedback from Airport stakeholders as well as part of the justification to the FAA for the Federal grant used to pay for the site improvements. This change will help meet the growing number of customers at the Airport.

Stormwater volume and quality are handled regionally across the whole Airport, which is a greater effort by staff than just the area associated with the new terminal building construction. For example, the Tea Garden Drainage Study identified projects that have been directly coordinated with the overall stormwater management of the Airport property.

As was noted above, the private sector raised money to commission the construction of a 95' x 120' (11,400 square foot) itinerant hangar adjacent to the new terminal building that will be donated to the City of Ames. This will provide a significant increase to the service level and quality of facilities at the City's Airport. This hangar was a major need identified by both our Airport users group and in the long range planning effort for the Airport. The hangar building project was made possible through efforts of the University and the Ames Economic Development Commission.

Fixed Base Operator Selection Process:

The provision of these new airport facilities is a key factor in the City's efforts to identify a new Fixed Base Operator (FBO). To that end, an FBO Selection Advisory Committee comprised of City staff, Iowa State University staff, aviation users, local developers and business representatives was established by the City Manager. Staff recently completed an open solicitation process for a new 5-year FBO management contract in which the advisory committee reviewed proposals from three Iowa based FBO's. Each FBO was brought in for on-site interviews to meet with the advisory committee members and to discuss what their business can do for Ames and the future of the Airport, focusing on how they could be a partner in making both the Airport and the greater Ames community more successful.

The advisory committee is currently finalizing a recommendation that City Council direct staff to work with one firm to negotiate an FBO contract. It is anticipated that this recommendation will be brought to City Council at the August 23rd meeting. At the September 13th Council meeting, staff then plans to bring back both the negotiated FBO contract and the report of bids for the Terminal Building construction for Council to consider and act upon together.

ALTERNATIVES:

1. Approve preliminary plans and specifications for the 2015/16 Airport Improvements Program (Terminal Building) and establish September 7, 2016, as the date of letting and September 13, 2016, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDATION:

Approving these plans and specifications will allow the Terminal Building project to go out for bids, thereby facilitating construction to begin this fall. It will also allow the report of bids to coincide with the finalization of the FBO selection process. This should ensure that this improvement process continues forward with a new Terminal Building being completed in 2017.

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



CITY OF
Ames™

Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: August 5, 2016

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 20. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: ELECTRIC SERVICES SCAFFOLDING AND RELATED SERVICES AND SUPPLY CONTRACT

BACKGROUND

On August 25, 2015, the City Council approved preliminary plans and specifications for the Scaffolding and Related Services and Supplies Contract. This contract is for a contractor to provide and install scaffolding, bracing and fall protection at the City's Power Plant.

On October 13, 2015, the City Council awarded the contract in the not-to-exceed amount of \$55,000 to All American Scaffold, of Des Moines, Iowa. This contract included a provision that would allow the City to renew the contract for up to four additional one-year terms.

All of the work included in this contract term has been completed and the Engineer has provided a certificate of completion. The total contract amount for work performed for the FY 2015/16 contract term was \$41,644.42. There was one change order for zero dollars modifying some terms of the agreement.

Staff now recommends that the existing contract not be renewed, but that these services be rebid with a goal to obtain more competitive bids.

The contract rebid is for FY 2016/17. This contract also includes a provision that would allow the City to renew the contract for up to four additional one-year terms at stated rates.

The approved FY 2016/17 Power Plant operating budget includes \$145,000 for these services.

ALTERNATIVES:

- 1) a. Accept completion of the contract with All American Scaffold of Des Moines, Iowa, for the Scaffolding and Related Services and Supplies Contract, at a total cost of \$41,644.42.
- b. Approve preliminary plans and specifications for the rebid of the Scaffolding and Related Services and Supplies Contract, and set August 31, 2016, as the bid due date and September 13, 2016, as the date of public hearing and award of contract.

- 2) Renew the contract with All American Scaffold for one additional year.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Scaffolding and Related Services and Supplies Contract has completed all of the work for the FY 2015/16 period, and staff believes more competitive rates can be secured by rebidding these services.

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

COUNCIL ACTION FORM

SUBJECT: ADA HAYDEN HERITAGE PARK ASPHALT PATH OVERLAY

BACKGROUND:

Manatt's, Inc., was awarded a contract on May 26, 2015, to complete a two inch overlay of hot-mix asphalt on sections of the ten-foot wide path at Ada Hayden Heritage Park.

The project was initially scheduled to be completed in August 2015, but was delayed by Manatt's until June 2016. The total estimated quantity for the overlay was 4,400 square yards at a cost of \$55,660. During the pre-construction tour in June of 2016, it was recommended by Manatt's to overlay additional sections of path. Staff agreed the additional path overlay was necessary to continue to provide a safe path for the public. Those additional sections required an additional 1,009 square yards of asphalt. This increased the cost of the project by \$12,763.85, bringing the total cost to \$68,423.85.

City Council allocated \$75,000 for Ada Hayden Heritage Park Path Improvements in the 2014/15 Capital Improvements Plan. The additional asphalt needed for the path requires City Council approval since it is over twenty percent of the original contract cost.

Manatt's completed the overlay on June 22, and staff has inspected the path improvements and deemed them acceptable. Manatt's will warranty the path improvements for two years.

ALTERNATIVES:

- 1) a. Approve the change order for the additional 1,009 square yards of asphalt, adding \$12,763.85 to the cost of the project.

b. Accept completion of the Ada Hayden Heritage Park Asphalt Path Overlay Project in the amount of \$68,423.85.
- 2) Do not approve the change order or accept final completion of this project.

MANAGER'S RECOMMENDED ACTION:

Manatt's has completed the work required in the bid specifications, as well as the added sections of path.

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

COUNCIL ACTION FORM

SUBJECT: **COMPLETION OF AMES/ISU EVAPORATIVE CONDENSER
REPLACEMENT PROJECT**

BACKGROUND:

The Ames/ISU Ice Arena uses an evaporative condenser as part of its mechanical system. The original condenser, installed in 2000, developed a leak that was discovered in 2014. The leak caused the condenser to operate at 50% capacity. At that time, work was done on the condenser to isolate the leak, thus making one half of the condenser non-operational. Staff then researched options and recommended replacement of the evaporative condenser.

City Council awarded a bid to replace the condenser to A.J. Allen Mechanical Contractors on January 12, 2016. The amount of the award including the Base Bid and Alternate 1 was \$115,700. In addition, Baltimore Air Coil (BAC), the manufacturer of the evaporative condenser, contacted the project engineer regarding two items in the specifications that were of concern. The first was that the specifications called for a 20 horsepower motor, while BAC recommends a 25 horsepower motor, which was estimated to cost \$1,000. The second item was a coating recommended to reduce potential corrosion on the evaporative condenser which was included on the original unit, but was not specified for the new unit. The coating was estimated to cost \$3,500.

Both items were brought forth too late in the bid process to do an addendum. Therefore, the engineer recommended adding both of these items to the project after bid award. The final cost of these two additional items was \$3,802.95 for the coating and \$1,145.34 for the upgraded motor, bringing the total cost of the project to \$120,648.29. The project was completed on March 16, 2016. An engineer's Certificate of Completion is attached.

ALTERNATIVES:

1. Accept completion of the evaporative condenser replacement project at the Ames/ISU Ice Arena by A.J. Allen Mechanical Contractors in the amount of \$120,648.29.
2. Do not accept the completion of the evaporative condenser replacement project.

MANAGER'S RECOMMENDED ACTION:

A.J. Allen Mechanical Contractors has completed the work required as specified by the engineer. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
Ames-ISU Ice Arena 2015 Evaporative
Condenser Replacement
Ames, IA

TO OWNER:
(Name and address)
City of Ames, Iowa
515 Clark Avenue
Ames, IA 50010

PROJECT NUMBER: 2015.011.00/2016-087
CONTRACT FOR: General Construction
CONTRACT DATE: January 15th, 2016

TO CONTRACTOR:
(Name and address)
AJ Allen Mechanical Contractors, Inc.
320 SE 6th Street
Des Moines, IA 50309

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

All project work.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty
1 Year

Date of Commencement
March 16th, 2016

Resource Consulting Engineers, LLC

ARCHITECT

BY 

July 27th, 2016

DATE OF ISSUANCE

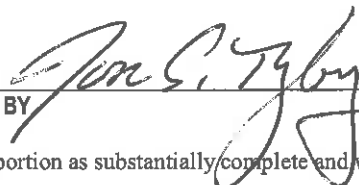
A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

AJ Allen Mechanical Contractors,
Inc.

CONTRACTOR

BY 

DATE 7/28/2016

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 AM (time) on March 16th, 2016 (date).

City of Ames, Iowa

OWNER

BY 

DATE 8/2/16

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

N/A

COUNCIL ACTION FORM

SUBJECT: SPECIALIZED HEAVY DUTY CLEANING SERVICES CONTRACT FOR POWER PLANT BOILERS

BACKGROUND

The City's Electric Utility has two gas-fired, high-pressure steam generation units at the Power Plant referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs. The repair of the boilers on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters, and millwrights.

The boiler units operate under environmental conditions with high heat and high pressure. Due to the operational conditions and fuel burned, the internal surfaces of the boilers are often covered with hardened ash, molten glass, and other substances. Because of the conditions resulting from burning Refuse Derived Fuel (RDF), a reducing atmosphere exists in portions of the boiler and there are chlorides present from burning plastics. As a result, parts of the boiler units such as the superheat tubes and boiler wall tubes would eventually fail due to tube wasting.

When tube failures occur, the City contracts with private firms who have the expertise to perform the emergency repairs needed to bring the unit back into operation. Prior to the professional crafts entering the boilers to carry out inspections and repairs, the surfaces must be cleaned of ash coating and debris. This "heavier duty" cleaning process requires high-pressure water washing, grit blasting, or use of explosives to loosen and remove the materials. After loosening or breaking up these substances, they are removed from the boiler using the sluice system or by large industrial vacuums.

On June 9, 2015, City Council awarded a contract for these services to Bodine Services of Clinton LLC. That contract included four optional twelve-month renewal periods.

The following two change orders were made to this contract for additional cleaning services needed in anticipation of the conversion of the boiler from coal to natural gas:

Change Order No. 1 – \$34,999.

Change Order No. 2 – \$287,480.

The net contract amount including these change orders is \$497,479. The actual amount spent on this contract was \$336,485.07, which is less than the total contract amount due to the time and material charges associated with the change orders being less than anticipated.

All of the requirements of the contract have been met by Bodine Services of Clinton LLC, and the Power Plant Engineer has provided a certificate of completion.

Electric Services staff recommends that the existing contract not be renewed because the services performed under this contract are no longer required due to the Power Plant converting its main fuel from coal to natural gas. The natural gas is a much cleaner fuel, and it is anticipated that heavy duty cleaning within the boilers and the electrostatic precipitator will no longer be needed.

ALTERNATIVES:

- 1) Accept completion of the contract with Bodine Services of Clinton LLC, Clinton, IA, for the FY2015/16 Specialized Heavy Duty Cleaning Services Contract for Power Plant Boilers at a total cost of \$336,485.07.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Specialized Heavy Duty Cleaning Services Contract for Power Plant Boilers has completed all of the work for the FY 2015/16 period.

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

COUNCIL ACTION FORM

SUBJECT: POWER PLANT BREAKER MAINTENANCE CONTRACT COMPLETION

BACKGROUND

Electric Services' two gas-fired, high-pressure steam turbine electric generating units at the Power Plant are referred to as Units No. 7 and No. 8. These units require emergency service, as well as regularly planned repairs and services during scheduled outages. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous circuit breakers, relays and transformers are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work. It is not possible for staff to adequately maintain this electrical equipment due to staffing constraints and the specialized nature of the work.

On January 24, 2012, City Council awarded a contract for this work to Tri-City Electric Company of Iowa, Davenport, IA. The initial contract period was shortened to enable future renewals to coincide with the City's fiscal year. That contract included four optional twelve-month renewal periods. On April 28, 2015, City Council approved the fourth and final renewal of this contract in an amount not to exceed \$180,000.

The actual amount spent on this contract was \$113,227, which is less than the total contract amount by \$66,773. All requirements of the contract have been met by Tri-City Electric Company of Iowa, and the Power Plant Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract with Tri-City Electric Company of Iowa for the FY 2015/16 Power Plant Breaker and Relay Maintenance at a total cost of \$113,226.94.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for this contract has completed all of the work for the FY 2015/16 period, and the Power Plant Engineer has issued a certificate of completion on the work.

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

COUNCIL ACTION FORM

SUBJECT: 5752 GEORGE WASHINGTON CARVER AVENUE PLAT OF SURVEY

BACKGROUND:

The City's subdivision regulations in Chapter 23 of the Ames Municipal Code include a process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of land owned by the Ames Golf and Country Club (AGCC) in unincorporated Story County. The Plat of Survey creates a separate lot for the majority of the developable area associated with the AGCC.

The existing site is four quarter-quarter sections (minus rights-of-way) comprising 154.51 acres. It is the site of the recently approved The Irons subdivision. With the approval of the subdivision, the Ames Golf and Country Club now wishes to transfer ownership of the bulk of the developable land to the developer. This plat of survey divides the four existing parcels into two parcels. Parcel M contains the bulk of the site intended for single-family and twin homes, and Parcel N is the portion retained by the AGCC. The three lots along 190th Street are not a part of this plat. These lots require no public improvements and will likely be transferred at the time of final plat. The Plat of Survey does not create additional buildable lots, and development of the site still requires a final plat to be approved that complies with the preliminary plat.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can approve the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.

3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDATION:

Staff has determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements. The proposed plat of survey is a precursor to implementing an approved preliminary plat. Additionally, covenants agreeing to voluntary annexation, water territory buyouts, and waiver of protest of assessments have already been received by the City as part of the preliminary plat and subdivision waiver process.

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

**ADDENDUM
PLAT OF SURVEY FOR 202 SE 5TH STREET**

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

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

The site is located at:

Owners: Ames Golf and Country Club

Existing Street Address: 5752 George Washington Carver Avenue

Assessor's Parcel #: 05-21-100-105

Legal Description: The NW ¼ of Section 21, Township 84 North, Range 24 West of the Fifth Principle Meridian, Story County, Iowa, except railroad right of way.

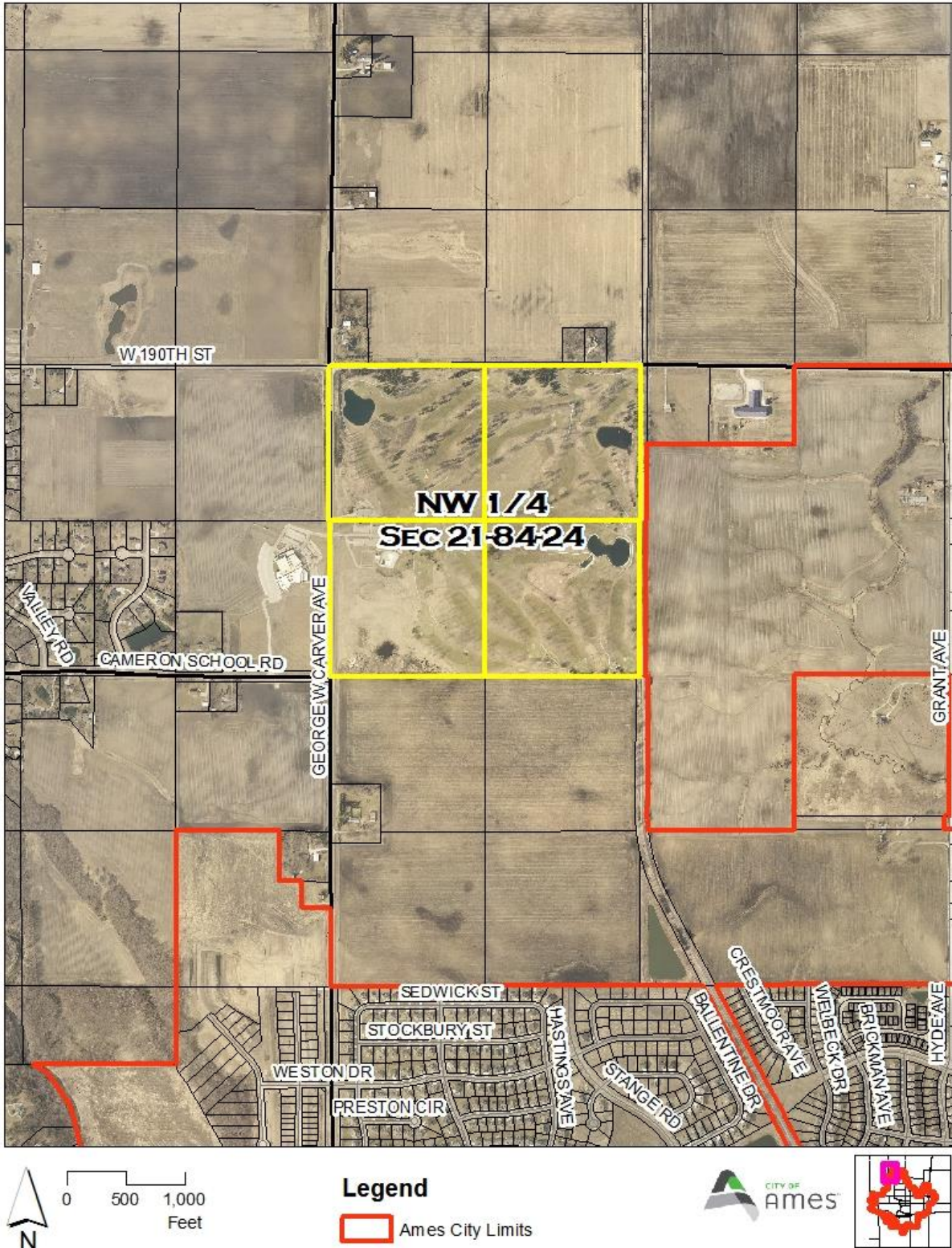
Public Improvements:

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

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required as a boundary line adjustment)

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

Attachment A- Existing Conditions



Attachment B-Plat of Survey

RETURN TO: CIVIL DESIGN ADVANTAGE, 3406 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA, 50111, PH: 389-4400 FAX: 389-4410

PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 'M'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 008°48' EAST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 786.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'12" EAST, 177.88 FEET; THENCE SOUTH 28°45'49" EAST, 624.86 FEET; THENCE SOUTH 89°53'12" WEST, 307.25 FEET; THENCE SOUTH 008°48' EAST, 181.89 FEET; THENCE NORTH 89°53'12" EAST, 74.00 FEET; THENCE SOUTH 008°48' EAST, 196.65 FEET; THENCE NORTH 89°53'12" EAST, 110.00 FEET; THENCE SOUTH 008°48' EAST, 127.76 FEET; THENCE NORTH 89°47'33" EAST, 288.00 FEET; THENCE SOUTH 072°37' EAST, 798.10 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 69°47'33" WEST, ALONG SAID SECTION 21, 64 FEET TO THE WEST QUARTER CORNER OF SECTION 21; THENCE NORTH 008°48' EAST, 177.88 FEET TO THE WEST LINE OF SAID SECTION 21, 64 FEET TO THE POINT OF BEGINNING AND CONTAINING 1939 ACRES (813,846 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 'N'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 89°56'35" EAST ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 2837.33 FEET TO NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 008°29' WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1318.36 FEET; THENCE SOUTH 025°53' WEST, 1038.54 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE SOUTH 89°56'35" EAST, 1980.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°53' WEST, 1961.0 FEET; THENCE SOUTH 89°49'48" WEST, 1288.00 FEET; THENCE NORTH 89°53'12" WEST, 110.00 FEET; THENCE NORTH 008°48' EAST, 196.65 FEET; THENCE SOUTH 89°53'12" WEST, 74.00 FEET; THENCE NORTH 008°48' WEST, 181.89 FEET; THENCE NORTH 89°53'12" EAST, 307.25 FEET; THENCE NORTH 28°45'49" WEST, 624.86 FEET; THENCE SOUTH 89°53'12" WEST, 177.88 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 008°48' WEST ALONG SAID WEST LINE, 786.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 140.28 ACRES (6,109,768 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____ 2016, WITH RESOLUTION NUMBER _____ I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.
PLANNING & HOUSING DIRECTOR

AREA SUMMARY

PARCEL 'M':	140,393 SQ.FT.
NW 1/4 NW 1/4	31,518 SQ.FT.
SW 1/4 NW 1/4	599,009 SQ.FT.
SE 1/4 NW 1/4	813,846 SQ.FT.
TOTAL	1,724,727 SQ.FT.
PARCEL 'N':	6,109,768 SQ.FT.
NW 1/4 NW 1/4	1,867,072 SQ.FT.
SW 1/4 NW 1/4	1,987,604 SQ.FT.
SE 1/4 NW 1/4	435,127 SQ.FT.
TOTAL	6,109,768 SQ.FT.

OWNER:
AMES GOLF & COUNTRY CLUB
5752 OW CARVER AVENUE
AMES, IOWA 50010

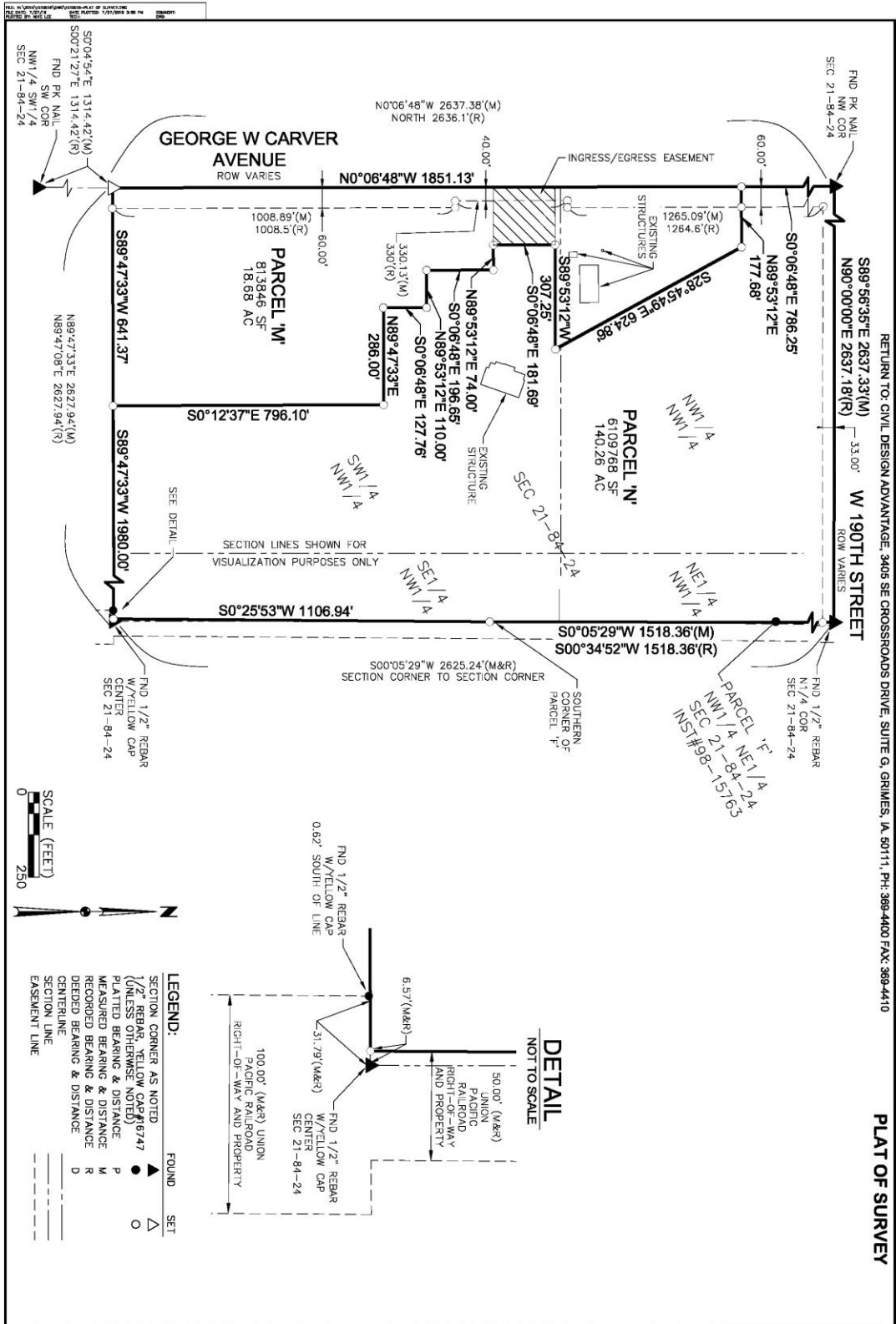
DATE OF SURVEY:
FEBRUARY 23, 2016

LEGEND:	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
DECEDED BEARING & DISTANCE	D	
DATE SET		
SECTION LINE	---	
EASEMENT LINE	----	

PRELIMINARY FOR CONSTRUCTION

UNLESS NOTED OTHERWISE, THIS PLAT OF SURVEY WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND UNDER THE AMES CITY ENGINEERING DEPARTMENT SEAL. PRODUCTION GENERAL DATE IS DECEMBER 31, 2016. SHEETS ONE AND TWO

1 1510 618	PARCELS 'M' AND 'N' PT NW1/4 SEC. 21-84-24 PLAT OF SURVEY STORY COUNTY, IOWA	CIVIL DESIGN ADVANTAGE	3406 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410	REVISIONS _____ _____ _____	DATE _____ _____
			ENGINEER:	TECH:	_____ _____



PARCELS 'M' AND 'N' PT NW1/4 SEC. 21-84-24 PLAT OF SURVEY

8709 COUNTY, IOWA CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410

ENGINEER: TECH:

REVISIONS	DATE

1510 518 2/2

COUNCIL ACTION FORM

**SUBJECT: CONSUMPTION OF ALCOHOL ON LIBRARY PREMISES DURING
AFTER-HOURS FUNDRAISING EVENT**

BACKGROUND:

The Ames Public Library Board of Trustees received a request from the Ames Public Library Friends Foundation to grant use of the Library to stage a fundraiser on Friday, October 14, from 7:00 to 9:00 p.m. The event is planned as a celebration of new art installations throughout the library building. All proceeds would be used to enhance library programs and services. As part of the event, the Friends Foundation would like to serve alcohol.

At its July 21, 2016, meeting, the Library Board of Trustees unanimously passed a resolution granting permission for the Ames Public Library Friends Foundation to host the gala event at the library and affirming support of an application for a temporary license to serve beer and wine on the premises during the event.

While it is within the authority of the Board of Trustees to grant permission for use of the library building and consumption of alcohol on the premises, authority to approve licenses for alcoholic beverage service in Ames lies solely with the City Council. **Due to the planning required for this type of event, the Library Board of Trustees is seeking City Council support in advance of the Friends Foundation's request for an alcoholic beverage control license. If the City Council determines that it is not interested in supporting approval of a temporary license that would allow the consumption of beer and wine in the Library, the Friends Foundation will need to re-evaluate this fundraising event.**

A similar request from the Library Board of Trustees was approved by the City Council in April 2014 for a gala event which was held in conjunction with the Ames Public Library grand re-opening in September 2014. As a result of the City Council indicating its support for an application for a liquor license, the Friends Foundation purchased dram insurance and submitted an application for a Special Class C Liquor License which was approved on May 27, 2014. All of those involved in serving alcohol completed the City's required training. The event was a success, and the organizers were pleased with the responsible behavior of all attendees.

At the time of the 2014 request for support to apply for a liquor license, it was indicated by one Council Member that a key consideration in supporting the request was the fact

that the Library would not yet be open to the public at the time of the event. It is not evident from the minutes whether that philosophy was shared by the remainder of the Council. The request to apply for a license was approved 6-0 by the City Council.

Since the 2014 event was safe and successful, the Friends Foundation would like to conduct a similar event after the Library has closed for the day. It is the expectation of the Friends Foundation that making alcohol available at fundraising events is not to become a regular occurrence, but would instead be reserved for rare occasions to mark significant events in the Library, such as the grand re-opening or the installation of the new artwork throughout the facility.

ALTERNATIVES:

1. The City Council can express support for the Friends Foundation's application for a temporary license to serve beer and wine on Library premises at an after-hours event.
2. The City Council can indicate that it is not supportive of this request.

MANAGER'S RECOMMENDED ACTION:

The Ames Public Library Friends Foundation regularly organizes and conducts major fundraising efforts initiated or endorsed by the Library Board of Trustees. The Board actively supports a celebration of its recent art installations and has indicated its willingness to allow the consumption of beer and wine on Library premises at an after-hours event on Friday, October 14. The Friends Foundation demonstrated its ability to responsibly manage this privilege when it organized a successful similar event in 2014 and all feedback received from the public was positive.

Assuming the City Council is supportive of allowing alcohol to be served on rare occasions as part of a celebration of a significant event, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby indicating that the Council would support an application for a temporary license to serve beer and wine on Library premises at an after-hours fundraising event.

COUNCIL ACTION FORM

SUBJECT: LAND USE POLICY PLAN AMENDMENT OF FUTURE LAND USE MAP FOR 2700, 2702, 2718 & 2728 LINCOLN WAY, 112 & 114 S. HYLAND AVENUE, AND 115 S. SHELDON AVENUE

BACKGROUND:

On April 26, 2016, the City Council referred to staff a letter from Chuck Winkleblack, representing the developer, River Caddis Development, LLC, seeking to initiate a Minor Amendment to the Land Use Policy Plan (LUPP) for the 2700 block of Lincoln Way and associated processes needed for the redevelopment of the properties to a single mixed-use commercial and student housing development.

This site is made up of seven properties south of Lincoln Way between Hyland and Sheldon Avenues and totals approximately 1.8 acres. (*See Attachment A – Location Map*). The properties currently have a mix of commercial uses, a gas station, and multi-family housing. Approximately 0.6 acres of the area is currently used for commercial uses and 1.2 acres is used for residential high density. City Council determined on June 14, 2016 that the developer could proceed with a Minor LUPP Amendment and associated changes needed to pursue their development concept.

The LUPP designation of the property is currently Low Density Residential. (*See Attachment B – Existing Land Use Designation.*) Current land use designations adjacent to the site are Low Density Residential to the west, High Density Residential, and Downtown Service Center. The contract owner and developer of the properties, River Caddis Development, LLC, is requesting a change in the land use designation of the properties from Low Density Residential to Downtown Service Center (*see Attachment C – Proposed Land Use Designation*) in order to ultimately rezone the site to Campustown Service Center (CSC) for construction of a mixed use development.

During preliminary meetings the developer described an interest in a mixed use development concept consisting of a hotel (option for 25-100 rooms), a small amount of commercial square footage, a residential lobby, leasing offices, amenity spaces on the ground floor with approximately 400-500 bedrooms and amenity space on the upper levels of a six-story building. The developer desires CSC zoning for the site to maximize the development potential of the site with mixed use development similar to what has been built recently along Lincoln Way near Lynn Avenue. Development in CSC allows for urban development with no building setbacks, commercial uses on the ground floor and apartments above, and reduced parking requirements of one parking space per apartment unit, with no required parking for commercial uses.

The requested LUPP Amendment is the first step in a series of actions that will likely include rezoning, zoning text amendment(s), designation of an Urban Revitalization

Area (URA), a development agreement, a Site Development Plan, a Special Use Permit, and a plat of survey to combine parcels. The developer intends for the project to be completed by the summer of 2018.

Land Use Analysis and Capacity.

Analysis of the request contemplates the suitability of the specific site for the proposed mix of uses as well as the Goals and Policies of the LUPP (Attachment E). The suitability has been evaluated through use of the RH Evaluation Tool Checklist as directed by the City Council on January 27, 2015 when apartment uses are part of a project. Although the request is ultimately for a commercial zoning district, the predominant use on this site is intended to be housing.

The RH Evaluation Tool is an evaluation of a specific site's attributes based upon the principles of the Goals and Objectives of the LUPP. With this request there are minimal details available to complete the checklist regarding design of the project. However, location/surroundings, transportation, housing types and opportunity for mixed use would rank high for this project based on location of the project near campus and commercial development areas and the site being located on a major transit route. If the Council believes that potentially adding additional student housing is desirable and that the design controls of the CSC zoning district and potentially a development agreement support redeveloping the site, the RH matrix indicates this could be a good site for such an intense use. The developer seeks CSC because of the intensification benefits of the CSC zoning with reduced setbacks and lower parking requirements compared to other zoning categories. The RH Checklist, as completed by staff, is included as Attachment F.

In any proposed change to the Land Use Policy Plan Future Land Use Map, the City examines the suitability of infrastructure, such as sewer and water capacity, storm drainage, and general circulation needs. In this instance, an evaluation of the expected differences brought about by the intended increase in intensity of commercial and residential uses on the site is required. This review is based on overall system capacities. A previous deficiency in sanitary sewer capacity was identified along Lincoln Way. However, at that time a system fix was identified by Public Works to address the capacity issue and will be in place prior to completion of this project. A review of project specific unit counts and overall system capacities will be needed prior to approval of a specific project. Staff generally finds that other infrastructure for water, storm drainage, and traffic access are acceptable to plan for the more intense development in this area. A complete review of traffic counts will be completed at the time of rezoning for the specific project needs. At the time of development staff will also pursue widening of sidewalks along Lincoln Way to enhance pedestrian movement along the street and similar in width to other areas of Campustown.

With this site, the most relevant concerns for the future development are integration of the project into an infill area with an existing neighborhood rather than overall land use goals for growth which are applied to the whole of the City. Staff highlights Goal 2, Goal 5, and Goal 6 with their objectives as an issue of balancing future growth needs and neighborhood compatibility (Attachment E). The LUPP Future Land Use Maps are

described in Chapter 2 of the LUPP as a general representation of the Plan's vision. The proposed LUPP map amendment would create a precise expectation of the site as an infill area intended for an extension of the Campustown mix of uses and a higher intensity of housing development. Staff has found no history from adoption of the LUPP in 1997 describing why the proposed site was designated as Low Density Residential rather than a commercial or high density designation that would have matched the historic use of the site.

Also of importance in determining appropriateness of LUPP map changes is the interface between adjacent uses. As Attachment C illustrates, the expansion of the Campustown Service Center mix of uses is adjacent to an expansion of commercial uses east of the subject sites fronting on Lincoln Way. Additionally, the High Density Residential area adjacent to the site to the south and the existing Low Density Residential area to the west need to be addressed to create the appropriate transitions to the more intense use and height proposed for the subject site. Due to the size of the site, it is unlikely that the full site would be developed with a building(s). However, a substantial portion would be developed with buildings and would likely have buildings abutting the Hyland frontage across from existing residential. The CSC zoning does not have standards that directly address architectural transitions, but instead focuses on use of brick building materials, commercial spaces, and screening of parking decks.

The subject site is part of the Focus Area 4 in the initial evaluation period of the Lincoln Corridor Plan. The Lincoln Corridor Plan is ongoing, but this site was permitted to pursue an independent approval process as it was determined it would not conflict with the planning efforts of the properties to the west of this site. Focus area recommendations have not been completed, but in the preliminary assessment it is not believed that there would be a need for additional commercial west of Hyland and that housing may increase in intensity from current conditions, but would not be to the magnitude that is allowed with the core Campustown area. This subject 1.8 site is viewed by staff as a bright line transition of commercial area to housing to the west.

In review of the need for apartment housing types with previous LUPP Amendments and rezonings earlier this year, (Crane Farm, South Duff, and Village Park), staff included consideration of this site for redevelopment in reaching a conclusion that apartment needs are in the process of satisfying demands for the next few years. This site was highlighted as meeting student housing needs, since the other sites were looked at to meet a broader market need and as workforce housing.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission considered this request at its July 20, 2016 meeting. The Commission discussed concerns focused around the proposed intensity of the mixed use development on the edge of the Campustown area and its transition to the residential neighborhood to the west. The Commission also noted a concern over parking for the project. After a discussion about the intended project and its relationship to the Lincoln Corridor Study, the Planning and Zoning Commission voted 4-1 to recommend approval of amending the Future Land Use Map from Low Density Residential to Downtown Services Center.

Public Outreach

Notification was provided to property owners within 200 feet of the site prior to the Planning and Zoning Commission public hearing. No members of the public spoke at the meeting. Additionally, the developer met with the Campustown Action Association board and with representatives of the Old Ames Middle School College Creek Neighborhood association to conduct outreach as was directed at the time of initiation of the LUPP amendment. From staff's discussions with these two entities, staff believes the primary issues for the expansion of Campustown and redevelopment are the inclusion of commercial space consistent with Campustown needs, effects on the adjoining neighborhood to the east from increased density and activity, and the visual change from development of the site with a six-story building compared to the lower scale two-story homes to the west.

ALTERNATIVES:

1. The City Council can approve an amendment to the LUPP Future Land Use Map to change the land use designation of approximately 1.8 acres of land located at 2700, 2702, 2718 and 2728 Lincoln Way, 112 and 114 S. Hyland Avenue, and 115 S. Sheldon Avenue, from Low Density Residential to Downtown Services Center, as depicted in Attachment C.
2. The City Council could approve an amendment to the LUPP Future Land Use Map to change only the land use designation of the eastern .9 acres of the block to Downtown Services Center.
3. The City Council can deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of approximately 1.8 acres of land located at 2700, 2702, 2718 and 2728 Lincoln Way, 112 and 114 S. Hyland Avenue, and 115 S. Sheldon Avenue, from Low Density Residential to Downtown Services Center, as depicted in Attachment C.
4. The City Council can refer this request back to staff or the applicant for more information, prior to forwarding a recommendation to City Council.

CITY MANAGER'S RECOMENDATION:

In regards to the process of a LUPP Amendment, staff can support individual evaluation of the project separate from the broader Focus Area of the Lincoln Corridor Plan. Staff has reached this conclusion based on the inconsistency of the current zoning with the LUPP, the limited range of options for the site if it is to redevelop under the existing LUPP designation, the location of the property adjacent to Campustown, and the site size. Use of this site does not dictate that other property west of the site would be evaluated differently within the context of the Corridor Plan that is already underway.

In this case the RH checklist shows as an existing infill opportunity the site is able to be served with existing infrastructure and access to existing transit. The site scores high on the tool because of its proximity to a variety of daily services and employment centers, including the ISU campus. The site also scores high on supporting economic development with the opportunity for a mixed use development type on the property. Individual site layout and design issues will have to be considered in more depth when site plan details are available.

Staff notes that residents to the west of this site continue to be concerned about traffic levels for through traffic in this area and parking issues that are present in the neighborhood. Input from the Campustown Action Association to date has been generally supportive of adding commercial square footage to Campustown with the information that is currently available about the developer's plans.

As part of the initial evaluation of the project specific details, staff will need to review the sanitary sewer capacity and how traffic levels could be affected by the redevelopment of the site.

Staff believes that although there has been a large number of apartments constructed within Ames over the past three years—over 1,000 beds within Campustown alone—there is still a need to provide for apartment housing to meet projected demand. Adding student housing across from campus is a positive for adding overall apartment supply that would meet unique student demands and have the potential to relieve pressure on other apartment buildings further from campus that may then be available for other types of occupants. It is still critical that the development of this site meets the commercial and pedestrian character of the core of Campustown as a transition site between commercial areas to the east and residential areas to the west.

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

ADDENDUM

The LUPP designation of the property is currently Low Density Residential. The existing developed uses of the properties are either commercial or apartment buildings, which does not align with the existing low density land use designation. The Low Density Residential designation allows for the site to be developed with only single-family residential uses to a maximum density of 7.26 dwellings units per net acre.

The LUPP designation request for the subject site is to Downtown Services Center. The LUPP indicates the Downtown Services Center as “specialized business services, governmental services and retail commercial uses that are associated with highly intense activities and central location. Specialized mixing of activities, parking and design provisions may apply. Floor area ratios are 1.0 and higher.”

The three properties at the eastern side of the development site are currently zoned Campustown Service Center. The remaining four properties (three fronting on Hyland Avenue and the south property fronting on Sheldon) are currently zoned High Density Residential with the West University Impact Overlay. The amendment of the area to the Downtown Services Center designation would allow for the eventual rezoning of the entire development area to the Campustown Service Center (CSC) zoning district. This zoning designation applies to the entire area lying south of Lincoln Way from S. Sheldon Avenue to Lynn Avenue (Campustown). A proposed LUPP Map and an Existing Zoning Map of the proposed amendment area can be found in Attachment B and Attachment C.

This LUPP change could be either to the “Downtown Service Center” land use which encompasses the current Campustown Service Center (CSC) zoning district or to a “High Density Residential” land use which could permit Residential High Density (RH) zoning allowing for both apartments and small amounts of commercial development area. Staff notes that with a high density designation the proposed density exceeds the maximum density of RH. Additionally, RH does not have reduced setbacks that are desirable along Lincoln Way. Only the Service Center designation permits the density and parking rate desired by the developer.

The site was recently identified as the eastern edge of Focus Area #4 in the Lincoln Corridor Study. Focus Area #4 includes both sides of Lincoln Way west of Sheldon and extends to Campus Avenue. This Focus Area has been identified in the Corridor Plan to consider general issues concerning multi-family properties and Campustown transitions to the west. The City Council decided to consider this site independent of the Corridor Study due to the timing of the project. The Council agreed with the developer that the issues related to this site are unique and do not impede the Focus Area assessment of how other properties could redevelop further to the west.

Infrastructure:

Access to existing sewer and water infrastructure is available to the site from both Lincoln Way and S. Hyland Avenue. Public Works had received general information from the developer regarding sewer loading information for the development; however with revisions to the concept plan additional review of the city sanitary sewer capacity

will need to be reviewed prior to rezoning of the properties. The assessment of capacity in west Ames found there are projected deficiencies in the main trunk line along Lincoln Way when accounting for planned and proposed development. Public Works had identified an improvement project, which Council initiated back in April in an attempt to increase capacity within this main line. Additional review of capacity will be required when more site specific plans are finalized for the project.

One of the distinctive elements of Campustown is the larger sidewalks that are present to meet the pedestrian demands of the area. The subject site currently has an 8-foot shared use path sidewalk along its Lincoln Way frontage with no on street parking as exists in the core of Campustown. Staff does not believe parking will be added to Lincoln Way along this site, but that the sidewalk does need to be widened to fit the character of the proposed project as a large mixed use building and the needs of the community for comfortable and safe walking and biking in this area. The change to CSC would reinforce the need to look at a wide sidewalk compared to other zoning districts.

A storm water management plan will be required to meet minimum City standards for storm water quantity and quality. At this time detailed storm water plans have not been development, but it is intended that techniques such as underground detention will likely be required to meet minimum City standards. Public Works will review and approve such requirements prior to approval of the Minor Site plan for the project.

Traffic/Access.

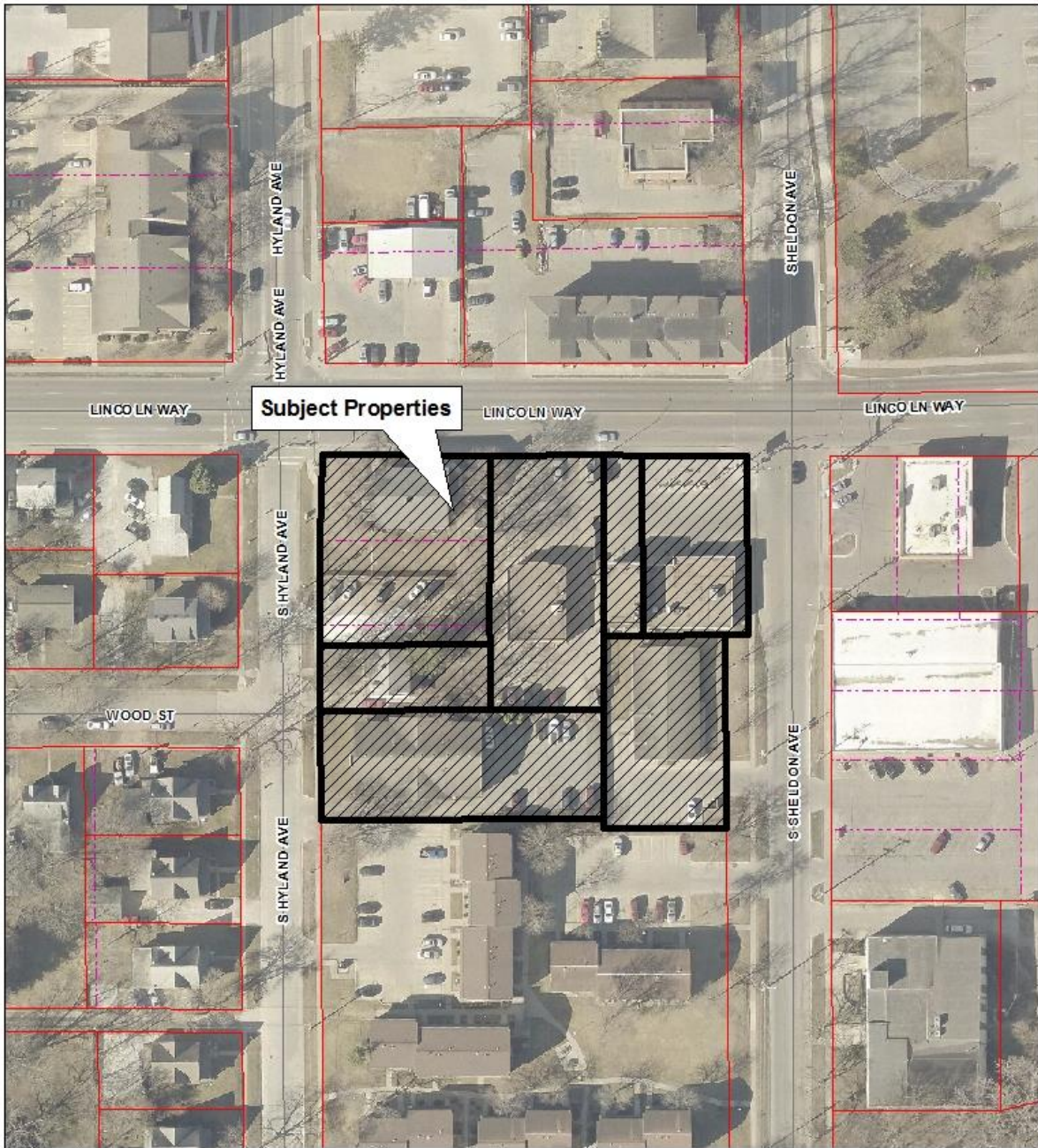
The development site has frontage on Lincoln Way, S. Sheldon and S. Hyland Avenue. It is anticipated that parking for the site for both residential and commercial will be from S. Hyland and S. Sheldon. No access is desired from Lincoln Way for the project.

Staff believes that reviewing localized effects of operations near the site and accessing the site is a priority for understanding the potential traffic impacts of development. A traffic study is usually triggered when at least 100 peak hour trips are added to the transportation network. The scope of evaluation then depends on the specific types of trips, nearby operations, and potential for project specific impacts. Public Works Department has requested a specific evaluation of the projected trip generation to scope a traffic assessment for the project. A review of traffic and any future evaluation requirements for traffic impact will need to be completed prior to rezoning.

As part of the City Council initiation of the Land Use policy Plan Amendment process, Council agreed to a minor amendment with the understanding that the developer would meet with the surrounding neighborhood association to discuss the project even though such meetings are not required as part of the Minor Amendment process. It is staff understanding at this time that the developer has met with both the neighborhood and Campustown Action Association to discuss the project and any neighborhood concerns. At the time of writing of this report, an additional meeting was intended to be planned with the neighborhood on July 20, 2016 to discuss and revised concepts and to update the neighborhood on any recent changes to the development concept.

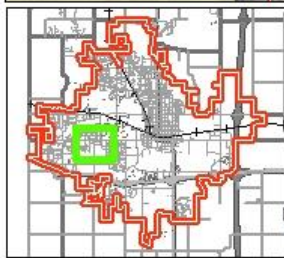
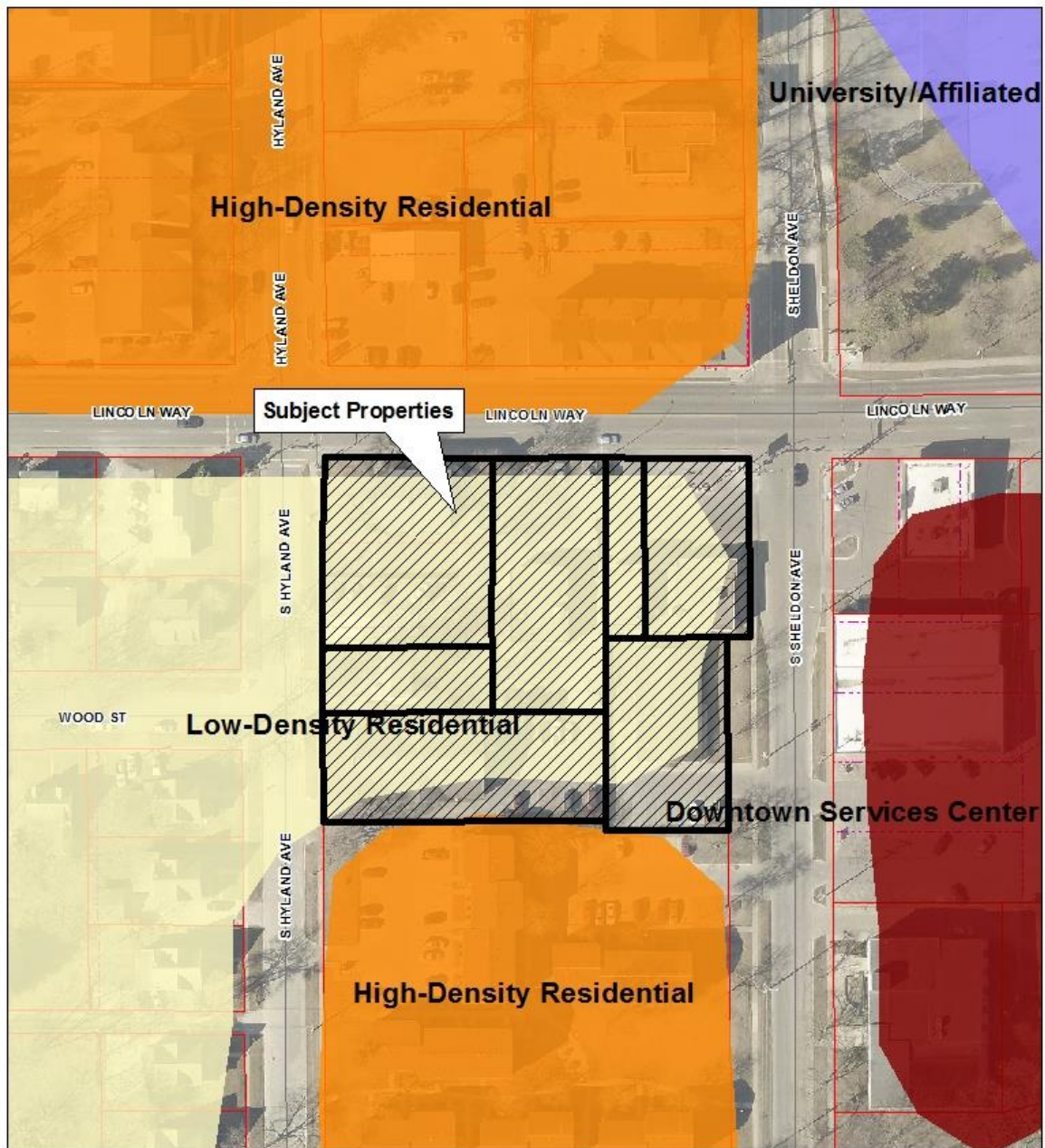
The Developer has provided an analysis of how the proposed change in the LUPP Future Land Use Map is consistent with LUPP Goals (see *Attachment G*). Based on that analysis, the proposed amendment could reasonably be considered consistent with the applicable goals of the LUPP.

**Attachment A
Location Map**



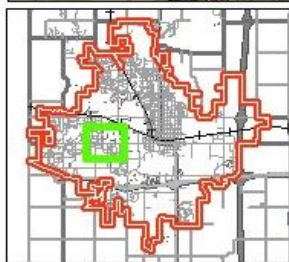
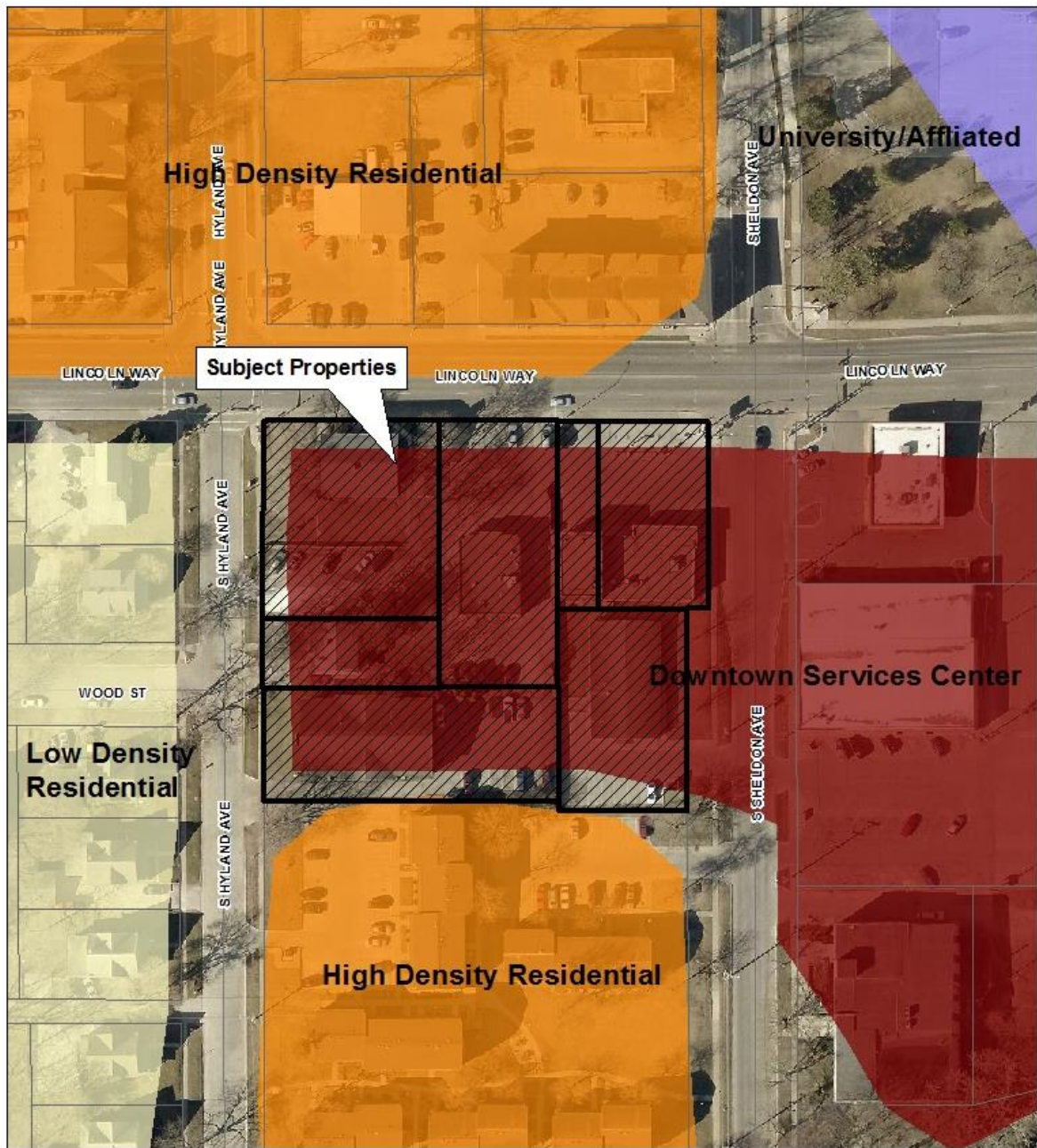
**Location Map
2700, 2702, 2718 and 2728 Lincoln Way,
112 and 114 S. Hyland, and
115 S. Sheldon**

**Attachment B
Existing Land Use Designation**



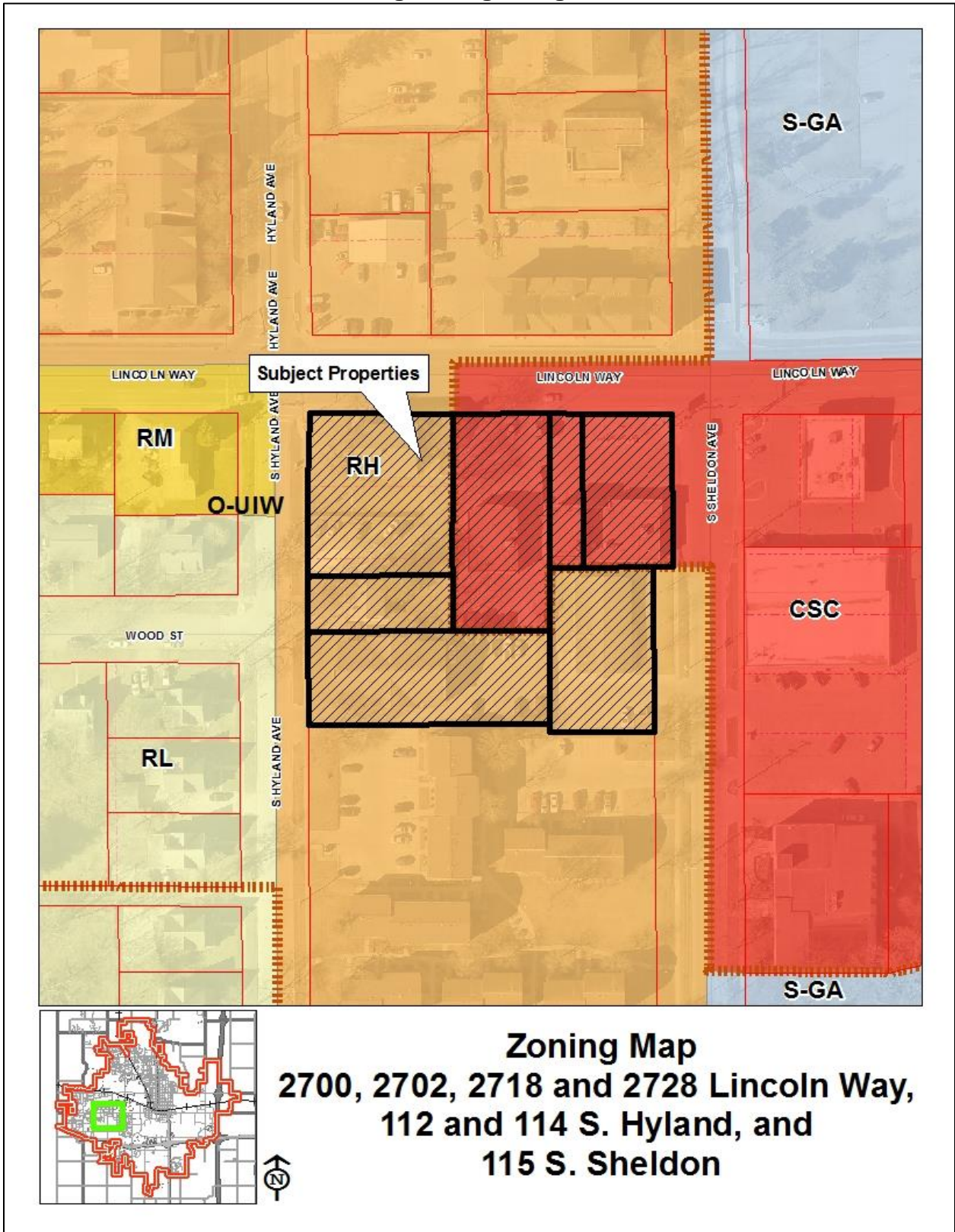
**Land Use Policy Plan Map
2700, 2702, 2718 and 2728 Lincoln Way,
112 and 114 S. Hyland, and
115 S. Sheldon**

**Attachment C
Proposed LUPP Map**



**Proposed LUPP Map
2700, 2702, 2718 and 2728 Lincoln Way,
112 and 114 S. Hyland, and
115 S. Sheldon**

**Attachment D
Existing Zoning Designation**



ATTACHMENT E
Pertinent LUPP Goals & Objectives

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

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.

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.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

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.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

**Attachment F
RH Site Evaluation Tool**

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
Location/Surroundings			
Integrates into an existing neighborhood with appropriate interfaces and transitions High=part of a neighborhood, no significant physical barriers, includes transitions; Average=adjacent to neighborhood, some physical barriers, minor transitions; Low=separated from an residential existing area, physical barriers, no transitions available	X		
Located near daily services and amenities (school, park ,variety of commercial) High=Walk 10 minutes to range of service; Average=10 to 20 minutes to range of service; Low= Walk in excess of 20 minutes to range of service. *Parks and Recreation has specific service objectives for park proximity to residential	X		
Creates new neighborhood, not an isolated project (If not part of neighborhood, Does it create a critical mass or identifiable place, support to provide more services?)		X	
Located near employment centers or ISU Campus (High=10 minute bike/walk or 5 minute drive; Average is 20 minute walk or 15 minute drive; Low= exceeds 15 minute drive or no walkability)	X		
Site			
Contains no substantial natural features on the site (woodlands, wetlands, waterways)	X		
Located outside of the Floodway Fringe	X		
Separated adequately from adjacent noise, business operations, air quality (trains, highways, industrial uses, airport approach)	X		
Ability to preserve or sustain natural features			X
Housing Types and Design			
Needed housing or building type or variety of housing types		X	
Architectural interest and character			X
Site design for landscape buffering			X
Includes affordable housing (Low and Moderate Income))			X

Transportation			
Adjacent to CyRide line to employment/campus High=majority of site is 1/8 miles walk from bus stop; Average= majority of site 1/4 mile walk from bus stop; Low= majority of site exceeds 1/4 miles walk from bus stop.	X		
CyRide service has adequate schedule and capacity High=seating capacity at peak times with schedule for full service Average=seating capacity at peak times with limited schedule Low=either no capacity for peak trips or schedule does not provide reliable service		X	
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute	X		
Roadway capacity and intersection operations (existing and planned at LOS C)		X	
Site access and safety		X	
Public Utilities/Services			
Adequate storm, water, sewer capacity for intensification High=infrastructure in place with high capacity Average=infrastructure located nearby, developer obligation to extend and serve Low=system capacity is low, major extension needed or requires unplanned city participation in cost.			X
Consistent with emergency response goals High=Fire average response time less than 3 minutes Average=Fire average response time within 3-5 minutes Low=Fire average response time exceeds 5 minutes, or projected substantial increase in service calls	X		
Investment/Catalyst			
Support prior City sponsored neighborhood/district investments or sub-area planning		X	
Creates character/identity/sense of place		X	
Encourages economic development or diversification of retail commercial (Mixed Use Development)	X		

Attachment G Developer's Narrative

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LUPP Map Change Narrative

Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan.

This proposal aligns with the overall goals of the LUPP by providing intensification of development in an existing area where demand for services, housing, and access to existing community resources already exists. Specifically, this modification extends the boundary of current zoning and land use by approximately one half block to allow intensification of student housing and the addition of street level commercial activity. This is appropriate given the sites proximity to ISU's campus and the existing adjacent land uses.

In addition, the proposed change is consistent with the goal of an environmentally friendly community. The proposed site rates high on the community connectivity scale, having close access to existing retail services, access to public transportation, and is within walking distance of ISU's campus, thereby reducing the reliance on vehicles and parking requirements for the site.

Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.

The designation should change in order to provide a more coherent redevelopment of an existing City block in Campustown. Current land use designation changes mid-block, resulting in an awkward transition between uses and properties. The proposed change moves this transition to a City street, where transition to adjacent uses is more logical and provides a buffer.

The current designation limits the density and height of construction on half of the subject property, making future development of the remaining parcels impractical. Without the change, the remaining parcels would need to be developed under current zoning and setback requirements, making the resulting projects so small that they would not be economically viable.

Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for expanding the amount of land included in the designation proposed for this property.

The need to expand the land under this designation stems from the growth of ISU's campus and the influx of additional students. Given the sites proximity to campus, the designation change essentially makes available land in an area where it is most relevant to the need.

Is there an adverse impact on other undeveloped property in the designation proposed for the site, or other developed property in the designated area which may be subject to redevelopment/rehab?

There is not an adverse impact on other property within the designated area, as all parcels are slated to be redeveloped under the revised criteria.

In the public interest – what is the public need or community benefit?

The community benefit is:

- Intensification of student housing across the street from campus, where it is most desired/needed.
- Intensification across from campus will reduce the reliance on public transportation (Cy-Ride)
- Intensification across from campus will reduce parking issues that result from students driving in from off campus and parking close, then walking.
- Opportunity for additional commercial activity in Campustown to support the students and residents who live, work, and visit.
- Designation will spur redevelopment of multiple sites that otherwise would likely not be redeveloped soon, adding tax base and a larger private investment in the community

Impact on transportation.

Since the site is an infill site, existing street and access points will be utilized. Due to the proximity to ISU's campus, the impact on CyRide will be minimal since students will be within walking distance of campus.

Impact on sanitary sewer.

The increased density on the site will result in increased sanitary sewer flow. Data will be submitted under separate cover for analysis.

Impact on water.

The increased density on the site will result in an incremental increase of water usage, based on the total expected population density proposed under the designation.

Impact on storm sewer.

Project will be designed and built in general conformance with the City of Ames stormwater management ordinance. Detailed stormwater design has not yet been completed, but techniques including underground detention will likely be part of the stormwater management plan for the site.

Impact on housing and employment.

The designation change will result in additional units of housing on the site to support the growth occurring at Iowa State University.

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CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Staff Report

**2700 Block of Lincoln Way
River Caddis Development Agreement**

August 9, 2016

BACKGROUND:

On April 26th the City Council referred to staff a letter from Chuck Winkleblack, representing the developer, River Caddis Development, LLC, seeking to initiate a Minor Amendment to the Land Use Policy Plan (LUPP) for the 2700 block of Lincoln Way and associated processes needed for the redevelopment of the properties to a single mixed-use commercial and student housing development. City Council determined on June 14th that the developer could proceed with related applications for a Minor LUPP Amendment, zoning text amendments, rezoning, and an Urban Revitalization Area with a development agreement to pursue their development concept. **The City Council is now asked to provide direction on City interests for support of Urban Revitalization and a development agreement for partial property tax abatement of the project and any project specific criteria. With City Council's direction to proceed, staff will create an URA Plan and negotiate a development agreement for City Council's approval.**

The 2700 Block site is made up of seven properties south of Lincoln Way between Hyland and Sheldon Avenues and totals approximately 1.8 acres. (See *Attachment A – Location Map*). The properties currently have a mix of commercial uses, a gas station, and multi-family housing. Approximately 0.6 acres of the area is currently used for commercial uses and 1.2 acres is used for residential high density.

To date the developer has pursued interest in two different versions of the project – a boutique hotel option and a large hotel option. The **boutique hotel option** described on June 14th would have 25 guest rooms, a bistro space, commercial space, a membership fitness facility for residents and the public, a residential lobby, and leasing offices all on the ground floor along the streets. The hotel use would be along Hyland and the commercial types of uses would be along Lincoln Way and Sheldon. Residential apartments units would be on the first floor at the rear of building adjacent to parking. The developer also desires to have roof deck amenity space above the parking garage (approximately 25 feet above the sidewalk) along Sheldon and additional courtyard and study areas for residents.

The total bedroom count for this boutique hotel option is approximately 500 bedrooms. The project would include parking at grade accessed from Hyland and parking that is below grade accessed from Sheldon. The developer desires to have stacked parking with a valet to serve the hotel guests. (See Attachment C Developer Concept for Boutique Hotel Building.)

The following table describes the allocation of space on the ground floor of the Boutique Hotel option.

2700 Block Lincoln Way Boutique Hotel Concept In Square Feet (Concept Plan Dated 07/07/16)		
Lot Area		78,400
Building Footprint		50,000
Commercial Area along street		
	Restaurant	2,000
	Fitness Center	2,500
	Retail Space	3,400
	Bike Parking and Valet	1,400
Total Commercial Area		9,300
Residential Area along street		
	Hotel Lobby	1,200
	Apartment Lobby	1,500
	Leasing Office	500
	Study Areas	700
Total Residential Area		3,900

In review of the above concept, staff has provided direction on how configurations of residential areas may or may not meet the CSC zoning requirements. There is a related text amendment to this development that addresses the issue of residential use along the ground floor of the project.

The second option for the project is the **large hotel option**. The large hotel would consist of 110 guest rooms and the building would be situated at the corner of Sheldon and Lincoln Way. The hotel would be a full service hotel with bar and restaurant. The hotel would be designed as a standalone use without student apartments within the hotel part of the building. The developer would then develop a mixed use building with approximately 400 beds in apartments. Commercial uses would be located along the ground floor of Lincoln Way with housing along Hyland. The mix of commercial and sizes are not finalized at this time, but there would potentially be less commercial area along the street than the boutique hotel option. Although the developer is interested in this concept, he has found issues in providing for the increased parking on site that is needed for the larger hotel. The developer may pursue text amendments for reduced hotel parking and the aforementioned CSC zoning changes for residential use on the ground floor.

Urban Revitalization Area

The subject site is partially within the current Campustown Urban Revitalization Area (URA). The Campustown URA includes criteria for use, design, and public safety that must be met before a property is eligible for partial property tax abatement on either a 3,

5, or 10 year schedule (See Attachment B Campustown URA). **The developer desires creation of a new URA for the site rather than having the current Campustown URA applied to the whole site.** The developer's design with the hotel and arrangement of uses does not conform to the Campustown use requirements and rather than request changes to the Campustown URA, would prefer to have City Council enter into a development agreement for a project-specific URA.

If City Council is interested in creating a URA for the site, it will require preparation of a URA Plan that is subject to a public hearing notification prior to approval of the plan. When creating a URA, the City Council can choose to establish eligibility criteria for a property owner to receive partial property tax abatement. In this situation, staff and developer believe that using architectural plans for the project and specified terms of use in development agreement would better meet everyone's interests compared to general criteria for the site. A project-specific agreement would be similar to the approach taken with the recent Kingland project as compared to the recent mixed-use student housing projects of 2320 Lincoln Way and The Foundry that were approved under general criteria of the Campustown URA.

The City has traditionally used the tool of partial property tax abatement to incentive activities and uses that further a City interest, remove blighted conditions, or for economic development. Typically, the City asks for elements to be added to a project that are above and beyond the base zoning standards to ensure the City has received an extra benefit from the use of the incentive. Examples of added features included higher quality building materials (i.e. clay brick, metal panels, windows), enhanced public safety measures (security cameras, fixed windows, etc.), structured parking, and commercial uses. **To proceed with a development agreement staff needs to have general direction on any specific issues to be addressed by the project.**

Staff has created a list of general issues that could apply to the project site based upon the current Campustown URA, general comments from the public about the Campustown projects, and staff-generated items from working with the developer on the project concept:

1. Require a minimum amount of commercial space with multiple tenant options
 - a. Require a minimum of one full restaurant space with initial installation of mechanical chases and other related improvements for full cooking abilities.
 - b. Creation of a minimum of one tenant space that is less than 1,200 square feet to support a small business need.
2. Utilize public safety measures from the Campustown URA matrix for video surveillance, wider doors, hallways, stairwells, fixed windows, restrictions on access of residents to commercial areas. *(This would allow for approval of roof deck amenity space, subject to police review)*
3. Require development of a minimum of 25 hotel rooms.

- a. Include terms for operation of boutique hotel for room rentals and having on site staff.
4. The key project design components would be decided through approval of specific architectural elevations and a site plan (see attached initial concept Attachment C).
 - a. Use of clay brick, a high percentage of windows on the upper levels, and architectural metals to create building identity and interest.
 - b. Allowance for other façade materials to be included in a façade as secondary materials.
 - c. Bring facade materials down to the street level to avoid a look of a large building placed on a podium.
 - d. Include elements of building relief to break down long facades.
 - e. Include commercial window transparency along the street level.
 - f. Promote features of unique identity as described in the Campustown Ideabook.
 - g. Promote use of “walk-up” residential apartment units along Hyland.

Note staff would continue to work with the developer to refine the concept drawing and its details to address these interests before its approval.

5. Limit signage to Lincoln Way and Sheldon. A sign program identifying general design details, lighting style, and locations shall be approved by Planning Staff prior to the issuance of a sign permit.
6. Provide a setback at the ground level along Lincoln Way to widen the sidewalk’s functional width from its current 8 feet to 12 feet, with a desire of 15 feet if feasible.

When reviewing the above list, it is appropriate to compare it to the current Campustown URA criteria. **The most notable differences are the requested allowance for the roof deck amenity space along Sheldon, a mixed use building that does not have 70% of parking within a structure, a mixed use building that does not have household living of apartments solely above commercial, and architectural finishes that are less than the 100%/80% brick ratios for other projects in Campustown, and a small number of bedrooms without an external window.** All of these types of features would be required under the general criteria of Campustown, but in this circumstance it may be acceptable to approve an individual project with different features when it meets the overall intent and goals of the City.

In addition to the basic elements described above, the City Council could address other interests that may pertain to this type of a project or this particular site. Issues related to the design of the project and uses within the project could include:

- Total square footage of commercial, configuration or size of commercial spaces.
- Limits on the types of uses or limits on “formula retail.”

- Specification of types of materials or inclusion of additional architectural features that express greater individuality for the building and break down the overall mass of the project.
- Changes in height of the building or transitions in height or mass adjacent to other properties, specifically across from Hyland.
- Additional parking on site that exceeds zoning requirements.
- Other amenities for public art, green building features, or landscape treatments

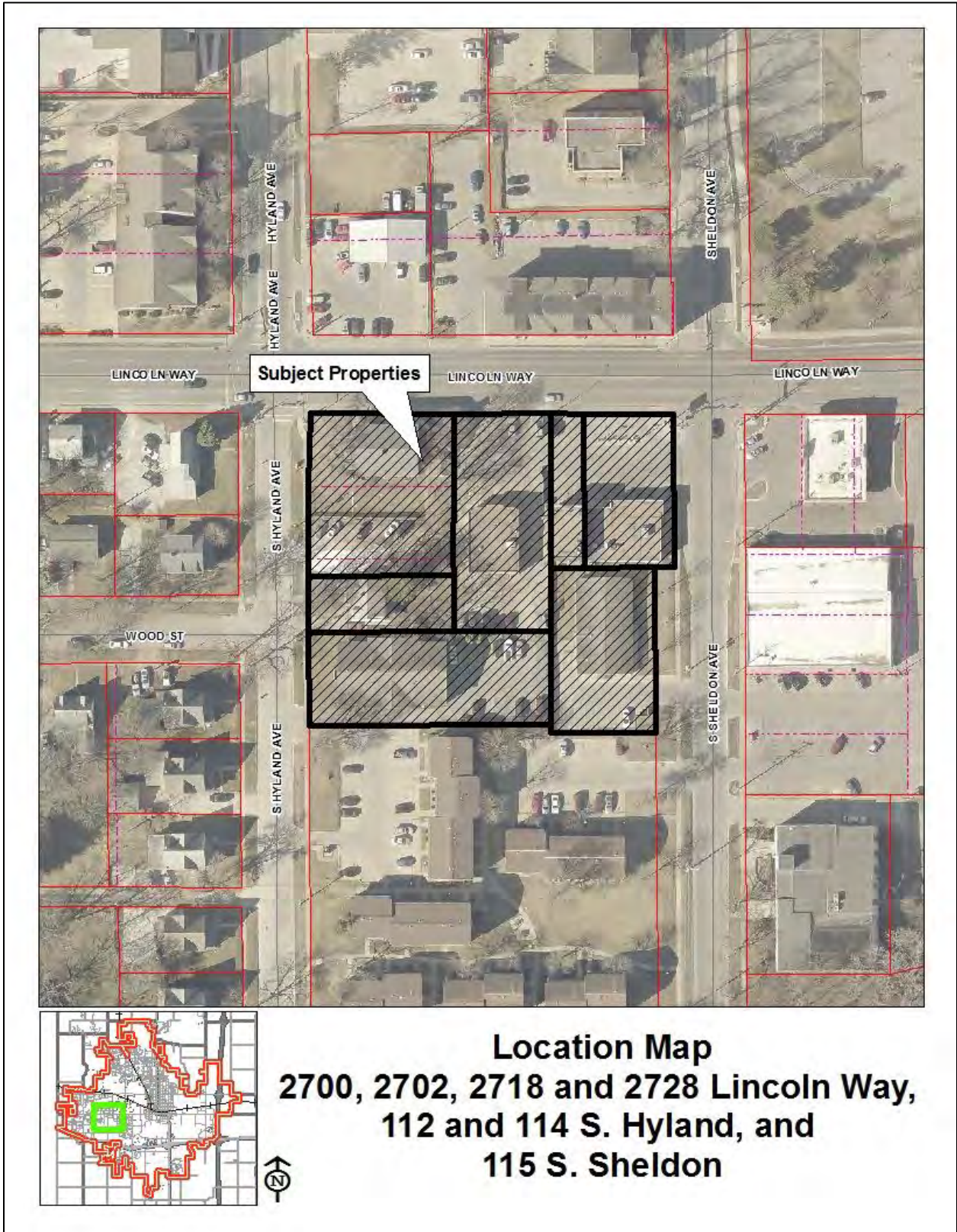
Staff Comments:

In regards to the criteria for eligibility, staff believes the minimum expectations for a development are captured on the list within this reports. Staff and the developer need direction on any specific interests to be included in the project as the developer refines their plans over the next month.

Provided the City Council is interested in creating a new URA, staff would work with the developer under Council direction to refine the proposed project over the next month. Staff envisions returning the City Council on September 27th to review the draft URA Plan and the developer concept. City Council would then decide to hold public hearing on the URA Plan with a minimum of 30 days of public notice prior to the public hearing.

Staff believes the most important design issues for Council direction are the willingness to consider allowing for an outdoor rooftop amenity space along Sheldon that incorporates screen walls and protections for individuals below the space, interest or concerns with the building design concept, and specific direction on the mix of uses to include in the project.

Attachment A



Location Map
2700, 2702, 2718 and 2728 Lincoln Way,
112 and 114 S. Hyland, and
115 S. Sheldon

CAMPUSTOWN URBAN REVITALIZATION PLAN - Criteria for Renovation or New Construction

(A)

Project must meet one criterion of three options from Column (A).

- (1) **Slum and Blighted**
Properties where a majority of the assessed valuation has been determined to be substantially unsafe or to have an unsafe use by the City Council.
- OR-
- (2) **Parking & Mixed Use**
- A minimum of 70% of the total required parking is provided in a structure. If utilizing a parking deck, the restrictions in Chapter 29.406(12) of the Municipal Code must be adhered to.
- and
- The first floor must be used for permitted commercial and retail uses as shown in Table 29.809 (2) of the Municipal Code or for a small production facility. The second floor must be used for either commercial or retail uses as shown in Table 29.809 (2) or for household living. All floors above the second floor must be used for household living.

-OR-

(3) **Adaptive Reuse**

- The building on the site is at least 50 years or older.
- and
- 70% of the area of existing walls of the structure will remain.
- and
- Historic materials and designs are preserved and/or restored.

(B)

Project must meet one criterion of two options from Column (B).

- (1) **Underrepresented**
Properties that are to include a business use where that actual sales of the business use is below the expected sales for the business use as determined by the City Council to be of benefit to the City.
- OR-
- (2) **Design Standards**
- Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.
- and
- Buildings greater than 3-stories shall include architectural features that create visual interest and variation in building design by differentiating building facade elements and include visual relief for long facades.
- and
- Approval of master sign program by the Planning and Housing Director with signage designs that are complimentary to the building design and supports business identity
- and
- Limit driveways along Lincoln Way and Welch Avenue if alternative means of access are available. No drive-troughs are allowed along the Lincoln Way and Welch Avenue.
- and
- 100% of the front facades and 80% of the remaining sides of the structure shall be faced with clay brick for the first four stories. On stories five through seven any other building materials except vinyl will be allowed.
- OR-
- An adaptive reuse project (A3) may use siding materials that are historically significant for all stories of a building.

(C)

All projects with residential uses shall also meet the following criteria or equivalent as approved by City Council.

1. Limit commercial space in the same building to the ground floor.
2. Provide separate entrances for commercial and residential uses.
3. Residential entrances are visible from the street and provide secure access.
4. Prevent access from the exterior to the interior through doors that serve only as fire exits.
5. Prohibit public access to structured parking, using overhead door and secure access control.
6. Provide transparent glass windows into all stairwells.
7. Provide camera monitoring of all pedestrian and vehicle entrances and areas.
8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs.
9. No balconies are permitted.
10. Provide for natural daylight requirements of applicable codes with exterior windows.
11. On facades facing any street use only fixed windows, note modified tamper resistant windows do not comply.
12. Design of all other windows to prevent passing of sphere larger than 4" diameter.
13. Prevent by physical means access to all roofs.
14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings.
15. Provide a minimum of four 100w metal halide or LED 6,500 lumens light fixtures on each building facade: two at elevation between first and second floors and two at elevation between third and fourth floor.

Campustown URA Criteria Appendix

1. All Projects must comply with an option from both column A and column B. Additionally, projects with residential uses must also comply with all requirements of column C.
2. Projects requesting final tax abatement approval must be compliant with an approved Site Development Plan and have received a certificate of building occupancy from the City of Ames Inspection Division.
3. All features incorporated into a project to meet URA criteria must be maintained for the life of the tax abatement.
4. Applications for final tax abatement approval must include supporting documentation for each of the relevant criteria.

5. Architectural Design Guidelines:

The intent of this criterion is to promote building variation appearance within Campustown. The relative scale of new buildings can lead to similar building appearances due to construction techniques, uniform roof lines, and long building lengths; whereas, Campustown historically had diversity in building appearance and scale.

Visual interest of a building means incorporating architectural features that define buildings elements, such as the base, middle, and top of a building. Appropriate architectural features can include window details, brick and material color variations that highlight building elements and support building identity, parapets, or expressive storefront glazing systems.

Variation and Relief means building offsets that affect the apparent massing of the building at the ground level or for upper stories. For example, a uniform storefront at the base of building may have upper floor relief with a courtyard or changes in façade planes, alternatively, the lower levels of the building may have the appearance of multiple facades with a building offset that differentiates the façades and has a minimum depth of 6 inches. Recessed storefronts creating outdoor usable space at the ground floor can also provide variation and relief. The degree of needed facade relief will correspond to the scale of the building and length of the facade to achieve the desired effect of the URA criteria. Long facades are generally in excess of 60 feet, substantially longer façades may necessitate additional elements of relief.

6. Master Sign Program

Sign program details in the plan shall include the style of signs (blade, channel letters, etc.) location of signs, size and scale, lighting details, method of attachment to buildings.

Signage shall be orientated to the pedestrian level, internal illuminated cabinet signs with white or light color backgrounds are prohibited, channel letters should be affixed directly to the building without a visible raceway or have a backing panel that covers a creating the appearance of an overall sign face. Preferred signage would be decorative in appearance through its use of sign face materials, design, lighting, and style of signage.

In consideration of approval of the Sign Program, the Planning Director will review the Campustown Idea Book signage guidelines, scale of signage and location in relation to the building features, and lighting type. Once a sign program is approved, individual sign permits must be consistent with the sign program.

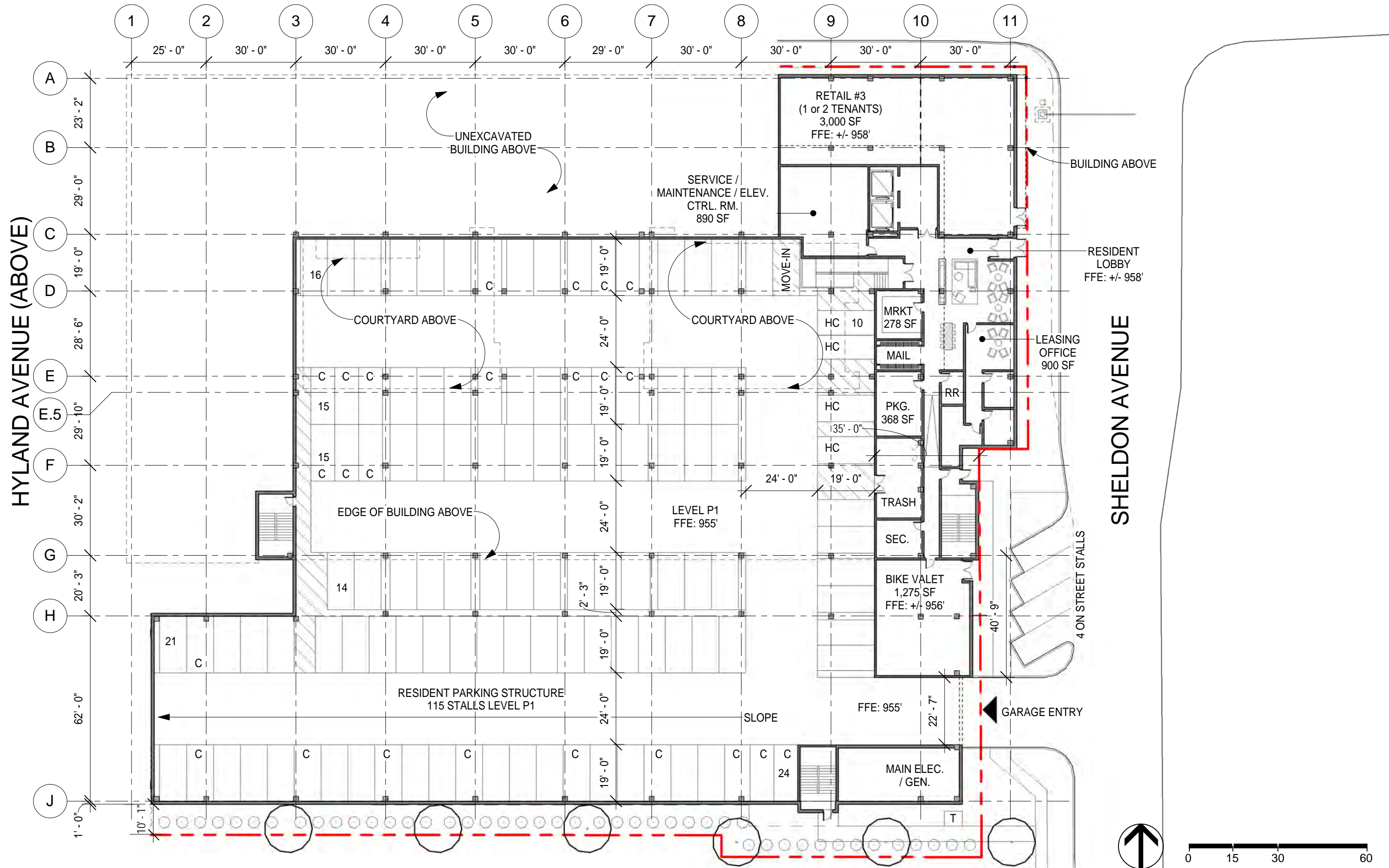
LINCOLN WAY



River Caddis Mixed Use Development
Ames, Iowa

Proposed Use Street Frontage Plan
08.05.2016

LINCOLN WAY



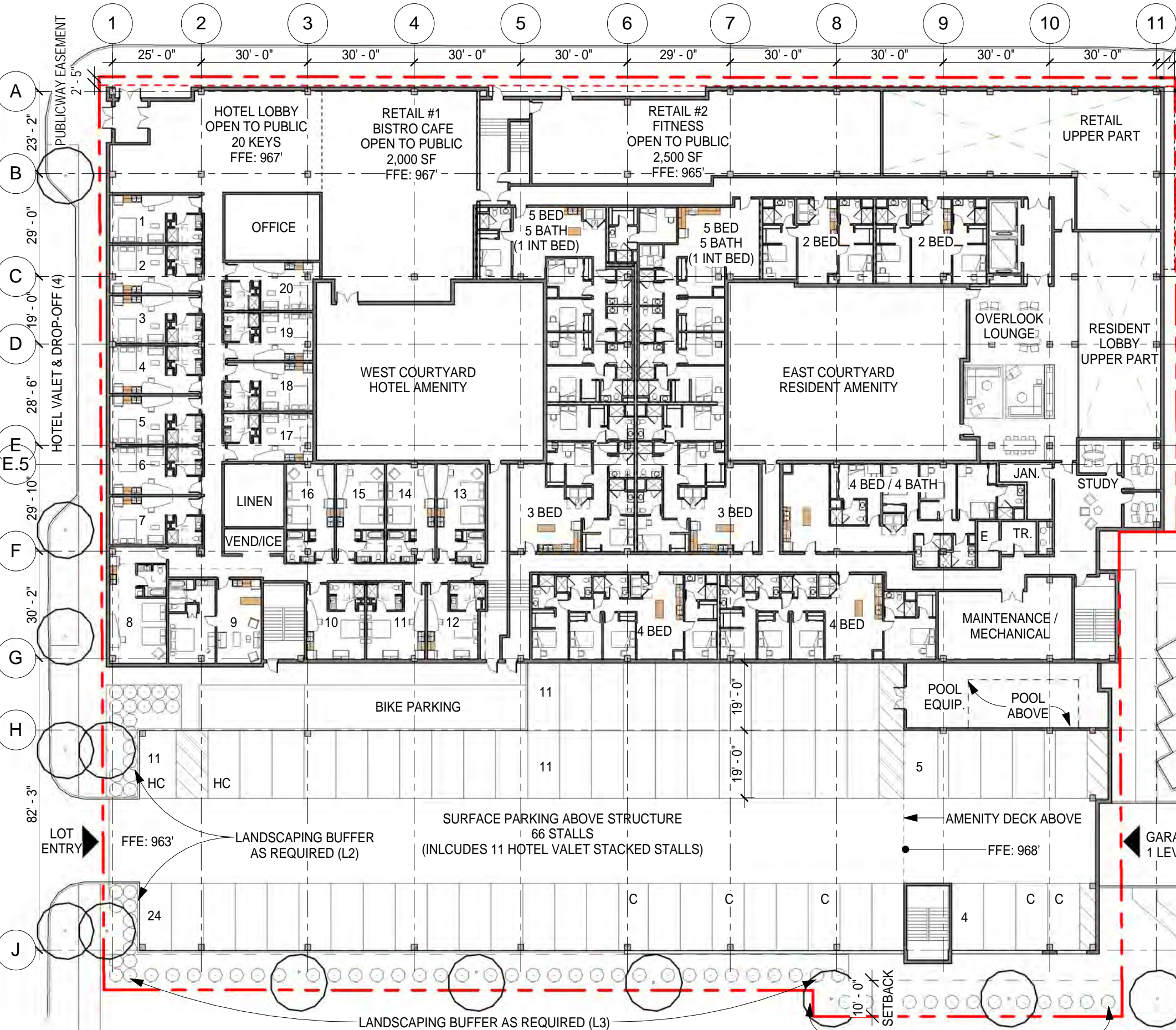
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LINCOLN WAY

3'-0" AT GRADE ONLY SETBACK

HYLAND AVENUE

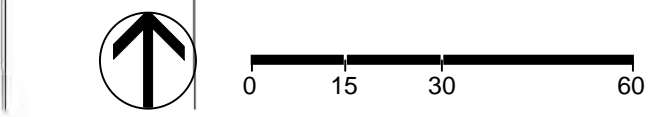
SHELDON AVENUE



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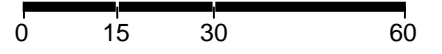
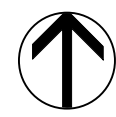
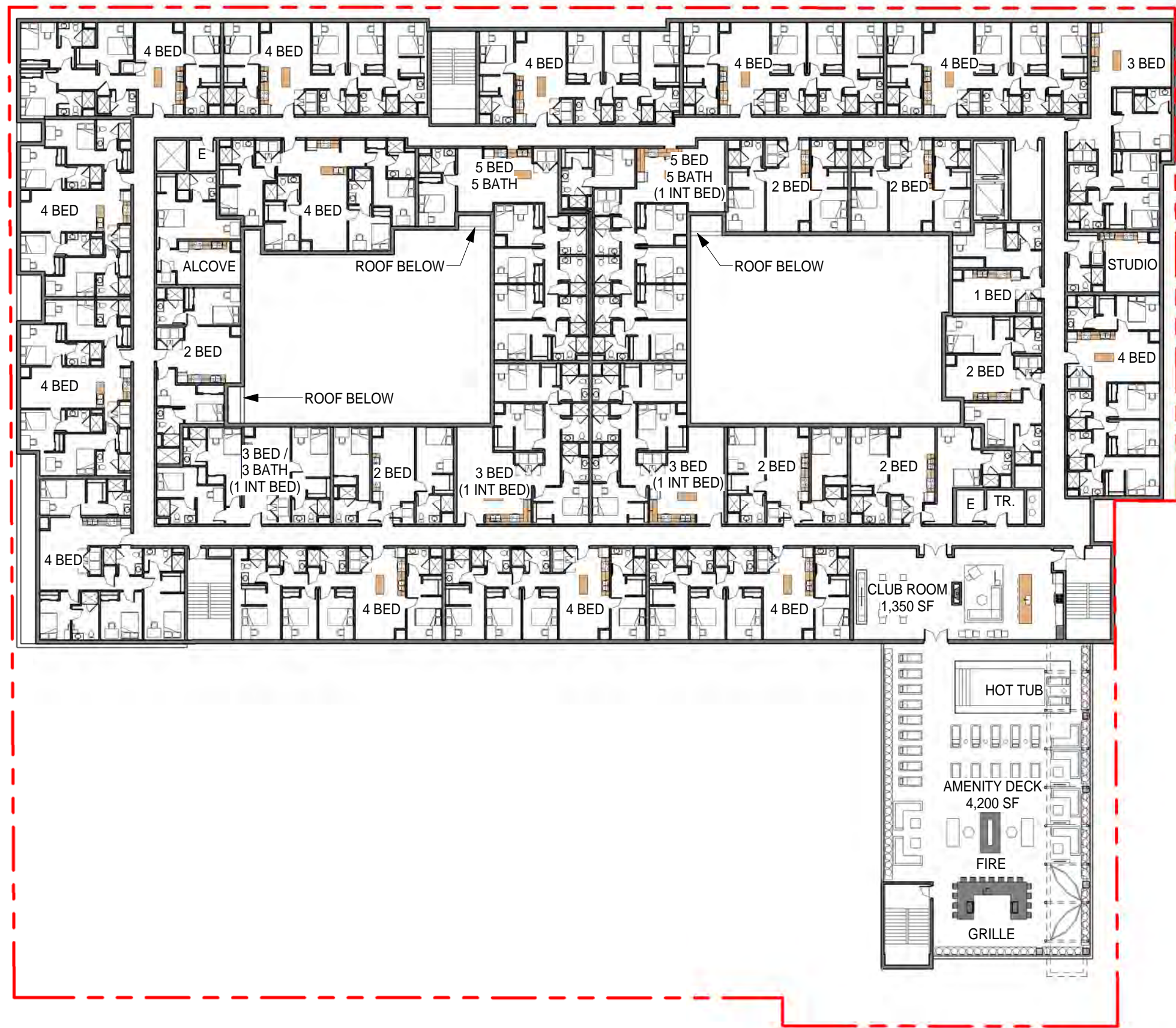


River Caddis Mixed-Use Development Ames, Iowa



Concept Floor Plan - Level 1

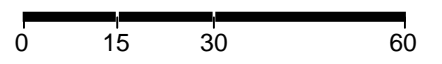
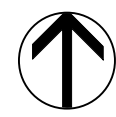
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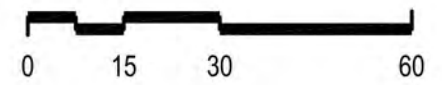


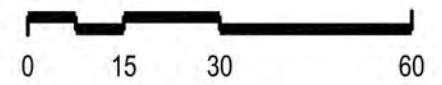
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River Caddis Mixed Use Development
Ames, Iowa

Concept Elevations
08.05.2016





Concept View - West Elevation Stepping



Concept View - From Southwest



Concept View - Amenity Deck Looking NW



Concept View - From Southeast



COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENTS RELATING TO MIXED USE DEVELOPMENT STANDARDS IN CAMPUSTOWN SERVICE CENTER (CSC) ZONING

BACKGROUND:

The developer of the 1.8 acre site within the 2700 Block of Lincoln Way requested that City Council initiate a text amendment to allow for a mixed use development to be constructed in a manner similar to mixed use developments in Campustown Service Center (CSC) zoning, but to allow for some household living residential uses on the ground floor. **City Council consented to initiating a text amendment at its June 14, 2016 meeting to consider either changes to the CSC base zoning requirements or to potentially create a new combining district for mixed use along Lincoln Way. City Council is now asked to provide direction on a specific approach for drafting of an ordinance.**

Campustown has long been recognized as a center of activity and intensity of use in Ames due to proximity to the University and its historical roots as a commercial area. A map of the Campustown area is included as Attachment 1. There are significant differences in the zoning standards for Campustown compared to the typical commercial zoning districts in the City, such as HOC. A primary interest within CSC zoning is to allow for intense development in an urban rather than suburban format that maintains Campustown's identity as a pedestrian-oriented commercial area. This approach fulfills the vision of the Land Use Policy Plan for the Service Center designation.

This goal of creating a walkable urban environment with commercial uses is built into the zoning standards. Restricting household living (apartments) to floors above the first floor of a building to ensure there is commercial frontage is a key component of this approach. Additional related standards promoting commercial use include: no building setbacks along a street, no parking allowed between a building and a street, requirements for 50% of street facades with windows or display cases along the ground level, use of clay brick on 50% of each façade for quality and interest, minimum height and Floor Area Ratio requirements, and reduced parking requirements. The full list of uses and development standards is shown in Attachment 2 to this report. These standards are designed to work together to shape the built environment for mixed use development that supports an engaged pedestrian streetscape environment and to support compatible commercial development in general for Campustown.

The only comparable zoning districts to CSC in terms of standards for urban development and mixed use are the Downtown Service Center (DSC) zoning and the Village zoning. However, DSC has fewer design requirements than CSC and the

Somerset Village does not allow for the intensity of use of CSC. Although the City's High Density Residential Zoning District does permit for commercial development with a mixed use building (E.g., the recent Aspen Heights project), it still requires full parking compliance and setbacks for the site. The Lincoln Way Mixed Use Overlay district for HOC zoned sites restricts development to three stories and does not provide for setback or parking reductions.

The 2700 Block developer desires the ability to build a mixed use development that includes commercial on the ground floor of a building, but could also have household living for apartments or a hotel on the first floor of a building. The two main issues for the upcoming project are that it may include 1) a hotel component with apartment units above, or 2) some ground floor apartment units where they do not believe commercial space is viable. In either situation they desire to have residential apartments in the rear of the building on the first floor. To fully meet this interest for household living to occur, without being above commercial uses, staff believes two primary provisions of CSC zoning are likely to need changes to permit the developer's plan, and a change to one minor provision for window percentage is also likely. These changes are described below:

- 1) Allow for household living on the ground floor of a "non-commercial street."
- 2) Allow household living above a short term lodging (hotel) use. (Note that hotels are already an allowed use, but not with apartments above.)
- 3) Reduce the window percentage requirement for residential facades, but maintain the 50% requirement for commercial uses.

The developer's request for the text amendment is rooted within the location of the 2700 Block site as having close proximity to campus and also ties to the commercial areas of Campustown, although not the core areas. The developer believes that due to the periphery location in Campustown that the project could not successfully tenant a development that provided 100% commercial space on the ground floor of the Hyland, Lincoln Way, and Sheldon street frontages. However, the site is appropriate for siting of a large scale student housing development and some commercial uses. Staff estimates that, under the current CSC language for a mixed use development, the developer's 1.8 acre site would likely result in a range of 10,000 to 20,000 square feet depending upon building configuration and size of apartments. The developer believes that well less than 10,000 square feet is marketable when considering the site location and the competition of available space under construction further west along Lincoln Way.

Although one project is motivating this potential change, as a text amendment it is important to remember any change would apply to all CSC zoned properties. Altering the CSC base zone requirement in regards to apartment development could have potentially significant effects on other parts of Campustown and how future redevelopment occurs.

For any change that is approved to the zoning standards, staff believes that key requirements should be retained to require commercial along the primary commercial streets and to require transparency (windows) that allow for visual interest and an engaging activated pedestrian environment. With these concerns in mind, staff believes there are four primary approaches to addressing the developer's request. Once City Council provides direction on how to proceed, a specific text amendment can be drafted for the Council's consideration.

Alternative #1 – Require a specified amount of commercial floor area based upon frontage. This approach would specify that a mixed use building must provide for a certain defined formula of commercial square footage. However, it would provide flexibility so that, once the minimum square footage or linear frontage requirement is met, other uses could be located along the ground floor. One example of this approach would be to state that 70% of a building's frontage must be a non-residential use (commercial use). This would not dictate the overall size of the building to be built, but would affect how the building is configured. A slightly different variation would be for 70% of the street frontage to be commercial, which would dictate the size of the building making a mandatory requirement to construct commercial.

With a building frontage standard, there would no longer be a restriction on apartments being located above commercial uses, but it would require commercial to be included within any mixed use building and that any area not used for commercial could be used for residential uses or accessory uses. A standalone use of residential would not be permitted in this scenario. The 70% limit would be reserved for non-residential uses and would not include residential uses, lobbies, amenity spaces, or parking garage entrances within the building.

This approach could meet the developer's interest depending on how low the formula is set and if a hotel would count as part of the square footage. Staff believes a hotel lobby could count as non-residential, but hotel rooms themselves would not meet this expectation. The ramifications of Option 1 would be to maintain a commercial requirement, but in many circumstances household living uses and amenity spaces would likely be located along the street level and it would clearly allow for residential uses on the first floor at the rear of the building.

Alternative #2 – Allow for sites with multiple street frontages to place residential uses across from another residentially zoned sites. This approach would only be applicable to the periphery of Campustown and to corner properties with multiple frontages. The core areas in the center of Campustown would not abut residential zoned land and would not be able to locate residential uses along the street. **This change would allow for residential uses to be proposed along a street that is across from an already existing residential area.** This approach allows developers to consider the viability of commercial uses when a site is not located along a two-sided commercial street.

All properties within Campustown along Lincoln Way other than the developer's site are across from the University which is zoned S-GA, and those properties would not be able

to avoid having commercial uses on the ground floor. The ramifications of this approach would be that there is no certainty on the amount of commercial space that would exist in a project. However, there would be very few sites that would be able to meet the requirement of being across from residential zoning and to not have commercial uses. This type of change would allow for residential units and amenity spaces to exist along the street level and not have such uses restricted to being above commercial.

This approach could meet the developer's interest because two of the street frontages (Hyland and Lincoln Way) are across from residentially zoned land. Development along Sheldon would need to meet the commercial requirements and have apartments located only above the commercial uses. In this case staff would advocate the developer keep commercial along Lincoln Way as well as Sheldon.

Alternative #3 – Residential and Mixed Use Combining District. This type of zoning tool would rely upon many of the base zone standards for uses, but would create either allowances for variations to the base zoning district standards or a permitting process that allows for a variation in development requirements based upon a specific site's circumstances. This approach would have the fewest predictable standards due to the inherent flexibility of the approval process to design a mixed use project for a specific site. This approach could be time intensive in that an applicant would be subject to a rezoning process and a project approval process to vet a project design and to gauge its merit against City expectations. The benefit of this option is the level of flexibility to meet project objectives for a site. It could provide greater flexibility than what has been requested by the developer. The City currently does not have a "Planned Commercial" zoning type that has this type of flexibility. Planned Commercial was a zoning district that existed in the prior Zoning Ordinance before 2000.

The concern with this type of zoning tool is the amount of time that can go into project review for concepts that may not meet the desires or goals of the City. The Combining District should be limited to applicability to a CSC or DSC base zoning district to mitigate these concerns for undesirable projects in other commercial areas. This type of combining district may be a recommendation for implementation of the Lincoln Corridor Plan where focus areas have been identified and need support for redevelopment with flexibility in design. However, it may be premature to expect that such a tool would be needed as a result of the Corridor Plan, since the focus area planning stage has not yet been completed for the draft Plan.

This option would likely meet all of the developer's interests with potentially the exception of the amount of time to enact the ordinance and review the project concurrently. The developer may also seek other variations in design if this option was selected. Approving the project under this method would not be a precedent for other projects or affect how other Campustown properties are used unless they also sought rezoning to the combining district.

Alternative #4 – Allow for a short term lodging use on the ground floor with household living above. This option would allow for a hotel to be on the ground floor of a mixed use building and to have apartments located above it. No apartments or

accessory uses would be permitted on the ground level. There would be no other change to the CSC development standards concerning commercial square footage due to likely market constraints on construction of hotels in Campustown.

This options would provide for the fewest changes to the CSC zoning, but opens up questions about oversight of “short term lodging” versus household living. This has been a concern in other mixed use areas, as it is difficult to monitor lease lengths and renewals to ensure a facility operates as a hotel with changeover of guests on a regular basis. Additionally, the hotel could be oriented along the street right-of-way and preclude commercial uses that are desired along most streets.

This change to allow hotel with apartments above would meet the developer’s interest in some of the design scenarios presented to staff. It may not fully meet their interest depending on the constraints of hotel design and the requirement for commercial to be built along all other frontages of the project for which apartments are proposed in the upper levels of the buildings. If the developers were to pursue the large hotel that would be standalone for the residential uses, then this option would not be necessary.

Approval Process for Mixed Use Buildings

With all of the options described above there is a layer of permit authority that can be added to review individual requests if changes are made to the standards. Currently, almost all development in CSC is approved at the staff level. If the Council believes that a public hearing for a project specific review is needed, it could require a permit process for a Major Site Development Plan or a Special Use Permit before a project could take advantage of any of the zoning options described above. A Major Site Development Plan would require a noticed public hearing before the Planning and Zoning Commission and a hearing before the City Council to receive approval. A Special Use Permit relies upon more qualitative standards to determine appropriateness of use through a noticed public hearing subject to the Zoning Board of Adjustment for approval.

Planning and Zoning Commission Recommendation:

At the meeting of July 20, 2016, the Planning and Zoning Commission discussed the four options noted above. The Commission discussed the intended character of Campustown and the need to have active and walkable commercial frontages. They noted a concern about the management of short term lodging uses (hotel) long term and the ramifications of allowing for such a use on the first floor if the use would be discontinued in the future.

The Commission also discussed the concern for the loss of small commercial spaces for larger corporate tenant spaces. With a vote of 5-0, the Commission recommended that the City Council approve text amendments that allowed for the following combination of requirements:

- a. Allow sites with multiple street frontages to place ground floor residential uses across from another residentially-zoned site (Alternative 2).
- b. Allow for short-term lodging to be located on the ground floor and to allow household living located above (Alternative 4).
- c. Reduce the window percentage requirement for residential facades to a minimum of 30 percent and maintain a 50 percent requirement for non-residential facades.

MANAGER'S RECOMMENDED ACTION:

The intent of CSC zoning is to ensure that it continues to be a walkable commercial environment while allowing for intensification of housing in a well served infill area of the City. Any text amendment needs to ensure that the basic design and use interests for the area are preserved to meet the goals for Campustown as identified within the LUPP.

Mixed Use development is a complicated process with many competing interests. In Ames, the primary driver of mixed use is the apartment use, while the commercial space is a secondary concern to most developers. Staff believes ensuring that well designed and located commercial spaces is critical to supporting Campustown as it grows and evolves and it cannot solely cater to the market for apartment development. Redevelopment in Campustown over the past three years has resulted in demolition of approximately 83,000 square feet of commercial building space (1st and 2nd levels) replaced with approximately 43,000 square feet of ground floor commercial and 49,000 square feet of upper level office space (Kingland Building). This redevelopment has also resulted in the construction of approximately 1,000 additional bedrooms as well.

With that said, there are limits on commercial viability related to both market size and location. Not all areas of Campustown are created equal in regards to the need and desire for commercial development along all street frontages. The edges of Campustown are a transition away from the pedestrian oriented commercial areas and begin to compete with other commercial areas outside of Campustown, this is evident to the west as over 25,000 square feet of new commercial development is under construction and will be completed in the next year.

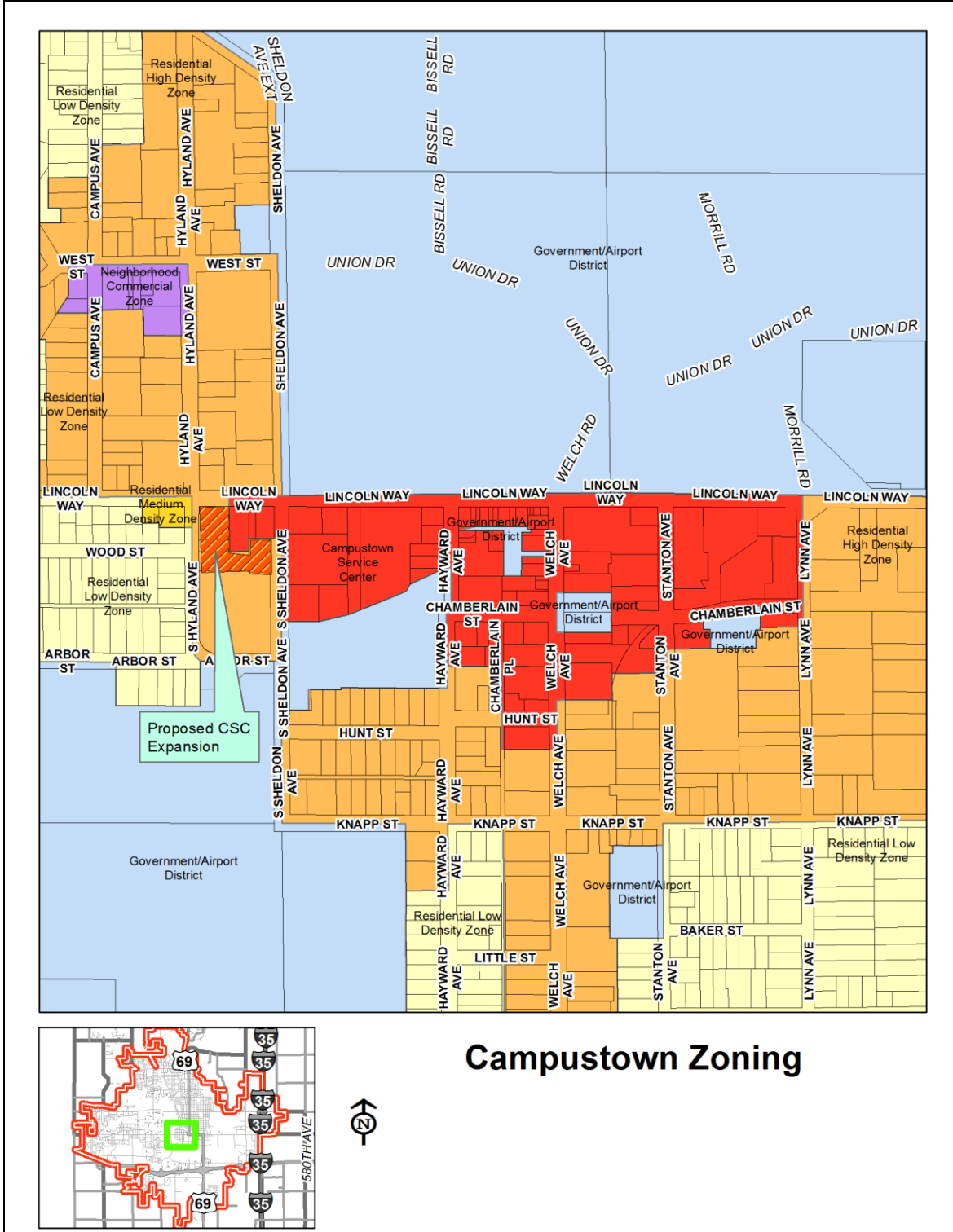
The overall structure of CSC zoning standards could be altered for a better approach to guide commercial development in Campustown and meet our street level design interests. However, due to time constraints staff believes a minor amount of adjustments should be made at this time and that the four options described above are generally appropriate choices. With a need to maintain a commercial identity for Campustown, any of the options described above will address that goal and provide some additional flexibility in the configuration of a mixed-use building at the 2700 block of Lincoln way. The main question within these options is what degree of latitude is needed to support the developer and ensure the remaining areas of Campustown also meet the City's goals.

Staff believes the most limited effect on Campustown overall is found in Alternatives 2 and 4, which allow for residential uses across from other residentially zoned properties and for hotels with apartments above. Allowing residential across from other residential would have no effect on the core commercial areas of Campustown, but would allow for residential apartments to be on the ground floor when located in the periphery of Campustown. There would be no obligation for commercial along residential areas if not desired by a developer. Language to allow the hotel would need to be tailored to limited situations with the allowance of residential.

In the case of 2700 Block project, Alternative 2 would work well with their large hotel option since the hotel would be placed along Sheldon and apartments would then be along Hyland (across from residential zoning). In the event the project is a version with a boutique hotel along Hyland, the developer would need to adjust the Sheldon configuration to remove most of the area that is shown as accessory to residential uses above. An allowance for a lobby on Sheldon could still be made, but it would need to be minimized in size to be consistent with the intent for commercial.

Therefore, it is the recommendation of the City Manager that the City Council direct staff to prepare a zoning ordinance text amendment consistent with the Planning and Zoning Commission recommendation to incorporate Alternative 2 and Alternative 4 with the change to window percentages for residential uses.

Attachment 1 Campustown Zoning Map



Campustown Zoning

Attachment 2 (CSC Zoning Requirements)

Sec. 29.809. "CSC" CAMPUSTOWN SERVICE CENTER.

(1) **Purpose.** The Campustown Service Center (CSC) zone is intended to provide high-density development within an area of the city adjacent to Iowa State University. A broad range of uses is allowed to serve the needs of people who wish to be near ISU, including students and staff, and their families. Development is intended to encourage lively commercial activity in the building at the street level and pedestrian activity, with a strong emphasis on safe, vital and attractive streets.

Development is intended to be very dense with high building coverage, large buildings in scale with the predominant building pattern in the Campustown commercial area, and buildings placed close together, while also conserving and preserving existing valuable characteristics by assuring compatibility between existing and new development. Building placement, scale at the street, design and materials reinforce a dynamic, pedestrian-friendly neighborhood character.

(2) **Permitted Uses.** The uses permitted in the CSC Zone are set forth in Table 29.809 below:

**Table 29.809(2)
Campustown Service Center (CSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Housing Living	N, except in combination with permitted non-residential use or uses, in which case Household Living shall be located above the first floor.	SDP Minor	Staff
Short-term Lodgings	Y	SDP Minor	Staff
OFFICE USES			
	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services – General	Y	SDP Minor	Staff
Retail Trade – Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Industrial Service	N	--	--
Small Production Facility	Y	SP	ZBA
INSTITUTIONAL USES			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	N	--	--
Parks and Open Areas	Y	SDP Minor	Staff
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP	ZBA
Detention Facilities	N	--	--
Major Event Entertainment	Y	SP	ZBA
Vehicle Service Facilities	N	--	--
Adult Entertainment Business	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3872, 03-07-06; Ord. No. 3949, 3-4-08; Ord. No. 4216, 5-12-15)

(3) **Zone Development Standards.** The zone development standards for the CSC Zone are set forth in Table 29.809(3) below:

**Table 29.809(3)
Campustown Service Center (CSC) Zone Development Standards**

DEVELOPMENT STANDARDS	CSC ZONE
Minimum FAR	1.0 [1] , Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Minimum Lot Area	No minimum, except for mixed uses, which shall provide 250 sf of lot area for each dwelling unit
Minimum Lot Frontage	No minimum, except for mixed uses, which shall provide 25 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	0 0 10 ft. 10 ft.
Minimum Landscaped Area	No minimum
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3. See Section 29.403
Maximum Building Coverage	100%
Openings between buildings	In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate mid-point of each face of each block. In addition to this mid-block areaway or drive, any lot without other means of access from a public street or alley may have one driveway from the street of up to 20-ft in width.
Minimum Height	25 feet [1] , Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Maximum height in portions of CSC bounded by: Lincoln Way Stanton Avenue Hunt Street Hayward Avenue	115 feet
Maximum height within fifteen (15) feet of the right-of-way lines of: Lincoln Way from Hayward Avenue to Stanton Avenue Welch Avenue from Lincoln Way to Chamberlain Street	30 feet, except buildings of three stories height or fewer with frontage on Lincoln Way and without residential use
Maximum Height in all other locations	75 feet.
Parking Allowed Between Buildings and Streets	No
Windows	More than 50% of the area of primary or secondary façade between the ground line and the second floor line shall be windows that allow views into the interior space or be a display window.
Building Materials	Clay brick shall comprise more of the exterior wall surface of the building than any other material. Exterior surface does not include windows or doors or their trim. This requirement does not apply to additions to buildings which do not have brick as an exterior material.
Entrance	There shall be at least one functional pedestrian entrance facing a street.
Balconies	There shall be no exterior balconies above the third floor.

Site materials	No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes, See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(4) **Standards for the Granting of Exceptions to the Minimum Requirement** for Two Story Buildings in the CSC (Campustown Service Center) District. Before an exception to the requirement for two-story buildings in the CSC (Campustown Service Center) can be granted, the Zoning Board of Adjustment shall establish that the following standards have been, or shall be satisfied:

(a) **Standards.** The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed one-story building, in the CSC zone, meets the following standards:

(i) Physical circumstances exist for the property which result in a lot with a size and shape that is not conducive to a multi-story structure, and

(ii) It can be demonstrated that there is a direct benefit to the community to have a one-story structure, at the proposed location, as opposed to a multi-story structure.

(b) **Procedure.** The procedure to follow for an “exception” is described in Section 29.1506(3).

(5) **Compliance.** New buildings shall be constructed in full compliance with the above standards for building design. In building additions or remodeling it is not required that the entire building be brought into full compliance with the above standards for building design. It is only required that the addition or remodeling comply. It is required that the addition or remodeling does not have the effect of increasing the level or degree of nonconformity of the building as a whole.

(Ord. No. 3872, 03-07-06)

[1] Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENTS TO ALLOW FOR A CLUBHOUSE WITHIN THE FS-RM ZONING DISTRICT.

BACKGROUND:

Article 5 of the Zoning Ordinance describes uses within general categories of principal and accessory uses. Within each base zoning district specific, principal and accessory uses are listed as permitted or not permitted, and the approval authority is specified for each type of use.

At issue in this text amendment is whether the use of clubhouse should be permitted within the Floating Suburban Medium Density Residential zoning district (FS-RM). The Zoning Ordinance currently permits clubhouses as part of the Residential High (RH) Density zoning district subject to special standards and approval of a minor site development plan by staff. Alternatively, a Planned Residential Development (PRD) or a Village could also include a clubhouse.

The City Council created the special use requirements for clubhouses and listed clubhouses as uses in the Zoning Ordinance in 2013 as an allowable use within RH as a standalone building. Previously, a clubhouse was only permitted as part of a mixed-use building within RH or within a PRD zoning district. The special requirements are as follows:

Section 29.1313. Clubhouses

(1) Location on a lot.

- a. The clubhouse shall meet the minimum principal building setbacks established in the Zone Development Standards table for that Zone.*
- b. Clubhouses shall be located off a main access to the development near a public street and shall allow for access and visibility around the structure for safety purposes.*
- c. Primary access to a clubhouse shall be oriented to a parking lot or to a primary pedestrian walkway circulating through a site.*

(2) General Requirements.

- a. Area supporting a clubhouse shall not be excluded from minimum lot area requirements for calculating density.*
- b. Clubhouses shall not be used as a dwelling unit or for short term lodging.*
- c. Clubhouse construction shall not precede the construction of the principal building on the same lot.*
- d. Clubhouses shall be compatible with adjacent residential buildings in the development through similarities in scales, proportions, form, architectural detailing, materials, color and texture.*

The proposed change is listed below in ~~strikeout~~ and underline. A clubhouse would be subject to a Major Site Development Plan approval process before it could be constructed. The Major Site Development Plan requires a public hearing before the Planning and Zoning Commission and the City Council prior to its approval. **This is the same process that apartment developments are subject to within the FS-RM zoning district.**

Chapter 29 Table 29.1202(4)-2

Household Living Accessory Use	Staus	Approval Required	Approval Authority
Clubhouse	N <u>Y</u>	-- <u>SDP Major</u>	-- <u>City Council</u>

The Planning and Zoning Commission reviewed this text amendment at their July 20th meeting and voted 5-0 to support allowing clubhouses within FS-RM zoning.

ALTERNATIVES:

1. The City Council can approve on first reading an ordinance to amend the Zoning Ordinance to allow a clubhouse as an accessory use within the FS-RM zoning district subject to approval of a Major Site Development Plan. **(Staff also requests second and third reading for approval of the ordinance)**
2. The City Council decline to adopt the proposed amendment.

MANAGER’S RECOMMENDED ACTION:

The proposed change allows for a more diverse set of amenity features to be part of apartment developments within the FS-RM zoning district. Amenities are generally desirable for new development to broaden their market appeal to a variety of potential residents. Additionally, many FS-RM developments may not be located near full service commercial areas and could benefit from having more common space on site. Any new clubhouse would be subject to the same approval process as an apartment development and would allow for review of its configuration and use as part of an overall development.

If the text amendment was not approved, apartment development in the Suburban Residential land use designations could still proceed (1) with a PRD rezoning to allow the use, or (2) with a request for a land use designation change to High Density Residential. Both of these processes are more involved than what is proposed with the text amendment to add the use to the FS-RM district.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the text amendment allowing for clubhouses within FS-RM zoning.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.1202(4)-1 TABLE AND ENACTING A NEW SECTION 29.1202(4)-1 TABLE THEREOF, FOR THE PURPOSE OF ALLOWING FOR CLUBHOUSES WITHIN FS-RM ZONING; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1202(4)-1 Table and enacting a new Section 29.1202(4)-1 Table as follows:

**“Table 29.1202(4)-1
Suburban Residential Floating Zoning
Residential Low Density (FS-RL) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing	ZP	ZEO
Single Family Attached Dwelling, Front Driveway Access (5 units or less)	Y	SDP Minor	Staff
Single Family Attached Dwelling, Rear Driveway Access (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	Y	SDP Major	City Council
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	N	--	--
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council

Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

ZP = Building/Zoning Permit required: See Section 29.1501

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

HO = Home Occupation

ZBA = Zoning Board of Adjustment

ZEO = Zoning Enforcement Officer

(Ord. No. 3825, 03-22-05; Ord. No. 4188, 7-22-14).”

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

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 5310 MORTENSEN ROAD

BACKGROUND INFORMATION:

GW Land Holdings, LLC is requesting approval of a Major Site Development Plan for 180 apartments on the property located at 5310 Mortensen Road (Attachment A) for a lot within the recently platted Crane Farm Subdivision. The lot is 8.825 acres in size and is currently zoned FS-RM Suburban Residential Zone Residential Medium Density. (See Attachment A, Location and Current Zoning Map.) The site is located south of the planned extension of Mortensen Road and north of Highway 30 with existing apartments to the east, open space to the west, and single family homes planned to the north of Mortensen Road.

The developer of the site proposes a residential apartment development configured with 15 buildings and one clubhouse for a total of 180 units. (See Attachment B, Major Site Development Plan.) The apartment buildings are configured as fifteen 3-story buildings with 12-units per building. Within those 180 units will be 345 bedrooms for an average of 1.92 bedrooms per unit. (See following addendum for full analysis.) Development of the property must be consistent with the rezoning master plan agreement for the property. The Master Plan that accompanied the rezoning to FS-RM identified three sites for development with FS-RM zoning for a total of 801 beds across the entire 28 acres. The proposed density is consistent with the Master Plan limitations.

The proposed development follows a pattern and orientation that features the buildings constructed along the outside areas of the property with parking and drive aisle areas in the middle of the site. The project includes two rows of garage parking in combination with surface parking. The development also features a clubhouse along the front edge of the property along Mortensen Road. Access to the site is from Mortensen Road at two locations along the north side of the property. Stormwater treatment occurs at the southeast corner of the site. The site slopes up from the southeast to the north.

The buildings are designed as 12-unit buildings to be consistent with the maximum building size of the FS-RM zoning district. The buildings are three stories in height and of the same appearance and mass as each other. Each apartment has access to either a small patio or balcony. There is also a one-story clubhouse for use by the residents. The apartment building design incorporates a pitched roof with hipped and gabled design. Materials on the buildings are proposed as steel siding of various orientations. Each façade includes a stone veneer element to provide design continuity and interest on all facades. The stone veneer treatment also surrounds the primary entry to each building. (See elevations Attachment B.)

FS-RM includes requirements for common open space as part of development and due to the limited density allowances also has a large amount of landscaped area on the site. The common open space abuts the site to the west as an outlot to serve all of the FS-RM developments. The landscape plan includes detailed descriptions of the required parking lot screening and conceptual design for an outdoor gathering area and additional tree buffering along the Highway 30 frontage along the south property line. The developer has worked with staff to add landscaping along the Highway 30 frontage and to have a gathering space added on site for use by the residents.

Outlot A adjoining the site is common area for support of the FS-RM development. The developer has requested that details for the Outlot open space be deferred until after approval of the site development plan. The applicant has agreed to submit a site plan for Outlot A prior to any occupancy issuance on the current site. The plan will be required to be reviewed and approved by Council prior to issuance of occupancy due to the requirement for common open space area accompanying FS-RM development. Staff recommends approval of this condition for approval of the proposed project.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting on April 6, 2015, the Planning and Zoning Commission reviewed the proposed site development plan and discussed site layout, access, and design of the project. The commission recommended approval of the site plan with the following conditions and stipulations as recommended by staff:

- A. That the parking island as identified in the attachment as requested by the applicant be accepted as meeting the intent of the ordinance based on size and location toward the required internal parking lot landscaping requirement.
- B. That additional landscape requirements as conceptually shown on the site plan be finalized with staff prior to City Council approval.
- C. That a site plan and proposed use of Outlot A be approved prior to issuance of a certificate of occupancy of any apartment building.
- D. That approval be conditioned upon approval of the Clubhouse Text Amendment.

Since the time of the Planning and Zoning Commission meeting, the applicant has made revisions to the plan to address general landscaping and interior parking landscape island concerns. The revised plans currently reflect the noted conditions of items A and B as recommended by the Planning and Zoning Commission. Staff believes the changes made by the applicant meet the intent of the conditions recommended by the Commission and staff.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed site and fifteen apartment buildings as shown in the attachments with the following conditions(Applicant Request):
 - A. That a site plan and proposed use of Outlot A be approved prior to issuance of certificate of occupancy of any apartment building.
 - B. That approval be conditioned upon approval of the Clubhouse Text Amendment.
2. The City Council can approve the Major Site Development Plan for the proposed 15 building apartment development with alternate conditions.
3. The City Council can deny the Major Site Development Plan for the proposed site and fifteen apartment buildings if it finds the project does not meet the Major site Development Plan criteria.
4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

MANAGER’S RECOMMENDED ACTION:

The Major Site Development Plan review is intended to determine conformance with development standards and the appropriate arrangement and design of the use of the site. FS-RM zoning is intended to implement the LUPP vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed project is consistent with the master plan for use limitations and meets a community interest of providing apartment types of various floor plans from 1 to 3 bedrooms that will have wide appeal.

FS-RM allows only residential uses in structures containing no more than 12 dwelling units. This project includes uniformly designed buildings with 12 units per building. The building design has a basic apartment aesthetic in terms of exterior materials, design interest, and coloring. The design shape and size of the proposed buildings in this location are in relative proportion to buildings to the immediate east. The arrangement of the site has a residential appearance. Parking and access meet the requirements for this use. Staff has worked with the applicant to add buffering landscaping along Highway 30 and to provide an amenity gathering space on site.

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

ADDENDUM

PROJECT DESCRIPTION:

The project site is 8.825 acres, which allows 180 dwelling units. The zoning district allows a maximum apartment size of 12 dwelling units. The owner has configured these 180 units into fifteen 12-unit buildings. The density of this project is 20.4 dwelling units per acre, lying between the required minimum of 10.0 and maximum of 22.31 dwelling units per acre. The units vary in size from 1 bedrooms to 3 bedrooms. Within the fifteen buildings, there are 345 bedrooms. Additionally a clubhouse has been proposed along the north side of the site.

The project requires one parking space per bedroom for units of 2 bedrooms or more and one and one half parking spaces in 1 bedroom units. The parking is configured as two double loaded aisles across the south and east portions of the site with single drive aisle parking along the west and central portions of the site. There is access for vehicles and emergency vehicles through these aisles. There are 368 parking spaces required based on the number of bedrooms being proposed. The developer is proposing 389 parking spaces. Of those proposed spaces 45 are proposed to be enclosed garage stall spaces. The 2 foot parking overhang allowance is being taken advantage of along the north side of the central drive aisle, portions of the south and north sides of the rear south drive aisle and at three select locations along the double loaded east drive isle. Additionally, 71 compact spaces are being proposed which fits within the 20% allowance of total parking spaces for compact parking designation.

The project creates 69,760 square feet of building footprint, added to 157,203 square feet of additional impervious surface (parking, sidewalks) for a total impervious area of 5.21 acres of the site or 226,963 square feet. Landscaped open space accounts for the remainder, comprising 3.62 acres of the parcel. In addition, the required 10% of common open space is accounted for in Outlot A adjacent to and west of the fifteen buildings. FS development standards require 10% open space that meets the intent of accessible and useable by residents. Open space is a subset of the overall landscape area. A site plan for Outlot A will be required to be submitted and approved prior to any occupancy issuance of the proposed apartments.

Landscape requirements are met with the installation of building foundation screening along the front side facing Mortensen Road as well as L-2 screening located between the parking area and Mortensen near the east access point to the site. L-1 landscaping is provided at the west access point. There are additional landscaping requirements for apartment buildings in the FS-RM district and these are met with the landscaping along the front foundations of the buildings and the US Highway 30 frontage as well as landscaping throughout the site with trees near the parking area between buildings and a central gathering place in the center of site with landscaping. Staff finds the proposed mix of plants adds diversity and interest in the design while meeting the screening objectives of the zoning ordinance.

Refuse receptacles and mechanical units are screened according to the ordinance.

Internal parking lot landscaping is provided across 14 separate islands based on double load parking requirements. The developer believes they have achieved the intent of the island requirements and is asking for a waiver of the length or width requirements on some points of the islands in some locations given the angle of the parking and the unique design of the island. The key feature to this request is that a substantial area is available for trees to grow and mature. The proposed islands ensure a minimum at least 9X9 feet in all directions to meet this interest.

Site access is from two driveways off of Mortenson. Mortenson Road is to be extended to the west edge of the property in accordance with a development agreement that accompanied the final plat of the Crane Subdivision. The frontage of the site along Mortenson Road will also have a shared use path constructed. Pedestrian connections are provided to the northwest and northeast, providing access to the shared use path along Mortensen Road.

The fifteen buildings are identical in size and shape, being about 78 feet by 53 feet. Entrances are oriented on various sides of each building according to its location to the parking areas on the property. The buildings are about 38 feet tall. The height limit of the district is 50 feet. The proposed single level clubhouse has the same façade materials as the apartment buildings and measures 79 feet by 48 feet. The building setbacks measure 25 feet on the front setback and 25 feet in the rear yard setback with side yard setbacks measuring 23 feet on the west side and 10 feet on the east side. All required setbacks have been found to meet standards.

The façades of each building including the clubhouse utilize the same materials, with stone veneer applied on the bottom half the buildings. The steel siding is a light tan color with two different variations of tan shading. Each façade has some degree of bump out to provide some relief of the vertical sides.

MAJOR SITE DEVELOPMENT PLAN CRITERIA

Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and down stream property.***

The Public Works Department has reviewed the storm water management plan and

finds that the proposed development has met the required storm water quantity and quality measures by use of the proposed regional detention facility on the southeast corner of the site.

- 2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of 180 dwelling units comprising 345 bedrooms, consistent with prior determination at the time of rezoning and subdivision approval

- 3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation, sprinkler, and hydrant requirements and found that the requirements of the Fire Department are met.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its site location and proximity to other uses.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

The site is currently devoid of any significant vegetation. Minimal grading will occur for the construction of the buildings. The site is relatively flat and grading will occur mostly to direct storm water where required.

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Access to this site from Mortensen Road is through two access points along the north side of the property. Vehicular and pedestrian access is accommodated between and among the various buildings within this development. The on-site sidewalks provide pathways throughout the site and will connect with external connections to allow for circulation amongst the site and out to Mortenson Road.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining***

property.

The general development standards of the zoning ordinance have been met. Refuse receptacles are placed on site with appropriate screening in four separate locations dispersed evenly across the site. Parking design is spread throughout the site and follows access to the buildings with landscaped islands. External parking screening is provided along Mortensen Road. The buildings themselves provide a high degree of separation and screening of the parking from adjoining views.

8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.

Access to Mortensen Road will be through two access points along the north side of the property. There is capacity within those proposed driveways to accommodate the expected traffic from this residential development.

9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.

Lighting is proposed to be generated from lighting units located on the buildings. The proposed lighting meets the lighting standards found in Sec 29.411 for mandatory downlighting and cutoff levels.

10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.

The proposed residential uses are not expected to generate nuisances in this area as they are typical of this development type.

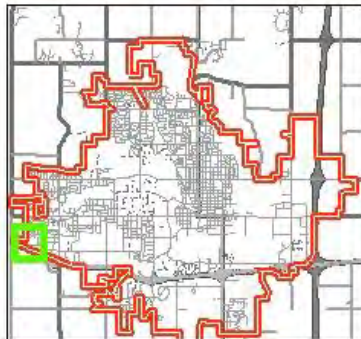
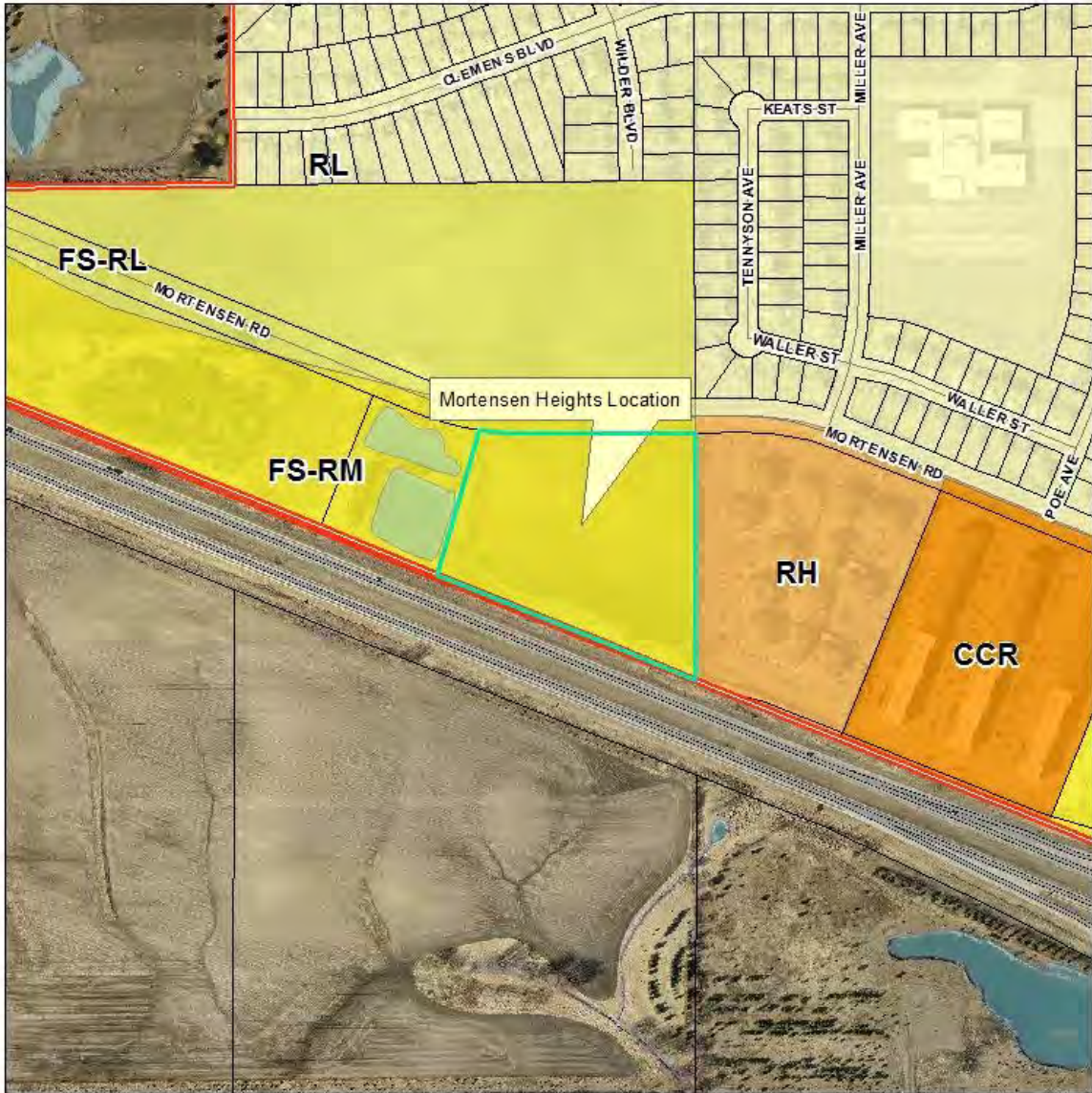
11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

The fifteen buildings provide generally balanced coverage across the site. The site has maximized the development by reaching the limits of the number of units allowed by the lot size and zoning (180 units). The density is maximized by the efficiency of the layout of the site in a manner that utilizes the land proportionate to what is required for parking and landscaping. The building design is also efficient in its uniform appearance and arrangement. Even with the apartment appearance it is compatible with the character and scale of its general surroundings to the east along the south side of Mortensen Road. Appropriate separation of the homes from Highway 30 with buffering is included

as conceptually proposed. Open areas and landscaped areas meet the quantitative standards of the code and would allow for use by the residence for informal activities.

The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

Attachment A



Mortensen Heights
5310 Mortensen Road

Attachment B (Major Site Plan Overview with Landscaping & Elevations)

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

PLAN PREPARED BY: BOLTON & MENK, INC.
P.O. BOX 668
2730 FORD STREET
AMES, IA 50010

LEGAL DESCRIPTION: LOT 1, CRANE FARM SUBDIVISION, FIRST ADDITION
TO THE CITY OF AMES, STORY COUNTY, IOWA.

ZONING DESIGNATION: RESIDENTIAL MEDIUM DENSITY (R5-M)

PROPOSED LAND USE: APARTMENT COMPLEX

DATE OF PREPARATION: JUNE 15TH, 2016

GOVERNING SPECIFICATIONS
THE 2016 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND "THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

CRANE FARM SUBDIVISION

CONSTRUCTION PLANS FOR

MORTENSEN HEIGHTS

SITE DEVELOPMENT PLANS

SITE ADDRESS
5320 MORTENSEN ROAD

PROJECT LOCATION

MAP OF THE
CITY OF AMES
STORY COUNTY, IA

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & DETAILS
3	PROJECT OVERVIEW
4	EROSION CONTROL
5	EROSION CONTROL
6	GRADING PLAN
7	GRADING PLAN
8	RETAINING WALL PLAN & PROFILE
9	UTILITY LAYOUT
10	UTILITY LAYOUT
11	PARKING LAYOUT
12	PARKING LAYOUT
13	LANDSCAPING
14	LANDSCAPING
15	LANDSCAPE DETAILS

IOWA ONE CALL
1-800-292-6989

NOTE: EXISTING UTILITY INFORMATION (SHOWN ON THIS PLAN) HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL: 1-800-292-6989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-44, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND REPORT OF EXISTING SUBSURFACE UTILITY DATA."

PLAN REVISIONS		
DATE	SHEET NUMBER	APPROVED BY

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MAP LEGEND
▲ PROJECT LOCATION

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANASSAS, VA; FAIRFAX, VA; SUITE 100, 4100 WOODMILL LANE
WILMINGTON, NC; CHICAGO, IL; RANCHO, CA; MAPLEWOOD, MD
BOSTON, MA; ROCKFORD, IL; AMES, IA; WINCHESTER, VA

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
JOSHUA L. SHIELDS
03685

DATE: _____
ISSUED FOR PERMIT DATE: JUNE 30, 2016
SHEETS COVERED BY THIS SEAL: 13-35

REGISTERED PROFESSIONAL ENGINEER
ROB J. HASKLAND
35529

DATE: _____
ISSUED FOR PERMIT DATE: DECEMBER 31, 2015
SHEETS COVERED BY THIS SEAL: 1-32

PROJECT: PINNACLE PROPERTIES AMES LLC	SHEET: 1
LOCATION: MORTENSEN HEIGHTS	OF: 15
TITLE: TITLE SHEET	

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

PLAN PREPARED BY: BOLTON & MENK, INC.
P.O. BOX 668
2730 FOND STREET
AMES, IA 50010

LEGAL DESCRIPTION: LOT 1, CRANE FARM SUBDIVISION, FIRST ADDITION
TO THE CITY OF AMES, STORY COUNTY, IOWA.

ZONING DESIGNATION: RESIDENTIAL MEDIUM DENSITY (RS-RM)

PROPOSED LAND USE: APARTMENT COMPLEX

DATE OF PREPARATION: JUNE 15TH, 2016

MINIMUM BUILDING SETBACKS

FRONT LOT LINE: 25 FT.
SIDE LOT LINE: 10 FT.
REAR LOT LINE: 25 FT.

TOTAL LANDSCAPED AREA

TOTAL LOT AREA: 384,389 SF 8.815 AC
LANDSCAPED AREA: 51,957 SF 1.193 AC (13.5%)
TOTAL IMPERVIOUS AREA: 226,361 SF 5.110 AC (58.0%)

PARKING SPACES REQUIRED

15 BUILDINGS X 24.5 SPACES/BUILDING = 368 SPACES

PROPOSED PARKING SPACES

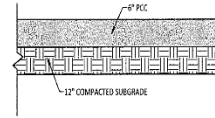
STANDARD: 336 (71 COMPACT)
GARAGES: 45
HANDICAP: 8 (2 VAN ACCESSIBLE)
TOTAL: 389

PARKING SPACES REQUIRED PER BUILDING

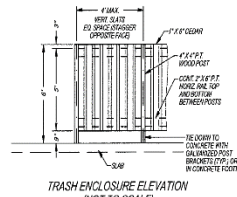
3 X 1.5 (1 BEDROOM) = 4.5
7 X 2 (2 BEDROOM) = 14
2 X 3 (3 BEDROOM) = 6
TOTAL = 24.5

NOTES:

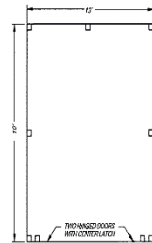
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE IOWA STATUTES, ORDINANCES AND SPECIFICATIONS AND THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS. ALL WORK IN STREET AND/OR RIGHT-OF-WAY SHALL REQUIRE CONTRACTOR TO OBTAIN APPROPRIATE CITY OF AMES PERMITS AND MEET TRAFFIC CONTROL REQUIREMENTS.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
- EXISTING UNDERGROUNDS AND UTILITY INFORMATION SHOWN IS FROM PUBLIC RECORDS. THE LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED.
- CONTRACTOR RESPONSIBLE FOR REMOVING AND REPLACING (IF NECESSARY) ALL EXISTING PAVEMENT NECESSARY TO COMPLETE CONSTRUCTION ACCORDING TO THESE PLANS.
- NO OUTDOOR LIGHTING SHALL BE INSTALLED ON THE BUILDINGS OR SITE UNTIL THE LIGHTING HAS BEEN APPROVED BY THE CITY OF AMES PLANNING DIVISION.
- LOT DIMENSIONS SHOWN ARE PLATTED DIMENSIONS FROM FINAL PLAT FOR CRANE FARM SUBDIVISION, FIRST ADDITION FILED IN THE OFFICE OF RECORDER OF STORY COUNTY, IOWA ON _____ AND RECORDED AS INSTRUMENT # _____ SLIDE _____ PAGE _____.
- ALL SERVICE CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF AMES REQUIREMENTS.
- ALL SPOT ELEVATIONS SHOWN ARE FORM GRADE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE SHALL BE MAINTAINED FOR THE ENTIRE SITE, INCLUDING PARKING, DRIVE ANGLES, SIDEWALK, AND OPEN AREAS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- PROPOSED PLAN IS COVERED UNDER THE STORM WATER MANAGEMENT PLAN FOR CRANE FARM SUBDIVISION PREPARED BY BOLTON & MENK DATED APRIL 11TH, 2016.
- SIGNS SHALL BE INSTALLED AT EVERY ACCESSIBLE PARKING STALL AT EVERY LOCATION.
- CONTRACTOR SHALL CONTACT FRIE COWLES, CITY OF AMES PUBLIC WORKS, 515-239-5271, TO SET UP A PRE-CONSTRUCTION MEETING PRIOR TO PUBLIC INFRASTRUCTURE INSTALLATION (SANITARY SEWER AND WATER MAINS).



A
TYPICAL SECTION
NOT TO SCALE



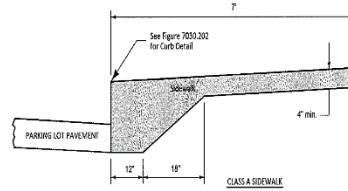
B
TRASH ENCLOSURE ELEVATION
(NOT TO SCALE)



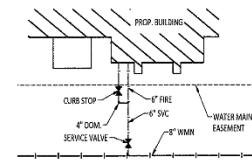
C
TRASH ENCLOSURE TOP VIEW
(NOT TO SCALE)

NOTE: OTHER ENCLOSURES MAY BE APPROVED BY OWNER.

B
TRASH ENCLOSURE DETAIL
NOT TO SCALE



C
THICKENED EDGE SIDEWALK
NOT TO SCALE



D
TYPICAL WATER SECTION
NOT TO SCALE

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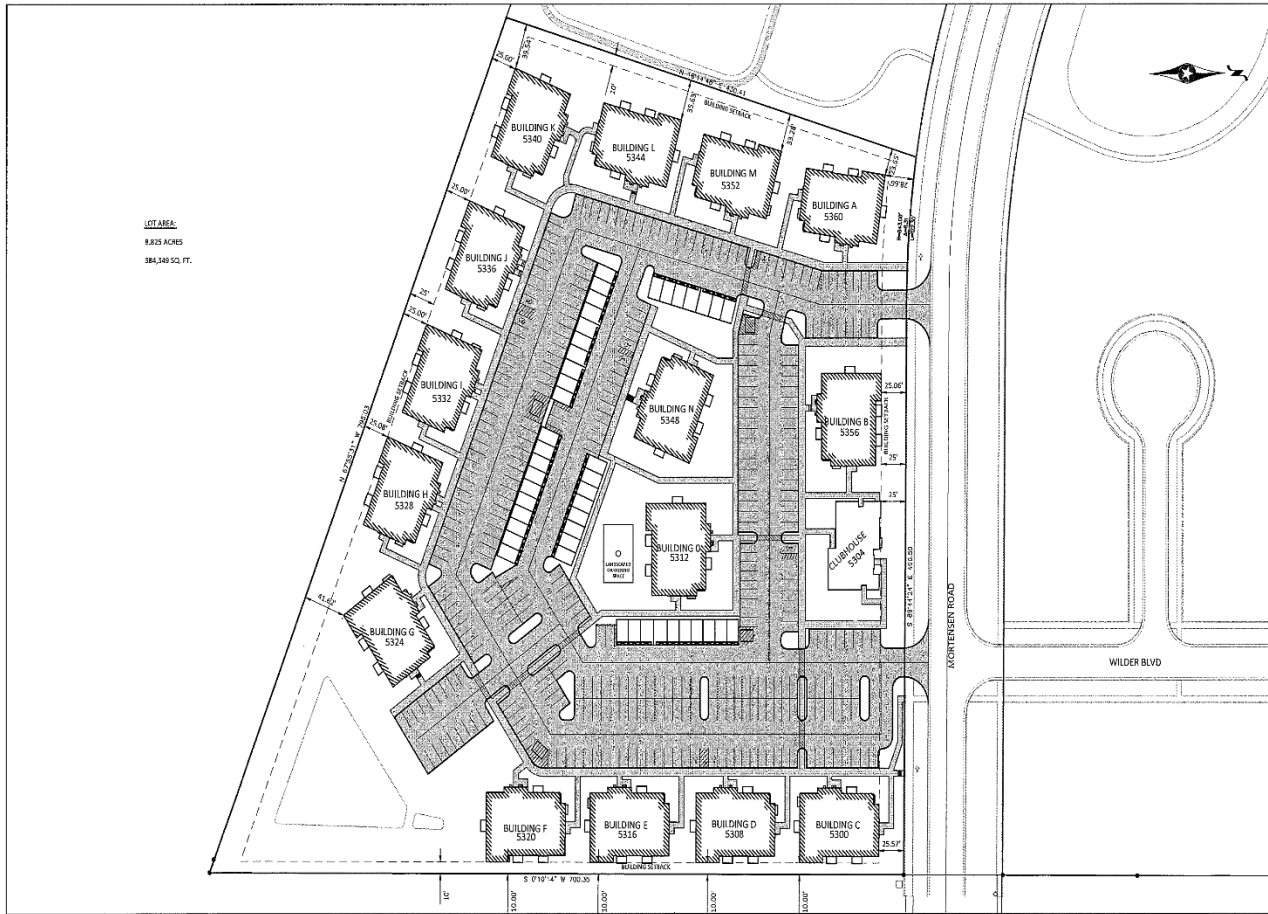
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANASSAS, VA | FARMINGTON, NH | SLEEPERS ROCK, VA | BURGESS, VA
WELLS, NH | CHESAPEAKE, VA | RAYMOND, VA | JAMESVILLE, VA
BOSTON, MA | ROCKFORD, MA | AMES, IA | STURBECK, IA

NO.	DATE	DESCRIPTION

GW LAND HOLDINGS LLC
MORTENSON HEIGHTS
GENERAL NOTES & DETAILS

SHEET
2
OF
15

LOT AREA:
8.825 ACRES
384,149 SQ. FT.



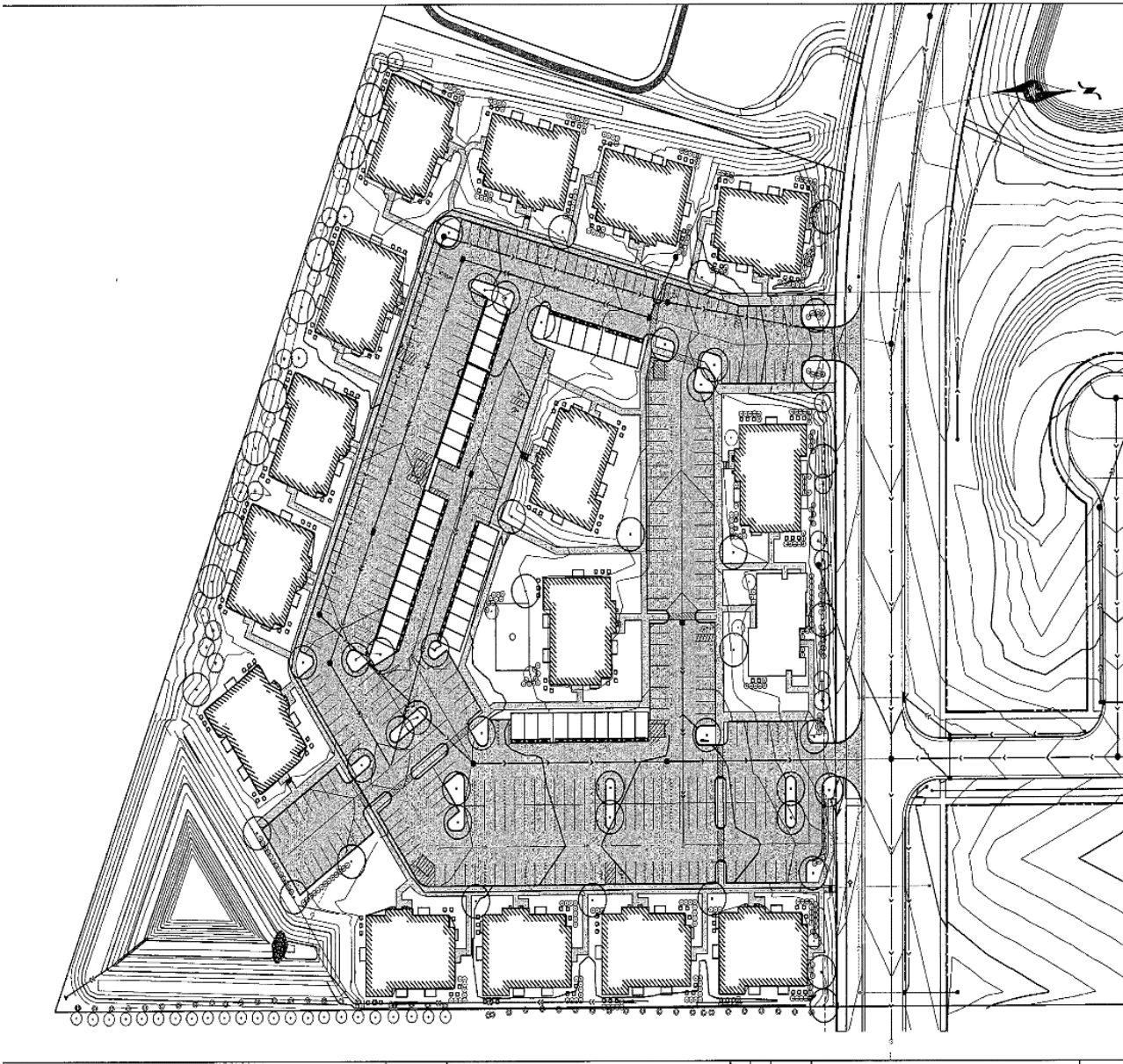
BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MINNETONKA, MN | FARGO, ND | SIOUX FALLS, SD | RICE, MN
 WILKINSON, IA | CHICAGO, ILL | BANGOR, MN | MADISON, WI
 RAINIER, WA | HOUSTON, TX | ANAHEIM, CA

DATE	BY	CHKD

GW LAND HOLDINGS LLC
 MORTENSEN HEIGHTS
 PROJECT OVERVIEW

SHEET
 3
 OF
 15

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 1517 W. 151st Street, Suite 200, Minnetonka, MN 55345
 763.538.2222



<table border="1"> <tr><td>DESIGNED BY</td><td>DBM</td></tr> <tr><td>CHECKED BY</td><td>DBM</td></tr> <tr><td>DATE</td><td>08/11/2011</td></tr> <tr><td>BY</td><td>DBM</td></tr> </table>	DESIGNED BY	DBM	CHECKED BY	DBM	DATE	08/11/2011	BY	DBM	 <p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 2155 ROBERTS, P.O. BOX 899 WILCOX, ALABAMA 36080 (205) 793-1020</p>	<table border="1"> <tr><td>NO.</td><td>17</td><td>001</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	17	001										<p>GW LAND HOLDINGS LLC MORTENSEN HEIGHTS OVERALL DISPLAY</p>	<table border="1"> <tr><td>SHEET</td><td>1</td></tr> <tr><td>OF</td><td>1</td></tr> </table>	SHEET	1	OF	1
DESIGNED BY	DBM																											
CHECKED BY	DBM																											
DATE	08/11/2011																											
BY	DBM																											
NO.	17	001																										
SHEET	1																											
OF	1																											



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

1
A5



SIDE ENTRANCE ELEVATION

SCALE: 1/8" = 1'-0"

2
A5



BACK ELEVATION

SCALE: 1/8" = 1'-0"

3
A5



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

4
A5

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200, Ames, IA 50010
Phone: 515-233-8888 Fax: 515-233-8888 www.benjamin-design.com



PROJECT LOCATION
846 SOUTH AVENUE

MORTENSEN HEIGHTS
GSA PROPERTY MANAGEMENT, LLC
846 SOUTH AVENUE, AMES, IOWA 50014

DATE: 01-05-16
PROJECT NO: 21524
SCALE: Elevations
CONTAINS: EXTERIOR ELEVATIONS

SHEET NO: A5 of 10

CRANE FARM SUBDIVISION

CONSTRUCTION PLANS FOR

MORTENSEN HEIGHTS

SITE DEVELOPMENT PLANS

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

PLAN PREPARED BY: BOLTON & MENK, INC.
P.O. BOX 668
2730 FORD STREET
AMES, IA. 50010

LEGAL DESCRIPTION: LOT 1, CRANE FARM SUBDIVISION, FIRST ADDITION
TO THE CITY OF AMES, STORY COUNTY, IOWA.

ZONING DESIGNATION: RESIDENTIAL MEDIUM DENSITY (FS-RM)

PROPOSED LAND USE: APARTMENT COMPLEX

DATE OF PREPARATION: JUNE 15TH, 2016

GOVERNING SPECIFICATIONS

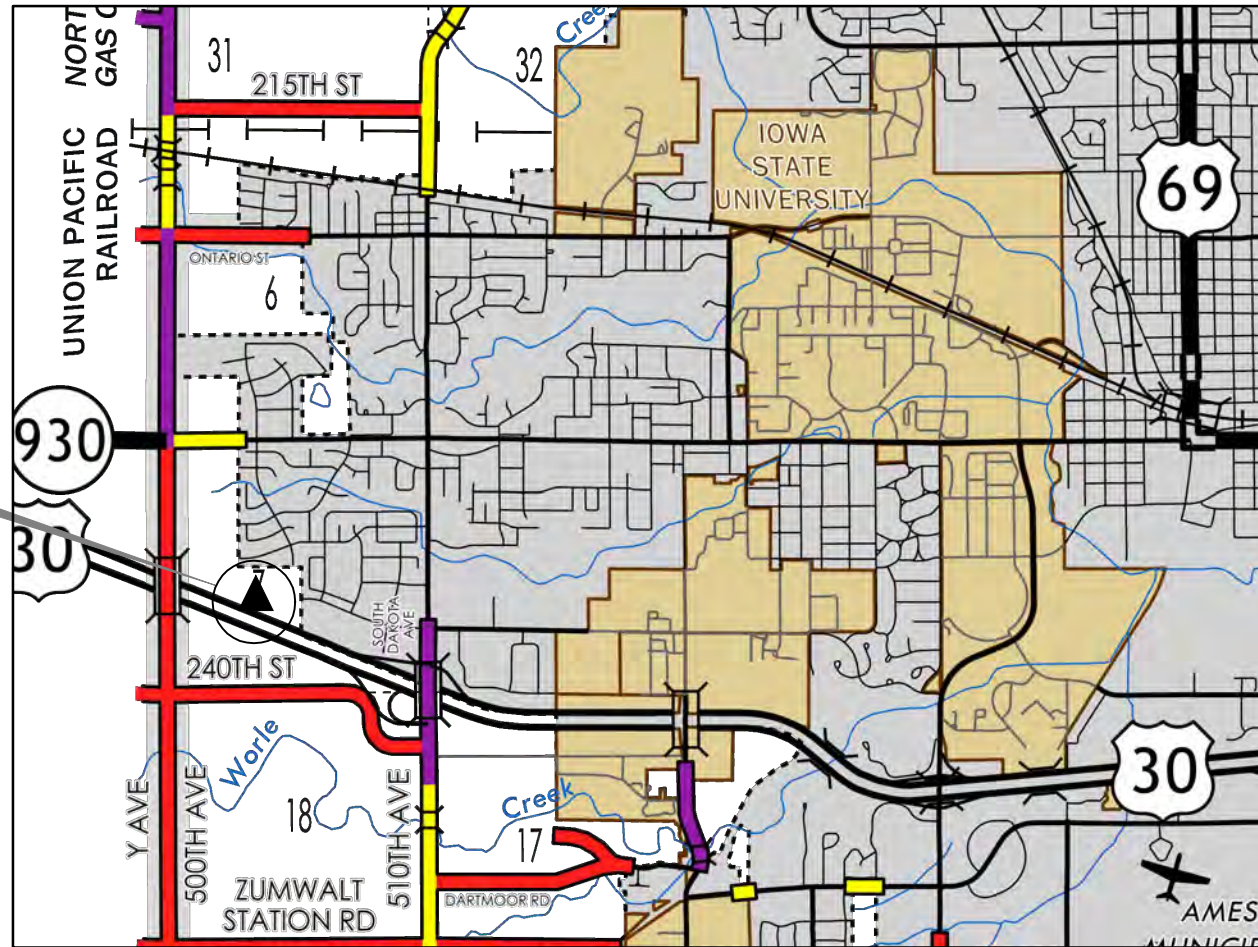
THE 2016 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND "THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2015 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

PROJECT LOCATION



MAP OF THE
CITY OF AMES
STORY COUNTY, IA

MAP LEGEND

▲ PROJECT LOCATION



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

SITE ADDRESS

5310 MORTENSEN ROAD

Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & DETAILS
3	PROJECT OVERVIEW
4	EROSION CONTROL
5	EROSION CONTROL
6	GRADING PLAN
7	GRADING PLAN
8	RETAINING WALL PLAN & PROFILE
9	UTILITY LAYOUT
10	UTILITY LAYOUT
11	PARKING LAYOUT
12	PARKING LAYOUT
13	LANDSCAPING
14	LANDSCAPING
15	LANDSCAPE DETAILS



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PLAN REVISIONS		
DATE	SHEET NUMBER	APPROVED BY

JOSHUA L. SHIELDS
REG. NO. 00585
DATE: _____

MY LICENSE RENEWAL DATE IS JUNE 30, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:
13-15

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

ROB J. HAALAND, P.E.
REG. NO. 19529
DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:
1-12

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

RECORD DRAWING INFORMATION	PINNACLE PROPERTIES AMES LLC	SHEET
OBSERVER:	MORTENSEN HEIGHTS	1
CONTRACTOR:	TITLE SHEET	OF
DATE:		15

OWNER: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

APPLICANT: GW LAND HOLDINGS
PO BOX 1723
AMES, IA 50010

PLAN PREPARED BY: BOLTON & MENK, INC.
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PROPOSED LAND USE: APARTMENT COMPLEX

DATE OF PREPARATION: JUNE 15TH, 2016

MINIMUM BUILDING SETBACKS

FRONT LOT LINE: 25 FT.
SIDE LOT LINE: 10 FT.
REAR LOT LINE: 25 FT.

TOTAL LANDSCAPED AREA

TOTAL LOT AREA: 384,399 SF 8.825 AC
LANDSCAPED AREA: 51,957 SF 1.193 AC (13.5%)
TOTAL IMPERVIOUS AREA: 226,963 SF 5.210 AC (59.0%)

PARKING SPACES REQUIRED

15 BUILDINGS X 24.5 SPACES/BUILDING = 368 SPACES

PROPOSED PARKING SPACES

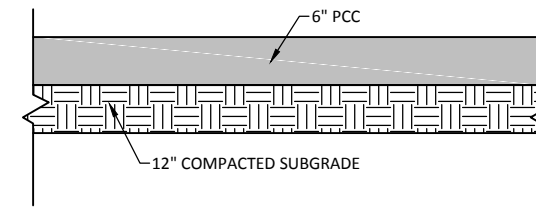
STANDARD: 336 (71 COMPACT)
GARAGES: 45
HANDICAP: 8 (2 VAN ACCESSIBLE)
TOTAL: 389

PARKING SPACES REQUIRED PER BUILDING

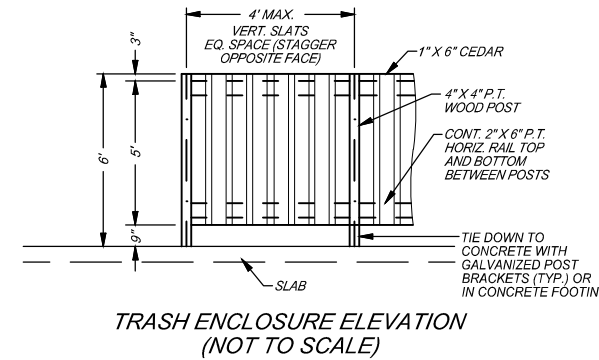
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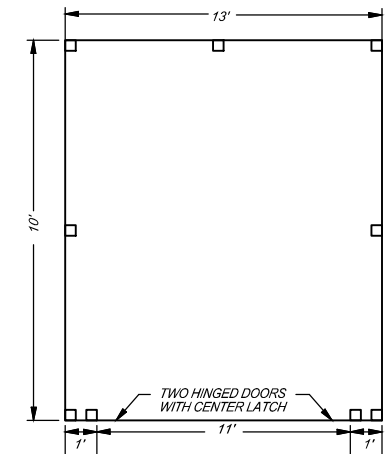
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- CONTRACTOR SHALL CONTACT ERIC COWLES, CITY OF AMES PUBLIC WORKS, 515-239-5277, TO SET UP A PRECONSTRUCTION MEETING PRIOR TO PUBLIC INFRASTRUCTURE INSTALLATION (SANITARY SEWER AND WATER MAINS).



A
2 TYPICAL SECTION
NOT TO SCALE



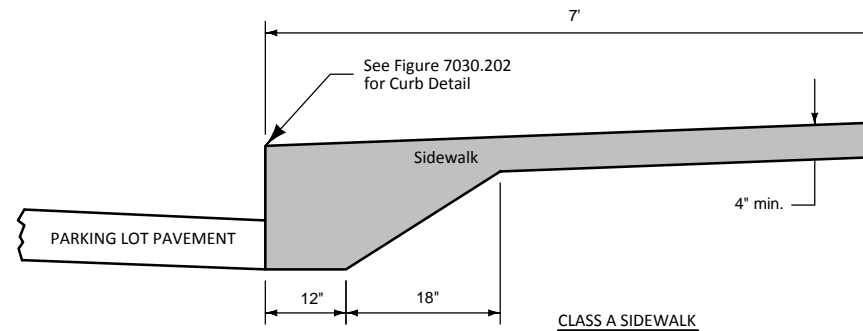
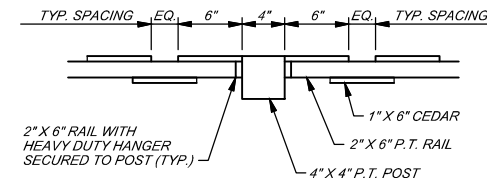
TRASH ENCLOSURE ELEVATION
(NOT TO SCALE)



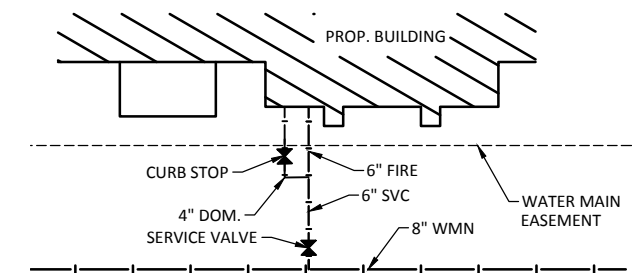
TRASH ENCLOSURE TOP VIEW
(NOT TO SCALE)

NOTE: OTHER ENCLOSURES MAY BE APPROVED BY OWNER.

B
2 TRASH ENCLOSURE DETAIL
NOT TO SCALE



C
2 THICKENED EDGE SIDEWALK
NOT TO SCALE



D
2 TYPICAL WATER SECTION
NOT TO SCALE



LOT AREA:
8.825 ACRES
384,349 SQ. FT.



MORTENSEN ROAD

WILDER BLVD








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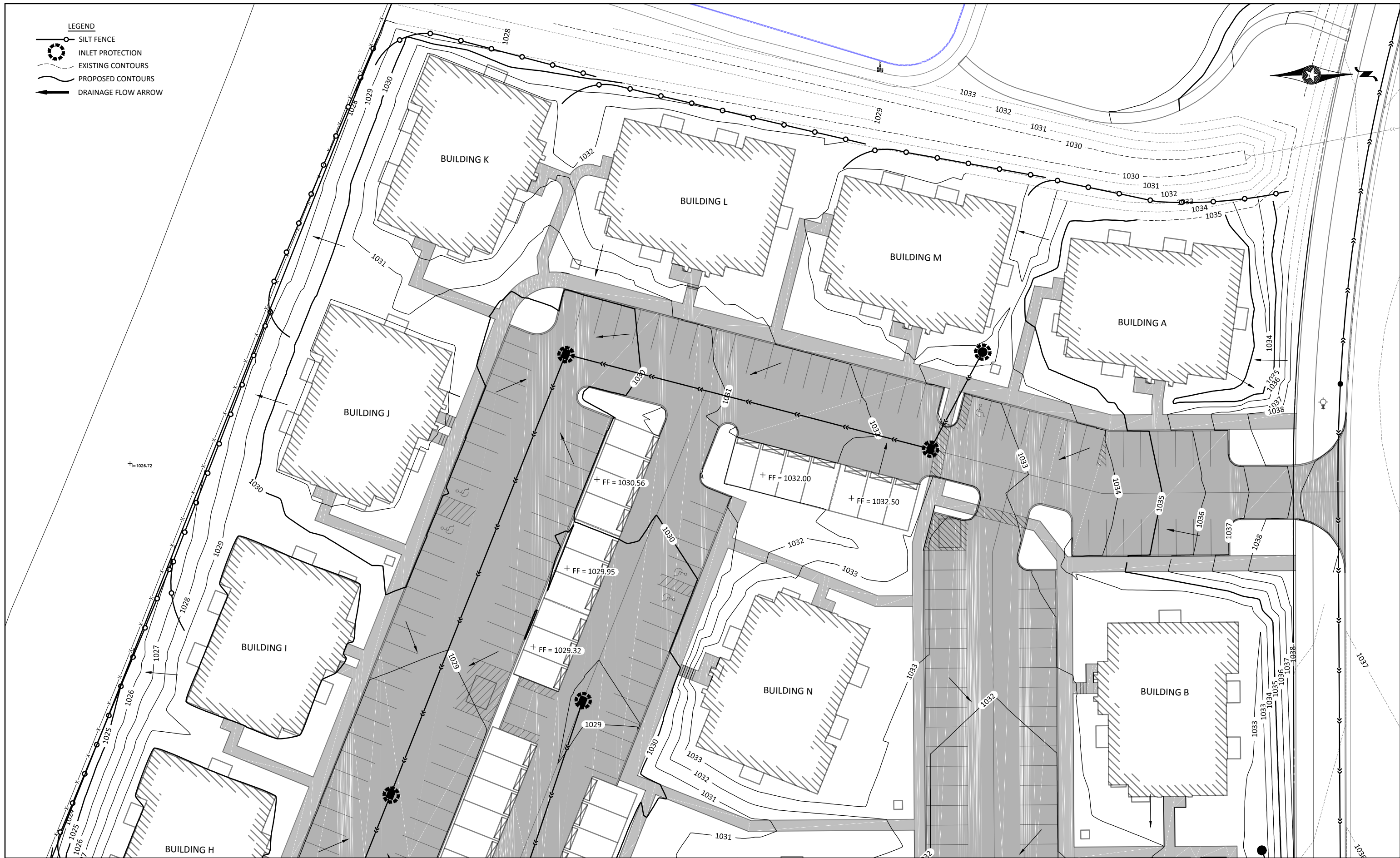
BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
 WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
 BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

DESIGNED: DJM
 DRAWN: DJM
 CHECKED: RJH

REV.	BY	DATE

GW LAND HOLDINGS LLC	SHEET
MORTENSEN HEIGHTS	3
PROJECT OVERVIEW	OF
	15

- LEGEND**
-  SILT FENCE
 -  INLET PROTECTION
 -  EXISTING CONTOURS
 -  PROPOSED CONTOURS
 -  DRAINAGE FLOW ARROW



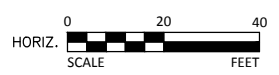
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DESIGNED DJM	 BOLTON & MENK, INC. Consulting Engineers & Surveyors 2730 FORD ST., P.O. BOX 668 AMES, IOWA 50010 (515)-233-1600	REV.	BY	DATE
DRAWN DJM				
CHECKED RJH				

GW LAND HOLDINGS LLC			SHEET
MORTENSEN HEIGHTS			4
EROSION CONTROL			OF
			15



- LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE FLOW ARROW



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DESIGNED
DJM

DRAWN
DJM

CHECKED
RJH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
EROSION CONTROL

SHEET
5
OF
15

LEGEND

x SPOT ELEVATION

+ FF = 100.00 FINISHED FLOOR ELEVATION

NOTES:

1. SPOT ELEVATIONS INDICATE FORM GRADE OR FINISH GRADE UNLESS OTHERWISE NOTED.
2. ROUGH GRADING COMPLETED BY OTHERS.
3. REFER TO SUDAS DETAIL 9080.101 FOR STAIRS.

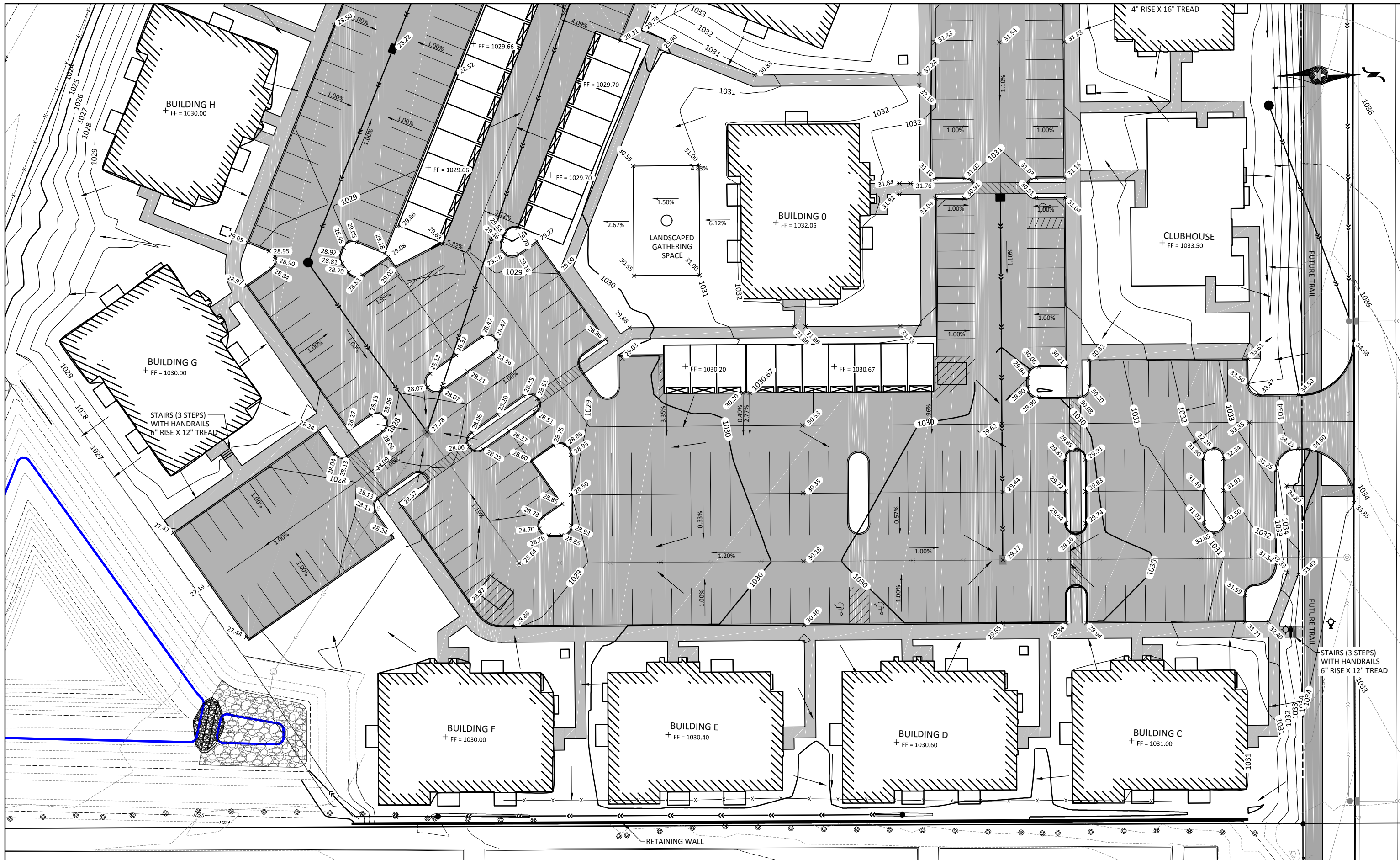


DESIGNED: DJM
DRAWN: DJM
CHECKED: RJH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
GRADING PLAN



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 H:\PINN\VA13.110733\CAD\C3D\SHEETS\PHASE 1 APARTMENTS\110733_GRAD.dwg 7/8/16 2:19 pm

DESIGNED
DJM

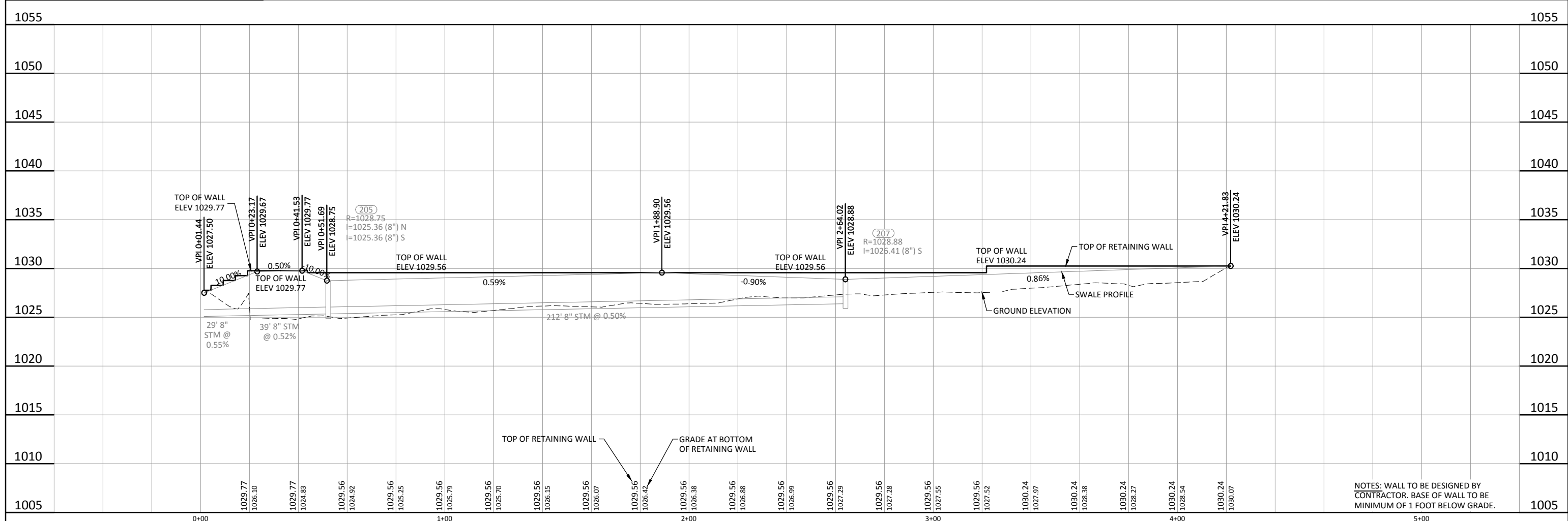
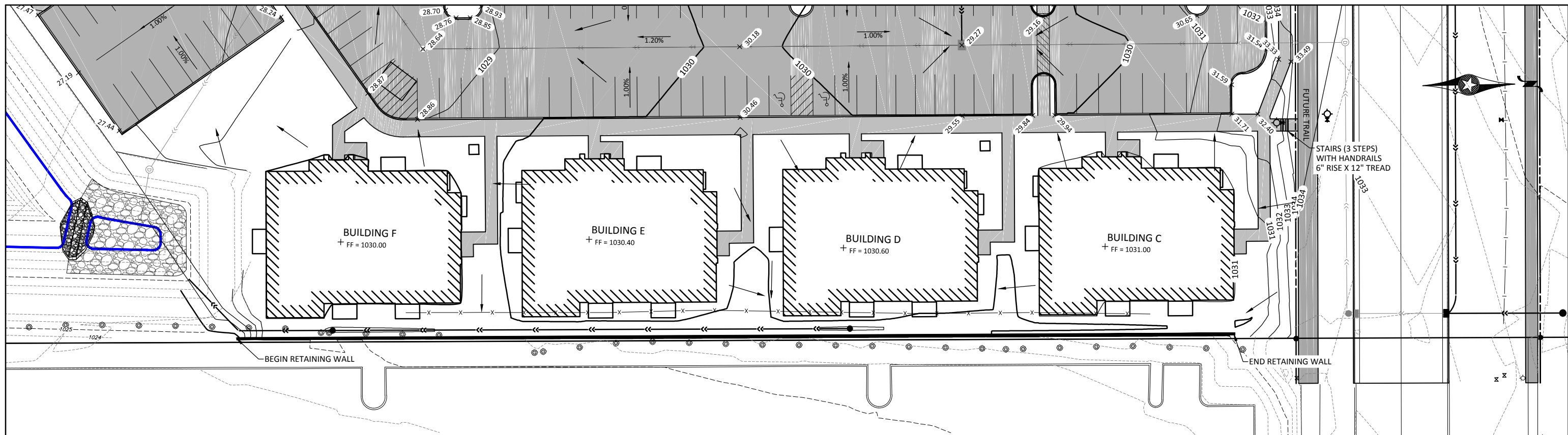
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REV.	BY	DATE

GW LAND HOLDINGS LLC
 MORTENSEN HEIGHTS
 GRADING PLAN

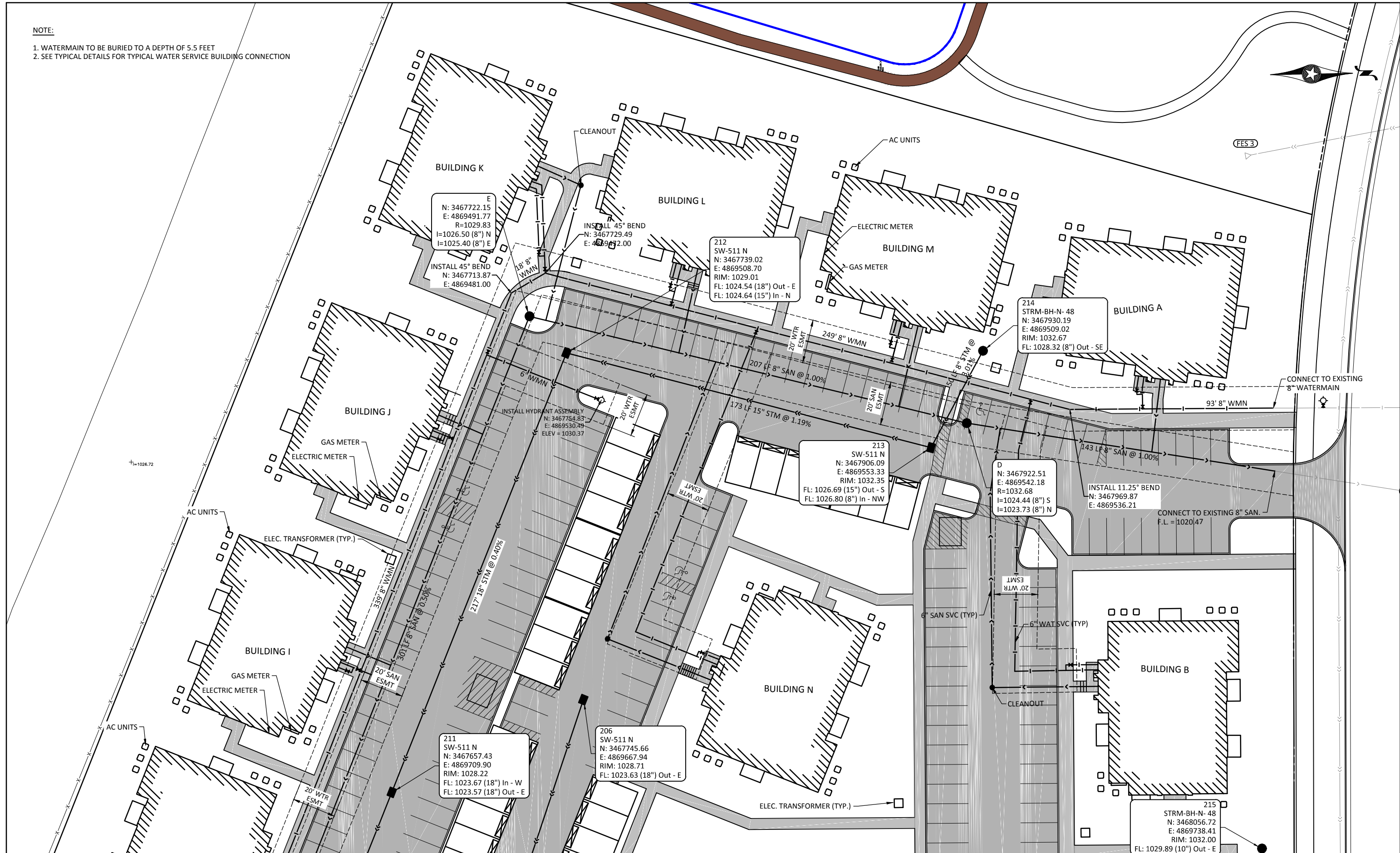


0 20 40 HORIZ. SCALE FEET	DESIGNED DJM	BOLTON & MENK, INC. Consulting Engineers & Surveyors 2730 FORD ST., P.O. BOX 668 AMES, IOWA 50010 (515)-233-1600	REV.	BY	DATE	GW LAND HOLDINGS LLC MORTENSEN HEIGHTS	SHEET 8 OF 15
	DRAWN DJM						
CHECKED RJH							

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NOTE:

1. WATERMAIN TO BE BURIED TO A DEPTH OF 5.5 FEET
2. SEE TYPICAL DETAILS FOR TYPICAL WATER SERVICE BUILDING CONNECTION



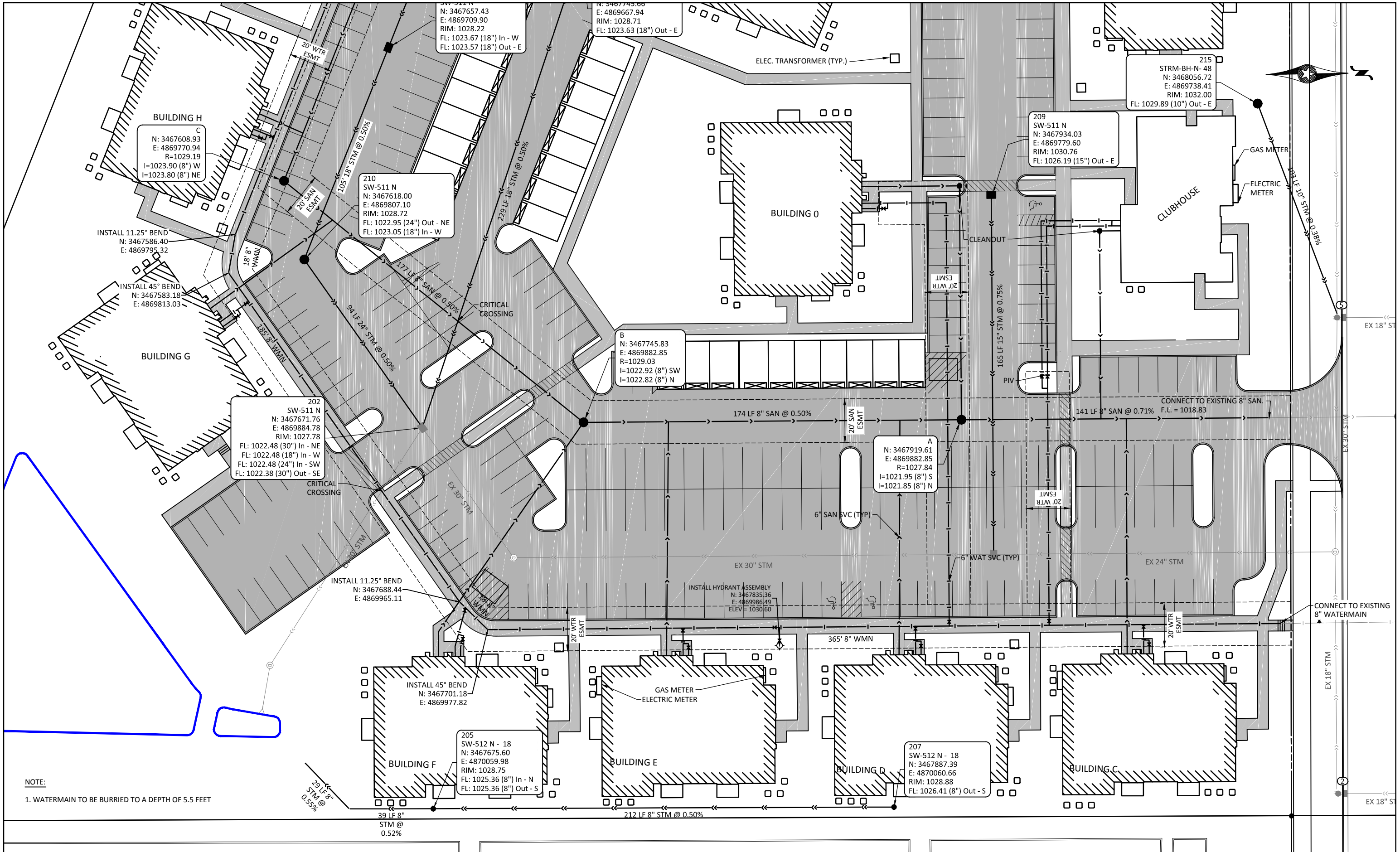
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DESIGNED: DJM
DRAWN: DJM
CHECKED: RJH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
UTILITY LAYOUT



NOTE:
1. WATERMAIN TO BE BURIED TO A DEPTH OF 5.5 FEET



DESIGNED: DJM
DRAWN: DJM
CHECKED: RJH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST, P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

REV.	BY	DATE	SHEET
			10
			OF
			15

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
UTILITY LAYOUT



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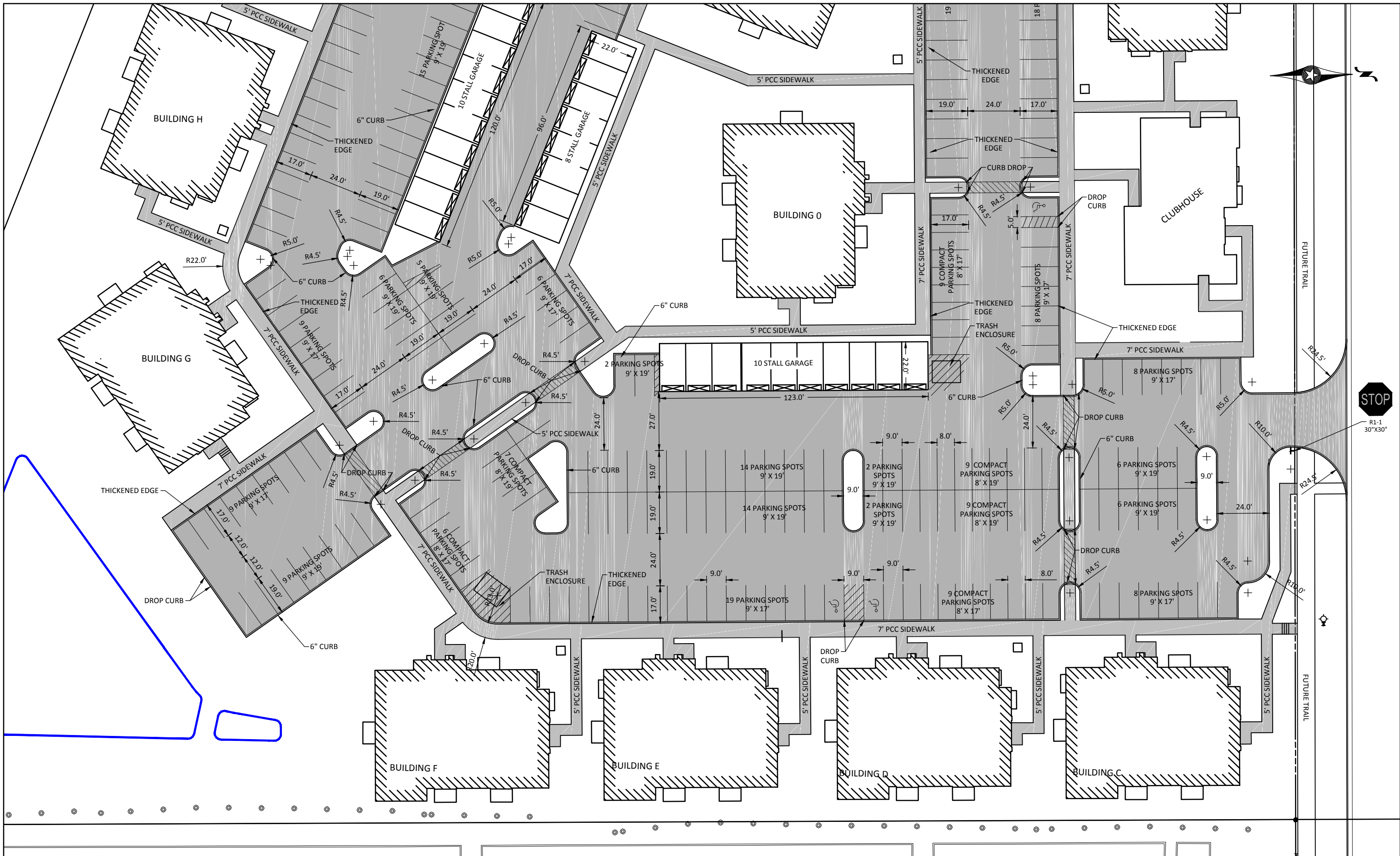
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CHECKED	RJH

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 2730 FORD ST., P.O. BOX 668
 AMES, IOWA 50010
 (515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
 MORTENSEN HEIGHTS
 PARKING LAYOUT

SHEET
 11
 OF
 15



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DESIGNED DJM
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BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 2730 FORD ST., P.O. BOX 668
 AMES, IOWA 50010
 (515)-233-1600

REV.	BY	DATE

GW LAND HOLDINGS LLC
 MORTENSEN HEIGHTS
 PARKING LAYOUT

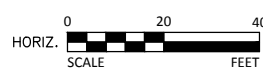
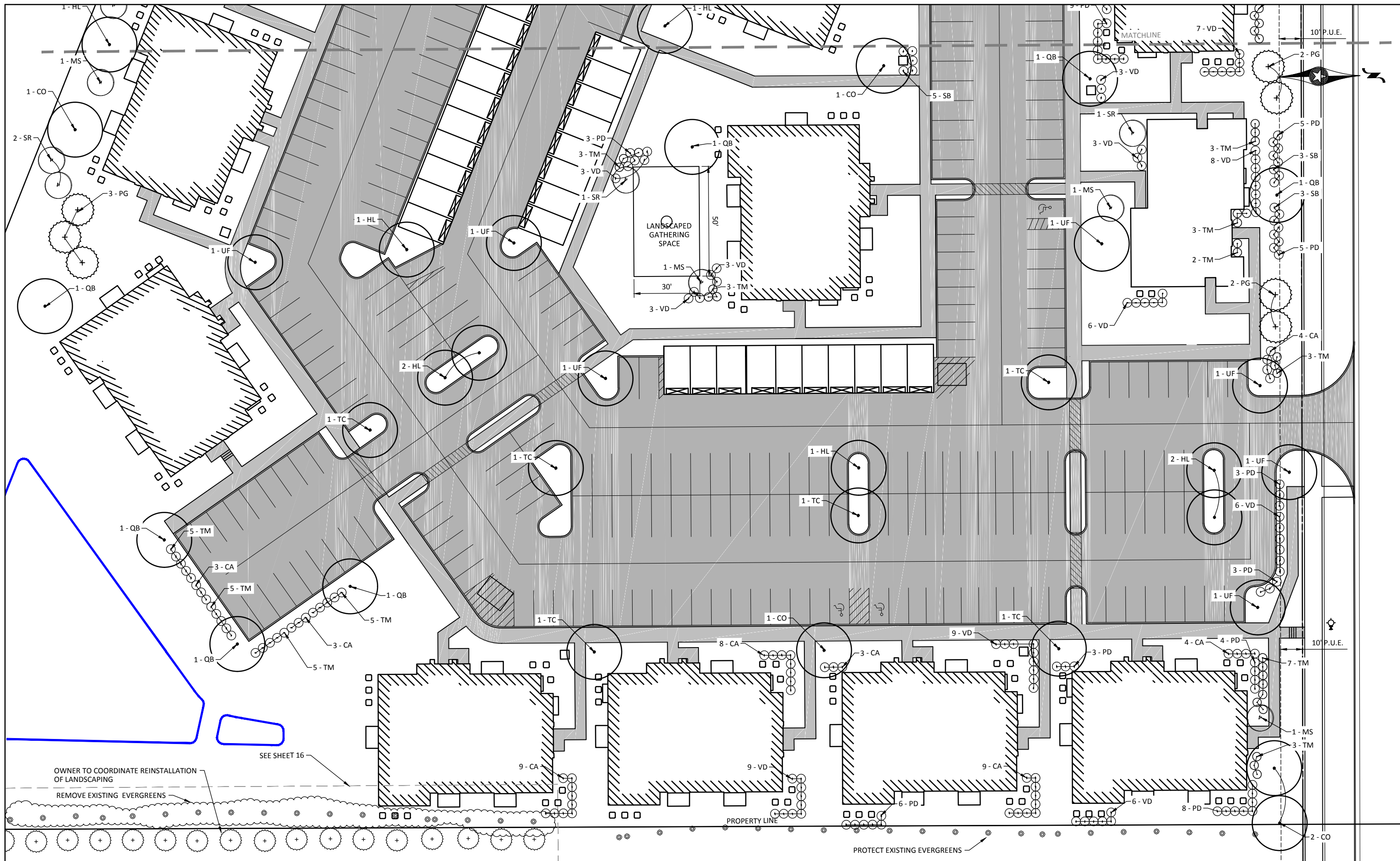
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DESIGNED DJM	 BOLTON & MENK, INC. Consulting Engineers & Surveyors 2730 FORD ST., P.O. BOX 668 AMES, IOWA 50010 (515) 233-1600	REV.	BY	DATE
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CHECKED RJH				

GW LAND HOLDINGS LLC		SHEET 13 OF 15
MORTENSEN HEIGHTS		
LANDSCAPING		



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DESIGNED DJM	BOLTON & MENK, INC. Consulting Engineers & Surveyors 2730 FORD ST., P.O. BOX 668 AMES, IOWA 50010 (515) 233-1600
DRAWN DJM	
CHECKED RJH	
DATE	

REV.	BY	DATE

GW LAND HOLDINGS LLC
MORTENSEN HEIGHTS
LANDSCAPING

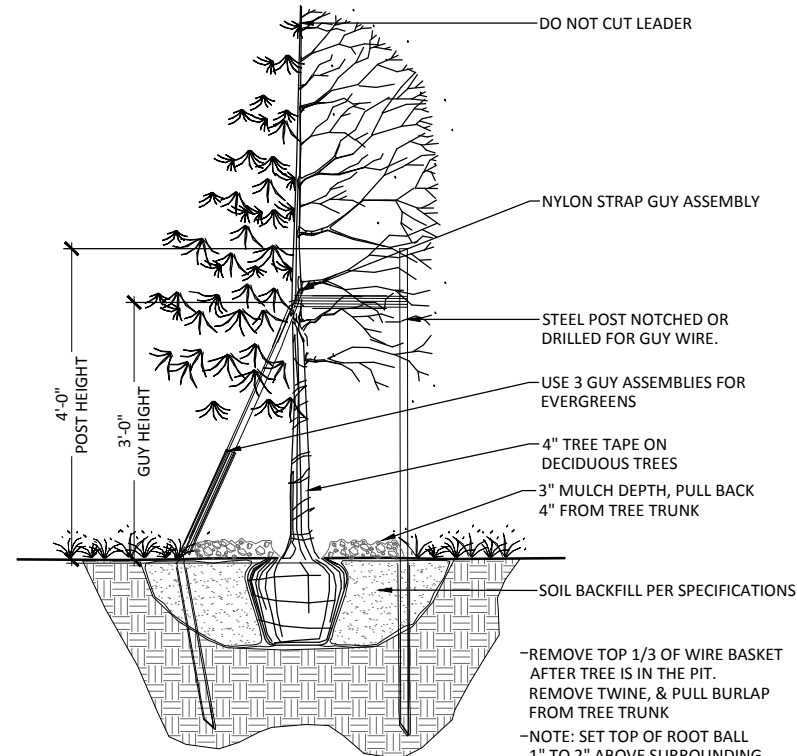
SHEET
14
OF
15

MASTER PLANT SCHEDULE - TREES & SHRUBS

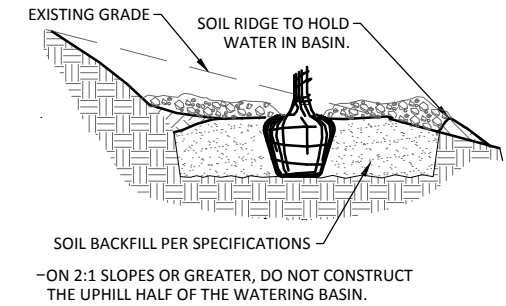
Qty.	Sym.	Scientific Name	Common Name	Unit Size	Characteristics
Trees					
9	CO	<i>Celtis occidentalis</i>	Hickberry	EA 2' Cal.	Balled & Burlapped
14	HL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	EA 2' Cal.	Balled & Burlapped
11	QB	<i>Quercus bicolor</i>	Swamp White Oak	EA 2' Cal.	Balled & Burlapped
10	TC	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	EA 2' Cal.	Balled & Burlapped
7	UF	<i>Ulmus</i> 'Frontier'	Frontier Elm	EA 2' Cal.	Balled & Burlapped
17	PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	EA 6' HT.	Balled & Burlapped
14	MS	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	EA 1.5" Cal.	Balled & Burlapped
9	SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	EA 1.5" Cal.	Balled & Burlapped
Shrubs					
52	TM	<i>Taxus x media</i> 'Densiformis'	Dense Yew	EA #5 Cont.	
80	PD	<i>Physocarpus opulifolius</i> 'Dorna May'	Little Devil Ninebark	EA #5 Cont.	
76	SB	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spiraea	EA #5 Cont.	
77	CA	<i>Cornus alba</i> 'Minbat'	Baton Rouge Dogwood	EA #5 Cont.	
90	VD	<i>Viburnum dentatum</i> 'Christom'	Blue Mullein Arrowwood Viburnum	EA #5 Cont.	

GENERAL NOTES: LANDSCAPE PLANTING

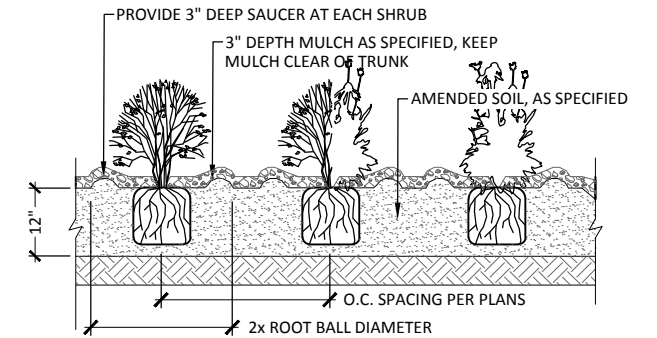
- MASTER PLANT SCHEDULE: ALL TREES AND SHRUBS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
- PLANTING LAYOUT: STAKE ALL TREE LOCATIONS AND A TYPICAL SHRUB BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- SHRUB GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. TREES LOCATED IN TURF AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (36" DIA RING) IN ALL DIRECTIONS AND DEPTH TO 3".
- AMENDED SOIL MIX AND SHREDDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING BID ITEMS AND SHALL BE INSTALLED AS PER SPECIFICATIONS.



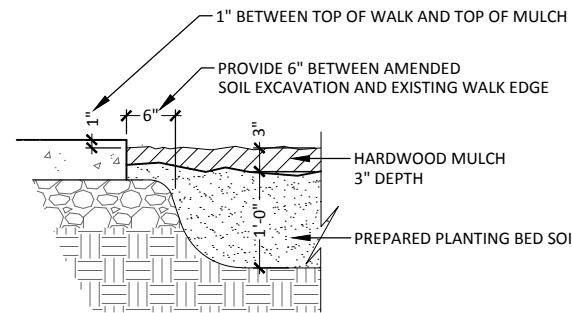
2 TREE PLANTING DETAIL
SCALE: N.T.S.



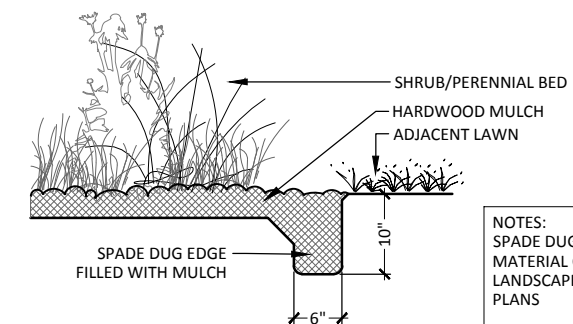
1 PLANTING ON SLOPES
SCALE: N.T.S.



3 TYPICAL SECTION: SHRUB/PERENNIAL BED PLANTING
SCALE: N.T.S.



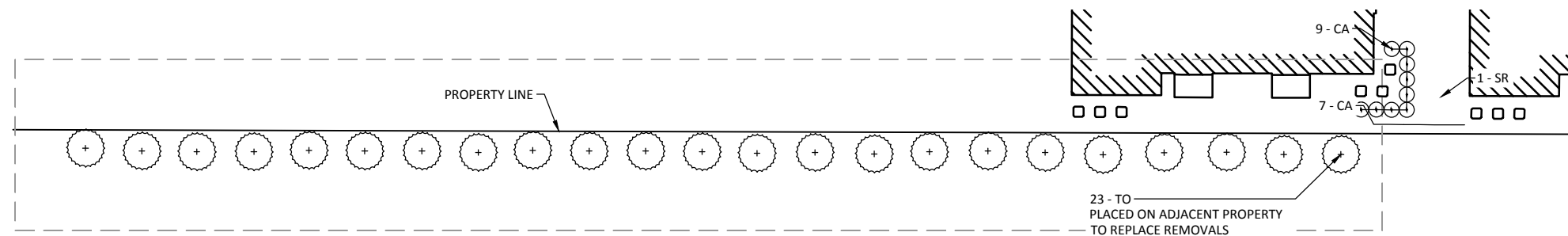
5 PLANTING EDGE AT EXISTING CONC. WALK
SCALE: N.T.S.



6 TYPICAL SECTION: SPADED EDGE
SCALE: N.T.S.

NOTES:
SPADE DUG EDGE TO BE INCIDENTAL TO PLANT MATERIAL COST AND SHALL BE USED ON ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED ON PLANS

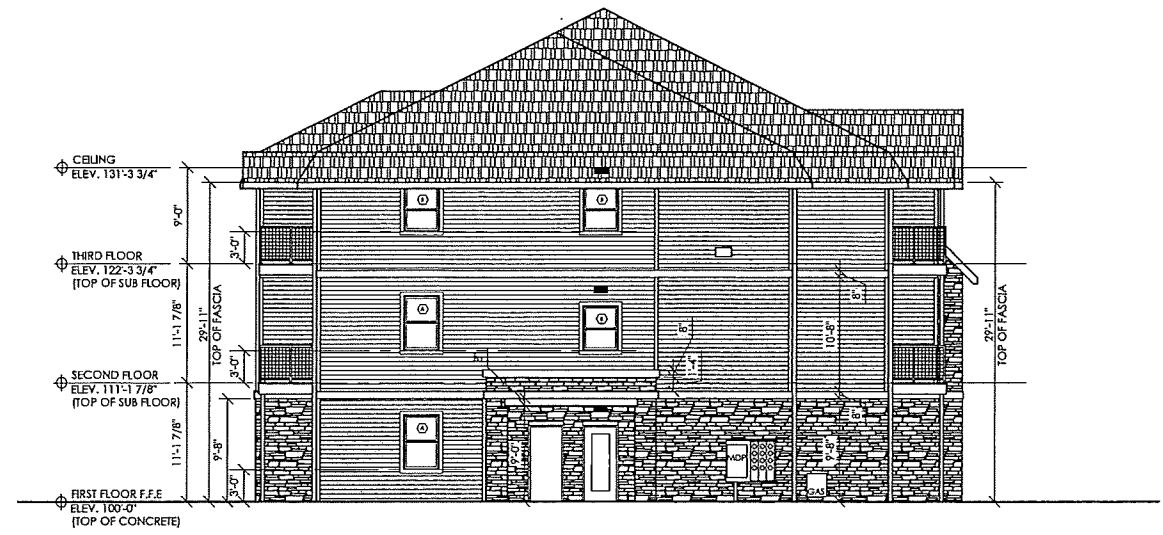
PLAN ENLARGEMENT: EVERGREEN PLANTING





FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1
A5



SIDE ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

2
A5



BACK ELEVATION
SCALE: 1/8" = 1'-0"

3
A5



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

4
A5

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200, Ames, IA 50010
Phone - 515-232-0888 Fax - 515-232-0882 www.benjamin-design.com

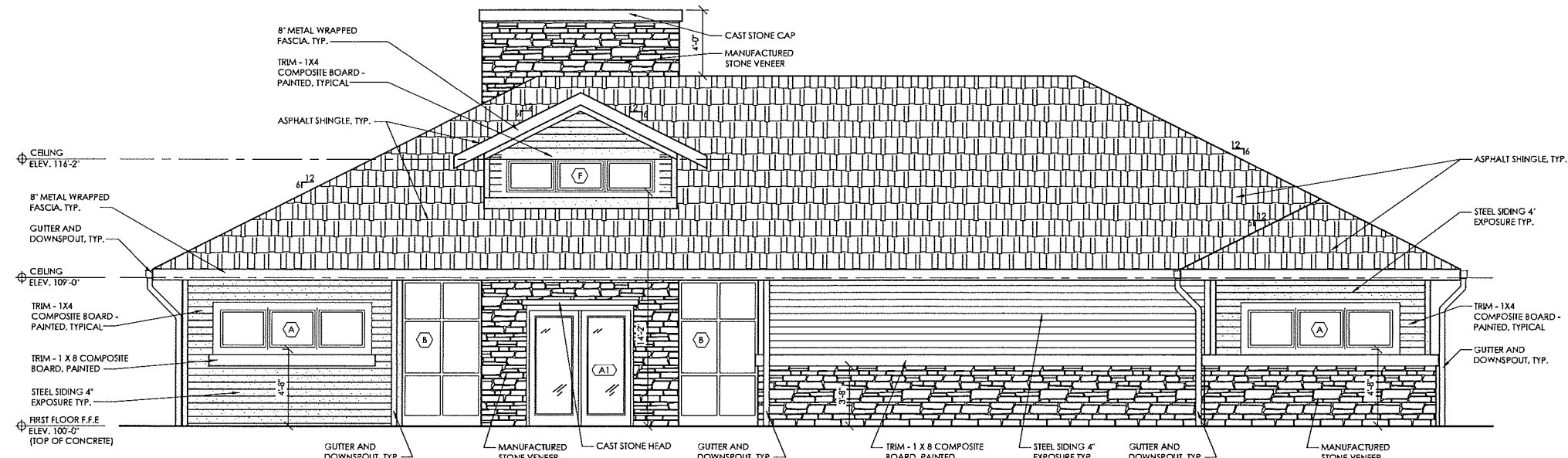


PROJECT LOCATION:
846 500TH AVENUE

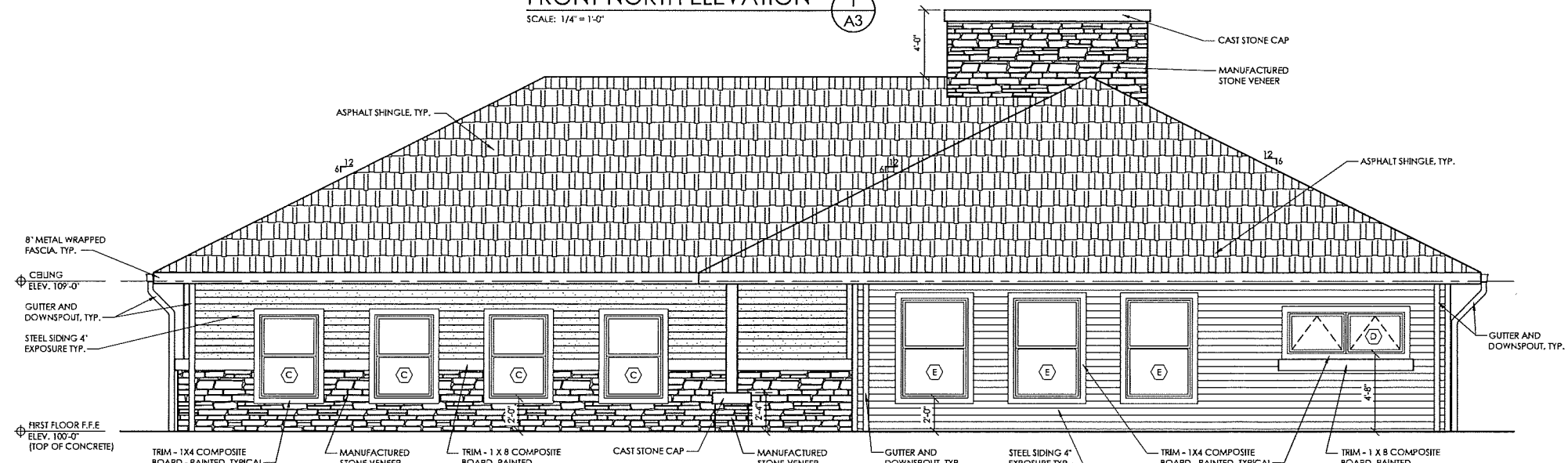
MORTENSEN HEIGHTS
GM PROPERTY MANAGEMENT, LLC
846 500TH AVENUE, AMES, IOWA 50014

(DATE) 07-05-16
(PROJECT NO.) 21524
(FILE NAME) Elevations
(CONTENTS) EXTERIOR ELEVATIONS

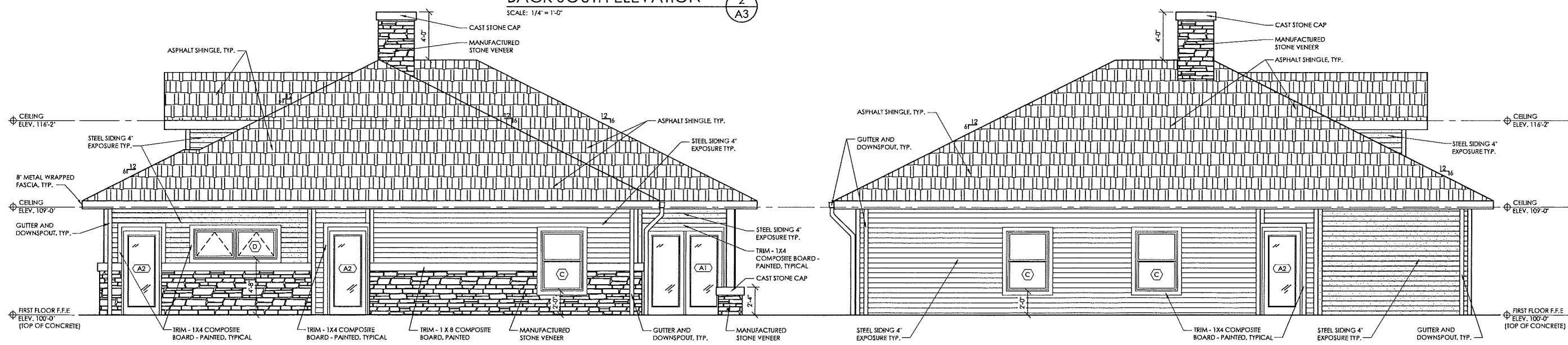
(SHEET NO.) A5 OF 10



FRONT NORTH ELEVATION
SCALE: 1/4" = 1'-0"
1
A3



BACK SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2
A3



EAST ELEVATION
SCALE: 1/4" = 1'-0"
3
A3

WEST ELEVATION
SCALE: 1/4" = 1'-0"
4
A3

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200, Ames, IA 50010
Phone: 515-232-0888 Fax: 515-232-0882 www.benjamin-design.com

PROJECT LOCATION:
846 500TH AVENUE

CLUBHOUSE
MORTENSEN HEIGHTS
GW PROPERTY MANAGEMENT, LLC
846 500TH AVENUE, AMES, IOWA 50014

(DATE) 5-5-16
(PROJECT NO.) 21521
(FILE NAME) CLUB - ELEV
(CONTENTS) BUILDING EXTERIOR ELEVATIONS
(SHEET NO.) A3 OF -

COUNCIL ACTION FORM

REQUEST: REZONE FROM A (AGRICULTURAL) AND HOC (HIGHWAY-ORIENTED COMMERCIAL) TO HOC (HIGHWAY-ORIENTED COMMERCIAL) FOR PROPERTY AT 720 SOUTH DUFF AVENUE

BACKGROUND INFORMATION:

The owner of this property, Amerco Real Estate of Phoenix, Arizona, is requesting rezoning of a single parcel of land located at 720 South Duff Avenue. Amerco also owns the U-Haul site at 710 South Duff Avenue. This site is on the east side of South Duff Avenue (see Attachment A: Location Map and Zoning).

The site currently has split zoning with a one-acre piece rezoned from Agriculture to HOC in February, 2015 and the remainder as Agricultural. Since that time, the City Council approved a final plat which enlarged that one-acre parcel to its current 4.31 acre size. The zoning boundaries did not change with that plat approval. Further, the floodway portion of the site is subject to provisions of the Environmentally Sensitive Overlay.

The site currently contains a single metal structure. U-Haul wishes to rehabilitate the building and construct a new self-storage facility to serve its customers. Self-storage is a use that is limited to enclosed storage of personal goods with access to each unit by the individual renting the space. Warehouses and outdoor storage are not self-storage uses. To accomplish their goals for use of the overall site, rezoning to commercial is required. Development of the site with self-storage will also be subject to approval of a Special Use Permit by the Zoning Board of Adjustment.

The attached addendum includes an analysis of the rezoning proposal, including conformance to policies of the Land Use Policy Plan (LUPP). Conclusions from the staff review of infrastructure demands are that adequate facilities are in place or will be in place to serve the development with the proposed use.

As was discussed at the time of platting, the lot configuration of the site is substandard in terms of street frontage, which yields somewhat limited access to Duff Avenue. The site has 19 feet of street frontage along Duff Avenue, where 50 feet is required within an HOC zoning district. The 19 feet of frontage is a strip of land approximately 400 feet in length that extends from Duff east to the larger developable area of the site.

Staff believes approval of a contract rezoning should accompany the City Council approval of the rezoning. The contract rezone would limit the uses on the site to only a mini-warehouse self-storage facility to address the limited access to the property. In addition, to further the City's goal for enhanced local circulation along South Duff

Avenue and to address this site's limited access, the contract rezone should also establish a requirement for a cross access easement across the west edge of the U-Haul property. The easement will create the opportunity for access from an anticipated future easement at Wal-Mart (north of the site). The easement to the City does not extend to Duff Avenue. However, the adjoining properties along the 19 foot-wide strip of land are part of a separate private cross access easement that benefits those properties and would then connect to the City's new easement.

Planning and Zoning Commission Recommendation:

At a public hearing on June 1, 2016, the Planning and Zoning Commission voted (6-0) to recommend that the City Council **approve** the request for rezoning with the condition that a contract controlling use of the site be presented and approved prior to City Council approval, and that through the rezoning contract process the City Council assure that public access is permitted to the Wal-Mart property. Representatives of two abutting businesses spoke at the hearing and asked for a delay by the Planning and Zoning Commission in order for a better access agreement to be prepared.

ALTERNATIVES:

1. The City Council can approve the request for rezoning from Agricultural (A) and Highway-Oriented Commercial (HOC) to Highway-Oriented Commercial as proposed by the rezoning request, supported by the findings of fact, and **with the contract** controlling the density of development and to provide for a cross access easement.
2. The City Council can approve the request for rezoning from Agricultural (A) and Highway-Oriented Commercial (HOC) to Highway-Oriented Commercial as proposed by the rezoning request, supported by the findings of fact, and **without the contract** controlling the density of development.
3. The City Council can deny the request for rezoning from Agricultural (A) and Highway-Oriented Commercial (HOC) to Highway-Oriented Commercial as proposed by the rezoning request if the City Council finds that the City's regulations and policies are not satisfied.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDATION:

A portion of this site is currently zoned HOC. The subject parcel was recently enlarged with the approval of a minor subdivision final plat for U-Haul Subdivision, First Addition. The proposed rezoning is consistent with the Land Use Policy Plan, and appropriate infrastructure is adjacent to the site.

However, one concern is the access to this lot through the narrow 19-foot wide access way to South Duff Avenue. The use the applicant proposes is a low traffic volume use, and a contract to limit the types of uses would be appropriate to mitigate impacts on the adjacent owners that have an access easement over this strip and to mitigate the limited width of the access. The accompanying contract for rezoning includes provision for a new easement that will replace the 'future access easement' that was provided at the time of the final plat approval.

Additionally, a floodway easement along the south edge of the site restricts development from occurring within the floodway. This easement exceeds the limitations of the O-E Overlay zoning district and was established at the time of subdivision plat approval.

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

ADDENDUM

Existing Land Use Policy Plan. The Land Use Policy Plan designates this site as Highway Oriented Commercial. This designation is applied over much of the South Duff Avenue corridor except for the Squaw Creek Floodway (see Attachment B).

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Metal building, some farmland
North	Commercial (Wal-Mart)
East	Farmland
South	Farmland, Squaw Creek
West	Commercial/retail

Existing/Proposed Zoning. A portion of this lot is already zoned HOC. This includes the 19 foot access that extends to South Duff Avenue as well as the one-acre site surrounding the existing building. The front portion has been zoned HOC since the adoption of the current map in 2000. As noted above, the City Council rezoned the one-acre parcel last year. The remainder of the site is zoned A-Agriculture as it has been used for farmland for many years. The floodway area of the property is zoned Environmentally Sensitive Overlay, and this Overlay will be unchanged by the rezoning request to HOC.

Public Infrastructure. All public infrastructure is available and can serve the site upon its development.

Flood Plain. Most of the site is within the FEMA-designated Floodway Fringe (see Attachment C). Any development within that area, whether improvements to an existing structure or construction of a new building, will need to meet the requirements of the flood plain ordinance. This will require that the structures be protected from floodwaters to a depth of three feet above the water surface level of a one hundred year flood. That protection can be accomplished by either elevating the lowest floor of the building or flood-proofing the building to that level.

The southeast portion of the site is within the Floodway. In general, only very limited development is allowed within the Floodway and would likely require an environmental assessment and approval of a major site development plan. However, the recently approved subdivision plat placed an easement over the Floodway. This easement restricts uses to only vegetative cover—no building or structure (including paving) can be placed within it. This easement is in response to City staff describing the concerns of development in the Floodway and the recent amendments to the Environmentally-Sensitive Areas Overlay and Flood Plain Regulations. The easement prevents any development on that site unless the City vacates the easement to allow it.

Uses. The proposed HOC zoning category allows a broad range of uses. The site has only a 19-foot wide access to a public right-of-way (South Duff Avenue) on which is an access easement shared by the proposed Jimmy John's to the north and the Boston Commons development to the south. This narrow access would not support large traffic volumes without potentially creating issues to the abutting properties as it is not built to the full width of a two-way commercial access way that meets SUDAS standards.

When the subdivision plat was in front of the City Council in May, concern was raised regarding the potential for uses that might negatively impact the access. In response, staff suggested that a contract rezoning to limit the intensity of uses might be considered at the time of rezoning. To that end, staff proposes a contract rezoning that would limit the use of the site to mini-storage warehouse facilities.

Self-storage is special use within the requested HOC zoning. The Zoning Board of Adjustment must approve such a request. Article 13 includes specific provisions for the design of such a facility. Additionally, a self-storage facility cannot be used as a warehouse for general storage, nor does it permit outdoor storage. All uses for self-storage would be confined to a building.

Contract. To facilitate the rezoning of the property, staff has prepared a contract to address the use of the site. As noted above, access to the site is narrow and does not meet the width requirements of the subdivision ordinance. The subdivision plat was approved but the concern was recognized that the access would not support traffic associated with some commercial uses. The applicant has stated that they desire to use the site as a mini-storage warehouse facility. The contract reflects that desire.

The contract also requires the owner to establish a new easement providing access for the public to the businesses along South Duff Avenue whose access will be limited when the median and traffic light are installed. A future access easement was granted at the time of the U-Haul subdivision plat approval but defects in the language of that easement grant require it to be vacated and a new easement granted.

The contract also requires, as part of the site development of the U-Haul site, to establish a driveway access leading up to the south boundary of the Wal-Mart property. This is the point where a new (but yet to be granted) easement will allow traffic to access the traffic light in front of Wal-Mart. This easement allows those businesses to establish their own accesses to that driveway from the rear of their properties. This driveway shall be completed within two years following the date of rezoning.

A public hearing to vacate the existing easement is on the agenda for August 9th. The existing easement should not be vacated unless the contract rezoning is approved and the replacement easement has been recorded.

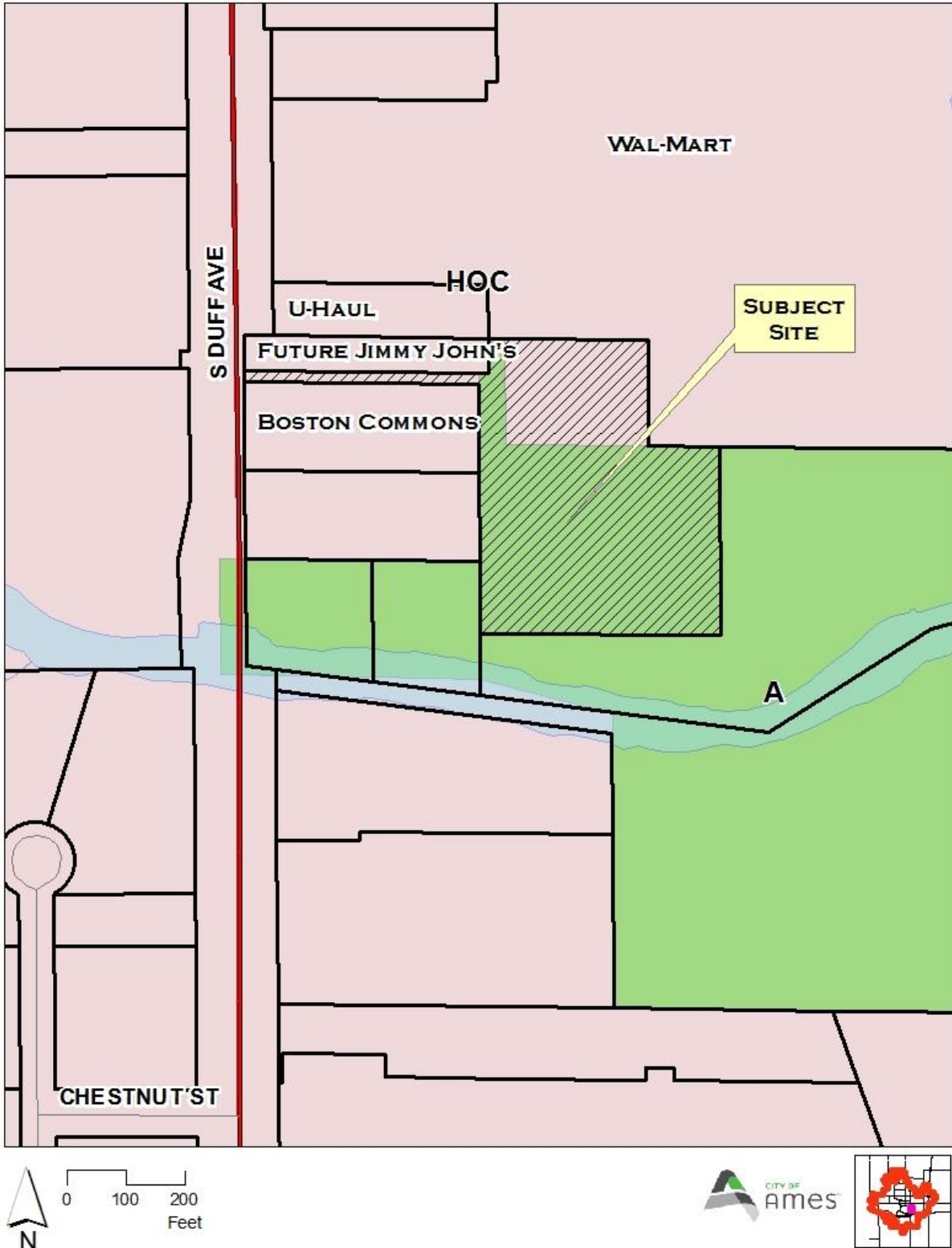
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Findings of Fact

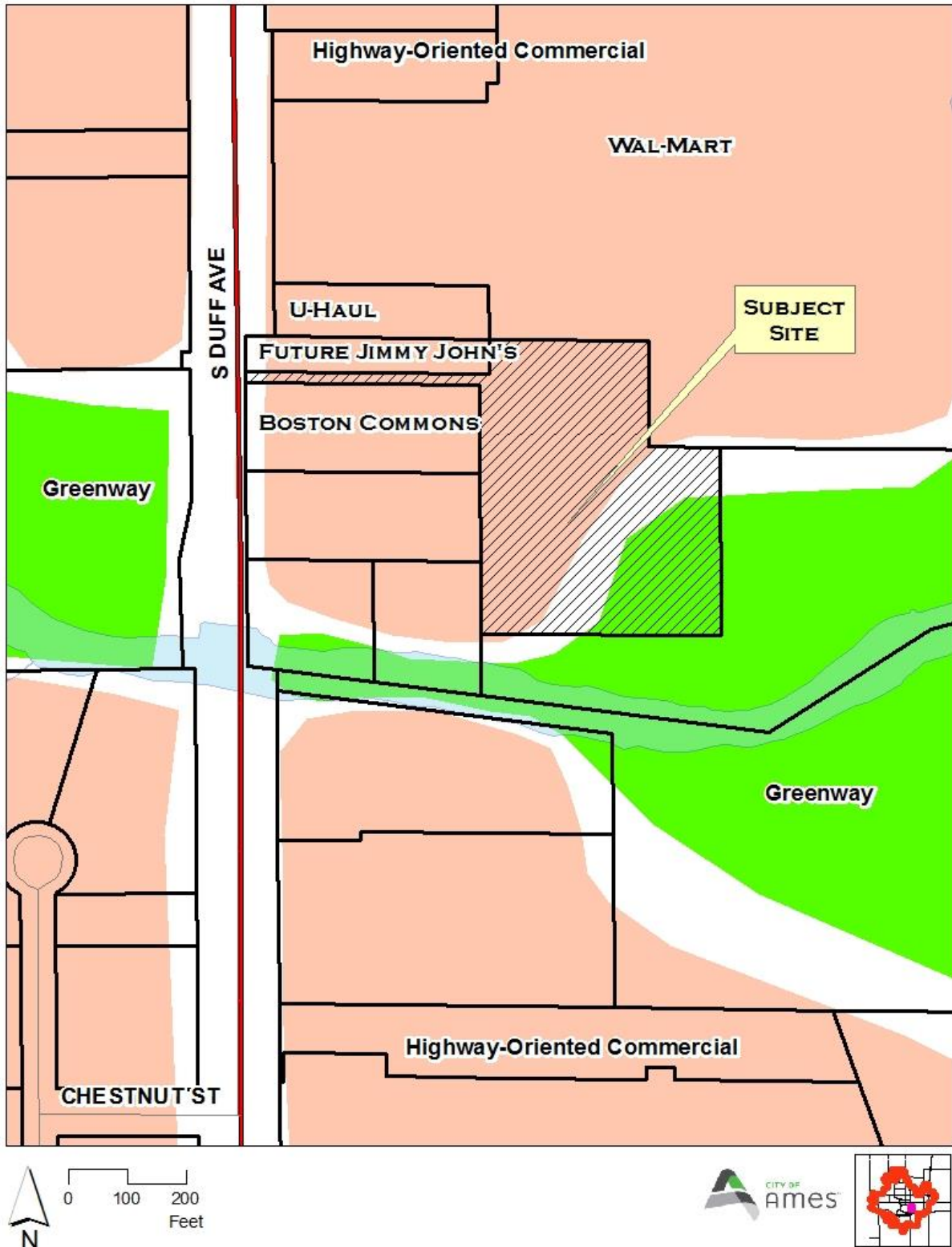
Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. *Ames Municipal Code Section 29.1507(2)* allows owners of fifty percent (50%) or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The owner of this single parcel has requested the rezoning.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as Highway-Oriented Commercial.
3. The Highway-Oriented Commercial land use designation supports HOC zoning designation.
4. Infrastructure is available to this site. Specific service line locations will be identified during site plan review.
5. A contract for rezoning has been prepared and is intended to ameliorate impacts of development on this site. The contract:
 - a. Limits the use of the site to a mini-storage warehouse facility.
 - b. Requires the grant of an easement as shown on the approved subdivision plat.
 - c. Requires the paving of 300 feet of a driveway to the south line of the Wal-Mart property within two years of the approval of the rezoning.
 - d. Allows abutting property owners to construct an access to that driveway at their cost and after site plan review by the City and U-Haul.

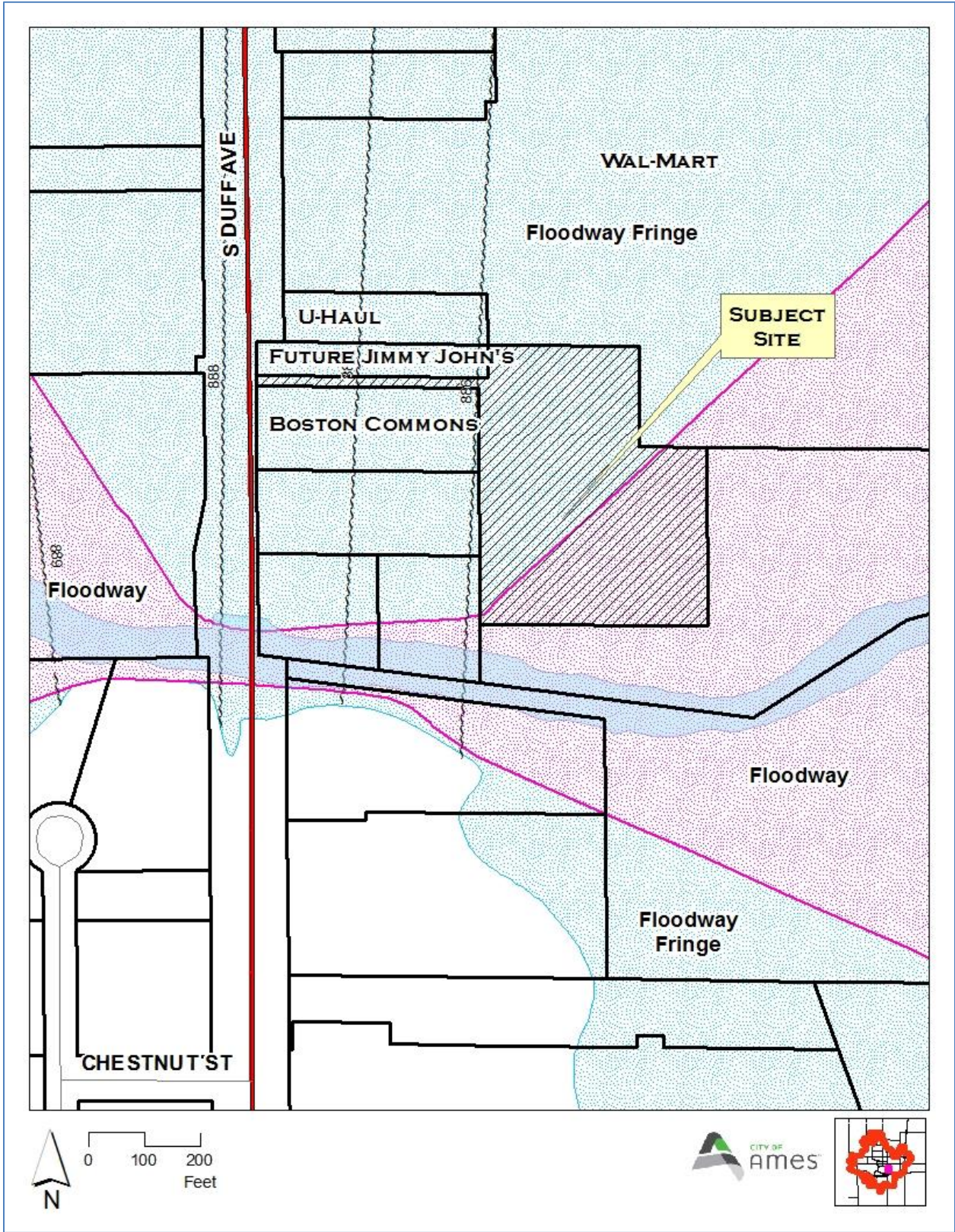
Attachment A: Location and Current Zoning Map



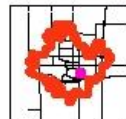
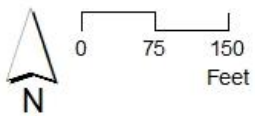
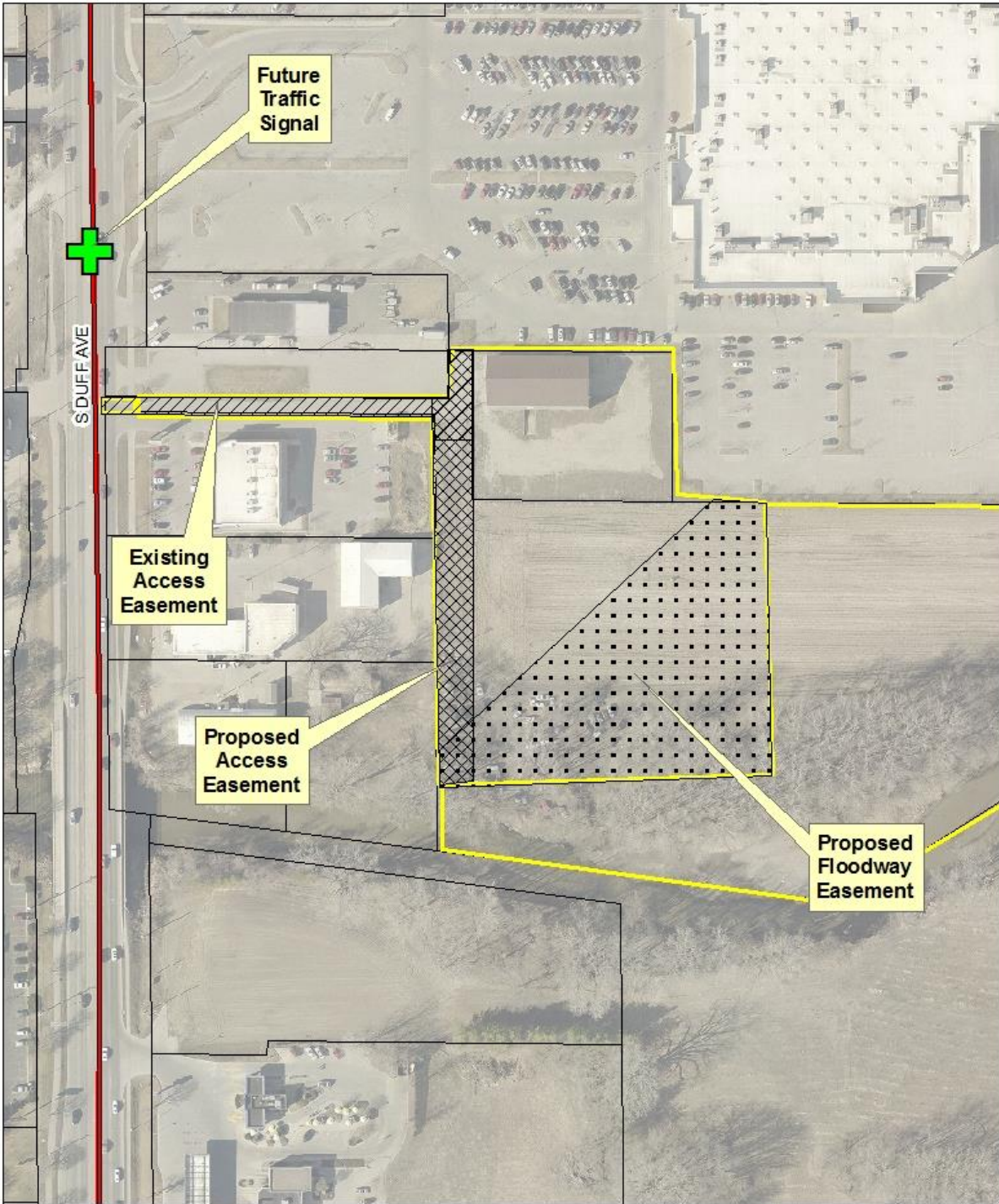
Attachment B: LUPP [Excerpt]



Attachment C: Flood Plain



Attachment D: Easements



Attachment E: Applicant's Letter



U-HAUL COMPANY OF IOWA
6310 DOUGLAS AVE. • URBANDALE, IOWA 50322-3312 • PHONE: (888) 793-4001 • FAX: (515) 270-1952

Rezone Application Information

Submittal Date:

8-6-2015

Legal Description

See attached zoning exhibit

Current Zoning:

Agricultural (A)

Proposed Zoning:

Highway Commercial (HOC)

Reason for Requesting Rezoning:

To further our ability to offer services to the citizens of Ames, IA

Consistency of the Rezoning with the Land Use Policy Plan:

In order for us to continue our plans of adding self storage to our services offered it has been determined that a zoning change is necessary. This parcel fits in the current land use policy plan as HOC.

Proposed Use:

We are proposing the construction of a 40,000 sq. ft. (+/-) multi-story storage facility. This facility will incorporate the existing 7,237 sq. ft. warehouse building into the design and construction of the facility. Portions of the new building may be climate controlled. Self-storage areas of the building will be internally accessed by our customers, which will limit the need for exterior overhead doors.

Land Area:

Approximately 4.3 acres

Moving Made Easier.

HOGAN LAW OFFICE
3101 INGERSOLL AVENUE, SUITE 103
DES MOINES, IOWA 50312
(515) 279-9059
FAX (515) 277-5836

TIMOTHY C. HOGAN
COURTNEY I. SCHULTZ

August 5, 2016

VIA E-MAIL (dvoss@city.ames.ia.us) and US MAIL

Mayor Ann Campbell
City of Ames
PO Box 811
515 Clark Avenue
Ames, Iowa 50010

RE: U-Haul Rezoning and South Duff Access Project

Dear Mayor Campbell and the Ames City Council:

I am writing on behalf of Boston Commons Ames, LLC, which owns the property located at 806 S. Duff Avenue. U-Haul has requested the City to rezone the property located at 720 S. Duff Avenue from Agricultural to Highway-Oriented Commercial. This request will be considered by the City Council on August 9.

My client is not opposed to the rezoning request but does remain concerned about access to and from Duff Avenue. As you know, the City has been working with the Iowa Department of Transportation and the property owners along this portion of Duff Avenue in connection with the South Duff Access Project. An access easement was recorded on May 17 in an apparent effort to address the access issue for my client's property and other properties that will eventually need access through the U-Haul property to use the signalized access to and from Duff Avenue. However, the recorded easement is defective in several aspects. We raised these concerns at the Planning and Zoning meeting on June 1.

My client requests the City to condition to the U-Haul rezoning and site plan, when considered, upon the establishment and construction of an access easement connecting my client's property to the traffic signal through the U-Haul property. Currently, a draft access easement between Wal-Mart and certain adjacent property owners is being developed, but my client's property is not yet included as a benefited property. In order to facilitate interconnectivity between the properties, the Wal-Mart easement needs to include all of affected properties.

Mayor Ann Campbell
City of Ames
August 5, 2016
Page 2

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Courtney Schultz". The signature is written in a cursive, flowing style.

Courtney I. Schultz

Cc: Harry Wolf – Boston Commons Ames, LLC (via e-mail)
Damion Pregitzer – City of Ames – Engineering (via e-mail)
Charles Kuester - City of Ames – Planning (via e-mail)

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5146
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 720 South Duff Avenue, is rezoned from Agricultural (A) and Highway-Oriented Commercial (HOC) to Highway-Oriented Commercial (HOC).

Real Estate Description: Lot 1 of U-Haul Subdivision, First Addition, in the City of Ames, Story County, Iowa.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

~~ITEM # 17~~
~~DATE: 07-26-15~~

COUNCIL ACTION FORM

**SUBJECT: PUBLIC ACCESS EASEMENT VACATION FOR 720 SOUTH DUFF AVENUE;
 U-HAUL SUBDIVISION, FIRST ADDITION MINOR SUBDIVISION FINAL PLAT**

BACKGROUND:

The City Council approved a final plat for U-Haul Subdivision, First Addition, at its meeting on May 10, 2016. That plat also included a grant of an Access Easement to provide access from the rear of South Duff Avenue properties to the planned traffic signal in front of Wal-Mart. The easement is intended to augment access to those properties after the median and traffic light are installed.

As the Public Works Department moves forward with design for the project, the easement provided by U-Haul needs to be replaced with language that more explicitly grants access to the public. U-Haul is in the process of rezoning the property and has agreed as part of the rezoning process to provide for an updated easement that meets the interests of the City.

It is requested that City Council set August 9, 2016 as the date of the public hearing to consider vacation of the easement. At that meeting, the City Council will be asked to accept a new easement and to take action on the rezoning request for U-Haul. If at the time of the public hearing there is not an adequate replacement easement, staff will not recommend vacation of the easement until one is received.

ALTERNATIVES:

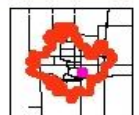
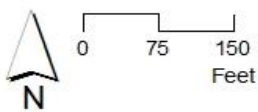
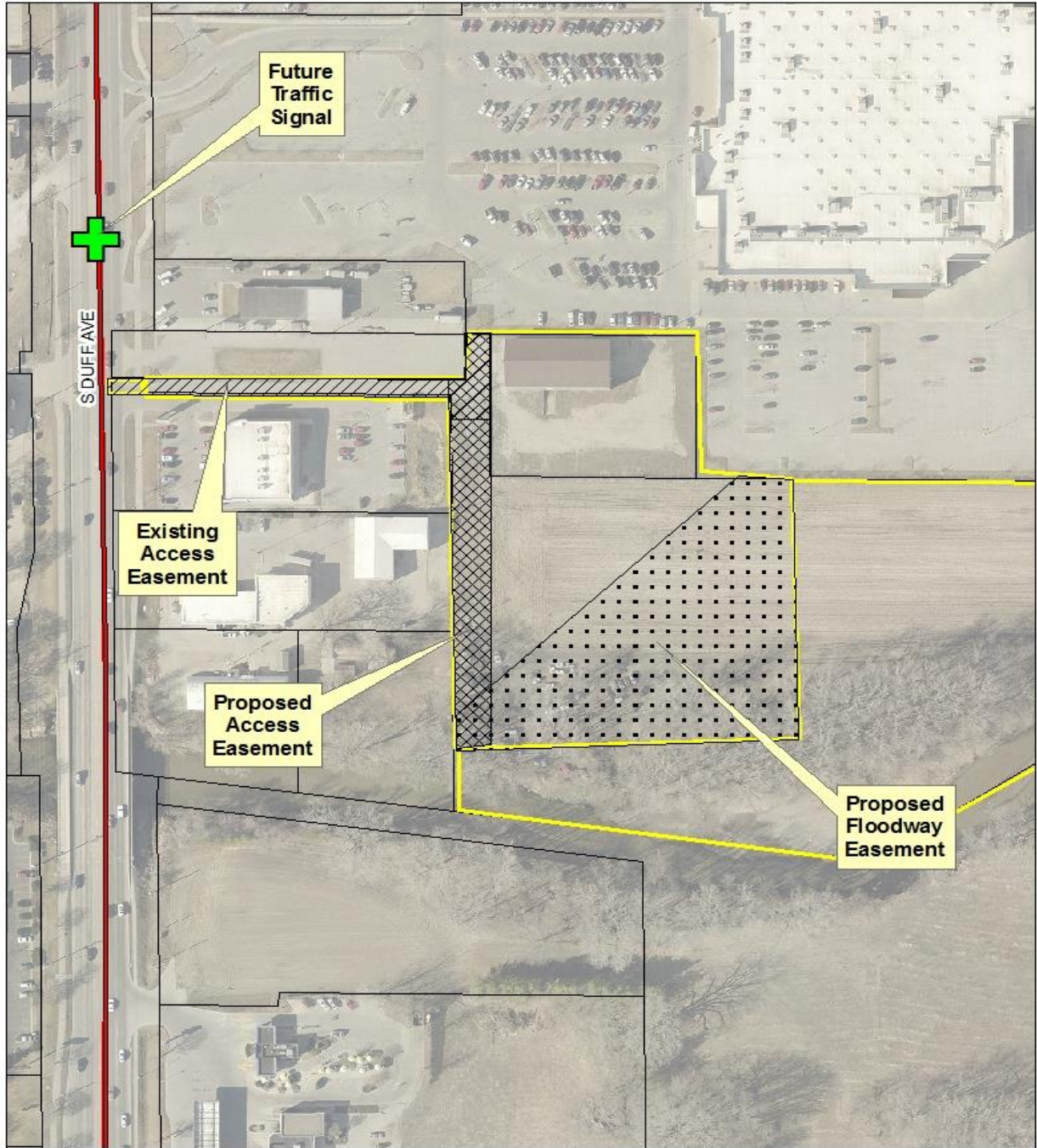
1. Approve the process of vacating the Future Access Easement on Lot 1 of U-Haul Subdivision, First Addition and set the date of public hearing as August 9, 2016, for first passage of the Ordinance.
2. Retain the easement.

MANAGER’S RECOMMENDED ACTION:

The current easement contains ambiguities and needs to be vacated with a new easement adopted in order to provide access rights for the public. City staff is preparing new easements as part of the South Duff Avenue median and traffic light project to direct vehicular traffic from various properties on the east side of South Duff Avenue to the proposed traffic light in front of Wal-Mart. Staff intends to incorporate this language into the upcoming U-Haul rezoning request to replace the current easement.

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

ATTACHMENT 1: EXISTING EASEMENTS
[NOTE: ONLY THE "PROPOSED ACCESS EASEMENT" IS BEING VACATED]



COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3505 AND 3515 LINCOLN WAY (WALNUT RIDGE)

BACKGROUND:

In September of 2015 the City Council approved a Major Site Development Plan to allow for the development of a commercial and residential mixed-use development on two parcels at 3505 and 3515 Lincoln Way. The subject site totals 2.23 acres and is located just west of the Franklin Avenue intersection. (See Attachment A Location and Existing Zoning Map.) **Due to some corrections needed on the architectural plans to address building code requirements for the interior stairways, the owners, Turn Key Investments, LLC and Chuck Winkleblack, are requesting approval of an amendment to the site plan to revise the buildings to include a small building addition (2' by 6'-6") for exiting of the building along the west facade of the west building and the east facade of the east building.** (See Attachment B.)

The overall project approved two, three-story buildings containing 10,912 square feet of commercial space and 18 dwelling units. The project has a single point of access from Lincoln Way and a second access point from a rear alley. The design incorporated commercial space at the front of the site perpendicular to Lincoln Way with outdoor seating and plaza areas. Parking is located between buildings and to the rear of the site. The architectural design is contemporary in its aesthetic with a prominent corner element, a flat roof, substantial amounts of commercial glazing at the ground level, asymmetric window patterns for the upper floors, use of brick and metal accents on exterior facades, and fiber cement siding and panel systems.

The proposed building additions on both buildings extend into areas already approved for paved patios and sidewalks, so revisions to the existing layout for sidewalks or circulation for the site is not necessary. No additional revisions from the previously approved site plan regarding layout or design have been requested. The proposed change does not materially impact the aesthetic of the project or the function of the site.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting of July 20, 2016, the Planning and Zoning Commission reviewed the proposed amendment to the approved major site plan for this mixed-use project. There were no comments for the Commission, applicant or the public. By a vote of 5-0, the Commission recommended that the City Council approve the amendment to the Major Site Development Plan for Walnut Ridge in accordance with the plan submitted in Attachment B.

ALTERNATIVES:

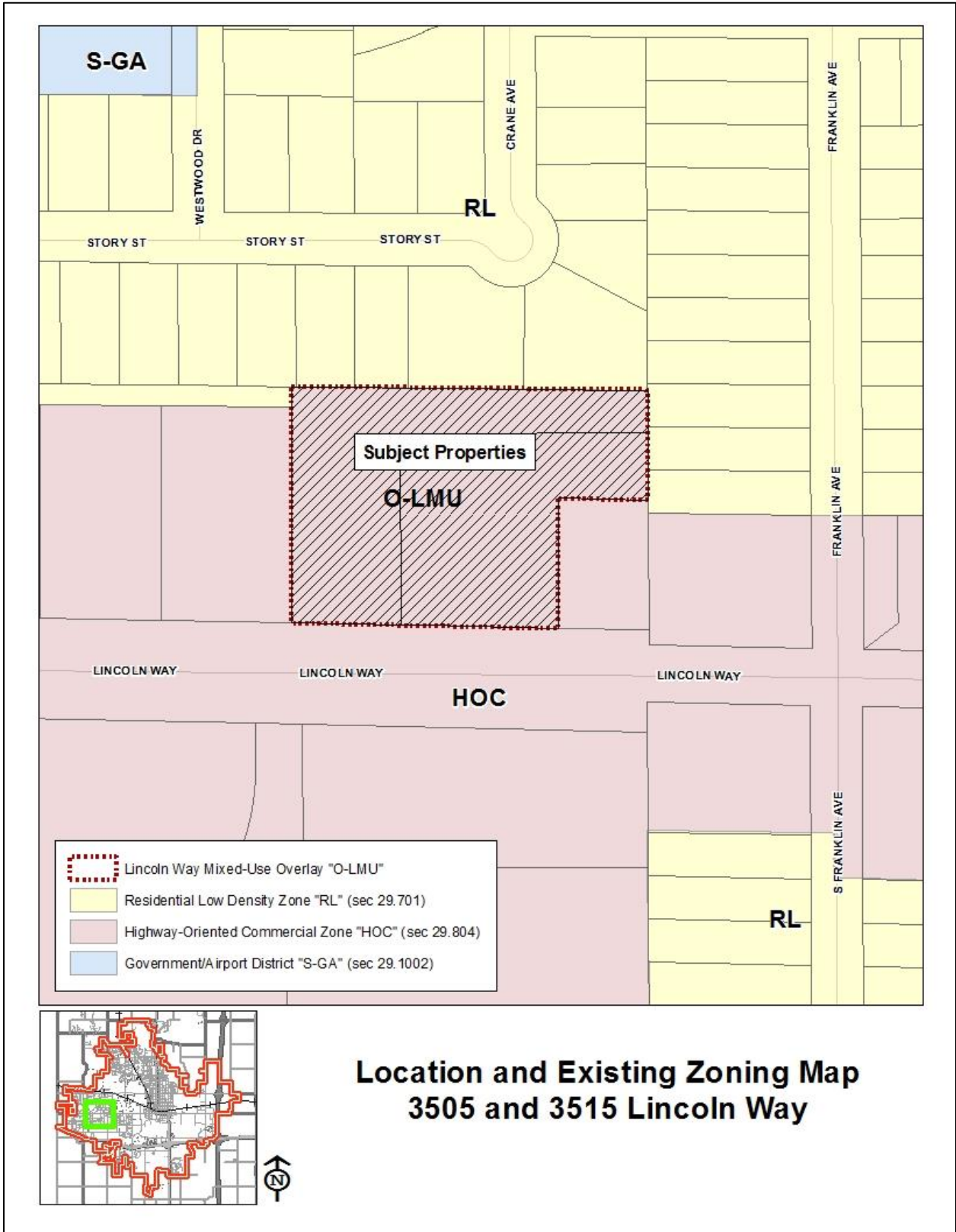
1. The City Council can approve the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way to allow for the proposed new building additions to meet code requirements for the two stairways.
2. The City Council can deny the request for the Major Site Development Plan Amendment for 3505 and 3515 Lincoln Way.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

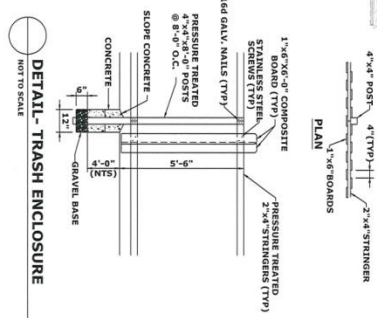
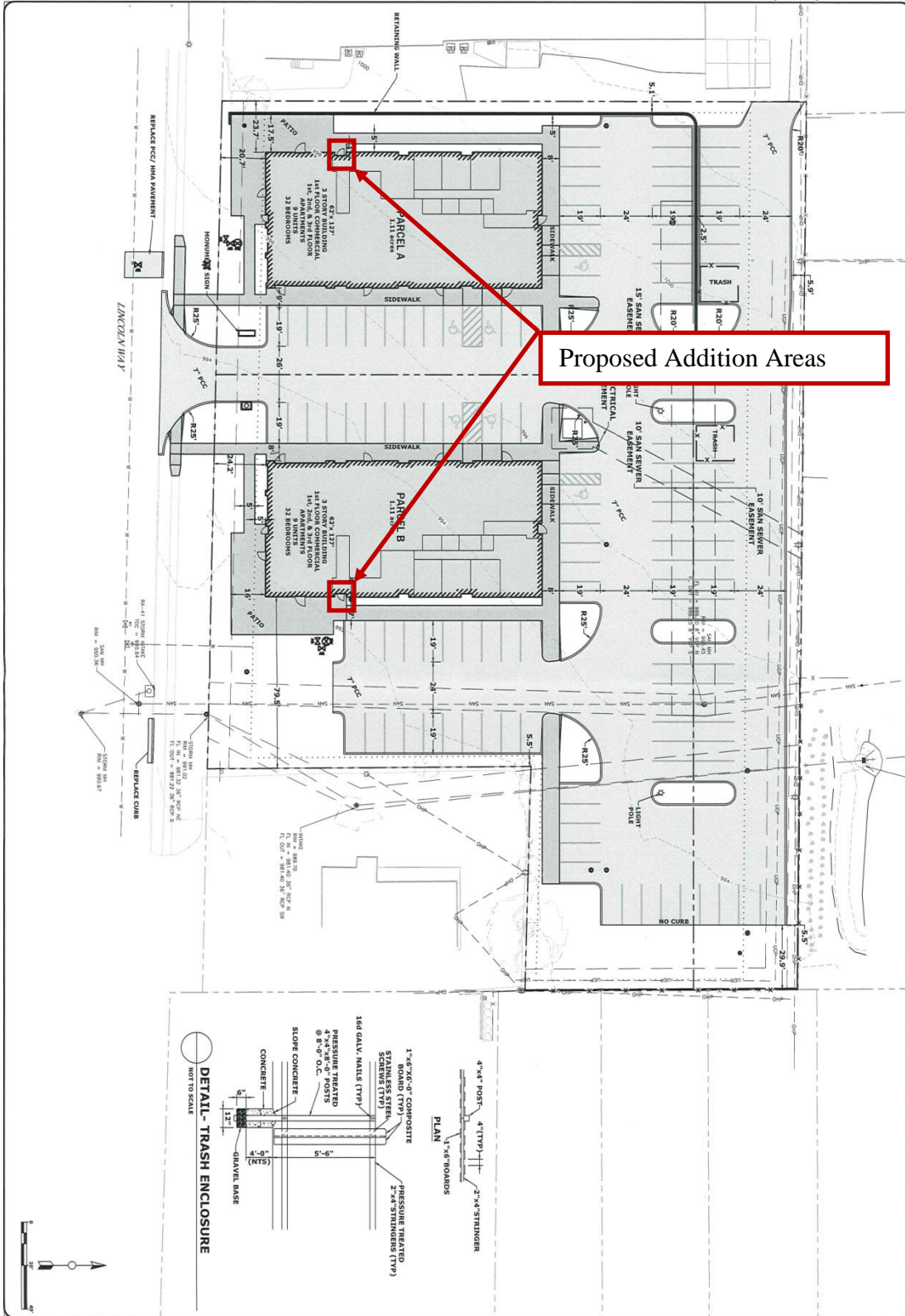
When City Council approved the Major Site Development Plan for development of the properties addressed as 3505 and 3515 Lincoln Way, it determined that the Plan meets the minimum criteria and standards for approval listed in Ames *Municipal Code* Section 29.1502(4)(d). The requested Major Site Development Plan amendment meets the applicable design standards and criteria of the Zoning Ordinance and is still in line with the original Major Site Development Plan and criteria.

Therefore, it is the City Manager's recommendation that the City Council adopt Alternative #1 as stated above.

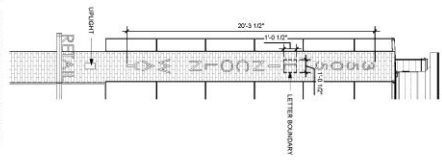
Attachment A Location and Existing Zoning Map



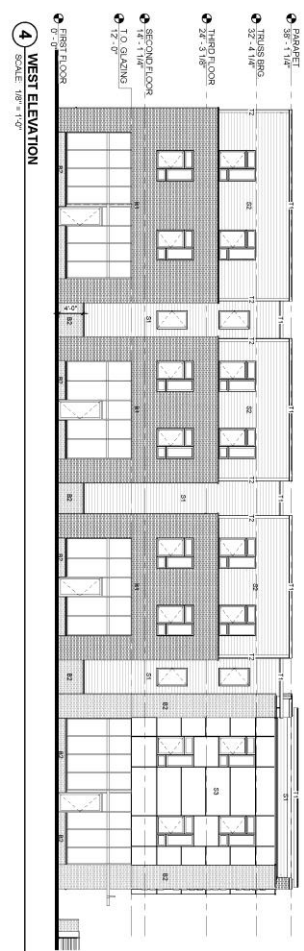
Attachment B Major Site Development Plan Amendment Documents



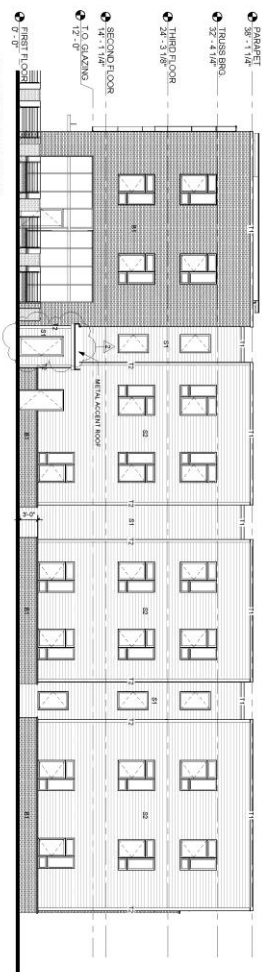
<p>PROJECT NO. 2011010</p> <p>DATE 07/20/11</p> <p>SCALE C2.0</p>	<p>SITE LAYOUT AND DIMENSIONING PLAN WALNUT RIDGE COMMERCIAL</p> <p>3515 & 3505 LINCOLN WAY AMES, IA</p>		<p>FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0103</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>07/20/11</td> <td>AS PER SRC COMMENTS DATED 7/17/11</td> <td>SAW</td> <td>07/21</td> </tr> <tr> <td></td> <td></td> <td>DRAWN</td> <td>07/21</td> </tr> <tr> <td></td> <td></td> <td>CHECKED</td> <td></td> </tr> <tr> <td colspan="4" style="text-align: right;">LAST UPDATE: 07/20/11</td> </tr> </tbody> </table>	DATE	REVISION	BY	DATE	07/20/11	AS PER SRC COMMENTS DATED 7/17/11	SAW	07/21			DRAWN	07/21			CHECKED		LAST UPDATE: 07/20/11			
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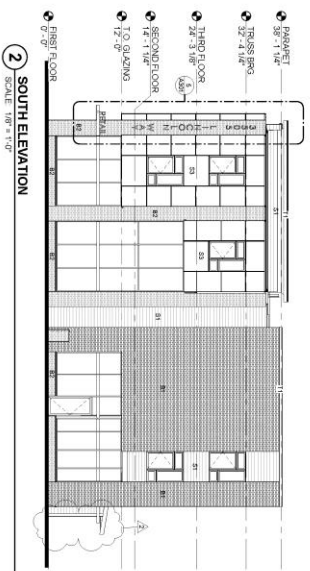
5 SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



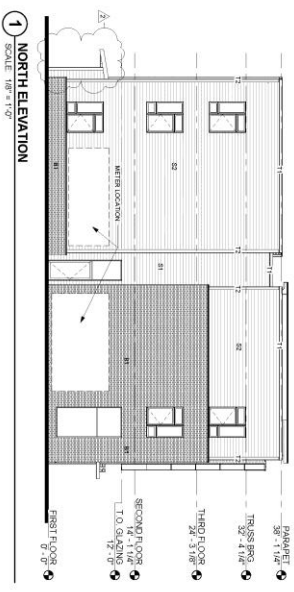
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE

Item	Description
01	Black, 1/2" x 1/2" x 1/2"
02	1/2" x 1/2" x 1/2"
03	1/2" x 1/2" x 1/2"
04	1/2" x 1/2" x 1/2"
05	1/2" x 1/2" x 1/2"
06	1/2" x 1/2" x 1/2"
07	1/2" x 1/2" x 1/2"
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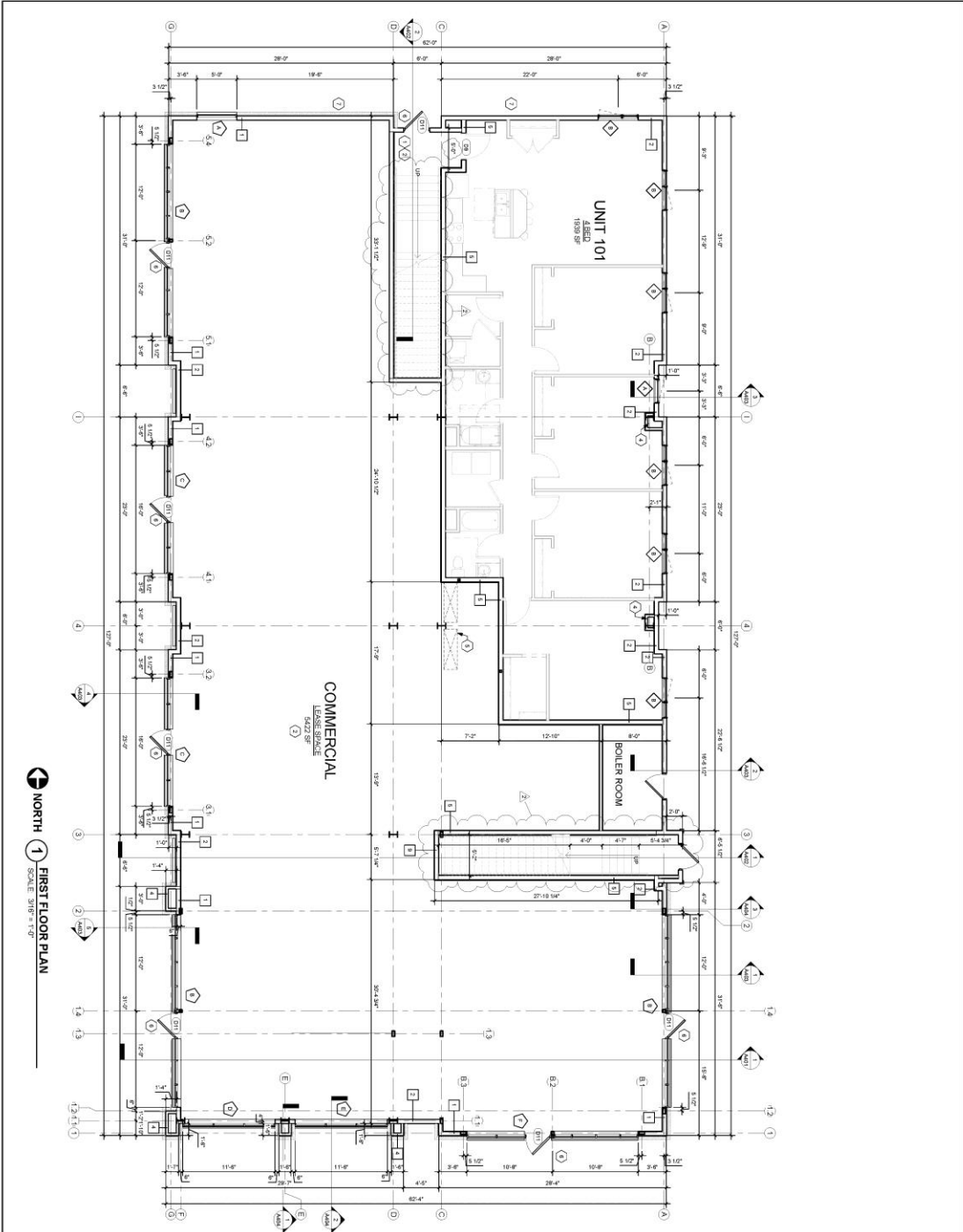
PROJECT:
Lincoln Way Mixed-Use
3505 Lincoln Way
Ames, IA

DATE:
04/18/2018
PROJECT NO. 14-098

SCALE:
1/8" = 1'-0"

PROJECT:
A301





NORTH **1** **FIRST FLOOR PLAN**
SCALE: 3/8" = 1'-0"

- PLAN NOTES**
- 1 STAIRS - SEE STAIR PLAN AND DETAIL SECTIONS
 - 2 ACCESSIBLE COMPLIANCE - SEE ALL COMMON AREAS, TYPE AND LOCATIONS
 - 3 COLUMN AND LOCATION OF STRUCTURAL
 - 4 INTERNAL ROOM PARTITION LOCATION - ASSUMED TO BE IN PLACE AND ACCORDANT WITH ALL APPLICABLE REGULATIONS AND CODES. THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED AS PART OF THE CONTRACT. SEE ARCHITECT'S NOTES FOR FURTHER INFORMATION.
 - 5 STAIR #1 ENTRY - SEE STRUCTURAL
 - 6 STAIR #2 ENTRY - SEE STRUCTURAL
 - 7 METRIC LOCATION - SEE ELEVATION SHEETS AND

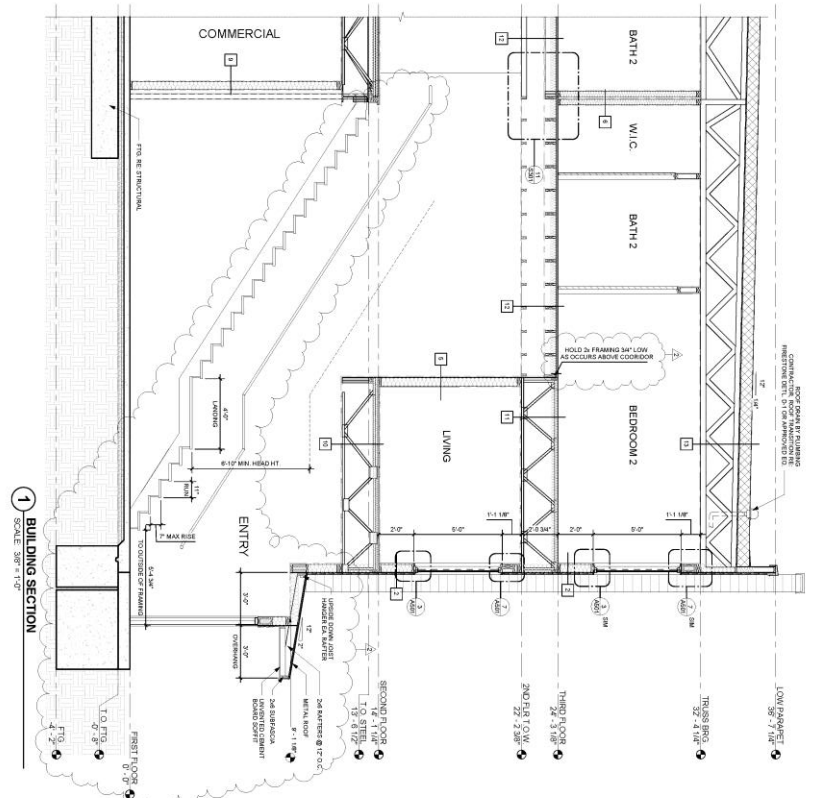
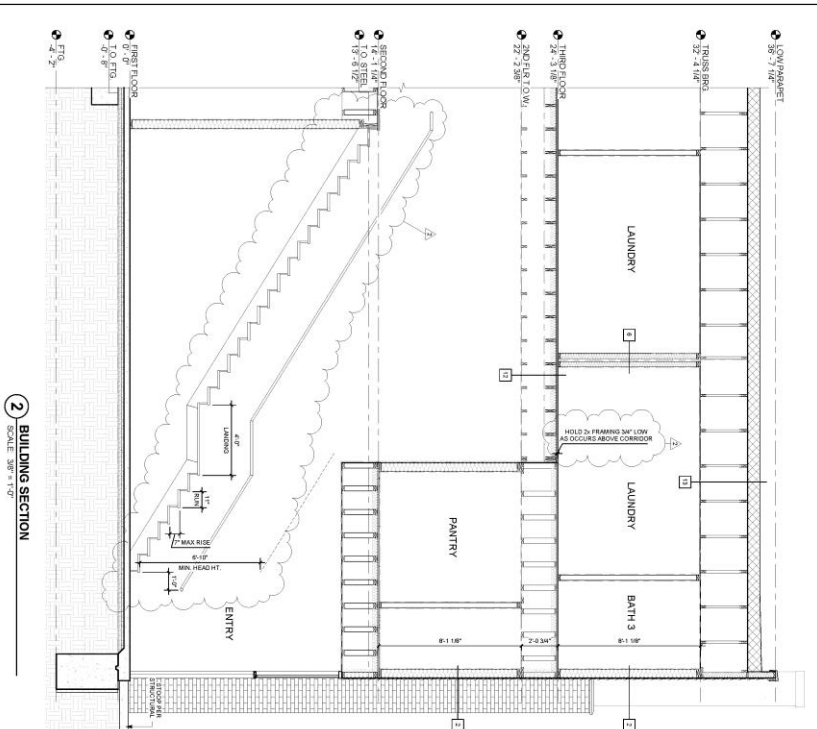
PROJECT:
Lincoln Way Mixed-Use
3505 Lincoln Way
Ames, IA

DATE: 04/18/2016
CONTRACT: 14-088
PROJECT: First Floor Plan

NO. 101
A101



JCorp
1700 EAST 10TH STREET
AMES, IA 50010
PHONE: 515.281.1111
WWW.JCORP.COM



A402

PROJECT:
3505 Lincoln Way
Ames, IA

Lincoln Way Mixed-Use
3505 Lincoln Way
Ames, IA

JCorp
ARCHITECTS
1100 W. 10TH ST.
AMES, IA 50010
PH: 515.281.4400
WWW.JCORPARCHITECTS.COM

Attachment C
Design Standards for Major Site Development Plans
(from Ames *Municipal Code* Section 29.1502(4)(d))

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.
2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.
3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.
4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.
5. Natural topographic and landscape features of the site shall be incorporated into the development design.
6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.
7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.
8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.
9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.

10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.
11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

ITEM # 16
DATE: 07-26-16

COUNCIL ACTION FORM

SUBJECT: SETTING DATE OF PUBLIC HEARING FOR STATE REVOLVING FUND CLEAN WATER LOAN IN AN AMOUNT NOT TO EXCEED \$797,000 FOR LIFT STATION IMPROVEMENTS

BACKGROUND:

The City's capital improvement plan includes a \$797,000 project to make significant improvements to two wastewater lift stations, referred to as the Orchard Drive Lift Station and the Highway 30 Lift Station. Both lift stations are nearing the end of their useful lives and are also in need of upgrades to ensure safe, reliable, and efficient operation.

A State Revolving Fund (SRF) Clean Water Loan in the amount of \$797,000 has been identified as the funding source for the lift station improvements. Repayment of the loan will be from wastewater utility revenues. A public hearing is required to proceed with the SRF loan.

ALTERNATIVES:

1. The City Council can set August 9, 2016 as the date of public hearing to enter into a State Revolving Fund Clean Water Loan agreement in an amount not to exceed \$797,000.
2. The Council can delay the hearing on the loan agreement and the project to improve the wastewater lift stations.

MANAGER'S RECOMMENDED ACTION:

Setting the date of public hearing will ensure that City staff can proceed with the loan funding and wastewater lift station improvements plan as previously approved by Council.

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

COUNCIL ACTION FORM

SUBJECT: CYRIDE FACILITY INTERCEPTOR PIT UPGRADES PROJECT

BACKGROUND:

CyRide’s original building was constructed in 1983, and includes six interceptor pits that collect sand, salt and fluids that drip from the buses while parked at the facility. Solids that collect in these pits are then periodically removed and disposed of according to environmental regulations. After 33 years, these pits have deteriorated and are physically crumbling due to the constant wear and tear of the buses traveling over them.

As part of CyRide’s federal requirement for a facility in good state of repair, the transit agency has included \$375,000 for replacement of these pits in the 2016-2021 Capital Improvements Plan, with the work to be accomplished during the 2016/17 budget year. The estimated cost was established based on an architectural and engineering firm’s cost analysis. The funding secured for this project is as follows:

Funding Source	Budgeted Funding
Federal Capital Grant	\$300,000
CyRide Capital Budget	\$ 75,000
TOTAL	\$375,000

With an established budget, staff developed specifications and solicited bids for the project this summer, with bids received on July 28, 2016. Two general contractors submitted bids as follows:

Woodruff Construction LLC of Ames, IA	\$229,915
Minturn, Inc. of Brooklyn, IA	\$324,500

Woodruff Construction’s bid was the low bid for this project. All required forms and certifications were included, making this firm the lowest responsive bidder.

The Ames Transit Agency Board of Trustees will meet on Wednesday, August 24, 2016 to review this bid; therefore, consideration of award of this project will be subject to approval by the Transit Board of Trustees at its August meeting.

ALTERNATIVES:

1. Contingent on approval by the Transit Board of Trustees, approve the final plans and specifications for the CyRide Facility Interceptor Pit Upgrades Project and

award a construction contract to Woodruff Construction, LLC of Ames, Iowa for a lump sum amount of \$229,915.

2. Reject Alternative #1 and direct staff to modify the project to reflect local priorities.

MANAGER'S RECOMMENDED ACTION:

Approval of plans and specifications, as well as awarding of a construction contract, will allow CyRide to move forward with a needed facility improvement project to ensure smooth operation of CyRide's service and meet the requirements of a federally-funded facility in good state of repair.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby approving final plans and specification for construction of the CyRide Facility Interceptor Pit Upgrades project and awarding a construction contract to Woodruff Construction, LLC of Ames, Iowa, for a lump sum amount of \$229,915, subject to the Transit Board of Trustees approval of the award.

COUNCIL ACTION FORM

**SUBJECT: CITY HALL PARKING LOT RECONSTRUCTION
(SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS)**

BACKGROUND:

This is a rebidding of a project previously bid in June where bids were rejected and the project was sent back for redesign. The new bids are again over budget, and staff needs time to develop a recommendation on how to proceed with the project.

By way of background, on February 24, 2015, City Council authorized application for two state-funded grants to facilitate storm water quality and quantity improvements in the downtown area. The City subsequently received \$100,000 from the Iowa Department of Agriculture and Land Stewardship (IDALS) for water quality improvements as proposed in the application. Funding from the State Revolving Fund (SRF) Sponsored Project Program was also awarded in connection with two SRF funded sewer improvement projects. Essentially, the interest paid to the Iowa Department of Natural Resources (IDNR) on the SRF loans for those projects is being returned to the City for use on these storm water-related parking lot improvements.

Staff created a master plan for the project site, which is within the Squaw Creek Watershed, including the area between 5th Street and 6th Street, around City Hall, and within Parking Lots M, MM, and N. The scope for this specific project was defined to include the area around City Hall and Parking Lot M (lot west of City Hall). Work in the remaining areas will be reevaluated as additional funding becomes available.

This project will include soil quality restoration and replacing all standard lawn turf with native turf/landscape. In addition, permeable pavers and bio-retention cells will be constructed at various locations on the site. Other storm water best management practices (BMP's) will also be considered as the project is designed.

Management of the water quality and quantity volumes of storm water runoff will be met, thereby satisfying the requirements of the City's Post Construction Ordinance, Chapter 5.B. This project will serve as a model for others who develop residential and commercial properties within the City and who hope to achieve successful post-construction storm water management.

An informational meeting was held for City Hall staff members to outline the parking displacement plan for employees who will be temporarily displaced during the parking lot construction. The project will be staged to maintain access to Lot MM (the parking lot north of the Veterans Memorial) at all times and to reconstruct Lot M one half at a time

and maintain access to the other half during construction. Staff will utilize Lot M, Lot N (the lot east of City Hall), and Lot TT (the lot west of Kosama on Main Street), as well as approximately 25 spaces made available by Fareway, for daily staff parking on a first come first served basis. Staff will not utilize the free public parking in Lot MM during construction.

On June 22, 2016, two bids were received, one of which was determined to be non-responsive. At the June 28, 2016 meeting, the City Council rejected all bids due to high costs and directed staff to rebid the project at a future date.

Staff worked with Bolton & Menk, consulting engineer on the project, to identify measures to modify the project with the intent to lower project costs. These included revising the completion date to spring 2017, providing additional clarification on certain bid items, and replacing portions of existing curb and gutter in parking Lot M as an alternate bid item. These adjustments still fulfill the requirements of the IDALS and SRF Sponsored Project Water Quality Grants.

On August 3, 2016, the following two bids were received on the project:

<i>Bidder</i>	<i>Base Bid Amount</i>	<i>Alternate Amount</i>	<i>Total Bid</i>
Engineer's Estimate	\$ 779,269	\$ 7,892	\$ 997,356
Woodruff Construction	\$ 1,180,223.95	\$ 9,314.00	\$ 1,189,537.95
Con-Struct	\$ 1,270,739.70	\$ 8,620.00	\$ 1,279,359.70

Revenue and projected expenses for the project are shown below:

	Available Revenue	Estimated Expenses
City Hall Parking Lot Reconstruction		\$1,189,537.95
City Hall Parking Lot Reconstruction Funding	\$ 500,000	
Savings from City Hall Roof Project*	\$ 100,000*	
IDALS Water Quality Grant	\$ 100,000	
Iowa DNR SRF Sponsored Project Funding	\$ 340,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
Bolton & Menk Design Engineering		\$ 34,595.00
Public Works Engineering/Administration		\$120,044.93
	\$ 1,140,000	\$1,344,177.88

*The City Hall roof project was budgeted at \$700,000, and the actual contract plus engineering/inspection will cost \$500,000. By using \$100,000 for this parking lot project, \$100,000 will still remain for any roof project change orders.

The IDALS Water Quality Grant noted above originally had an end date of June 30, 2016 for expenditure of the funds and final acceptance. Staff has worked with IDALS for an extension of this date to June 30, 2017 so that final acceptance of the project by City Council could be done in accordance with the agreement terms.

ALTERNATIVES:

1. a. Accept the report of bids for the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements).
- b. Approve the final plans and specifications for this project.
2. Direct staff to further revise the project

MANAGER'S RECOMMENDED ACTION:

By accepting the report of bids and approving the final plans and specifications, staff will be able to analyze the project and return at an upcoming City Council meeting with a recommendation regarding how to proceed with this project.

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



TO: Mayor and City Council

FROM: Eric Cowles, Civil Engineer II, Public Works

DATE: August 5, 2016

SUBJECT: Grant Avenue Renaming

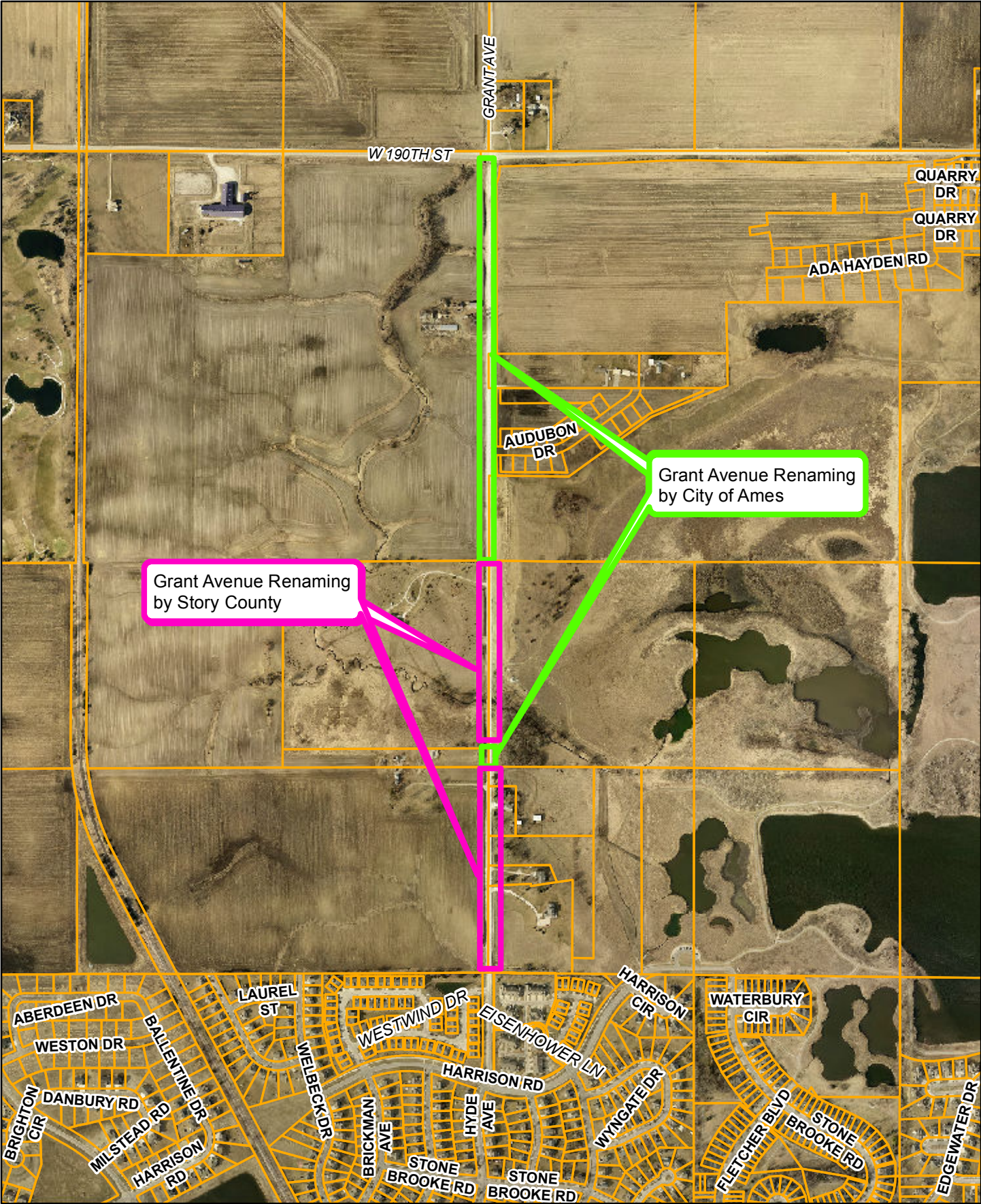
On December 22, 2015, the City Council directed the Legal staff to draft an ordinance changing the street name in the newly annexed North Growth Area from Grant Avenue to Hyde Avenue. A Council Action Form from that meeting is attached.

Since that time, it has been determined that the City is unable to change the name of a street that is currently outside of the City limits. Only the agency in control of that street may do so.

As such, the attached City ordinance to rename Grant Avenue will only affect the portions of Grant Avenue that are within the City limits. Staff has worked with Story County to rename the sections of Grant Avenue located within the County to Hyde Avenue. A map illustrating these changes is included as Attachment A.

The County also requires three readings of its ordinance, and plans to have the third and final reading coincide with the third reading of the City's ordinance on September 13, 2016.

Attachment A



Grant Avenue Renaming
by Story County

Grant Avenue Renaming
by City of Ames

Item # 9a&b
 Date: 12/22/15

COUNCIL ACTION FORM

SUBJECT: NAME CHANGE AND SPEED LIMIT ON GRANT (HYDE) AVENUE

BACKGROUND:

As part of a developer’s agreement between the City of Ames and the landowners in the North Growth Area, the gravel section of Grant Avenue from the northern limits of the Bloomington Heights subdivision to 190th Street was paved (see attached). The street was designed for a posted speed limit of 35 MPH based upon several factors including safety, access, and topography. Grant Avenue was under the jurisdiction of Story County, thus there is not a City ordinance setting the speed limit along Grant Avenue (defaults to State of Iowa statutory speed limits). The speed limit will remain at 25 MPH through Bloomington Heights to the Bloomington Road intersection.

Now that the paving is complete, the long-term maintenances of the street will be taken over by the City of Ames. In doing so, the street will be incorporated into the City’s greater street network, thereby becoming an extension of Hyde Avenue. Therefore, an ordinance will be required to rename this portion of Grant Avenue to Hyde Avenue. This will promote consistent addressing and provide clarity for E911 response.

ALTERNATIVES:

1. A) Direct the City Attorney to draft an ordinance to change the name of Grant Avenue to Hyde Avenue from 190th Street south to where it turns into Hyde Avenue.
- B) Direct the City Attorney to draft an ordinance to establish a 35 MPH speed limit on Grant (Hyde) Avenue from 190th Street to a point one mile south of 190th Street.
2. Direct staff to explore other alternatives

MANAGER’S RECOMMENDED ACTION:

By approving this ordinance the City will integrate Grant Avenue into the City’s network and establish the appropriate operating speed along this newly paved section of Grant Avenue, thereby promoting safe and efficient travel in this area of Ames. The adjacent landowners are aware that the name of the road would be changed to Hyde Avenue and were informed regarding this proposed action before City Council.

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

Name / Speed Limit Change: Grant Avenue



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

Prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)
Address Tax Statement To: City of Ames, Iowa, 515 Clark Avenue, Ames, Iowa 50010
Return to Ames City Clerk, Box 811, Ames, IA 50010

ORDINANCE NO.

**AN ORDINANCE TO CHANGE THE NAME OF GRANT AVENUE IN
THE CITY OF AMES, IOWA TO HYDE AVENUE; AND
ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The name of Grant Avenue is changed to “Hyde Avenue” beginning at West 190th Street and south 2,610.38 feet; and, from a point beginning at 3,809.57 feet south of West 190th Street then south 117.86 feet.

Section Two. The names of the official plats affected by the above-stated street are Quarry Estates Subdivision, Hayden’s Crossing Subdivision, and Rose Prairie Final Plat Lot X. As notice of this change, this ordinance shall be filed by the City Clerk with the Story County Recorder, the Story County Auditor, the Ames City Assessor, and the Story County Assessor, for the purpose of meeting the requirements of Iowa Code section 354.26.

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor