

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
OCTOBER 25, 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.

PROCLAMATIONS:

1. Proclamation for "National Hunger and Homelessness Awareness Week," November 12-20, 2016

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.

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of October 11, 2016, and Special Meeting of October 18, 2016
4. Motion approving Report of Contract Change Orders for October 1 - 15, 2016
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class B Beer - Mongolian Buffet, 1620 South Kellogg Avenue, Suite 103
 - b. Special Class C Liquor - Le's Restaurant, 113 Colorado Avenue
6. Motion approving revision to Outdoor Service Privilege for Tip Top Lounge, 201 East Lincoln Way
7. Motion approving new 5-day (November 12-16) Special Class C Liquor License for Orchestrate Management at ISU Alumni Center, 420 Beach Avenue, pending dram shop insurance
8. Resolution approving Quarterly Investment Report for quarter ending September 30, 2016
9. Resolution accepting Ames Municipal Utility Retirement Report
10. Resolution approving additional funding to Hopkins and Huebner for outside counsel services
11. Requests from Main Street Cultural District for Snow Magic:
 - a. Motion approving Blanket Temporary Obstruction Permit in Central Business District for November 11 through December 24
 - b. Motion approving Blanket Vending Permit in Central Business District for November 11
 - i. Resolution approving waiver of permit fee
 - c. Resolution approving usage of electricity for holiday activities/lighting from November 11 through January 1, and approving waiver of electricity costs
 - d. Resolution approving closure of 14 parking spaces from 5 p.m. to 8 p.m. in Central Business District on November 11 and approving waiver of parking meter fees
 - e. Resolution approving closure of Kellogg Avenue from Main Street to 5th Street on November 11 from 5 p.m. to 8 p.m.; 8 a.m. to 1 p.m. on November 26; and 8 a.m. to 1 p.m. on December 10
 - f. Resolution approving suspension of parking regulations and enforcement for Central Business District on Friday, November 11, and every Saturday from November 12 through December 24, and approving waiver of fees

12. Resolution awarding contract to Bobcat of Ames, of Ames, Iowa, in the amount of \$64,383.03 for purchase of Utility Work Vehicle and Attachments for Water Plant Operations
13. Resolution approving contract and bond for 2015/16 Airport Improvements Program (Ames New Executive Terminal Building)
14. Resolution approving Change Order No. 2 for Geotube Filter Bag Hauling to Boone County Landfill with Chitty Garbage Service, Inc., of Nevada, Iowa
15. Resolution approving Change Order No. 8 for Natural Gas Conversion Equipment, including Burners, Igniters, Scanners, Thermal Analysis, and Computer Modeling
16. Resolution approving partial completion of public improvements for Crane Farm Subdivision and revised security amount
17. Water Pollution Control Facility Street Repairs Project:
 - a. Resolution approving Change Order No. 1
 - b. Resolution accepting completion
18. Resolution accepting completion of 2015/16 Concrete Pavement Improvements Program #1 (Friley Road)
19. Resolution accepting completion of 2015/16 Water System Improvements Program #1 - Water Main Replacement (Country Club Boulevard)
20. Resolution accepting completion of 2015/16 Shared Use Path System Expansion (South Dakota Avenue)
21. Resolution accepting completion of 2014/15 Downtown Street Pavement Improvements (5th Street)
22. Resolution accepting completion of 2015/16 Traffic Signal Program (U.S. Highway 30/University Boulevard)
23. Resolution approving Plats of Survey for 2320 and 2338 Lincoln Way

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:

24. Miracle League Field and All-Inclusive Playground:
 - a. Resolution approving Inis Grove as location
 - b. Resolution approving request for \$50,000 for design

PUBLIC WORKS:

25. South Duff Safety and Access Project:
 - a. Resolution approving Iowa Department of Transportation grants for Traffic Safety Improvement Program funds in the amount of \$450,000, and for Urban-State Traffic Engineering Program funds in the amount of \$400,000
 - b. Resolution approving preliminary plans and specifications for 2016/17 U.S. Highway 69 Improvements Program; setting November 16, 2016, as bid due date and November 22, 2016, as date of public hearing

PLANNING & HOUSING:

26. Resolution approving agreement to provide Access Easement at 436 South Duff Avenue (Panda Express) in the future
27. Staff update on Landscape Ordinance concept provisions

ADMINISTRATION:

28. Staff Report on request of customer for adjustment to utility account:
 - a. Motion providing direction to staff
29. Resolution approving request of Main Street Cultural District for \$3,000 local match for National Register of Historic Places nomination application
30. Presentation of results of Resident Satisfaction Survey

HEARINGS:

31. Hearing for 2617 Bobcat Drive:
 - a. Resolution approving Major Site Development Plan
 - b. Resolution approving Preliminary Plat
32. Hearing on Electric Administration and Distribution Buildings Roof Replacements:
 - a. Resolution approving final plans and specifications and awarding contract to Central States Roofing of Ames, Iowa, in the amount of \$235,000.00

ORDINANCES:

33. Second passage of ordinance rezoning, with Revised Master Plan, 5571 Grant Avenue, now known as Hyde Avenue, (Rose Prairie) from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Service (CGS) [**Third reading and adoption requested**]
34. Second passage of ordinance rezoning, with Master Plan, of 3115, 3119, 3301, 3325, 3409, and 3413 South Duff Avenue from Highway-Oriented Commercial (HOC) and Agricultural (A) to Residential High Density (RH) and Highway-Oriented Commercial (HOC)
35. Second passage of ordinance regarding permitted uses and Mixed-Use Development Standards in Campustown Service Center
36. Second passage of ordinance creating Minor Amendment Process for Major Site Development Plans and Special Use Permits
37. Third passage and adoption of ORDINANCE NO. 4275 rezoning 2728 Lincoln Way, 112 and 114 South Hyland Avenue, and 115 South Sheldon Avenue from Residential High Density (RH) and University West Impact Overlay (O-UIW) to Campustown Service Center (CSC)

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 AMES AREA METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY (AAMPO) COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

OCTOBER 11, 2016

**MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY COMMITTEE**

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor Pro-Tem and voting member Peter Orazem at 6:00 p.m. on the 11th day of October, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames, Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chris Nelson, City of Ames; Wayne Clinton, Story County; and Cole Staudt, Ames Transit Agency. Representing the AAMPO were City of Ames Transportation Planner Tony Filippini and Transit Director Sheri Kyras.

HEARING ON AMENDMENT TO AAMPO 2015 PASSENGER TRANSPORTATION PLAN (PTP) AND HEARING ON AMENDMENT TO FY 2017-2020 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): City of Ames Transportation Planner Tony Filippini explained that both items that are the topics for this hearing came before the Transportation Policy Committee on September 27, 2016. The projects proposed to be added to the PTP were reviewed with the Story County Human Service Council at its September 22, 2016, meeting, and it recommended that the AAMPO amend the PTP to include them. On September 20, 2016, a public input session was held on the proposed amendments to the PTP and the FY 2017-2020 TIP. During the three-week public comment period, no comments were made concerning either the Plan or the Program.

Mr. Orazem opened the public hearings. He closed same after no one came forward to speak.

Moved by Nelson, seconded by Corrieri, to approve the Amendment to the AAMPO 2015 Passenger Transportation Plan.

Vote on Motion: 8-0. Motion declared carried unanimously.

Moved by Clinton, seconded by Beatty-Hansen, to approve the Amendment to the FY 2017-2020 Transportation Improvement Program.

Vote on Motion: 8-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Staudt to adjourn the AAMPO Transportation Policy Committee Meeting at 6:04 p.m.

Vote on Motion: 8-0. Motion declared carried unanimously.

REGULAR CITY COUNCIL MEETING

Mayor Pro-Tem Orazem noted that the Council would be operating from an Amended Agenda. Under the Consent portion of the Agenda, No. 13 (Final Tax Abatement for 2311 Chamberlain Street) had been stricken and placed under the Planning & Housing heading. Also under Consent, an item to approve Change Order No. 1 for Bernels & Hotel Electric Vault Lid Replacements had been added. Change Order No. 1 with Integrated Global Services, Inc., for Boiler Tube Spray Coating and Related Services and Supplies had been added under the Electric Department heading.

CONSENT AGENDA: Moved by Corrieri, seconded by Gartin, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims

2. Motion approving Minutes of Regular Meeting of September 27, 2016, and Special Meeting of October 5, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for September 16 - 30, 2016
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor, B Wine, & C Beer – Target Store T-1170, 320 South Duff Avenue
 - b. Class C Beer - Joy’s Iowan-Asian Foods, Inc. (JIA Foods), 118 Hayward Avenue, Ste. 5
 - c. Class B Wine & C Beer - Aldi, Inc., 1301 Buckeye Avenue
 - d. Class C Liquor - London Underground, 212 Main Street
 - e. Special Class C Liquor, B Wine, & C Beer - Creative Spirits, 4820 Mortensen
 - f. Class C Liquor - The Other Place, 631 Lincoln Way
 - g. Class E Liquor, B Wine, & C Beer - CVS Pharmacy #10452, 2420 Lincoln Way
6. Motion approving new Class C Liquor License - Arcadia Café, 116 Welch Avenue, pending Certificate of Occupancy
7. Motion approving ownership change for a Class B Liquor License - Pizza Ranch, 1404 Boston
8. RESOLUTION NO. 16-582 approving and adopting Supplement No. 2016-4 to *Ames Municipal Code*
9. RESOLUTION NO. 16-583 approving appointment of Victoria Knight to fill vacancy on Human Relations Commission
10. RESOLUTION NO. 16-584 approving Cooperative Agreement with Iowa Civil Rights Commission for processing and investigation of civil rights complaints
11. RESOLUTION NO. 16-585 approving Encroachment Permit for 116 Welch Avenue for multiple encroachments
12. RESOLUTION NO. 16-586 waiving Purchasing Policies and Procedures and awarding sole source contract to Mid-American Signal, Inc., of Kansas City, Kansas, for Wavetronix Traffic Data Collectors (Phase II) in the amount of \$133,953.56
13. RESOLUTION NO. 16-587 approving contract and bond for Ames Plant to N.E. Ankeny 161-kV Transmission Line Relocation
14. RESOLUTION NO. 16-588 approving contract and bond for Water Treatment Plant Five-Year Well Rehabilitation Project (Year 5)
15. RESOLUTION NO. 16-589 approving contract and bond for 2007/08 Shared Use Path System Expansion (Oakwood Road)
16. RESOLUTION NO. 16-590 approving contract and bond for Water Pollution Control Facility Trickling Filter Pumping Station Pipe Recoating Project
17. RESOLUTION NO. 16-591 approving Change Order No. 11 for Power Plant Fuel Conversion - Mechanical Installation General Work Contract
18. RESOLUTION NO. 16-613 approving Change Order No. 1 for Bernels & Hotel Electric Vault Lid Replacements
19. RESOLUTION NO. 16-592 accepting completion of 2014/15 CyRide Route Pavement Improvements (24th Street and Bloomington Road)
20. RESOLUTION NO. 16-593 accepting completion of 2015/16 Storm Sewer Improvement Program - Various Locations
21. RESOLUTION NO. 16-594 accepting completion of Bid No. 2 Turbine Steam Seal System
22. RESOLUTION NO. 16-595 approving partial completion of public improvements and reducing security requirement for Sunset Ridge Subdivision, 5th Addition
23. RESOLUTION NO. 16-596 accepting partial completion of public improvements and reducing security requirement for Northridge Heights Subdivision, 18th Addition
24. RESOLUTION NO. 16-597 approving partial completion of public improvements and reducing security requirement for Scenic Valley Subdivision, 1st Addition
25. RESOLUTION NO. 16-598 approving partial completion of public improvements and reducing

- security requirement for Hayden's Crossing Subdivision, 1st Addition
26. RESOLUTION NO. 16-599 approving partial completion of public improvements and reducing security requirement for Dotson Drive Subdivision
 27. RESOLUTION NO. 16-600 approving partial completion of public improvements and reducing security requirement for Crane Farm Subdivision
 28. RESOLUTION NO. 16-601 accepting completion of public improvements and releasing security for Northridge Heights Subdivision, 16th Addition
 29. RESOLUTION NO. 16-602 accepting completion of public improvements and releasing security for Northridge Heights Subdivision, 17th Addition
 30. RESOLUTION NO. 16-603 approving Plat of Survey for 313 Lynn Avenue
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Pro-Tem Orazem opened Public Forum. Richard Deyo, 505 - 8th Street, #2, Ames, recalled that when the City Council was discussing allowing street painting, he had suggested that the Airport runway be painted. Referencing the Lincoln Way Corridor Study that is being conducted, he suggested a street painting project be done for the length of Lincoln Way. No one else requested to speak, and Public Forum was closed.

HEARING ON REZONING, WITH REVISED MASTER PLAN, 5571 GRANT AVENUE (NOW KNOWN AS HYDE AVENUE) [ROSE PRAIRIE]: City Planner Charlie Kuester stated that this property was last before the Council in July 2016 when the applicant had requested a rezone with Master Plan. On July 26, 2016, the City Council denied, with a 3-3 vote, the previous rezoning request with a Master Plan for 746 dwelling units. Since that time, the applicant has submitted a new Master Plan with the same zoning boundaries of FS-RL, FS-RM, and CGS, with generally the same layout, street and trail connections, and open spaces. The difference between then and now is that the maximum number of dwelling units is limited to 620 dwelling units in the proposed Master Plan. The revised Plan now shows density ranging from 3.75 to 6.56. Connection into the site would be from Hyde Avenue. The five-acre park will remain, and the overall green space is approximately 30%. This proposed development will be subject to the Conservation Subdivision Ordinance and Chapter 5B (Stormwater Ordinance).

According to Mr. Kuester, during the July 2016 meeting, several questions were raised. Mr. Kuester summarized the questions and provided answers to same, including the history of the project, underground storage tanks, and a comparison of net density to other developments in the area. According to Planner Kuester, this development is comparable to Northridge Heights Subdivision in North Ames.

Representing Rose Prairie, Caleb Smith, 1360 NW 121st Street, Clive, Iowa, advised that they had been working back and forth with the staff on this. This step back (lowering density) was a big challenge: the developers have to take more risk with the new proposal, but they feel strongly about their project. According to Mr. Smith, the price point of the lots will be higher due to the density being lower.

Mayor Pro-Tem Orazem opened the public hearing. The hearing was closed after no one asked to speak on this subject.

Council Member Betcher expressed her appreciation of the fact that fewer units were now being proposed. She also noted that the report from staff with comparables to other developments helped her be more comfortable with the development. Council Member Corrieri commented that the comparables had also helped her realize the scope of this project.

Council Member Beatty-Hansen stated that she wanted to make the lots more affordable. She is still concerned about the underground gas tank being directly upstream from Ada Hayden. Council Member Gartin said that also had been a concern of his; however, he is now comfortable allowing the tank for a gas station after receiving the opinion of the City's engineer and the Department of Natural Resources.

Moved by Nelson, seconded by Corrieri, to pass on first reading an Ordinance rezoning, with Revised Master Plan, 5571 Grant Avenue (now known as Hyde Avenue) [Rose Prairie] from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Service (CGS).

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

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 16-604 approving the Addendum to the Pre-Annexation Agreement.

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

HEARING ON AMENDMENT TO MASTER PLAN FOR 2617 BOBCAT DRIVE: City Planner Justin Moore stated that the design and layout of the approximate 16.14-acre site had been the subject of a number of proposals for apartment development in response to neighborhood concerns regarding density, access, buffering, and the appearance of the buildings. The proposed amendment to the Master Plan is focused on the 1-45 acres of Outlot A at the center of the site. The proposed project requests approval of an amended Master Plan to allow for the subsequent platting of Outlot A as a buildable lot, reallocation of open space, and a Major Site Development Plan for the construction of 13 three-bedroom single-family attached houses accessed from Bobcat Drive. As part of the 2013 Master Plan, 1.8 acres of greenspace (as Outlot A and Outlot B) were part of the original project approval to meet the ten percent open space requirement. However, Outlot A was also noted as possibly being used for future development with an amendment to the Plan. In 2013, it was believed that the Outlot could, at some point, be developed in combination with the remnant Ringgenberg homestead abutting the site to the north along Oakwood Drive. The Ringgenberg homestead is approximately two acres in size and zoned RL.

According to Planner Moore, there are two primary policy issues related to the Master Plan: (1) the request to meet open space requirements with the off-site common open space of the Ringgenberg Subdivision to the south and (2) to allow for development internal to a site along a proposed private street within the current FS-RM zoning that was not originally approved as a street. The developer proposes that, with approved participation in the Ringgenberg Planned Residential Development Homeowners' Association to the south, the residents of the Bobcat site have access to additional open space that would exceed the FS zoning standard of 10%. The developer asks that the 10% required be applied as a requirement to the original overall Ringgenberg area rather than as an individual Floating Suburban zoning district requirement.

At the inquiry of Council Member Betcher, Planning Director Kelly Diekmann advised that the original Ringgenberg homestead would remain low-density Residential (RL). Ms. Betcher noted that that RL zone would then be surrounded by RM zoning. She also noted that the Outlot is currently used as part of the greenspace requirement. Director Diekmann advised that the open space requirement is different between the current FS-RM zoning of the Bobcat Apartment area and the single-family home area to the south that is zoned F-PRD. The F-PRD area must achieve a 40% open space area requirement. The F-PRD was approved with a combination of private rear-yard areas for each lot and common open spaces for bike paths, stormwater, and a playground along Cedar Lane. The PRD was approved in May 2012 with 11.24 acres of open space on private lots and 17.74 acres of common open space for a total of approximately 53% of the overall 53-acre site as open space. If 10% of the Bobcat Apartment area -

1.6 acres - was subtracted from common space in the PRD was an allocation to the FS-RM area, the remaining open space percentage would be 50.4% for the PRD.

Mr. Diekmann told the Council that for the Outlot to be developable, it must meet the City's street frontage requirements. At the time of platting of Outlot A, it was made an outlot because it did not meet lot standards as a public buildable lot and needed to qualify as common open space. Outlot A was platted with 20 feet of frontage along Oakwood Road and the same shared access easement over its south property line as the other properties in the Bobcat development. In this case, the developer does not have 35 feet of frontage along a public street and proposes that Bobcat Drive become a recognized private street for the purpose of meeting frontage requirements.

Council Member Orazem asked who would be responsible for snow removal if this were to be approved. Director Diekmann advised that it would be the property owners along that street. At the inquiry of Council Member Betcher, Mr. Diekmann answered that there would not be street lights along the street, and its width would only be 26 feet. Mr. Diekmann advised that if the Council were to grant the developer's request, it would have to grant a Waiver to street improvement requirements within the subdivision process as a substitute for the public street.

Council Member Betcher asked how many developments in Ames have added units to a street that was not intended to serve as a public street. Director Diekmann said he could not think of any others; this would be unique. Council Member Gartin noted that private streets do not have a recognized standard by the City and are considered on a case-by-case basis. From a planning perspective, he is not in favor of private streets. He commented that he did not want this to set a precedent; however, he believes that this is a unique situation.

Council Member Betcher expressed her concerns over private streets and believes that it is problematic if too many developments have private streets that might eventually fall out from under homeowner associations' responsibility. Director Diekmann told the Council that when the site was initially laid out, it stressed the external interface to Oakwood Road as well as the Ringgenberg piece, not the internal layout.

The public hearing was opened by the Mayor Pro-Tem.

Kurt Friedrich, 100 Sixth Street, Ames, identified himself as the developer for the proposed project. He said that 100% of the structures that have been built are occupied. According to Mr. Friedrich, it is very unusual to find an area for infill development with infrastructure in place that is readily available for the development of reasonably priced family homes in proximity to the Research Park. Mr. Friedrich said that he would be providing legal documentation of the protocol for being part of the Homeowners Association. All owners pay into the Ringgenberg Homeowners Association for the continued use and enjoyment of the open space. Mr. Friedrich presented the drawing of what the 13 attached houses would look like. He noted that they had originally proposed 22 townhome units; however, had now reduced that to 13 single-family attached units.

After no one else came forward to speak, Mayor Pro-Tem Orazem closed the hearing.

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 16-605 approving the Amendment to the Master Plan for Ringgenberg Park Subdivision Bobcat Drive Apartments Outlot A. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON REZONING, WITH MASTER PLAN, 3115, 3119, 3301, 3325, 3409, AND 3413 SOUTH DUFF AVENUE (Continued from September 27, 2016): Planner Kuester provided background information on the request of the property owners, Dickson and Luann Jensen, to rezone six parcels comprising a total of 45.92 gross acres along South Duff Avenue. Two of the properties (3301 and 3325) are currently zoned Agriculture (A) and the remaining four are zoned Highway-Oriented Commercial (HOC). This site was recently the subject of a Land Use Policy Plan Amendment designating much of the area for high-density residential development, which retaining a portion of South Duff Avenue frontage as HOC.

The applicant has submitted a rezoning request for 41.30 acres as High-Density Residential (RH) with 4.62 acres remaining as HOC. The developer intends to construct a mix of one- and two-bedroom apartments with a maximum of 700 units. The Rezoning Agreement would allow for up to ten percent of the constructed units to have three bedrooms; the rest of the units must be one- and two-bedroom units. The proposed density of dwelling units is between 11.63 and 17.50 dwelling units per acre.

According to Mr. Kuester, the proposed rezoning includes a contract to address terms of needed public improvements in the area and for limitations on use of the site. In order to facilitate the installation of the needed infrastructure to meet existing needs, future needs, and needs brought on by this specific development, the City and the developer have prepared Contract Rezoning Agreement to identify specific improvements must take place and the party responsible for paying for those projects. It was noted that staff and the developer have negotiated obligations for stormwater costs assigned to the developer and street improvement costs assigned to the City.

Council Member Gartin shared that he had had concerns expressed over the drainage issues for South Duff Avenue, especially in light of the Southdale drainage issues experienced in the past, and how continued development along South Duff would not make those issues worse. Planner Kuester referenced the Teagarden Drainage Study that had made recommendations for water detention. He noted that the Study had identified the need to hold back water draining from the site. Municipal Engineer Tracy Warner advised how the current Stormwater Management Ordinance addresses those issues. She described the requirements imposed on the developer per Chapter 5B and stated that, as the development progresses, it will go through the creation of a Stormwater Management Plan. Ms. Warner also referenced a public meeting about improvements in this area that was held last week. She felt the information was very well-received; 43 people had attended, and the residents indicated that they are looking forward to the improvements.

Noting that this development will be in proximity to the Ames Municipal Airport, Council Member Orazem asked if the Federal Aviation Administration (FAA) had to sign off as well. Traffic Engineer Damion Pregitzer advised that the FAA sets the regulations that Ames must follow; it is incumbent on City staff to meet the FAA standards. As long as that happens, the FAA does not provide any other input. Discussion ensued about the noise levels emanating from the Airport.

Council Member Betcher asked about traffic accommodation from Garden to KenMaril. Traffic Engineer Pregitzer acknowledged that there is a lot of commuter traffic along that section. He explained the safety and traffic flow benefits that would be gained by extending the third lane section from Garden Road to KenMaril. It is hoped that the City will received Iowa DOT grants to help offset the \$1.976 improvement.

City Manager Schainker requested Director Diekmann to review the details of the Contract Rezoning Agreement. The City is counting on receiving grants from the Iowa DOT, so there is some risk for the City. Mr. Diekmann noted that the Contract Rezoning Agreement references the widening of the lane to KenMaril, which the City would be obligated to do; that is absorbed into the \$1.976 million

improvement and that the City is counting on receiving Iowa DOT grants. The City will also be obligated to a shared use path extension on the east side of Duff Avenue all the way to Ken Maril. A Traffic signal needs to occur at Crystal; that would be the City's obligation. The developer is going to build the larger stormwater detention pond, which will benefit residents of the area.

Director Diekmann summarized the results of the Traffic Study that had been conducted. He also detailed the obligations for the developer and the City that are included in the Contract Rezoning Agreement. The Agreement must be approved prior to the third reading of the Rezoning Ordinance. Mr. Diekmann explained the provisions of the Agreement on which the City and the developer agree. Director Diekmann advised, however, that staff and the developer are at an impasse on the possible Ames Electric relocation costs for lines that exist on the east side of South Duff from approximately Crystal to Ken Maril Road. City staff believes relocation is unlikely, but since a final design has not been approved by the Iowa Department of Transportation (Iowa DOT), staff has attempted to negotiate with the developer and an equal share in the risk of this cost that is estimated at \$750,000 with a 50/50 split of the cost and a cap on the developer's share at \$375,000.

The Agreement being proposed by the City includes the following elements:

1. City to widen South Duff Avenue (City's cost)
2. City to install traffic signal at Crystal Street intersection (City's cost)
3. City to install shared-use path along east side of South Duff Avenue (City's cost)
4. Developer to construct stormwater improvements as identified in Teagarden Drainage Study, in addition to developer's own stormwater needs (Developer's cost)
5. Developer to install five-foot sidewalk along developer's drontage as well as along cemetery frontage (Developer's cost)
6. Intensity of use limited to 750 dwelling units configured as one- and two-bedrooms apartment dwellings with up to 10% allowed as three-bedroom apartments. The project design shall incorporate brick materials and on-site amenities commensurate with phasing of residential development.
7. In the event that electric poles require relocations on the east side of South Duff, a split of the costs at 50/50 not to exceed \$375,000 for the developer

Council Member Gartin asked if the process of finding the answer to whether the electric poles will need to be relocated could be done any faster. He wanted to know if engineers could be hired to only figure that out, as he sees that as a very large variable in this case.

City Manager Schainker noted that City's portion of this would have to be included as part of next year's CIP. Council Member Pregitzer noted that engineering costs normally cost 20% of the construction cost for the design fees; to get that level of detail at this point would amount to or be approximately \$200,000. City Manager Schainker described what direction would be needed from the Council if it wanted to accelerate that portion of this project. He cautioned that there are many other variables associated with this project: there are no design documents for the roadway (street widening and the bike path), and it is unknown whether the City will receive the three grants from the Iowa DOT. Mr. Gartin noted that relocation of electric poles is estimated at approximately \$750,000, of which one-half (\$375,000) would be the obligation of the developer. He believes that the answer to that question needs to be expedited. Mr. Pregitzer noted that if the Council wants to accelerate the design, first staff would have to find funding and waive Purchasing Policies to hire a consultant without it being included in the CIP.

Council Member Orazem noted that in order to truly reduce the congestion on Duff, the City needs to address commuting from the south into Ames; there needs to be more than one avenue from the south.

At the inquiry of Council Member Betcher, Mr. Pregitzer confirmed that the widening of South Duff was included in the Long-Range Transportation Plan as a mid-term project. However, with this development, it would have to be accelerated.

Mr. Diekmann advised that the developer is in agreement with six of the seven elements of the Contract Rezoning Agreement; however, not with one of the Contract elements. The developer believes that the City should complete any needed electric pole relocation at its cost.

Mayor Pro-Tem Orazem noted that the hearing had been continued from a previous meeting and asked if there was anyone who wished to speak to this matter.

Dinah Kerksieck, 621 Garden Road, Ames, cited the occurrence of a bad three-car accident that had happened yesterday at the intersection of South Duff and Garden Road, which demonstrated the real need for the center turn lane. According to Ms. Kerksieck, according to the Iowa DOT standards, the proposed development will contribute 3,000 and 5,000 additional vehicle trips/day, and she is concerned that the turn lane was not going to be adequate. A second concern of Ms. Kerksieck is with the drainage system that goes through the development and empties out on farmland to the east. Although it sounds like staff is addressing that, she wants to ensure that that is adequate.

Luke Jensen, 2519 Chamberlain, Ames, stated that he was one member of the development team. He showed the design concept for the one-, two-, and three-bedroom units that have been created. Mr. Jensen said that the possible relocation of the electric poles really caught the developer off guard. The developer thought that the City would take care of the off-site obligations and the developer would take care of the on-site obligations. Answering Council Member Gartin's question as to why that caught the developer off guard, Dickson Jensen, 4611 Mortensen Road, Ames, said the developer felt they had a general understanding that the City would take care of the off-site improvements and the developer would take care of the on-site improvements; however, two days prior to the Council meeting, he received the Agreement that included the possible relocation of electric poles. The electric poles are not located on his property, so that was a shock to him. Personally, Mr. Jensen said he does not believe the pole relocation will even be needed. He believes a good engineer can find a way to construct the third lane without needing to relocate the electric poles. According to Mr. Jensen, it would cost approximately \$900,000 and seven acres of land would be needed to manage the storage of water that would occur on his land. In addition, the amount of fringe area he owns amounts to 20%, not 50%. He wants the project to move forward and, worse case scenario, he would be willing to agree to pay one-fourth of the cost of relocating the electric poles with the City paying three-fourths. According to Mr. Jensen, property taxes will equate to over \$3 million/year on this project; the City is losing over \$300,000/month in property taxes for every month that the development does not move forward.

Council Member Gartin asked how the level of risk can be weighed; right now, the relocation of the poles is an element of speculation. Council Member Orazem believes that there is less risk than what it appears because of an opportunity for several good things that the City has tried to get accomplished for some time, i.e., moving traffic through South Duff Avenue and water storage, will occur as a result of this project.

There being no one else wishing to speak, the hearing was closed.

Moved by Beatty-Hansen to approve the request for contract rezoning from Agriculture and Highway-Oriented Commercial to High-Density Residential and Highway-Oriented Commercial with a Master Plan that includes the developer splitting 50/50 with the City (not to exceed \$375,000 for the developer) for the electric pole relocation. Motion died for lack of a second.

Council Member Gartin commented that every time the Council makes decisions on these types of issues, it sets a precedent for another developer.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 16-606 approving the Contract Rezoning Agreement with the counter-proposal of the developer that he will assume a quarter of the cost of relocating the electric poles, if needed.

Council Member Betcher noted that the widening of Duff had been included in the Long-Range Transportation Plan, so, without this development, the City would be on the hook for the entire cost.

Director Diekmann asked for clarification regarding the cap. Council Member Orazem pointed out that 25% of \$750,000 would be \$187,500 if there was a cap. Dickson Jensen clarified that his counter-proposal would be 25% with a cap; so the cap would be \$187,500.

Council Member Betcher noted that her motion was to accept the counter-proposal of the developer.

Roll Call Vote: 5-1. Voting aye: Betcher, Corrieri, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Nelson, seconded by Gartin, to pass on first reading an ordinance rezoning, with Master Plan, of 3115, 3119, 3301, 3325, 3409, and 3413 South Duff Avenue from Highway-Oriented Commercial (HOC) and Agricultural (A) to Residential High Density (RH) and Highway-Oriented Commercial (HOC).

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

The meeting recessed at 8:31 p.m. and reconvened at 8:39 p.m.

HEARING ON ZONING ORDINANCE TEXT AMENDMENT REGARDING PERMITTED USES AND MIXED-USE DEVELOPMENT STANDARDS IN CAMPUSTOWN SERVICE CENTER: Director Diekmann provided the history behind this text amendment. He said that the developer of the 1.8-acre site within the 2700 Block of Lincoln Way requested that the 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 zoning, but to allow for some household living residential uses on the ground floor. At its June 14, 2016, meeting, the Council consented to initiating the text gave direction on the approach for the text amendment at its August 9, 2016, meeting.

Mr. Diekmann described the changes that pertained to (1) Household Living Use Category, (2) Maximum Building Coverage, (3) Windows, (4) Building Materials, and (5) Entrances. Pertaining to Entrances, Director Diekmann emphasized that a lobby is required for a hotel. The entrance to a hotel was must face the street.

The public hearing was opened and closed after no one requested to speak.

Moved by Corrieri, seconded by Gartin, to pass on first reading an ordinance regarding permitted uses and Mixed-Use Development Standards in Campustown Service Center.

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

HEARING ON ZONING ORDINANCE TEXT AMENDMENTS TO CREATE MINOR AMENDMENT PROCESS FOR MAJOR SITE DEVELOPMENT PLANS AND SPECIAL USE PERMITS: Julie Gould, City Planner, stated that on July 12, 2016, the Council initiated a Zoning Text Amendment in response to a request to create a Minor Amendment Process for Major Site Development

Plans and Special Use Permits that would be the same process as allowed for Planned Residential Developments.

Mayor Pro-Tem Orazem opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Council Member Gartin asked what kind of interaction staff has had with developers. Director Diekmann answered that information had been sent out about the proposed changes, but staff has heard no comments. Mr. Gartin said he would like staff to follow up with developers to get feedback as to whether this is working for them.

Moved by Corrieri, seconded by Nelson, to pass on first reading an ordinance creating a Minor Amendment Process for Major Site Development Plans and Special Use Permits.
Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON 2015/16 WATER SYSTEM IMPROVEMENTS PROGRAM #2 - WATER MAIN REPLACEMENT (SOUTH DUFF AVENUE): Municipal Engineer Warner explained bids had come in over-budget. Staff was recommending that the project be delayed and re-bid at a future date.

The public hearing was opened and closed by Mayor Pro-Tem Orazem after no one came forward to speak.

Council Member Gartin questioned if there were changes that could be made to the program to reduce the costs. Ms. Warner stated that staff had evaluated the project. She noted that there are certain things that can be changed, but others that staff cannot change.

Moved by Nelson, seconded by Betcher, to reject bids and direct staff to delay the project.
Vote on Motion: 6-0. Motion declared carried unanimously.

CHANGE ORDER NO. 1 WITH INTEGRATED GLOBAL SERVICES, INC., FOR BOILER TUBE SPRAY COATING AND RELATED SERVICES AND SUPPLIES: Electric Services Director Donald Kom provided the background of the Boiler Tube Spray Coating project, for which the contract renewal was approved on June 14, 2016, in an amount not-to-exceed \$225,000. Once the work began, the contractor found that 1,400 square feet of tube, not 500 square feet, needed to have new coating. It was determined that a Change Order was needed in an amount of \$255,000.

Mr. Kom spoke about the quandries that this situation had caused for Electric, City Manager's Office, and the Legal Department. He explained how the City's Purchasing Policies and Procedures address "emergency" repairs or "rapid need" purchases. The City's Policies and Procedures have a cap for "rapid need" of \$25,000 and a cap for "emergency" of \$50,000. The "emergency" procedures were used in that an opinion was received from a certified engineer that the work indeed qualify as an emergency. Mr. Kom believes that the language at the City level and the state level needs to be reviewed. He further explained that the continuation of service, e.g., burning of Refuse-Derived Fuel (RDF), was not possible since shortly after Unit No. 8 was taken out of service for this maintenance, Unit No. 7 had a leak and could not be put into service to burn RDF. Garbage haulers then were picking up garbage, but couldn't bring it to the Resource Recovery Plant, so the garbage had to be deferred.

Council Member Gartin commented that he did not see how this expense constituted of an emergency.

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 16-614 approving Change Order No. 1 with Integrated Global Services, Inc., for Boiler Tube Spray Coating and Related Services and

Supplies.

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

PRELIMINARY PLAT FOR 5871 ONTARIO STREET: Planner Moore explained that D & R Furman, LLC, is the property owner of 5871 and is requesting approval of a Preliminary Plat for a Major Subdivision of a 33.57-acre site. It was noted that the City Council had approved a rezoning request from Agricultural zoning to Suburban Residential Low Density with a Master Plan on July 26, 2016. The proposed Preliminary Plat is a layout of 74 single-family home lots. It includes three outlots for open space. The design includes the construction of six public streets, four of them as extensions of existing public streets from the east and two new public streets traversing the site from north to south. The frontage of Ontario Street must be improved as part of the Subdivision frontage of the project and this includes extension of the existing sidewalk, street, and utilities.

According to Mr. Moore, the developer has requested that the City Council approve a waiver of street improvements for the partial extension of Ontario Street. He said that the Council would have to find that the requirement poses an extraordinary hardship or proves to be inconsistent with the purpose of the regulations due to topography or other conditions. Mr. Moore said that staff does not believe there is evidence to make the waiver finding as the extension of the street is a required improvement consistent with purpose of Code to extend infrastructure at the time of development and to match existing patterns and meet the future needs of the City. The developer also desires to enter into a Development Agreement for cost-sharing on the extension of the current 16-inch water main that is within Ontario Street. It was noted that the site is within Southwest I Allowable Growth Area and the developer may request the City Council to agree to pay for the costs of oversizing of a standard eight-inch main to the required 16-inch main; such an agreement would be entered into at the time of Final Plat approval.

Rich Fitch, 2607 Northridge Parkway, Ames, spoke on the request for a waiver. He stated that he believes that using a transition taper on the south end of the Subdivision from Oregon Avenue to the westernmost edge of the Subdivision is the best way to do it since there is no plan to develop any land farther to the west because it is in the floodplain. At the inquiry of Council Member Gartin, Director Diekmann stated that part of the property to the west is in the floodplain,

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 16-607 approving the Preliminary Plat for 5871 Ontario Street, with the following conditions:

1. Modify the improvement plans to have the water line extension transition from within the paved area of Ontario to the parking area of the right-of-way, rather than below the paving of the Ontario extension.
2. Prior Final Plat of the final addition of the Subdivision, provide to the City cash-in-escrow for the costs of the water line extension from the termination of the line at Oregon Avenue. The costs for the extension shall be to the specifications of the City and as estimated by the Public Works Director.
3. Direct staff to prepare a Development Agreement for City Council consideration at the time of Final Plat approval that identifies the financial obligation for the City to pay for the cost of oversizing the 8" water line to a 16" water line from Oregon Avenue to the west property.
4. Deny the request for a waiver of the Ontario Street extension to the west property line of the Subdivision.

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

MAJOR FINAL PLAT FOR SCENIC POINT SUBDIVISION: City Planner Julie Gould described the specifics of the Major Final Plat for this Subdivision.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-608 approving the Major Final Plat for Scenic Point Subdivision.

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

FINAL TAX ABATEMENT FOR 2311 CHAMBERLAIN STREET (THE EDGE): Director Diekmann explained that the Gilbane Development Company was seeking final approval of its mixed-use project at 2311 Chamberlain earlier than the City's customary annual approval cycle in February. He noted that staff did not typically bring individual requests to the Council before February; however, the developer is requesting that be done now to assist in setting up the long-term financing of the project this fall.

According to Director Diekmann, staff has completed an on-site inspection of the improvements constructed and finds that the work completed conforms to the Campustown Urban Revitalization Area criteria.

Concerns were expressed by Council Member Beatty-Hansen and Gartin about this individual request for tax abatement being brought to the Council now, when the annual approval cycle that is followed for all the others is in February. Ms. Beatty-Hansen said she felt that it could "open up a can of worms." Council Member Betcher suggested that perhaps the tax abatement requests should be brought to Council a couple times per year. Director Diekmann expressed that that would require more staff time and preferred that not happen. He suggested the Council referral process be followed in the future for these types of requests.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 16-609 finding that the work completed conforms to the Campustown Urban Revitalization Area criteria and approving the request for approval of tax exemption for the mixed-use project located at 2311 Chamberlain Street (The Edge). Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

13TH STREET AND KELLOGG AVENUE TRAFFIC SIGNAL REQUEST: Traffic Engineer Damion Pregitzer presented a staff report on the 13th Street and Kellogg Avenue Traffic Signal Request. He explained that, as part of Phase II of the hospital expansion project, a temporary traffic signal was installed at the 13th Street and Kellogg Avenue intersection to assist in the management of traffic while vehicles from the hospital were rerouted towards Kellogg Avenue. The temporary signal has been in operation since September 12, 2014. Recently, the hospital project has progressed to the point that full access was restored to Duff Avenue and the removal of the temporary signal was scheduled along with other traffic control measures throughout the neighborhood along Kellogg Avenue. After being informed that the signal was going to be removed, neighborhood representatives contacted the City requesting that the signal remain on a permanent basis to primarily facilitate the crossing of school-age pedestrians north and south across 13th Street. Staff was then asked to study the intersection to see if the traffic signal was warranted. Mr. Pregitzer advised that in the opinion of staff, it is unlikely the traffic signal is warranted now that traffic patterns have been restored to the existing signal at 11th Street and Duff Avenue.

Mr. Pregitzer noted that there is a signalized pedestrian crossing in front of Fire Station No. 1, which is approximately 220 feet east of the temporary signal at 13th and Kellogg. He also told the Council that the 13th and Kellogg intersection has not been identified for signalization in any planning process.

Per Mr. Pregitzer, another consideration for a signal is whether there are significant safety issues at the intersection that can be mitigated by a traffic signal. Staff conducted a preliminary review of the accidents using the current statewide database (2006 to September 2016) and found that there were 13 accidents in the eight-year period (average of 1.5/year) operating as a two-way stop and seven crashes in the two-year period (average of 3.5/year) in which the temporary signal was in place; that represents more than double the yearly accident rate while the signal has been in place.

City Manager Schainker referenced discussions with the Hospital-Medical Group, which represents five neighborhood associations, and advised that they are not requesting a study be conducted, but rather for the temporary signal to remain.

Peter Hallock, 114-8th Street, Ames, said he was speaking on behalf of the Old Town Neighborhood Association, which is a member of the Hospital-Medical Group. Mr. Hallock shared that the neighborhoods participating in that Group had agreed that there had been quite a bit of benefit from the temporary traffic signal besides accommodating the exiting traffic from Mary Greeley onto Kellogg. It was felt that the signal provided safety for school children and that the signal located at an intersection worked better than the one located mid-block on 13th Street (in front of the Fire Station). Mr. Hallock said he took issue with the thought that traffic accidents increased because of the signal. He felt that it was more due to the volume of traffic that had increased by 4,000 to 5,000 when traffic was detoured to Kellogg. There is a lot more to consider than just the traffic on Kellogg Avenue.

Chris White, 1421 Carroll Avenue, Ames, stated that she had also participated in the Hospital-Medical Group and also would like the temporary signal at 13th/Kellogg be retained. She provided several points as to why she was asking the Council to direct staff to conduct a traffic signal warrant study with the temporary signal in place. One of the suggestions made by Ms. White was that the traffic signal in front of Fire Station No. 1 could function only to allow emergency fire vehicles to access/egress the Fire Station. She also feels that the speeds of traffic on 13th Street are a concern, and the signal is needed to assist pedestrians to cross the Street. Ms. White also read emails sent by Molly Helmers, also a member of the Hospital-Medical Group. In that email, Ms. Helmers stated her belief that the signal provides a safe way for pedestrians/bikers to cross 13th Street.

Addressing a question from *ex officio* Member Schulte, Mr. Pregitzer said that he was not saying that he knew for sure what had caused the increase in crashes at the 13th/Kellogg intersection. He only had two years of data, and he normally would have three to five years.

Council Member Betcher suggested moving the signal to Clark Avenue instead of having only 220 feet between the Fire Station signal and the temporary one at 13th/Kellogg. Mr. Pregitzer said that the standard is to place signals a certain distance apart; however, that would be short of the standard distance.

Moved by Betcher, seconded by Beatty-Hansen, to direct staff to conduct a traffic signal warrant study with the temporary signal in place.

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

2015/16 AIRPORT IMPROVEMENTS (TERMINAL BUILDING): Traffic Engineer Pregitzer reminded the Council that, on September 7, 2016, bids were received from ten bidders. On September 13, 2016, the Council accepted the report of bids and approved the final plans and specifications for the

project while delaying award of the contract to allow staff to explore options for bringing the overall project within the budgeted amount of \$3,310,000. The low bid for the terminal construction came in \$117,000 over budget. Staff then created a detailed cost summary for the technology bid and the furniture/equipment bid, which were to be handled separately from the construction contract.

City Manager Schainker pointed out that the overall project estimate is within the available budget after accounting for the site work, site and terminal design, furniture, and technology costs. He cautioned, however, that only \$31,220 would be available as contingency for any change orders that might be needed during construction of the Terminal building. He presented three alternatives for the Council's consideration.

Mr. Schainker said that, given the fact that the private sector had already raised funds to build the Itinerant Hangar that will be valued in excess of \$1,000,000 and will be contributing an additional \$250,000 towards the Terminal project, and that ISU is already guaranteeing the debt service for over \$913,000 and an additional \$250,000 for the Terminal building, it could be argued that the City's two partners have already made appropriate levels of contribution towards the City's Airport improvements. If the Council is in agreement, and the contract is awarded to Jensen Buildings LTD, it would require the City to assume the total financial responsibility for any change orders that would be needed in excess of \$31,220.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 16-610 awarding the 2015/16 Airport Improvements (Terminal Building) to Jensen Buildings LTD of Des Moines, Iowa, in the amount of \$1,973,900 (for base bid with no alternates).

Council Member Beatty-Hansen expressed her apprehensions over the small amount that would be left as a contingency for any change orders that might be needed during construction. She stated that she would prefer to step back and look at the scope of the project. Mr. Pregitzer brought the Council's attention that over \$400,000 had been spent in design fees to date, and if Council were to want to look at the scope, more expenses would be incurred. City Manager Schainker said that that would also result in it going into another construction season and the building being much smaller. Council Member Nelson noted that the site work is done, and that is sometimes where they run into problems, which can be costly.

Council Member Betcher said she did not have a recommendation to make on this. She said that she is frustrated with the way that this project has been expanded and with the way that the FBO selection has narrowed.

Council Member Orazem noted that the City is not obligated to have an airport, but if it does have one, it is obligated by the FAA to have a terminal building. He noted the participation by a lot of community groups and felt that the City is obligated to hold up its end.

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

AMES AIRPORT FIXED BASE OPERATOR MANAGEMENT CONTRACT: Traffic Engineer Pregitzer provided a summary of the negotiations with Classic Aviation and North Iowa Air Service. He recalled that an agreement could not be successfully negotiated with Classic Aviation, which ultimately withdrew from the selection process due to personal issues that would prevent fulfilling the terms of the Agreement. Staff then negotiated with north Iowa Air Service, reaching an agreement to operate the Airport beginning April 1, 2017, through June 30, 2022.

Mr. Pregitzer noted that something unique to North Iowa Air Service's proposal is that it is willing, at no cost to the City, to perform all the labor necessary for the winter and summer maintenance at the Airport, provided that the City supply the equipment and fuel for these activities.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 16-611 awarding the 2017-2022 Contract to Charles City Aeronautics, Inc., d/b/a Central Iowa Air Service.

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

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 16-612 setting the termination date for Hap's Air Service as March 31, 2017.

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

FUNDING AGREEMENT WITH IOWA STATE UNIVERSITY (ISU) FOR PUBLIC IMPROVEMENTS AT AMES MUNICIPAL AIRPORT: City Manager Schainker reviewed the provisions of the Airport Improvements Funding Contract with ISU entered into on February 10, 2015. In summary, the University agreed to pay to the City any shortfall as required under Section VII of the Agreement. Mr. Schainker said that, because of a premium payment made to the City by the purchaser of the bonds, the City was required to issue only \$915,000 in order to facilitate the site work for the itinerant hangar and new terminal and the construction of the new terminal building over a 20-year term. It was expected that the contract with the new FBO would be completed shortly thereafter. Unfortunately, it has taken significantly longer than expected to complete the FBO selection process, and the effective date for the new FBO to assume responsibilities at the Airport will not begin until April 2017. Because of that delay, the additional revenue expected from a new FBO agreement will not be generated until FY 2017/18. The City did not think it was fair to the University to be required to pay for the shortfall in revenues since the Terminal building has not yet been constructed.

Moved by Gartin, seconded by Betcher, to direct the City Attorney to draft an amendment to the Funding Agreement with Iowa State University for Public Improvements at Ames Municipal Airport. Vote on Motion: 6-0. Motion declared carried unanimously.

ORDINANCE REZONING 2718 LINCOLN WAY, 112 AND 114 SOUTH HYLAND AVENUE, AND 115 SOUTH SHELDON AVENUE: Moved by Corrieri, seconded by Betcher, to pass on second reading an ordinance rezoning 2728 Lincoln Way, 112 and 114 South Hyland Avenue, and 115 South Sheldon Avenue from Residential High Density (RH) and University West Impact Overlay (O-UIW) to Campustown Service Center (CSC).

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

COUNCIL COMMENTS: Moved by Gartin, seconded by Beatty-Hansen, to refer to staff for placement on future Agenda the Gail Goodwin request for an adjustment to her utility account.

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

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 10:55 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 18, 2016

The Ames City Council met in Special Session at 6:00 p.m. on the 18th day of October, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

PLAT OF SURVEY FOR 301 S. 4TH STREET: Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 16-615 approving the Plat of Survey with the following condition:

1. That the Plat of Survey be revised to include public easements for storm sewer, sanitary sewer, and electric facilities on the site prior to signature by the Planning & Housing Director.

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

CITY COUNCIL COMMENTS: Moved by Betcher, seconded by Gartin, to refer to staff the letter from Main Street Cultural District requesting \$3,000 to allow the District to complete the National Register of Historic Places nomination application.

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

ADJOURNMENT: Moved by Gartin, seconded by Beatty-Hansen, to adjourn at 6:03 p.m.

SPECIAL JOINT MEETING OF THE AMES CITY COUNCIL AND ELECTRIC UTILITY OPERATIONS REVIEW AND ADVISORY BOARD*

The Special Joint Meeting of the Ames City Council and Electric Utility Operations Review and Advisory Board (EUORAB) was called to order by Mayor Campbell pursuant to law. Present from the City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present. Members of the EUORAB in attendance were Cathy Brown, Jim Converse, Justin Dodge, Steve Goodhue, and John Russell.

EVALUATION OF COMMUNITY SOLAR POWER OPTIONS: Electric Services Director Donald Kom stated that one of the items that came up as a goal of the City Council was to look at solar power. He introduced Tom Wind from Wind Utility Consulting.

Mr. Wind explained three options for the financial structure for a community solar project:

1. City-built and owned project with all costs socialized. There would be no customer involvement. The City would manage the project.

2. City-owned project with voluntary customer contributions to offset the higher cost of solar power. Billing credits would be offered for those who make contributions. The City would operate the project and manage the billing credits to utility customers.
3. Non-City developed and owned project with voluntary customer contributions. Under this option, a for-profit company would develop, finance, and own the solar project, so that it could receive the federal income tax benefits provided to solar projects. The for-profit company could be an outside solar-related company or a Limited Liability Corporation (LLC) could be formed and funded by a group of Ames Electric customers (not exceeding 34 customer-owners). It would be possible for the City to buy out (at a greatly discounted cost) the Solar Project in Year 7; after which, the Power Purchase Agreement would be terminated and the Limited Liability Corporation would be dissolved. The project would be non-City-owned, would allow customer contributions, and have the option for buy-out. The City would manage the Agreement and billing credits to utility customers.

Mr. Wind noted that under Option 1 or Option 2, the 25-year levelized cost of solar power would be 9.5 to 11 cents per kilowatt hour. Under Option 3, the cost would be 7.0 to 8.0 cents per kilowatt hour.

Ms. Betcher asked how much a solar project would cost a customer who does not voluntarily contribute to it. Mr. Wind stated that it varies from option to option. Under Option 1 or Option 2, there would be an increase to the City over 25 years of \$500,000 to \$2 million. Under Option 3, it could range between a savings to the City over 25 years of \$800,000 or a cost of \$500,000.

The pros and cons of each option were given by Mr. Wind.

Council Member Orazem asked about the availability of tax credits. Mr. Wind stated that State Income Tax Credits would be available under Options 1 and 2; there would be no Federal Income Tax Credits. The State Tax Credits would be limited to \$40,000/year. Federal Tax Credits and State Income Tax Credits would be available under Option 3.

Council Member Betcher asked if everyone would pay a higher cost. Mr. Wind confirmed that was true; however, those who voluntarily contribute would receive credits on their utility bill.

Mr. Wind provided information about the solar power project undertaken by the City of Cedar Falls, which turned out to be a very successful project.

Finance Director Duane Pitcher said that the City could base the credits to customers on a basis of avoided costs to the City. Mr. Wind noted that the cost of power off the grid at this time is low; there is plenty of power available.

Council Member Betcher cited a portion of Mr. Wind's report stating that it would take about ten acres of land for a solar project. She asked if that had to be one large parcel of ten acres. Mr. Wind said the City could have several smaller projects on less land, but the City would lose the economy-of-scale benefit.

At the inquiry of Council Member Beatty-Hansen, Director Kom explained the next steps. Several questions will need to be answered based on the City's preferences.

Council Member Corrieri asked if the City would know the approximate cost of a share prior to going out for a Request for Proposals. Mr. Kom said that EUORAB had not had a chance to discuss this in detail; it was the first time the Board members had heard the presentation by Mr. Wind. He said that the City would probably need a consultant to help guide the process.

Board Member Goodhue left the meeting at 6:40 p.m.

DISCUSSION OF POTENTIAL CHANGES TO NET ELECTRIC METERING: Director Kom noted that what has caused the City to look at this has been the explosion in the growth of solar panels. He noted that they are still gathering information from customers on this topic. The EUORAB met on this a couple times; the last time was just about an hour ago.

Mr. Kom gave a presentation on net electric metering. He advised that Ames has 16 residential and 115 commercial systems in service and/or having Interconnection Agreements submitted as of October 5, 2016. The residential systems have a capacity of 84 kilowatts, and the commercial systems have a capacity totaling 728 kilowatts. According to Director Kom, on 12/31/2015, there was a total of 20 systems installed with an aggregate of 164 kilowatt capacity. There was an increase of 655% in the number of systems and a 495% increase in kilowatt hours.

A definition of net metering was given: It allows customers to generate their own electricity in order to offset their electricity usage. It allows customers to receive credits for excess electricity generated, but not used.

Director Kom stated that the City of Ames had adopted net metering limited to ten kilowatts in August 2010. The Unitarian Church was its first customer. The Net Metering Ordinance was modified in November 2015: the limit was increased to 500 kilowatts and included a cap of the first 2,000 kilowatts.

Mr. Kom explained how metering works under a typical single-direction meter and with a solar bi-directional meter. Charts were shown to indicate how many kilowatts are generated at different times of the day and customer usage vs. solar output, which showed consumption and generation at various times during the day. Solar energy produced is used to meet the customer's needs first. The excess solar energy above the customer's load is delivered to the Electric Utility. The excess energy amount is recorded in a separate register in the meter. At the time the bill is produced, the total kilowatt hours flowing to the Utility is subtracted from the total kilowatt hours flowing to the customer. A sample residential customer bill participating in the solar program was shown.

Director Kom shared Electric Utility's concerns about net metering, as follows:

1. The rate design encourages vendors to oversize their solar system. Customer's payback assumes Utility will bank the energy.

2. Solar customers do not pay for the recovery of the Utility's fixed costs: rebates, transmission, distribution, generation.
3. Cross subsidization with other customers.
4. Utility is serving as an energy storage device, which can result in the City foregoing purchasing energy at a lower rate off the grid (e.g., 2.5 cents) than what it is paying for energy being generated by solar panels (e.g., 11 cents).
5. "Hand" billing is required.
6. Redesign distribution system to accept energy, rather than deliver.

Mr. Kom presented a chart showing the solar energy being produced by certain commercial and residential customers. It also showed the percent of excess energy being produced by some of the customers; those are oversized systems. Those customers are not contributing or under-contributing to the fixed costs of the Utility.

A cost breakdown was provided by Mr. Kom. He also gave the energy breakdown from the three sources: Power Plant, wind, and the market. Mr. Kom noted that two things are benefitting Ames right now: extremely low-priced natural gas and an abundance of wind. Those having wind turbines receive tax credits when their turbines are running, so some are willing to sell energy at zero or even pay someone to take the energy.

Director Kom said that he did not want to spend much time on options available to the City at this meeting. The EUORAB is listening to the customers and has realized that other options exist. At the inquiry of Council Member Gartin as to how customers know that there could be changes, Mr. Kom stated that they have placed a caution into the Agreement that the customer should not assume that there will be banking of excess energy allowed. In addition, City staff also pointed out potential Municipal Code changes during face-to-face meetings. The Utility began notifying potential solar customers/vendors of probable changes on April 11, 2016.

A cost breakdown for wholesale energy was shown for the three sources (Power Plant, wind, market). Mr. Kom also gave the average purchase price for on-peak energy for 2012, 2013, 2014, 2015, and 2016.

Again, Mr. Kom noted that EUORAB was still working through possible options; therefore, he was hesitant to share those with the City Council.

Tom Wind noted that industrial solar customers are regulated by the State. Any excess energy goes into a bank for the industry to use. The industries appropriately size their systems to generate the amount of energy that they will need.

Council Member Orazem surmised that what the City wants then is for solar customers to have the right-size system for the use that they need. It occurred to him that the City perhaps should have reward those customers who size their solar systems correctly.

Council Member Gartin commented that he thinks there are two models: (1) what is the most-cost-effective means for acquiring energy for the City’s electric customers and (2) where the City demonstrates that it values solar as a renewable form of energy. He asked what path the City should take to encourage renewables and whether there should be disincentives to oversizing solar systems and producing too much energy. Director Kom emphasized that the City does not want to discourage “green;” it loves renewable energy resources; however, it has to ask itself “what is the value of green,” and how does the model pay for the fixed costs.

ADJOURNMENT: The meeting was adjourned at 7:55 p.m.

Ann H. Campbell, Mayor

Diane R. Voss, City Clerk



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 st – 15 th
	<input type="checkbox"/>	16 th – End of Month
Month & Year:	October 2016	
For City Council Date:	October 25, 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)
Electric Services	Unit #7 Crane Repair	2	\$373,360.45	Kistler Crane and Hoist	\$-(133.75)	\$3,809.20	D. Kom	CB
Electric Services	Power Plant Fuel Conversion - Bid No. 1 Turbine Control System	5	\$814,920.00	GE Energy Control Solutions, Inc.	\$295,584.64	\$41,760.00	B. Kindred	CB
Electric Services	Power Plant Fuel Conversion - Mechanical Installation General Work Contract	10	\$1,572,019.00	TEI Construction Services, Inc.	\$573,611.15	\$48,486.22	B. Kindred	CB
Public Works	2015/16 Concrete Pavement Improvements Program #1 (Friley Road)	1	\$317,971.72	Manatt's Inc.	\$0.00	\$-(14,298.96)	T. Warner	MA
Public Works	2015-16 Water System Improvements #1 (Country Club Blvd)	1	\$183,323.50	KE Builders LLC	\$0.00	\$10,412.95	J. Joiner	MA
Electric Services	Unit #7 Crane Repair	3	\$373,360.45	Kistler Crane and Hoist	\$3,675.45	\$13,106.68	D. Kom	CB

MEMO



*Caring People
Quality Programs
Exceptional Service*

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: October 21, 2016

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
October 25th, 2016

The Council agenda for October 25th, 2016, includes beer permits and liquor license renewals for:

- Class B, Beer – Mongolian Buffet, 1620 South Kellogg Ave., Suite 103
- Special Class C, Beer and Wine – Le's Restaurant, 113 Colorado Ave.

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.

Police Department

515.239.5133 *non-emergency* 515 Clark Ave. P.O. Box 811
515.239.5130 *Administration* Ames, IA 50010
515.239.5429 *fax* www.CityofAmes.org



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION

- About
- Alcohol
- Tobacco
- Links
- Contact

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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- > Privilege Outdoor Service
- > Applicant Signature
- > Dram Cert
- > Local Endorse

Outdoor Service Privilege LC0029665, Tip Top Lounge, Ames

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

An Outdoor Service Area is a designated area that is adjacent to the licensed premises. The Application is to be used only if adding Outdoor Service Area Privilege after the original license has been issued. If Outdoor Service Area Privilege is requested at license renewal, mark the appropriate box on the renewal Privileges screen.

After approval the Iowa Alcoholic Beverages Division, an amended license will be mailed to the Local Official.

Outdoor Service area dates (must fall within license period)

From:	10/29/2016	MM/DD/YYYY
To:	10/30/2016	MM/DD/YYYY

Submit to the Local Authority the Outdoor Service Area Dram Shop Endorsement. Endorsement dates must correspond with the requested outdoor service dates. (Accord certificates are not accepted).

Explain how the boundaries of the Outdoor Service Area are designated (fence, barricades, etc.)

construction fence

Submit a sketch to the Local Authority on 8 1/2 x 11" white paper of the outdoor service area showing its relationship to the licensed premises. If a tapper wagon, beer truck etc. is being used, attach a copy of the rental receipt.

Prev

Next

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Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

- Terms and Conditions
- Privacy Policy

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

Term: 5 days

Effective Date: 11/12/2016

Expiration Date: 01/01/1900

Privileges:

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

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:



MEMO

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: October 7, 2016

Subject: Investment Report for Quarter Ending September 30, 2016

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending September 30, 2016.

Discussion

This report covers the period ending September 30, 2016 and presents a summary of the investments on hand at the end of September 2016. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve has continued to maintain its target rate for federal funds at 0.25 - 0.50 percent. While rates remain low, future investments can be made at slightly higher interest rates and future interest income should increase. The current outlook has the Federal Reserve raising the target rate by the end of 2016. We will continue to evaluate our current investment strategy, remaining flexible to future investments should the Federal Reserve continue to raise the target rate.

CITY OF AMES, IOWA

CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS

FOR THE QUARTER ENDED SEPTEMBER 30, 2016
AND THE ACCUMULATED YEAR-TO-DATE

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT			0
FEDERAL AGENCY DISCOUNTS	6,823,140	6,965,910	142,770
FEDERAL AGENCY SECURITIES	76,193,857	76,283,320	89,463
INVESTMENT POOLS			0
COMMERCIAL PAPER	10,942,956	10,943,145	189
PASS THRU SECURITIES PAC/CMO			0
MONEY FUND SAVINGS ACCOUNTS	9,278,899	9,278,899	0
CORPORATE BONDS			0
US TREASURY SECURITIES	9,966,862	10,034,668	67,806
INVESTMENTS	<u>113,205,714</u>	<u>113,505,942</u>	<u>300,228</u>
CASH ACCOUNTS	<u>22,712,407</u>	<u>22,712,407</u>	
TOTAL FUNDS AVAILABLE	<u>135,918,121</u>	<u>136,218,349</u>	<u>300,228</u>

ACCRUAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:

83,183

INTEREST EARNED ON CASH:

6,079

TOTAL INTEREST EARNED:

89,262



**Investments FY 2015-2016
Portfolio Management
Portfolio Summary
September 30, 2016**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market	5,249,558.61	5,249,558.61	5,249,558.61	4.64	1	1	0.296	0.300
Passbook/Checking Accounts	4,029,340.19	4,029,340.19	4,029,340.19	3.56	1	1	0.247	0.250
Commercial Paper Disc. -Amortizing	11,000,000.00	10,943,145.00	10,942,956.28	9.67	249	167	1.122	1.137
Federal Agency Coupon Securities	76,075,000.00	76,283,320.43	76,193,856.62	67.31	1,037	720	1.043	1.057
Federal Agency Disc. -Amortizing	7,000,000.00	6,965,910.00	6,823,140.00	6.03	1,189	243	0.775	0.786
Treasury Coupon Securities	10,000,000.00	10,034,668.14	9,966,861.70	8.80	1,294	570	1.095	1.110
Investments	113,353,898.80	113,505,942.37	113,205,713.40	100.00%	908	565	0.976	0.989

Total Earnings	September 30 Month Ending
Current Year	83,183.54
Average Daily Balance	108,624,636.66
Effective Rate of Return	0.93%

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING SEPTEMBER 30, 2016
3 YEAR COMPARISON**

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

Roger J. Wisecup II, CPA 10-7-16
Roger J Wisecup II, City Treasurer

	September 30, 2016	September 30, 2015	September 30, 2014
3 Months	0.29%	0.00%	0.02%
6 Months	0.45%	0.08%	0.04%
1 Year	0.59%	0.33%	0.10%
2 Years	0.77%	0.64%	0.53%
3 Years	0.88%	0.92%	1.00%
5 Years	1.14%	1.37%	1.69%

Reporting period 09/01/2016-09/30/2016

Run Date: 10/04/2016 - 14:15

No fiscal year history available

Portfolio 2016
AC
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
September 30, 2016

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Money Market												
SYS4531558874A	4531558874A	Great Western Bank			0.00	0.00	0.00	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			5,249,558.61	5,249,558.61	5,249,558.61	0.300	0.296	0.300	1	
Subtotal and Average			6,174,068.38		5,249,558.61	5,249,558.61	5,249,558.61		0.296	0.300	1	
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	Wells Fargo			4,029,340.19	4,029,340.19	4,029,340.19	0.250	0.247	0.250	1	
Subtotal and Average			4,029,203.31		4,029,340.19	4,029,340.19	4,029,340.19		0.247	0.250	1	
Commercial Paper Disc. -Amortizing												
06538BQF3	0728-16	Bank Tokyo Mitsubishi		07/12/2016	2,000,000.00	1,989,380.00	1,991,750.00	0.900	0.921	0.934	165	03/15/2017
06538BQA4	0729-16	Bank Tokyo Mitsubishi		08/12/2016	1,000,000.00	994,900.00	995,577.14	0.995	1.021	1.035	160	03/10/2017
2254EAS87	0731-16A	Credit Suisse		08/15/2016	1,500,000.00	1,488,540.00	1,487,681.25	1.350	1.385	1.404	219	05/08/2017
2254EAS87	0731-16B	Credit Suisse		08/15/2016	1,000,000.00	992,360.00	991,787.50	1.350	1.385	1.404	219	05/08/2017
4497W0QN1	0736-16	ING Commercial Paper		09/29/2016	1,000,000.00	994,570.00	994,410.00	1.170	1.177	1.193	172	03/22/2017
46640PPH0	0721-16	JP Morgan Commercial Paper		05/26/2016	4,500,000.00	4,483,395.00	4,481,750.39	1.050	1.075	1.090	139	02/17/2017
Subtotal and Average			10,010,450.27		11,000,000.00	10,943,145.00	10,942,956.28		1.122	1.137	167	
Federal Agency Coupon Securities												
3133ECP40	0694-15	Federal Farm Credit		09/23/2015	2,000,000.00	1,999,200.00	1,999,627.99	0.640	0.662	0.671	220	05/09/2017
3133EEJ43	0706-15	Federal Farm Credit		10/20/2015	1,000,000.00	1,000,600.00	1,000,622.22	0.650	0.539	0.546	219	05/08/2017
3133EGQM0	0732-16	Federal Farm Credit		08/15/2016	940,000.00	940,305.50	939,477.01	1.620	1.613	1.635	1,958	02/10/2022
3133EGUW3	0740-16A	Federal Farm Credit		09/29/2016	1,000,000.00	1,000,220.00	1,000,220.00	0.880	0.868	0.880	535	03/20/2018
3133EGUW3	0740-16B	Federal Farm Credit		09/29/2016	500,000.00	500,110.00	500,110.00	0.880	0.868	0.880	535	03/20/2018
313379FW4	0697-15	Federal Home Loan Bank		09/24/2015	765,000.00	767,065.50	766,588.71	1.000	0.687	0.696	251	06/09/2017
3130A3P40	0698-15	Federal Home Loan Bank		09/24/2015	400,000.00	400,680.00	400,461.42	0.875	0.711	0.721	275	07/03/2017
3130A5EP0	0700-15	Federal Home Loan Bank		10/02/2015	1,000,000.00	1,000,500.00	1,000,295.75	0.625	0.572	0.580	241	05/30/2017
3130A3J70	0707-15A	Federal Home Loan Bank		10/26/2015	1,000,000.00	1,000,400.00	1,000,369.51	0.625	0.363	0.368	53	11/23/2016
3130A3J70	0707-15B	Federal Home Loan Bank		10/26/2015	500,000.00	500,200.00	500,184.75	0.625	0.363	0.368	53	11/23/2016
3130A5EP0	0708-15	Federal Home Loan Bank		11/09/2015	3,000,000.00	3,001,500.00	2,996,868.72	0.625	0.773	0.783	241	05/30/2017
3130A87B3	0722-16	Federal Home Loan Bank		05/27/2016	2,000,000.00	1,998,800.00	2,000,000.00	1.000	0.986	1.000	606	05/30/2018
3130A8UU5	0734-16	Federal Home Loan Bank		08/25/2016	4,000,000.00	3,999,822.22	4,001,353.43	1.000	0.967	0.980	599	05/23/2018
3130A8Z30	0735-16	Federal Home Loan Bank		08/25/2016	2,000,000.00	1,997,000.00	1,998,868.57	0.875	0.897	0.910	601	05/25/2018
3130A9AZ4	0739-16	Federal Home Loan Bank		09/29/2016	1,000,000.00	1,003,569.17	1,003,559.84	1.250	1.065	1.080	615	06/08/2018
3137EADG1	0674-14	Federal Home Loan Mortgage Co.		10/21/2014	1,000,000.00	1,020,900.00	1,007,514.77	1.750	1.437	1.457	971	05/30/2019
3137EADG1	0679-15	Federal Home Loan Mortgage Co.		04/27/2015	3,000,000.00	3,062,700.00	3,038,672.51	1.750	1.235	1.252	971	05/30/2019
3134G7C58	0695-15	Federal Home Loan Mortgage Co.		09/28/2015	2,000,000.00	1,999,600.00	1,999,752.08	0.800	0.801	0.813	362	09/28/2017

Portfolio 2016

AC

PM (PRF_PM2) 7.3.0

Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
September 30, 2016

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
3134G7C58	0699-15	Federal Home Loan Mortgage Co.		09/28/2015	1,000,000.00	999,800.00	1,000,000.00	0.800	0.789	0.800	362	09/28/2017
3134G45W4	0703-15	Federal Home Loan Mortgage Co.		10/15/2015	4,200,000.00	4,212,600.00	4,211,254.31	1.000	0.825	0.836	605	05/29/2018
3134G6Y31	0704-15	Federal Home Loan Mortgage Co.		10/15/2015	1,270,000.00	1,270,508.00	1,274,012.66	1.150	0.942	0.956	601	05/25/2018
3137EADG1	0705-15	Federal Home Loan Mortgage Co.		10/15/2015	5,000,000.00	5,104,500.00	5,081,386.40	1.750	1.109	1.125	971	05/30/2019
3134G8Z69	0716-16	Federal Home Loan Mortgage Co.		04/29/2016	5,000,000.00	5,000,000.00	4,999,105.56	1.500	1.485	1.505	1,306	04/29/2020
3134G9KU0	0719-16	Federal Home Loan Mortgage Co.		05/25/2016	3,500,000.00	3,499,650.00	3,499,711.25	1.000	0.991	1.005	601	05/25/2018
3134G9MN4	0720-16	Federal Home Loan Mortgage Co.		05/26/2016	1,000,000.00	999,900.00	1,000,000.00	1.500	1.479	1.500	1,333	05/26/2020
3134G9KW6	0723-16	Federal Home Loan Mortgage Co.		06/10/2016	1,000,000.00	1,000,425.00	1,000,297.27	1.350	1.339	1.357	1,151	11/26/2019
3134G9JK4	0725-16	Federal Home Loan Mortgage Co.		06/10/2016	2,000,000.00	2,000,475.00	2,001,137.42	1.125	1.103	1.119	786	11/26/2018
3134G9UF2	0726-16	Federal Home Loan Mortgage Co.		06/28/2016	1,000,000.00	999,700.00	1,000,221.30	1.050	1.025	1.039	727	09/28/2018
3134G9WU7	0727-16	Federal Home Loan Mortgage Co.		06/28/2016	1,000,000.00	998,700.00	1,000,000.00	0.800	0.789	0.800	453	12/28/2017
3134G3M31	0737-16A	Federal Home Loan Mortgage Co.		09/29/2016	1,000,000.00	1,002,755.55	1,003,218.69	1.000	0.669	0.679	361	09/27/2017
3134G3M31	0737-16B	Federal Home Loan Mortgage Co.		09/29/2016	500,000.00	501,377.77	501,609.34	1.000	0.669	0.679	361	09/27/2017
3137EADH9	0738-16	Federal Home Loan Mortgage Co.		09/29/2016	1,500,000.00	1,508,100.00	1,509,199.33	1.000	0.503	0.510	271	06/29/2017
3134GAPQ1	0741-16	Federal Home Loan Mortgage Co.		09/30/2016	500,000.00	499,650.00	500,000.00	1.020	1.006	1.020	727	09/28/2018
3134GAPQ1	0742-16A	Federal Home Loan Mortgage Co.		09/30/2016	500,000.00	499,650.00	500,000.00	1.020	1.006	1.020	727	09/28/2018
3134GAPQ1	0742-16B	Federal Home Loan Mortgage Co.		09/30/2016	1,000,000.00	999,300.00	1,000,000.00	1.020	1.006	1.020	727	09/28/2018
3135G0TD5	0620-12A	Federal Nat'l Mtg. Assoc.		12/31/2012	1,500,000.00	1,500,300.00	1,500,000.00	1.000	0.986	1.000	453	12/28/2017
3135G0TD5	0620-12B	Federal Nat'l Mtg. Assoc.		12/31/2012	1,000,000.00	1,000,200.00	1,000,000.00	1.000	0.986	1.000	453	12/28/2017
3136G1BU2	0629-13	Federal Nat'l Mtg. Assoc.		04/05/2013	2,000,000.00	2,000,000.00	2,000,591.19	0.850	0.811	0.822	394	10/30/2017
3135G0WJ8	0663-14	Federal Nat'l Mtg. Assoc.		04/17/2014	5,000,000.00	5,004,500.00	4,956,131.14	0.875	1.559	1.581	597	05/21/2018
3136G3AU9	0714-16	Federal Nat'l Mtg. Assoc.		02/26/2016	3,000,000.00	2,999,400.00	3,000,000.00	1.250	1.233	1.250	965	05/24/2019
3136G33W3	0733-16	Federal Nat'l Mtg. Assoc.		08/30/2016	4,000,000.00	3,988,000.00	4,000,000.00	1.500	1.480	1.500	1,700	05/28/2021
912828UA6	0730-16	U.S. Treasury		08/15/2016	1,500,000.00	1,500,656.72	1,501,433.48	0.625	0.646	0.654	425	11/30/2017
Subtotal and Average			71,621,726.20		76,075,000.00	76,283,320.43	76,193,856.62		1.043	1.057	720	
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	Federal Nat'l Mtg. Assoc.		04/10/2013	2,000,000.00	1,990,260.00	1,946,960.00	0.631	0.641	0.650	243	06/01/2017
31359MEL3	0661-14	Federal Nat'l Mtg. Assoc.		03/14/2014	4,000,000.00	3,980,520.00	3,886,200.00	0.872	0.888	0.900	243	06/01/2017
31359MEL3	0701-15	Federal Nat'l Mtg. Assoc.		10/02/2015	1,000,000.00	995,130.00	989,980.00	0.593	0.598	0.606	243	06/01/2017
Subtotal and Average			6,823,140.00		7,000,000.00	6,965,910.00	6,823,140.00		0.775	0.786	243	
Treasury Coupon Securities												
912828SY7	0651-13	U.S. Treasury		12/23/2013	3,000,000.00	3,000,600.00	2,994,215.14	0.625	0.909	0.921	242	05/31/2017
912828VE7	0662-14	U.S. Treasury		03/21/2014	2,000,000.00	2,008,040.00	1,985,815.54	1.000	1.421	1.441	607	05/31/2018
912828SX9	0673-14	U.S. Treasury		10/21/2014	3,000,000.00	3,021,570.00	2,982,403.07	1.125	1.334	1.353	972	05/31/2019

**Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
September 30, 2016**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Treasury Coupon Securities												
912828M72	0724-16	U.S. Treasury		06/10/2016	2,000,000.00	2,004,458.14	2,004,427.95	0.875	0.694	0.704	425	11/30/2017
		Subtotal and Average	9,966,048.51		10,000,000.00	10,034,668.14	9,966,861.70		1.095	1.110	570	
		Total and Average	108,624,636.66		113,353,898.80	113,505,942.37	113,205,713.40		0.976	0.989	565	

Investments FY 2015-2016
Portfolio Management
Investment Status Report - Investments
September 30, 2016

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Money Market												
SYS4531558874A	4531558874A	GWB	0.00	0.550			0.542	0.550	07/01 - Monthly		0.00	0.00
SYS4531558874B	4531558874B	GWB	5,249,558.61	0.300			0.296	0.300	07/01 - Monthly		5,249,558.61	5,249,558.61
Money Market Totals			5,249,558.61				0.296	0.300		0.00	5,249,558.61	5,249,558.61
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	WF	4,029,340.19	0.250			0.247	0.250	07/01 - Monthly		4,029,340.19	4,029,340.19
Passbook/Checking Accounts Totals			4,029,340.19				0.247	0.250		0.00	4,029,340.19	4,029,340.19
Commercial Paper Disc. -Amortizing												
06538BQF3	0728-16	BTMUFJ	2,000,000.00	0.900	03/15/2017	07/12/2016	0.921	0.934	03/15 - At Maturity		1,987,700.00	1,991,750.00
06538BQA4	0729-16	BTMUFJ	1,000,000.00	0.995	03/10/2017	08/12/2016	1.021	1.035	03/10 - At Maturity		994,195.00	995,577.14
2254EAS87	0731-16A	CSFBNY	1,500,000.00	1.350	05/08/2017	08/15/2016	1.385	1.404	05/08 - At Maturity		1,485,037.50	1,487,681.25
2254EAS87	0731-16B	CSFBNY	1,000,000.00	1.350	05/08/2017	08/15/2016	1.385	1.404	05/08 - At Maturity		990,025.00	991,787.50
4497W0QN1	0736-16	ING	1,000,000.00	1.170	03/22/2017	09/29/2016	1.177	1.193	03/22 - At Maturity		994,345.00	994,410.00
46640PPH0	0721-16	JPM	4,500,000.00	1.050	02/17/2017	05/26/2016	1.075	1.090	02/17 - At Maturity		4,464,945.00	4,481,750.39
Commercial Paper Disc. -Amortizing Totals			11,000,000.00				1.122	1.137		0.00	10,916,247.50	10,942,956.28
Federal Agency Coupon Securities												
3133ECP40	0694-15	FFCB	2,000,000.00	0.640	05/09/2017	09/23/2015	0.662	0.671	11/09 - 05/09	Received	1,999,000.00	1,999,627.99
3133EEJ43	0706-15	FFCB	1,000,000.00	0.650	05/08/2017	10/20/2015	0.539	0.546	11/08 - 05/08	Received	1,001,600.00	1,000,622.22
3133EGQM0	0732-16	FFCB	940,000.00	1.620	02/10/2022	08/15/2016	1.613	1.635	02/10 - 08/10	211.50	939,248.00	939,477.01
3133EGUW3	0740-16A	FFCB	1,000,000.00	0.880	03/20/2018	09/29/2016	0.868	0.880	03/20 - 09/20	220.00	1,000,000.00	1,000,220.00
3133EGUW3	0740-16B	FFCB	500,000.00	0.880	03/20/2018	09/29/2016	0.868	0.880	03/20 - 09/20	110.00	500,000.00	500,110.00
313379FW4	0697-15	FHLB	765,000.00	1.000	06/09/2017	09/24/2015	0.687	0.696	12/09 - 06/09	Received	768,939.75	766,588.71
3130A3P40	0698-15	FHLB	400,000.00	0.875	07/03/2017	09/24/2015	0.711	0.721	01/03 - 07/03	Received	401,084.00	400,461.42
3130A5EP0	0700-15	FHLB	1,000,000.00	0.625	05/30/2017	10/02/2015	0.572	0.580	11/30 - 05/30	Received	1,000,740.00	1,000,295.75
3130A3J70	0707-15A	FHLB	1,000,000.00	0.625	11/23/2016	10/26/2015	0.363	0.368	11/23 - 05/23	Received	1,002,750.00	1,000,369.51
3130A3J70	0707-15B	FHLB	500,000.00	0.625	11/23/2016	10/26/2015	0.363	0.368	11/23 - 05/23	Received	501,375.00	500,184.75
3130A5EP0	0708-15	FHLB	3,000,000.00	0.625	05/30/2017	11/09/2015	0.773	0.783	11/30 - 05/30	Received	2,992,650.00	2,996,868.72
3130A87B3	0722-16	FHLB	2,000,000.00	1.000	05/30/2018	05/27/2016	0.986	1.000	11/30 - 05/30		2,000,000.00	2,000,000.00
3130A8UU5	0734-16	FHLB	4,000,000.00	1.000	05/23/2018	08/25/2016	0.967	0.980	11/23 - 05/23	222.22	4,001,200.00	4,001,353.43
3130A8Z30	0735-16	FHLB	2,000,000.00	0.875	05/25/2018	08/25/2016	0.897	0.910	11/25 - 05/25		1,998,800.00	1,998,868.57
3130A9AZ4	0739-16	FHLB	1,000,000.00	1.250	06/08/2018	09/29/2016	1.065	1.080	03/08 - 09/08	729.17	1,002,840.00	1,003,559.84
3137EADG1	0674-14	FHLMC	1,000,000.00	1.750	05/30/2019	10/21/2014	1.437	1.457	11/30 - 05/30	Received	1,013,000.00	1,007,514.77
3137EADG1	0679-15	FHLMC	3,000,000.00	1.750	05/30/2019	04/27/2015	1.235	1.252	05/30 - 11/30	Received	3,059,400.00	3,038,672.51

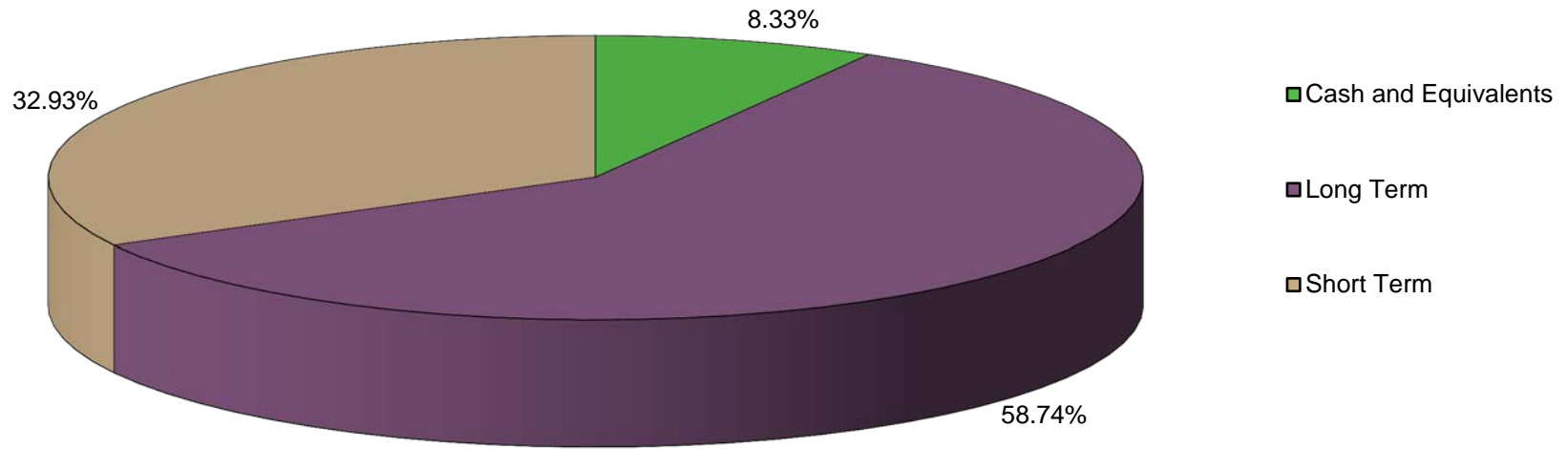
Investments FY 2015-2016
Portfolio Management
Investment Status Report - Investments
September 30, 2016

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
3134G7C58	0695-15	FHLMC	2,000,000.00	0.800	09/28/2017	09/28/2015	0.801	0.813	03/28 - 09/28		1,999,500.00	1,999,752.08
3134G7C58	0699-15	FHLMC	1,000,000.00	0.800	09/28/2017	09/28/2015	0.789	0.800	03/28 - 09/28		1,000,000.00	1,000,000.00
3134G45W4	0703-15	FHLMC	4,200,000.00	1.000	05/29/2018	10/15/2015	0.825	0.836	11/29 - 05/29	Received	4,217,766.00	4,211,254.31
3134G6Y31	0704-15	FHLMC	1,270,000.00	1.150	05/25/2018	10/15/2015	0.942	0.956	11/25 - 05/25	Received	1,276,350.00	1,274,012.66
3137EADG1	0705-15	FHLMC	5,000,000.00	1.750	05/30/2019	10/15/2015	1.109	1.125	11/30 - 05/30	Received	5,110,750.00	5,081,386.40
3134G8Z69	0716-16	FHLMC	5,000,000.00	1.500	04/29/2020	04/29/2016	1.485	1.505	10/29 - 04/29		4,999,000.00	4,999,105.56
3134G9KU0	0719-16	FHLMC	3,500,000.00	1.000	05/25/2018	05/25/2016	0.991	1.005	11/25 - 05/25		3,499,650.00	3,499,711.25
3134G9MN4	0720-16	FHLMC	1,000,000.00	1.500	05/26/2020	05/26/2016	1.479	1.500	11/26 - 05/26		1,000,000.00	1,000,000.00
3134G9KW6	0723-16	FHLMC	1,000,000.00	1.350	11/26/2019	06/10/2016	1.339	1.357	11/26 - 05/26	525.00	999,750.00	1,000,297.27
3134G9JK4	0725-16	FHLMC	2,000,000.00	1.125	11/26/2018	06/10/2016	1.103	1.119	11/26 - 05/26	875.00	2,000,300.00	2,001,137.42
3134G9UF2	0726-16	FHLMC	1,000,000.00	1.050	09/28/2018	06/28/2016	1.025	1.039	09/28 - 03/28		1,000,250.00	1,000,221.30
3134G9WU7	0727-16	FHLMC	1,000,000.00	0.800	12/28/2017	06/28/2016	0.789	0.800	12/28 - 06/28		1,000,000.00	1,000,000.00
3134G3M31	0737-16A	FHLMC	1,000,000.00	1.000	09/27/2017	09/29/2016	0.669	0.679	03/27 - 09/27	55.55	1,003,180.91	1,003,218.69
3134G3M31	0737-16B	FHLMC	500,000.00	1.000	09/27/2017	09/29/2016	0.669	0.679	03/27 - 09/27	27.77	501,590.46	501,609.34
3137EADH9	0738-16	FHLMC	1,500,000.00	1.000	06/29/2017	09/29/2016	0.503	0.510	12/29 - 06/29	3,750.00	1,505,490.00	1,509,199.33
3134GAPQ1	0741-16	FHLMC	500,000.00	1.020	09/28/2018	09/30/2016	1.006	1.020	03/28 - 09/28		500,000.00	500,000.00
3134GAPQ1	0742-16A	FHLMC	500,000.00	1.020	09/28/2018	09/30/2016	1.006	1.020	03/28 - 09/28		500,000.00	500,000.00
3134GAPQ1	0742-16B	FHLMC	1,000,000.00	1.020	09/28/2018	09/30/2016	1.006	1.020	03/28 - 09/28		1,000,000.00	1,000,000.00
3135G0TD5	0620-12A	FNMA	1,500,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,500,000.00	1,500,000.00
3135G0TD5	0620-12B	FNMA	1,000,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,000,000.00	1,000,000.00
3136G1BU2	0629-13	FNMA	2,000,000.00	0.850	10/30/2017	04/05/2013	0.811	0.822	04/30 - 10/30	Received	2,002,500.00	2,000,591.19
3135G0WJ8	0663-14	FNMA	5,000,000.00	0.875	05/21/2018	04/17/2014	1.559	1.581	05/21 - 11/21	Received	4,890,402.20	4,956,131.14
3136G3AU9	0714-16	FNMA	3,000,000.00	1.250	05/24/2019	02/26/2016	1.233	1.250	05/24 - 11/24	Received	3,000,000.00	3,000,000.00
3136G33W3	0733-16	FNMA	4,000,000.00	1.500	05/28/2021	08/30/2016	1.480	1.500	11/28 - 05/28		4,000,000.00	4,000,000.00
912828UA6	0730-16	US TRE	1,500,000.00	0.625	11/30/2017	08/15/2016	0.646	0.654	11/30 - 05/31	1,946.72	1,499,430.00	1,501,433.48
Federal Agency Coupon Securities Totals			76,075,000.00				1.043	1.057		8,672.93	76,188,536.32	76,193,856.62
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	FNMA	2,000,000.00	0.631	06/01/2017	04/10/2013	0.641	0.650	/ - Final Pmt.		1,946,960.00	1,946,960.00
31359MEL3	0661-14	FNMA	4,000,000.00	0.872	06/01/2017	03/14/2014	0.888	0.900	/ - Final Pmt.		3,886,200.00	3,886,200.00
31359MEL3	0701-15	FNMA	1,000,000.00	0.593	06/01/2017	10/02/2015	0.598	0.606	/ - Final Pmt.		989,980.00	989,980.00
Federal Agency Disc. -Amortizing Totals			7,000,000.00				0.775	0.786		0.00	6,823,140.00	6,823,140.00

**Investments FY 2015-2016
Portfolio Management
Investment Status Report - Investments
September 30, 2016**

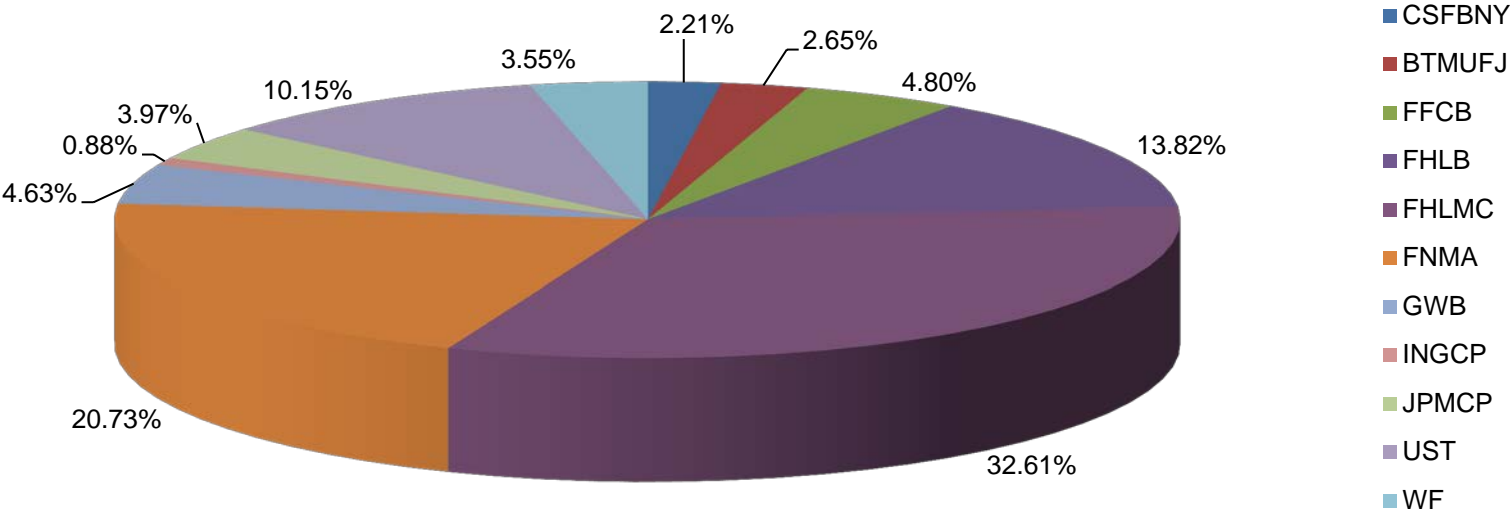
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Treasury Coupon Securities												
912828SY7	0651-13	US TRE	3,000,000.00	0.625	05/31/2017	12/23/2013	0.909	0.921	05/31 - 11/30	Received	2,970,000.00	2,994,215.14
912828VE7	0662-14	US TRE	2,000,000.00	1.000	05/31/2018	03/21/2014	1.421	1.441	05/31 - 11/30	Received	1,964,200.00	1,985,815.54
912828SX9	0673-14	US TRE	3,000,000.00	1.125	05/31/2019	10/21/2014	1.334	1.353	11/30 - 05/31	Received	2,969,531.25	2,982,403.07
912828M72	0724-16	US TRE	2,000,000.00	0.875	11/30/2017	06/10/2016	0.694	0.704	11/30 - 05/31	478.14	2,005,000.00	2,004,427.95
Treasury Coupon Securities Totals			10,000,000.00				1.095	1.110		478.14	9,908,731.25	9,966,861.70
Investment Totals			113,353,898.80				0.976	0.989		9,151.07	113,115,553.87	113,205,713.40

Portfolio by Asset Class



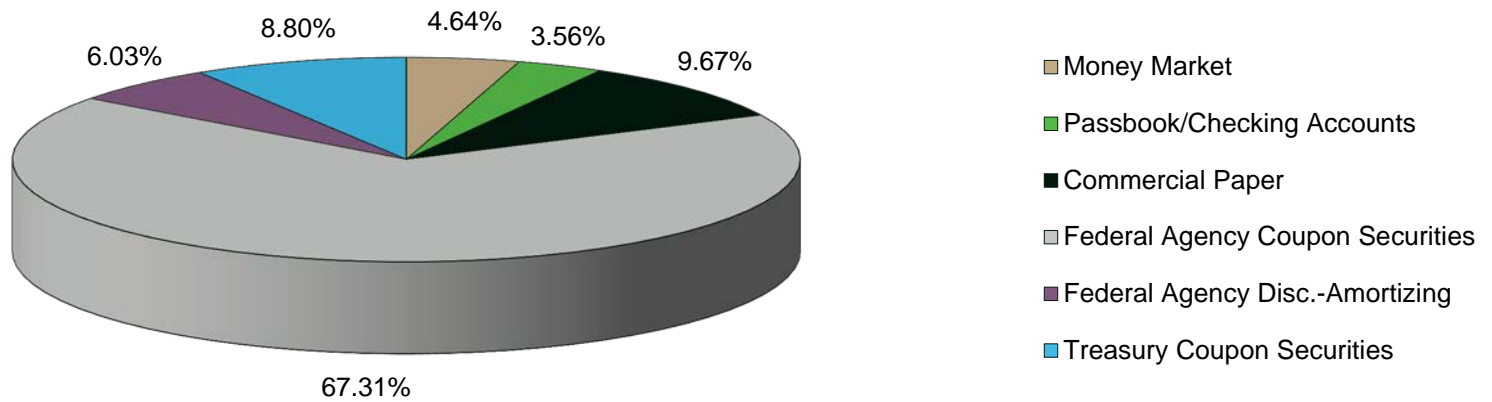
For Quarter Ending September 30, 2016

Par Value by Issuer Graph



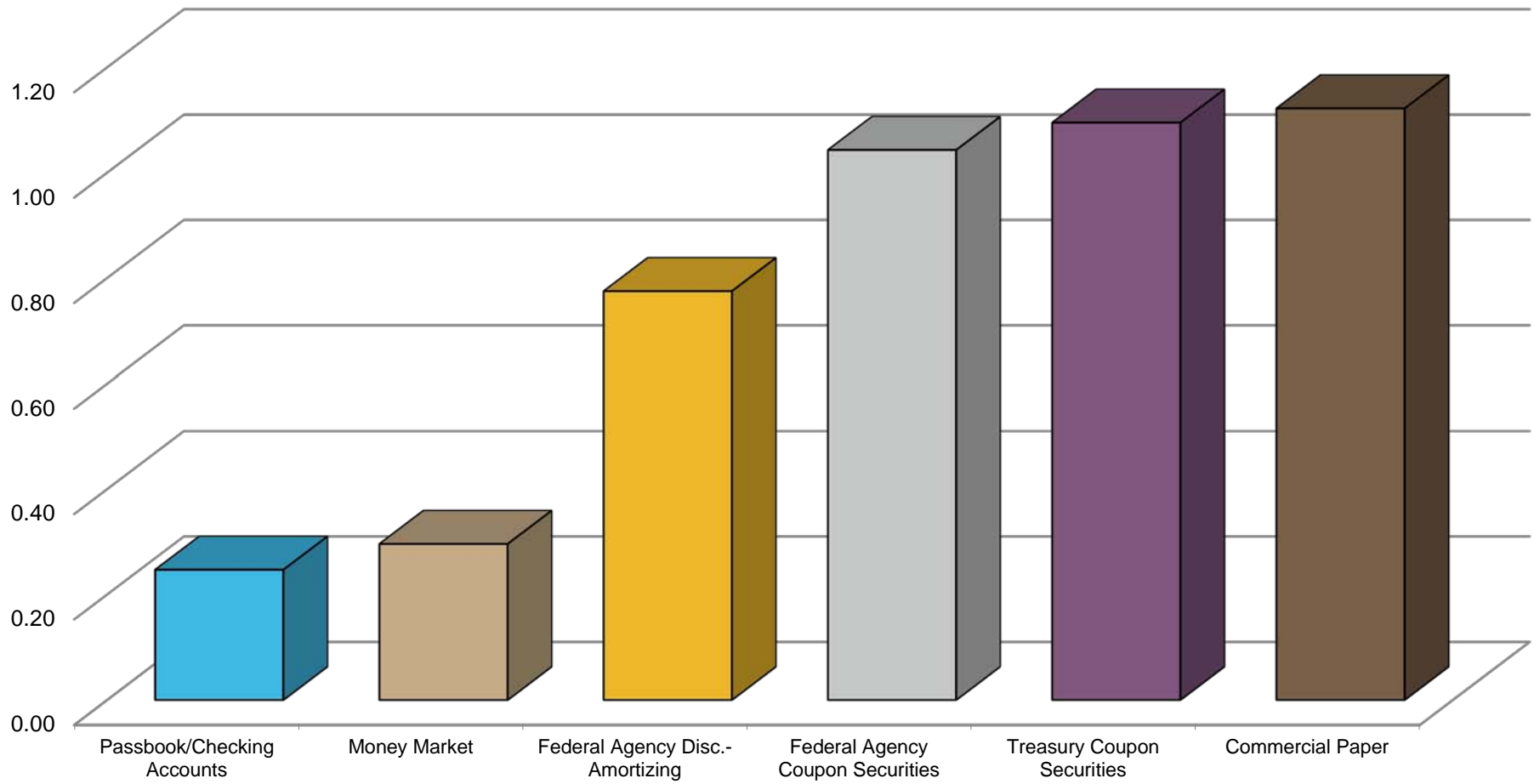
For Quarter Ending September 30, 2016

Book Value By Investment Type



For Quarter Ending September 30, 2016

Investment Yield by Type



For Quarter Ending September 30, 2016

COUNCIL ACTION FORM

SUBJECT: REPORT ON THE AMES MUNICIPAL UTILITY RETIREMENT PLAN FROM THE UTILITY RETIREMENT ADVISORY BOARD

BACKGROUND:

The Municipal Code of the City of Ames, Iowa, Section 28.403 established a participant review board elected from various utility departments that have members of the Ames Municipal Utility Retirement Plan. Duties of the Board are to monitor, review, and evaluate, on a continuing basis, the performance of the Ames Municipal Utility Retirement Plan and report annually to the City Council.

The City of Ames is the plan sponsor for a 401(a) defined contribution retirement plan. This plan is available to employees who receive at least ten percent of their salary funding from City of Ames utilities. Vanguard serves as plan administrator for the City.

In August 2016, the Board met with Manny Tytler, Relationship Manager from Vanguard. Manny presented a brief overview of the company, and provided information demonstrating that the fee structure and investment return performance are highly competitive.

Manny Tytler also presented a plan and participant overview. The Plan has a total balance of over \$29.5 million with 119 participant accounts. The Plan balance was then broken down by investment fund type, including beginning and ending balances, total number of participants, and percentage of total assets. Summary information for the plan is attached.

After discussion, the Board passed a motion to accept the review and contents of the Vanguard presentation and to recommend that the relationship with Vanguard as plan administrator be continued.

ALTERNATIVES:

1. Accept the report from the Utility Retirement Advisory Board.
2. Refer the report back to the Utility Retirement Advisory Board for further information.

MANAGER'S RECOMMENDED ACTION:

After review and discussion of the material presented by Vanguard, the Board has voted to continue the relationship with Vanguard.

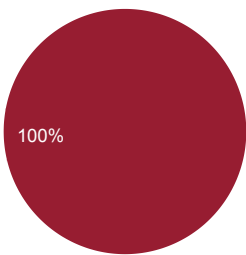



Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report from the Utility Retirement Advisory Board.



Summary fee report

408(b)(2) disclosure for CITY OF AMES MUNICIPAL UTILITY RETIREMENT SYSTEM PLAN

Calculated as of June 30 2016

Plan Assets	Total all-in fees	
\$29,567,612	\$82,662	0.28%
	Asset - based fees by provider	
<ul style="list-style-type: none"> ■ Vanguard \$29,567,612 ■ Non-Vanguard \$0 ■ Other investments \$0 		
<ul style="list-style-type: none"> ■ Vanguard \$76,662 ■ Non-Vanguard \$0 ■ Other investments \$0 	<ul style="list-style-type: none"> ■ Vanguard \$76,662 ■ Non-Vanguard \$0 ■ Other investments \$0 	
	Total fees by service	
<ul style="list-style-type: none"> ■ Vanguard (less recordkeeping credit) \$50,817 ■ Non-Vanguard (less payment for recordkeeping) \$0 ■ Other investments \$0 ■ Recordkeeping compensation by source \$31,845 		
<ul style="list-style-type: none"> ■ Vanguard \$29,567,612 ■ Non-Vanguard \$0 ■ Other investments \$0 	<ul style="list-style-type: none"> ■ Asset-based fees net of recordkeeping 0.17% \$50,817 ■ Vanguard (less recordkeeping credit) \$50,817 ■ Non-Vanguard (less payment for recordkeeping) \$0 ■ Other investments \$0 ■ Recordkeeping compensation by source 0.11% \$31,845 ■ Total direct compensation: Fee paid directly from plan \$6,000 ■ Total indirect compensation: Payment for recordkeeping from non-Vanguard funds \$0 ■ Total recordkeeping compensation from plan sponsor \$0 ■ Vanguard current recordkeeping credit \$25,845 ■ Additional fees \$0 	
Participant accounts	Total all-in fees	
119	\$82,662	



All-in fee report

408(b)(2) disclosure for CITY OF AMES MUNICIPAL UTILITY RETIREMENT SYSTEM PLAN Calculated as of June 30 2016

Vanguard fund asset-based fees				
Fund Name	Assets	Expense ratio	Morningstar average	Current recordkeeping credit
Vanguard 500 Index Fund Investor Shares	\$4,453,175	0.16%	1.02%	0.11%
Vanguard Wellington Fund Investor Shares	\$3,804,319	0.26%	0.86%	0.08%
Vanguard Prime Money Market Fund	\$2,380,216	0.16%	N/A	0.00%
Vanguard Windsor II Fund Investor Shares	\$2,335,699	0.34%	1.08%	0.08%
Vanguard Total Stock Market Index Fund Investor Shares	\$2,114,968	0.16%	1.02%	0.11%
Vanguard Equity Income Fund Investor Shares	\$2,109,820	0.26%	1.08%	0.09%
Vanguard U.S. Growth Fund Investor Shares	\$1,884,920	0.47%	1.16%	0.14%
Vanguard Total Bond Market Index Fund Investor Shares	\$1,526,875	0.16%	0.79%	0.10%
Vanguard Morgan Growth Fund Investor Shares	\$1,462,965	0.40%	1.16%	0.13%
Vanguard Retirement Savings Trust**	\$1,431,278	0.52%	N/A	0.15%
Vanguard International Growth Fund Investor Shares	\$1,050,167	0.47%	1.28%	0.13%
Vanguard Target Retirement 2020 Fund	\$802,901	0.14%	0.43%	0.04%
Vanguard Explorer Fund Investor Shares	\$689,262	0.49%	1.30%	0.14%
Vanguard Target Retirement 2025 Fund	\$615,222	0.15%	0.39%	0.05%
Vanguard LifeStrategy Conservative Growth Fund	\$607,422	0.13%	0.81%	0.00%
Vanguard Target Retirement 2015 Fund	\$510,607	0.14%	0.36%	0.04%
Vanguard LifeStrategy Growth Fund	\$459,586	0.15%	0.88%	0.00%
Vanguard Target Retirement 2035 Fund	\$449,738	0.15%	0.39%	0.05%
Vanguard LifeStrategy Income Fund	\$394,230	0.12%	0.69%	0.00%
Vanguard Target Retirement 2045 Fund	\$120,168	0.16%	0.40%	0.06%
Vanguard Target Retirement Income Fund	\$111,307	0.14%	0.44%	0.04%
Vanguard LifeStrategy Moderate Growth Fund	\$93,193	0.14%	0.86%	0.00%
Vanguard Target Retirement 2040 Fund	\$64,562	0.16%	0.43%	0.06%
Vanguard Target Retirement 2030 Fund	\$53,333	0.15%	0.43%	0.05%
Vanguard Target Retirement 2050 Fund	\$29,096	0.16%	0.41%	0.06%
Vanguard Target Retirement 2060 Fund	\$9,451	0.16%	0.34%	0.06%
Vanguard Target Retirement 2055 Fund	\$3,133	0.16%	0.39%	0.06%
Vanguard total	\$29,567,612	0.26%	0.95%	0.09%
Vanguard total asset-based fees		\$76,662	\$244,595	\$25,845

** The expense ratio includes a .21% fee (\$2.1 per \$1,000 invested) paid to the issuers of synthetic investment contracts (also known as "wrap agreements"). The fund performance results are net of these benefit responsive contract costs.

*The current recordkeeping payment is paid by the fund, fund company, or its advisor to Vanguard for recordkeeping and shareholder servicing. For more information on these payments, please refer to the fund's prospectus. Additional fees may be described below.

Recordkeeping fees		
Fee description	Paid by	Total fee
Total recordkeeping compensation from plan sponsor		\$0
Annual Administrative Fee (Paid By Participant Gross Per Capita)	Participants	\$6,000
Total direct compensation*		\$6,000
Total indirect compensation (Current recordkeeping payment from non-Vanguard funds)		\$0
Vanguard current recordkeeping credit		\$25,845
Total recordkeeping compensation		\$31,845

* Direct compensation includes fees paid out of the plan. Plan sponsors may pay appropriate fees from the plan forfeiture account if permitted in the plan document.



All-in fee report

408(b)(2) disclosure for CITY OF AMES MUNICIPAL UTILITY RETIREMENT SYSTEM PLAN

Calculated as of June 30 2016

Additional fees		
Fee description	Paid by	Fee
Ad Hoc Reporting (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Additional Processing (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Annual Administrative Fee For Each Loan (Paid By Participant Fixed Per Capita)	Participants	\$25 Per Loan Maintenance
Client Requested Account Adjustments (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Conversion - Asset Transfer (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Conversion - Divisional Transfers (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Conversion - Plan To Plan Transfers (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Conversion - Start Up Plans (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Fee Disclosure Change Notice(s) (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	\$.50 Per Mailed Notification
Loan Origination Fee Non Self-Provisioned (Paid By Participant Fixed Per Capita)	Participants	\$90 Per Loan Origination
Loan Origination Fee Self-Provisioned (Paid By Participant Fixed Per Capita)	Participants	\$40 Per Loan Origination
Miscellaneous Fees (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Mistake of Fact Processing (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	\$50 per occurrence
Participant Education Retirement Service (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Participant Fee Disclosure Notice(s) (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	\$1.50 Per Mailed Notification
Plan Consulting Services (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
QDRO Processing (Paid By Participant Fixed Per Capita)	Participants	\$50
Requested Statement Enclosures (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	As Agreed Upon
Return of Excess (Paid By Participant Gross Per Capita)	Participant Gross Per Capita	\$50 per occurrence
Termination related compensation*		\$10,000

*Vanguard charges a fee for the conversion services that it will perform to transfer a plan to a subsequent provider. The standard conversion services fee above will apply unless otherwise outlined in the recordkeeping fee agreement. Early termination fees also outlined in your recordkeeping fee agreement may apply if the arrangement is terminated in the first three years.

Fees charged by Vanguard generally are billed in arrears. As such, plans are not charged amounts to pre pay for services. If such arrangements are made with a plan, the calculation and refund of any such pre-paid amounts upon transfer or termination of the plan is detailed in a separate agreement with the plan governing those services.

All-in fee summary	
Vanguard total asset-based fees	\$76,662
Non-Vanguard total asset-based fees	\$0
Other investment total asset-based fees	\$0
Total direct compensation	\$6,000
Total recordkeeping compensation from plan sponsor	\$0
Included additional fees	\$0
Other additional fees	Variable
Total all-in fees	\$82,662
Total assets	\$29,567,612
Total expense ratio	0.28%

City Of Ames Municipal Utility Retirement System Plan

Summary statistics

City Of Ames Municipal Utility Retirement System Plan	Plan	Vanguard	Same client size
Summary statistics 6/30/2016			
Plan assets (Net of loans)	\$29,567,613	—	—
Average balance	\$248,467	\$101,913	\$127,498
Equity allocation	71%	70%	68%
Equity contribution	78%	74%	72%
Professionally managed allocations	11%	54%	43%
Internet access	80%	69%	54%
Participants with a loan outstanding	1%	—	—

State of the plan

Investments

Total participants (with a balance as of 6/30/2016): **119**

Total assets: \$29,567,613 (as of 6/30/2016)

Total contributions (prior 12 months): **\$972,618**

	Percentage of participants using	Total assets	Total contribution percentage 12 months	Total gross exchange in percentage 12 months	Total gross exchange out percentage 12 months	Average annual performance for period ended 6/30/2016						
						One year	Five year	Ten year	Since inception	Inception date	Expense ratio *	
Money market												
Vanguard Prime Money Market Fund	32%	\$2,380,216	3.6%	42.9%	0.2%	0.25%	0.07%	1.13%	5.19%	06/1975	0.16%	
The 7-day SEC yield, as of (6/30/2016), is .45%												
<i>Money Market Funds Average</i>						0.02	0.01	0.89	—	—		
Subtotal		\$2,380,216										
Stable value												
Vanguard Retirement Savings Trust	16%	\$1,431,278	2.4%	0.9%	1.1%	1.87%	2.04%	2.86%	4.89%	01/1989	0.52%	
Citigroup 3-Month US T-Bill Index						0.14	0.05	0.95	3.18	12/1926		
Subtotal		\$1,431,278										
Bond funds												
Vanguard Total Bond Market Index Fund Investor Shares	29%	\$1,526,875	4.6%	28.4%	18.8%	6.02%	3.61%	5.01%	6.23%	12/1986	0.16%	
<i>Spliced Barclays USAgg Float Adj Ix</i>						6.12	3.81	5.16	6.52	12/1975		
Subtotal		\$1,526,875										
Balanced funds												
Vanguard LifeStrategy Conservative Growth Fund	3%	\$607,422	0.6%	12.3%	0.0%	3.25%	5.43%	5.09%	6.95%	09/1994	0.13%	
<i>Conservative Growth Composite Index</i>						3.41	5.77	5.59	6.83	12/1977		
Vanguard LifeStrategy Growth Fund	8	459,586	3.2	0.0	0.7	-0.45	7.06	5.31	7.75	09/1994	0.15	
<i>Growth Composite Index</i>						-0.36	7.54	5.85	7.89	12/1977		
Vanguard LifeStrategy Income Fund	8	394,230	2.0	0.4	0.0	4.88	4.50	4.86	6.46	09/1994	0.12	
<i>Income Composite Index</i>						5.16	4.89	5.43	6.37	12/1977		
Vanguard LifeStrategy Moderate Growth Fund	3	93,193	0.0	0.0	0.0	1.47	6.36	5.39	7.50	09/1994	0.14	
<i>Moderate Growth Composite Index</i>						1.57	6.83	5.92	7.63	12/1977		
Vanguard Wellington Fund Investor Shares	49	3,804,319	13.4	1.1	18.8	4.75	8.96	7.40	8.23	07/1929	0.26	
<i>Wellington Composite Index</i>						5.59	9.73	7.08	—	—		
Subtotal		\$5,358,750										
Target-date funds												
Vanguard Target Retirement 2015 Fund	2%	\$510,607	0.0%	0.0%	0.0%	1.98%	6.17%	5.62%	6.03%	10/2003	0.14%	
<i>Target Retirement 2015 Composite Ix</i>						2.13	6.32	5.65	6.07	10/2003		

City Of Ames Municipal Utility Retirement System Plan

	Percentage of participants using	Total assets	Total contribution percentage 12 months	Total gross exchange in percentage 12 months	Total gross exchange out percentage 12 months	One year	Five year	Ten year	Since inception	Inception date	Expense ratio *
Target-date funds (continued)											
Vanguard Target Retirement 2020 Fund	2	802,901	2.9	0.0	0.0	1.45	6.67	5.72	5.83	06/2006	0.14
<i>Target Retirement 2020 Composite Ix</i>						1.58	6.92	5.84	5.95	06/2006	
Vanguard Target Retirement 2025 Fund	6	615,222	4.0	5.0	0.8	0.81	6.95	5.72	6.34	10/2003	0.15
<i>Target Retirement 2025 Composite Ix</i>						0.91	7.20	5.84	6.46	10/2003	
Vanguard Target Retirement 2030 Fund	2	53,333	0.0	0.0	2.5	0.11	7.21	5.68	5.83	06/2006	0.15
<i>Target Retirement 2030 Composite Ix</i>						0.19	7.46	5.81	5.97	06/2006	
Vanguard Target Retirement 2035 Fund	3	449,738	1.6	0.0	0.0	-0.67	7.44	5.74	6.76	10/2003	0.15
<i>Target Retirement 2035 Composite Ix</i>						-0.55	7.70	5.87	6.89	10/2003	
Vanguard Target Retirement 2040 Fund	2	64,562	1.3	0.0	0.0	-1.44	7.57	5.83	5.93	06/2006	0.16
<i>Target Retirement 2040 Composite Ix</i>						-1.30	7.86	5.96	6.06	06/2006	
Vanguard Target Retirement 2045 Fund	4	120,168	4.1	0.0	0.0	-1.51	7.56	5.82	7.07	10/2003	0.16
<i>Target Retirement 2045 Composite Ix</i>						-1.35	7.85	5.95	7.20	10/2003	
Vanguard Target Retirement 2050 Fund	2	29,096	1.1	0.0	0.0	-1.48	7.56	5.82	5.97	06/2006	0.16
<i>Target Retirement 2050 Composite Ix</i>						-1.35	7.85	5.95	6.10	06/2006	
Vanguard Target Retirement 2055 Fund	0.8	3,133	0.2	0.0	0.0	-1.57	7.58	—	9.96	08/2010	0.16
<i>Target Retirement 2055 Composite Ix</i>						-1.35	7.85	—	10.19	06/2010	
Vanguard Target Retirement 2060 Fund	2	9,451	0.9	0.0	0.0	-1.56	—	—	9.34	01/2012	0.16
<i>Target Retirement 2060 Composite Ix</i>						-1.35	—	—	9.60	10/2011	
Vanguard Target Retirement Income Fund	2	111,307	0.2	0.0	0.0	3.28	4.98	5.47	5.29	10/2003	0.14
<i>Target Retirement Income Compos. Ix</i>						3.42	5.13	5.50	5.34	10/2003	
Subtotal		\$2,769,518									
Diversified equity funds											
Vanguard 500 Index Fund Investor Shares	50%	\$4,453,175	12.3%	1.9%	15.4%	3.84%	11.93%	7.30%	10.80%	08/1976	0.16%
<i>S&P 500 Index</i>						3.99	12.10	7.42	—	—	
Vanguard Equity Income Fund Investor Shares	36	2,109,820	4.1	4.6	1.8	8.99	12.62	8.11	10.11	03/1988	0.26
<i>Spliced Equity Income Index</i>						9.74	13.23	7.87	10.84	12/1978	
Vanguard Explorer Fund Investor Shares	18	689,262	3.0	1.6	3.2	-8.80	8.39	6.51	8.94	12/1967	0.49

State of the plan

	Percentage of participants using	Total assets	Total contribution percentage 12 months	Total gross exchange in percentage 12 months	Total gross exchange out percentage 12 months	One year	Five year	Ten year	Since inception	Inception date	Expense ratio *
Diversified equity funds (continued)											
<i>Russell 2500 Growth Index</i>						-7.69	9.27	7.96	—	—	
Vanguard International Growth Fund Investor Shares	35	1,050,167	4.9	0.0	3.7	-8.31	2.31	3.50	10.05	09/1981	0.47
<i>Spliced International Index</i>						-10.24	0.10	0.71	8.49	08/1981	
Vanguard Morgan Growth Fund Investor Shares	29	1,462,965	5.9	0.0	7.9	-0.99	10.53	7.35	10.10	12/1968	0.40
<i>Russell 3000 Growth Index</i>						1.88	12.04	8.65	—	—	
Vanguard Total Stock Market Index Fund Investor Shares	34	2,114,968	8.0	0.2	8.4	2.01	11.45	7.43	9.17	04/1992	0.16
<i>Spliced Total Stock Market Index</i>						2.14	11.60	7.55	9.31	12/1970	
Vanguard U.S. Growth Fund Investor Shares	37	1,884,920	7.6	0.6	4.6	-0.99	12.05	7.76	10.17	01/1959	0.47
<i>Russell 1000 Growth Index</i>						3.02	12.35	8.78	—	—	
Vanguard Windsor II Fund Investor Shares	35	2,335,699	8.0	0.0	12.0	-1.13	10.20	6.00	10.50	06/1985	0.34
<i>Russell 1000 Value Index</i>						2.86	11.35	6.13	10.74	12/1978	
Subtotal		\$16,100,976									
Total		\$29,567,613									

The performance data shown represent past performance, which is not a guarantee of future results. Investment returns and principal value will fluctuate, so investors' shares, when sold, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data cited. For performance data current to the most recent month-end, visit our website at vanguard.com/performance.

To: Mayor Campbell and Members of the City Council

From: Judy K. Parks, City Attorney

Date: October 18, 2016

Subject: Update on Legal Department Staffing and Request for Additional \$25,000 for Hopkins and Huebner

This memo is to update you on the status of staffing in the Legal Department and to seek additional funds to continue using Hopkins and Huebner in a temporary support function for select time sensitive non-prosecution legal projects.

Initially, I am very pleased to report a good pace of progress is occurring in getting the Paralegal position filled. The position was posted in mid- September and applications were being submitted right up until the deadline for their submittal of Wednesday, October 19. Once the application submittal deadline closes, it expected that the recruitment plan will take about 4-5 weeks to complete. If a candidate is identified as suitable to offer this position, we would hope that an offer could be made by Thanksgiving so the new hire could begin work sometime in the first part of December.

As for the attorney vacancy, we have been revising the job specification, and that process is nearly complete. That position should be able to be posted before this month ends, with recruitment completion anticipated around the end of the calendar year.

That timeline for completion of the attorney recruitment explains, in part, the next part of this communication, which is to seek approval of an additional \$25,000 to continue being able to send select high priority projects to outside counsel for completion. You may recall that you had approved contracting with Megan Flynn, of the Coppola Law Firm, to do the city prosecutorial work during this period when we were short of staff. She has been doing an exceptional job for us in that capacity, and sufficient funds are available for her to continue to do this specific type of work for several more months, if necessary. You will also recall that the firm of Hopkins and Huebner was retained after it became apparent that the attorney vacancy would not be filled quickly enough to keep

all the non-prosecution legal work in house. We have been able to get multiple time sensitive projects to Hopkins' attorneys for completion without slowing the projects down. The FBO contract is an example that was turned over to outside counsel.

However, we still have several more months before we can reasonably expect to have another attorney hired, and the balance of funds allocated for non-prosecution work are presently only \$7,615.00. Those funds will be exhausted upon completion of the projects that Hopkins and Huebner presently has. I would like to be able to continue to utilize outside help as we have done during this staffing shortage. To that end, I would ask your approval of an additional \$25,000 to be able to continue sending time sensitive non-prosecution work to them.

COUNCIL ACTION FORM

SUBJECT: MAIN STREET CULTURAL DISTRICT REQUESTS FOR SNOW MAGIC

BACKGROUND:

Main Street Cultural District (MSCD) plans to host its Snow Magic Celebration November 11 through December 24. The event will kick off on November 11 with the tree lighting ceremony, open houses, and horse and carriage rides. This year will also include the official lighting of the new LED lights atop the Main Street buildings. To facilitate this event, MSCD has made the following requests:

- Use of electricity for holiday snowflake lighting along Main Street and waiver of electricity costs from November 11th through January 1st (approximately \$10 loss to Electric Fund)
- Use of Tom Evans Plaza from 5:00 to 8:00 p.m. on November 11th for the tree lighting ceremony
- Closure of Kellogg Avenue from Main Street to Fifth Street from 5:00 to 8:00 p.m. on November 11 for kick-off activities, 8:00 a.m. to 1:00 p.m. on November 26 for a group of food truck vendors, and 8:00 a.m. to 1:00 p.m. on December 10 for Santa's Train.
- Closure of 14 metered parking spaces within the MSCD from 5:00 to 8:00 p.m. on November 11th for a Marine vehicle in front of the American Legion and to facilitate the pick up and drop off of passengers on horse drawn carriage rides through the downtown.
- A blanket Temporary Obstruction Permit for the Central Business District from November 11th to December 24th to allow stores to display merchandise and open house signage.
- A blanket Vending Permit for the entire Central Business District for November 11 to allow businesses to sell wares on the sidewalk, and waiver of the Vending Permit fee (\$50 loss to City Clerk's Office).
- Suspension of parking regulations and enforcement to allow free parking in the entire Central Business District on Friday, November 11 and Saturdays from November 12th through December 24th. Because November 11th is a City holiday, no parking meter revenue will be lost that day. Closing 597 metered spaces for

the remaining seven dates for nine hours/day at \$0.20/hour yields a \$9,025.80 loss to the Parking Fund.

ALTERNATIVES:

1. Approve the requests made by Main Street Cultural District as indicated above, including the requested waiver of fees.
2. Approve the requests as indicated above, but require reimbursement for the blanket Vending Permit (\$50), electricity use (\$10), and lost parking meter revenue (\$9,025.80).
3. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

Snow Magic provides an opportunity to draw residents and visitors to the downtown and supports local businesses during the holiday shopping season.

It is therefore the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests made by Main Street Cultural District as indicated above, including the requested waiver of fees.



October 6, 2016

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

RE: Snow Magic

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual Snow Magic event from November 11th through December 24th. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit, electricity, and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you downtown for our Snow Magic events.

Sincerely,

Edana Delagardelle
Event Coordinator
Main Street Cultural District



SUMMARY OF EVENT

DESCRIPTION

Event Name Snow Magic in Downtown Ames

Description

Snow Magic is an annual event for the downtown businesses held November 11-December 24. The kickoff will be held November 11, from 5-8 pm. We are also going to be celebrating the official lighting of the building lights and the standard Christmas tree in Tom Evans park. There will be carriage rides around the downtown with stops in front of the Town Center Building and the Octagon. We will need to block off two parking stalls in front of those stops as well as 6 stalls on the North side of 5th Street across from YSS for the horse trailer to unload. We will need traffic cones. We will also need to have 4 stalls reserved in front of the American Legion for the Marine vehicle to be on display and possibly give rides to children in honor of Veteran's Day. We request that the Snow Flakes not be put up on Main Street until after the Snow Magic kickoff event so the American Flags can be displayed.

We are requesting free parking Friday, November 11 and every Saturday from November 12-December 24. The MSCD has purchases 500 plastic free parking bags to help alleviate some of the past issues of parking.

Small Business Saturday, November 26, we would like to have the option to have food trucks and food vendors in Downtown. They would be placed on Kellogg Avenue.

Saturday, December 10, we would like to close Kellogg from Main Street to 5th Street for Santa's Train from 8am-1pm. The event will be held from 10am-Noon.

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

Anticipated Attendance Total _____ Per Day _____

DATE/TIME

Setup	Date <u>11/11/16</u>	Time <u>3:00 pm</u>	Day of Week <u>Friday</u>
Event Starts	Date <u>11/11/16</u>	Time <u>5:00 pm</u>	Day of Week <u>Friday</u>
Event Ends	Date <u>11/11/16</u>	Time <u>8:00 pm</u>	Day of Week <u>Friday</u>
Teardown Complete	Date <u>11/11/16</u>	Time <u>9:00 pm</u>	Day of Week <u>Friday</u>

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

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

CONTACTS

Host Organization

Main Street Cultural District

Local Contact (Required)

Must be present during event

Name: Edana Dellagardelle

Address: 304 Main St

Telephone: () _____

Cell phone: (515) 231-0697

Must be available by cell phone during event

Email: events@downtownames.org

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? 10+

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: FLEET ACQUISITION PROGRAM – UTILITY WORK MACHINE AND ATTACHMENTS

BACKGROUND:

The Water & Pollution Control Department has requested the purchase of one utility work vehicle with tool attachments for the new Water Plant. The unique multifunction design of this work vehicle meets the requirements of many diverse tasks currently performed, and for tasks at the new water treatment plant. Water operations staff identified tool attachments to be purchased for this multifunction machine. Bids were solicited, and one bid was received.

The bid has been evaluated for the purchase of the machine as follows:

<u>Bidder</u>	<u>Make / Model</u>	<u>Base Bid</u>
Bobcat of Ames	Bobcat / Toolcat 5600	\$55,403.16
<u>Attachments (List includes only selected)</u>		
	Angle Broom	\$ 4,039.40
	Mower, 90-inch	\$ 4,278.80
	General Purpose Bucket 68-in.	\$ 661.67
	Total	\$64,383.03

Evaluation of the bid has determined the machine and attachments are acceptable.

Funding for this equipment purchase is included in the current year Capital Improvement Plan as part of the New Water Treatment Plant project. The budget includes \$175,000 for procurement of maintenance equipment, including this Toolcat. Along with other maintenance equipment with a useful life of less than 20 years, this vehicle is being purchased from the Water Utility Fund, and is not included in the 20-year State Revolving Fund loan. Depreciation and O&M expenses will come from the Water Plant operating budget.

ALTERNATIVES:

1. Award this bid to Bobcat of Ames for a 2016 Bobcat Toolcat Model 5600 with the selected attachments for \$64,383.03
2. Reject the bids and re-bid.

MANAGER'S RECOMMENDED ACTION:

Purchasing the Bobcat Toolcat and selected attachments will provide a quality machine to meet the various service requirements at the new Water Plant for a reasonable price.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the award of this bid to Bobcat of Ames for a 2016 Bobcat Toolcat Model 5600 with the selected attachments for \$64,383.03.



CITY OF
Ames™

Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 21, 2016

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 13. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: POWER PLANT GEOTUBE FILTER BAG HAULING SERVICES

BACKGROUND:

In an effort comply with the EPA Coal Combustion Residue regulation, the Power Plant has inactivated its ash pond, which previously stored its boiler bottom ash. Electric Services has discontinued sending bottom ash to the ash pond to meet the EPA standard and, as an alternative, collects it in geotube filter bags for disposal at the Boone County landfill.

A purchase order for a not-to-exceed amount of \$40,000 was issued to Chitty Garbage Service Inc., of Nevada, Iowa, to haul the geotube filter bags to Boone County Landfill for disposal as needed. One change order for \$8,000 was issued previously for the continuation of these hauling services.

A second change order in the not-to-exceed amount of \$24,000 is now needed in order to continue these hauling services. With this second change order the total contract amount will be brought to \$72,000. Based on the current rate of hauling, this will provide over four months of hauling service.

Funding is available from the approved FY2016/17 Electric Production operating budget from the Bottom Ash Hauling account which currently contains \$150,000.

ALTERNATIVES:

1. Approve Change Order #2 to Chitty Garbage Service, Inc., Nevada, Iowa, in the not-to-exceed amount of \$24,000 for geotube filter bag hauling to Boone County Landfill as needed.
2. Reject the change order.

MANAGER'S RECOMMENDED ACTION:

These hauling services are critical to properly dispose of ash created from the burning of Refuse-Derived-Fuel in the Power Plant.

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 NATURAL GAS CONVERSION EQUIPMENT, INCLUDING BURNERS, SCANNERS, THERMAL ANALYSIS, AND COMPUTER MODELING – CHANGE ORDER NO. 8

BACKGROUND:

In November of 2013 the City Council decided to convert the City's Power Plant from coal to natural gas. In May of 2014 the City Council selected Sargent & Lundy of Chicago, Illinois, to provide engineering and construction oversight services for the conversion project.

On November 5, 2014, City Council awarded a contract to Alstom Power Inc. of Windsor, CT for the Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling in the amount of \$3,355,300. Since that time Alstom Power Inc. has been acquired by General Electric, and as a result the company has been renamed GE Power, Inc.

The action being requested is to approve Change Order No. 8 in the amount of \$121,360 to this contract. GE Power's (Alstom) bid proposal allotted 1,120 hours of Field Service time. GE Power Inc. is expending additional Field Service hours than what was allotted in the bid proposal. Some of the allotted hours were consumed waiting for other equipment and systems to be started up and checked-out. It is important to understand that GE Power's Field Service personnel could not realistically leave the site while waiting for other equipment and systems to be checked out, since much of the time the boiler was either being actively fired, or banked to maintain steam pressure so that when the work on the other systems was done, the testing and tuning of the boiler could commence without undue delay.

CHANGE ORDER HISTORY:

The following seven change orders have previously been issued for this project:

Change Order No. 1 for \$29,869.00 to increase funds to cover costs for GE Power to perform base line testing for Unit 8.

Change Order No. 2 for a reduction of \$321,600 to 1) Add two flame scanner frequency signal analyzers on Unit #7; 2) reduce the number of natural gas burners (and associated burner equipment) from twelve to nine on Unit #8; and 3) add six frequency signal analyzers on Unit #8.

Change Order No. 3 for a reduction of \$51,000 since staff felt modeling for Unit 7 was not necessary to assist with burner design and/or location.

Change Order No. 4 in the amount of \$1,620 to supply one Flame Signal Analyzer.

Change Order No. 5 for \$0 to clarify that the equipment purchased under this contract is considered personal tangible property.

Change Order No. 6 in the amount of \$32,679 to provide equipment and labor necessary to install a grid sampling system for the tuning and performance testing of Unit 7 supply one Flame Signal Analyzer.

Change Order No. 7 in the amount of \$62,310 to provide to provide equipment and labor necessary to install a grid sampling system for the tuning and performance testing of Unit 8.

The total cost of all previous change orders was a reduction of (-\$246,122).

PROJECT COST HISTORY:

The Engineer's estimate of the cost for this phase of the project was \$4,500,000. With this change order, the total costs for the GE Power contract within the project will be increased to \$3,230,538.

Overall, the total project dollar amount committed to date (inclusive of this Change Order No. 8) is \$17,894,515.14. The approved FY 2015/16 Capital Improvements Plan includes \$26,000,000 for the Unit 7 and Unit 8 fuel conversion. This was subsequently adjusted to \$18,112,011. The complete project budget to date is shown on page 4.

ALTERNATIVES:

1. Approve contract Change Order No. 8 with GE Power Inc. of Windsor, CT for the Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling in the amount of \$121,360.
2. Reject contract Change Order No. 8.

MANAGER'S RECOMMENDED ACTION:

This change order is needed to provide additional Field Service Technical Support for the installation, startup, and testing of the natural gas igniters, burners and associated equipment; and also to optimize (tune) the performance of the boilers while burning natural gas and co-firing refuse derived fuel (RDF). Due to problems that were encountered, especially with Unit 8, the installation of the combustion equipment and the tuning of the boiler is taking considerably more time than originally estimated.

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

PROJECT BUDGET

The overall project budget and commitments to date are summarized below. To date, the project budget has the following items encumbered:

\$17,475,000	FY 2015/16 CIP amount budgeted for project \$26,000,000 less reduced bonds issuance by \$8,525,000 based on a new project estimate
\$637,011	Unspent Funds from the Power Plant Cooling Tower CIP
\$18,112,011	
	<u>Sargent & Lundy, LLC</u>
\$1,995,000	Encumbered not-to-exceed amount for Engineering Services
\$2,395,000	Engineering Services Contract Change Order No. 1
\$174,000	Engineering Services Contract Change Order No. 2
\$154,000	Engineering Services Contract Change Order No. 3
	<u>GE Power Inc.</u>
\$3,355,300	Contract cost for Natural Gas Conversion Equipment
\$29,869	Equipment Contract Change Order No. 1
(-\$321,600)	Equipment Contract Change Order No. 2
(-\$51,000)	Equipment Contract Change Order No. 3
\$1,620	Equipment Contract Change Order No. 4
\$0	Equipment Contract Change Order No. 5
\$32,679	Equipment Contract Change Order No. 6
\$62,310	Equipment Contract Change Order No. 7
\$121,360	Equipment Contract Change Order No. 8
	<u>Emerson Process Management Power & Water Solutions, Inc.</u>
\$1,595,000	Contract cost for DCS equipment
\$39,377	DCS Contract Change Order No. 1
\$12,611	DCS Contract Change Order No. 2
\$0	DCS Contract Change Order No. 3
	<u>GE Energy Control Solutions, Inc.</u>
\$814,920	Contract cost for TCS equipment Bid 1
\$244,731	TCS Bid 1 Contract Change Order No. 1
\$34,000	TCS Bid 1 Contract Change Order No. 2
\$0	TCS Bid 1 Contract Change Order No. 3
\$16,854	TCS Bid 1 Contract Change Order No. 4
\$41,760	TCS Bid 1 Contract Change Order No. 5
	<u>General Electric International, Inc.</u>
\$186,320	Contract Cost for Turbine Steam Seal System - TCS Bid 2
\$24,536	TCS Bid 2 Contract Change Order No. 1

\$150,000	TCS Bid 2 Contract Change Order No. 2
\$0	TCS Bid 2 Contract Change Order No. 3
\$9,208.42	TCS Bid 2 Contract Change Order No. 4

Henkel Construction Co.

\$898,800	Contract cost for Control Room Installation General Work Contract
\$66,782	Control Room Contract Change Order No. 1
\$17,683.54	Control Room Contract Change Order No. 2

TEI Construction Services, Inc.

\$1,572,019	Contract cost for Mechanical Installation General Work Contract
\$8,750	Mechanical Contract Change Order No. 1
\$156,131	Mechanical Contract Change Order No. 2
\$187,984	Mechanical Contract Change Order No. 3
\$9,785.37	Mechanical Contract Change Order No. 4
\$3,032.17	Mechanical Contract Change Order No. 5
\$7,725.98	Mechanical Contract Change Order No. 6
\$3,032.16	Mechanical Contract Change Order No. 7
\$21,673.58	Mechanical Contract Change Order No. 8
\$175,496.89	Mechanical Contract Change Order No. 9
\$48,486.22	Mechanical Contract Change Order No. 10
\$12,539.88	Mechanical Contract Change Order No. 11

FPD Power Development, LLC

\$3,145,149	Contract cost for Electrical Installation General Work Contract
\$12,044.24	Electrical Contract Change Order No. 1
\$41,265.65	Electrical Contract Change Order No. 2
\$123,893.90	Electrical Contract Change Order No. 3

Graybar Electric

\$98,560	Contract cost for UPS System
(-\$1,010)	UPS System Contract Change Order No. 1

Hertz Equipment Rental Corporation

<u>\$166,835.50</u>	Contract cost for Portable Electric Space Heaters
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\$17,894,515.14	Costs committed to date for conversion
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\$217,495.86	Remaining Project Balance to cover miscellaneous equipment and modifications to the power plant needed for the fuel conversion
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Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 • Fax 515-239-5404

October 14, 2016

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

Ladies and Gentlemen:

I hereby certify that the water main and storm water detention facility required as a condition for approval of the final plat of **Crane Farm Subdivision** have been completed in an acceptable manner by **Con-Struct, Inc.** The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

At the October 11, 2016 City Council meeting Council approved a reduction of the financial security to \$1,558,705. It has been determined that an error was made in the reduction amount that was presented. The correct reduction amount should have been \$1,568,705.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$1,568,705**. The remaining work covered by this financial security includes installation of the street paving, storm sewer, sanitary sewer, street lighting, COSESCO, storm water management, street trees, landscaping and public sidewalks/pedestrian ramps.

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Director

JJ/jc

Crane Farm Subdivision

October 4, 2016

Page 2

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

Crane Farm Subdivision

October 4, 2016

Page 2

Description	Unit	Quantity
Mobilization	LS	1
Subgrade Preparation, 12"	SY	11,280
Subbase, Modified, 12"	SY	11,280
Subdrain, Perforated Polyethylene, 6"	LF	4,600
Pavement, PCC 9"	SY	10,240
Sanitary Sewer Gravity Main, Trenched, PVC, 8"	LF	175
Sanitary Sewer Gravity Main, Trenched, PVC, 12"	LF	1,770
Storm Sewer, Trenched, RCP, 18"	LF	480
Storm Sewer, Trenched, RCP, 24"	LF	895
Storm Sewer, Trenched, RCP, 30"	LF	735
Water Main, Trenched, 8"	LF	205
Manhole Type SW-301, 48"	EA	8
Manhole Type SW-401, 48"	EA	5
Intake Type SW-501	EA	8
Intake Type SW-503	EA	8
Excavation, Class 13	CY	19,000
Storm Sewer Trenched, Polyethylene 4"	LF	110
Storm Sewer Trenched, RCP 24"	LF	230
Intake Type SW-513, Modified	EA	2
Rip Rap, Class D	Ton	900
Seeding	ACRE	2.25
Street Lighting	LS	1
Erosion Control	ACRE	27
Sidewalk, 4", PCC	SY	1,145

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER #1 AND FINAL COMPLETION OF THE WATER POLLUTION CONTROL FACILITY STREET REPAIRS PROJECT

BACKGROUND:

On November 24, 2015, City Council awarded a contract to Manatt's, Inc., of Brooklyn, Iowa, in the amount of \$406,901.48 for repairs to the Water Pollution Control Facility site pavement.

The Water Pollution Control Facility (WPCF) was originally graded and paved with asphalt in 1988 as a part of the original plant construction. Since the time of placement, the pavement has seen repeated heavy loads, and many freeze and thaw cycles that have deteriorated the pavement and caused failure. The major pavement failures include fatigue cracking along with rutting and raveling. These issues with the pavement are a result of poor surface water drainage, along with the original design thickness of the asphalt not being able to meet the traffic demands it serves.

This project consisted of removing and replacing the existing failed pavement with both asphalt and concrete. Concrete was placed in areas of heavy loading to prevent any asphalt rutting in the future. To reduce material cost for the project, the millings from the existing pavement was used to repair areas of poor sub-base and also resurfacing the granular roads at the facility. Along with removing and replacing the pavement, minor grading to the facility was completed to help improve the drainage of the site.

All work under this contract was completed in accordance with the plans and specifications on October 10, 2016. One change order has been issued for this project as described below. A copy of the engineer's statement of completion is attached.

The change order for this project includes 2 items. One reflects the difference between the estimated and final material quantities. All of the materials were bid as separate line items and the bid unit price was used to determine the cost difference. The other item in the change order includes improvements to the site drainage. The total cost for the change order is \$14,827.93. The cost/savings for each item has been reviewed and staff feels that this is a reasonable price. A table showing each item and its associated cost is shown on the following page.

Original Contract Amount		\$406,901.48
Change Order 1 Drainage Improvements Adjustment of Final Quantities	\$3,205.32 \$11,622.61	\$14,827.93
Revised Contract Amount		\$421,729.41

The work was jointly designed in-house by the Water & Pollution Control and Public Works Departments at a charge to the project account of \$613. The final project cost, including engineering fees, is \$422,342.41. This project was included in the 2013/14 Capital Improvements Plan in the amount of \$450,000.

ALTERNATIVES:

1. a.) Approve Change Order #1 in the amount of \$14,827.93 to Manatt's, Inc. of Brooklyn, Iowa.

b.) Accept completion of the construction of the WPCF Street Repairs project and make final payment and release of retainage to Manatt's, Inc. in accordance with contract documents.
2. Take no action on the contract at this time.

MANAGER'S RECOMMENDED ACTION:

Work for the Water Pollution Control Facility Street Repairs Project has been completed in accordance with the plans and specifications and the engineer has provided a Certificate of Completion. The changes to the contract proposed have been reviewed by staff to ensure the costs are reasonable and reflect the actual work performed. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

Engineer's Statement of Completion

Project: WPCF Street Repairs	Date of Contract: November 24, 2015
Owner: Ames Water and Pollution Control Department	Contract No.: 2016-064
Engineer: Ames Public Works Department	Contractor: Manatts, Inc.

I hereby state that the **WPCF Street Repairs** project has been satisfactorily completed in general compliance with the terms, specifications, and stipulations of said contract.

The work was completed on October 10, 2016.

I further state that the retainage may be released in accordance with the contract documents.



Rudy J. Koester, P.E.

Civil Engineer II

Public Works Department

Date 10/17/2016

COUNCIL ACTION FORM

**SUBJECT: 2015/16 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM #1
(FRILEY ROAD)**

BACKGROUND:

This annual program is to remove and replace existing concrete street pavements that have deteriorated, thereby providing enhanced rideability to residents and visitors. The two project locations shown in the 2015/16 Capital Improvements Plan are Friley Road and North 2nd Street (North Riverside Drive to North Maple Avenue). **The location for this project is Friley Road (Gaskill Drive to Beach Avenue).** Project work included relocating the existing overhead street lights, installing overhead electric cable underground, and protecting the existing trees within the public right-of-way.

On February 23, 2016, City Council awarded this project to Manatt’s, Inc. of Ames, Iowa in the amount of \$317,971.73. Two change orders were administratively approved by staff. Change Order No. 1 at no cost was to change the type of subgrade stabilization treatment from 12” subgrade preparation to a geogrid fabric. Change Order No. 2, a deduction in the amount of \$14,298.95, was the balancing change order reflecting actual quantities installed in the field. **Construction was completed in the amount of \$303,672.77.**

The 2015/16 Concrete Pavement Improvements program includes funding and expenses as shown below:

<u>Program Funding Summary</u>		Program #1 (Friley Rd)	Program #2 (N 2nd St)
2015/16 Concrete Pavement Improvements Program			
G.O. Bonds	\$ 1,100,000	\$ 325,000	\$ 775,000
Road Use Tax	\$ 50,000		\$ 50,000
Electric Utility Fund	\$ 50,000	\$ 25,000	
2013/14 Storm Sewer Improvements Program			
Storm Sewer Utility Fund	\$ 128,600		\$ 128,600
2015/16 Sanitary Sewer Rehabilitation Program			
Sanitary Sewer Fund	\$ 37,000		\$ 37,000
2015/16 Water System Improvements Program			
Water Utility Fund	\$ 123,460		\$ 123,460
Total Funding	\$ 1,489,060		
Total Obligated Funding	\$ 1,464,060	\$ 350,000	\$ 1,114,060
<u>Program Expense Summary</u>			
Engineering & Contract Administration (estimated)	\$ 155,076.58	\$ 45,550.92	\$ 109,525.67
Construction Costs (actual / estimated)	\$ 1,033,843.87	\$ 303,672.77	\$ 730,171.10
Total Expenses	\$ 1,188,920.45	\$ 349,223.69	\$ 839,696.77

Any remaining funds will be utilized for other prioritized locations under separate bid packages.

ALTERNATIVES:

1. Accept the 2015/16 Concrete Pavement Improvements Program #1 (Friley Road) as completed by Manatt's, Inc., of Ames, Iowa, in the amount of \$303,672.77.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

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

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

COUNCIL ACTION FORM

SUBJECT: 2015/16 WATER SYSTEM IMPROVEMENTS PROGRAM #1 – WATER MAIN REPLACEMENT (COUNTRY CLUB BLVD)

BACKGROUND:

The Water System Improvements program provides for replacing water mains in areas that are experiencing rusty water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4” supply lines, transferring water services from 4” water mains in streets where larger water mains exist, and abandoning 4” water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4” supply lines and less than desirable fire-fighting capacity (predominantly in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

The location for water main replacement with this project was Country Club Boulevard (Pearson Avenue to Beach Avenue). On February 23, 2016, City Council awarded this project to KE Builders of Boone, Iowa in the amount of \$183,323.50. One change order was administratively approved by staff. Change Order No. 1, in the amount of \$10,412.95, was the balancing change order which reflected actual quantities installed in the field. **Construction was completed in the amount of \$193,736.45.**

The following table summarizes the 2015/16 Water System Improvements program funding sources, funding distribution and expenses breakdown for each project location:

		Program #1 (Country Club Blvd)	Location		
			15/16 Asphalt St Pvmnt Imprv (Wellons Dr)	S Duff Ave Reprioritization Funds	15/16 Concrete Pvmnt Imprv (N 2nd St)
Program Funding Summary					
2015/16 Water System Improvements Program					
Water Utility Fund - Total Funding	\$	975,000			
Total Obligated Funding	\$	975,000	\$ 222,800	\$ 186,600	\$ 441,600
Program Expense Summary					
Engineering (estimated)	\$	110,994.34	\$ 29,060.47	\$ 24,333.87	\$ 57,600.00
Construction (actual / estimated)	\$	863,422.25	\$ 193,736.45	\$ 162,225.80	\$ 384,000.00
Totals	\$	974,416.59	\$ 222,796.92	\$ 186,559.67	\$ 441,600.00

At the October 11, 2016, City Council meeting, it was directed that the Water System Improvement funds be reprioritized from the South Duff Avenue project due to receiving high bids and directing these project funds towards other top priority locations.

ALTERNATIVES:

1. Accept the 2015/16 Water System Improvements Program #1 – Water Main Replacement (Country Club Blvd) as completed by KE Builders of Boone, Iowa, in the amount of \$193,736.45.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

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

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

COUNCIL ACTION FORM

SUBJECT: 2015/16 SHARED USE PATH SYSTEM EXPANSION (SOUTH DAKOTA AVENUE)

BACKGROUND:

This program provides for construction of shared use paths on right-of-way adjacent to streets and through greenbelts. The Transportation Plan identifies those paths that separate bicycle traffic from higher-speed automobile traffic. **This specific project was for the construction of a shared use path on the east side of South Dakota Avenue from Mortensen Road north to Steinbeck Street. This project also included the installation of a mid-block pedestrian refuge island and rectangular rapid flashing beacon (RRFB) for the trail crossing on South Dakota Avenue between Todd Drive and Clemens Boulevard.** The mid-block refuge was discussed with and supported by the Edwards Elementary School principal and PTO leadership.

On April 26, 2016, City Council awarded this project to Con-Struct, Inc. of Ames, Iowa in the amount of \$113,037. One change order was administratively approved by staff. Change Order No. 1, a deduction in the amount of \$2,733, was the balancing change order which reflected actual quantities installed in the field. **Construction was completed in the amount of \$110,304.**

The following table summarizes the 2015/16 Shared Use Path System Expansion program funding sources and expense breakdown for this project.

<i>Program Funding Summary</i>		
2015/16 Shared Use Path System Expansion Program		
Local Option Sales Tax (LOST)	\$	60,000
2015/16 Accessibility Enhancement Program		
Local Option Sales Tax	\$	52,000
2011/12 Shared Use Path System Expansion Program		
Project Savings - LOST	\$	12,000
2015/16 Storm Sewer Improvement Program		
Storm Sewer Utility Fund	\$	6,000
Total Funding		\$ 130,000
<i>Program Expense Summary</i>		
Engineering & Contract Administration (actual)	\$	16,546
Construction Costs (actual)	\$	110,304
Total Expenses		\$ 126,850

ALTERNATIVES:

1. Accept the 2015/16 Shared Use Path System Expansion (South Dakota Avenue) as completed by Con-Struct, Inc. of Ames, Iowa, in the amount of \$110,304.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

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

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

COUNCIL ACTION FORM

**SUBJECT: 2014/15 DOWNTOWN STREET PAVEMENT IMPROVEMENTS
 (5TH STREET – BURNETT AVENUE TO GRAND AVENUE)**

BACKGROUND:

The annual Downtown Street Pavement Improvements program rehabilitates or reconstructs streets within the downtown area. **The 2014/15 program location is 5th Street from Burnett Avenue to Grand Avenue.** The project included removal and replacement of the existing pavement, storm sewer improvements, water quality improvements, and sanitary sewer improvements, as well as a ribbon of colored sidewalk concrete to match the previously reconstructed areas of downtown.

On July 28, 2015, City Council awarded the project to Construct, Inc., of Ames, Iowa, in the amount of \$1,206,258. Change order No. 1 in the amount of \$2,365 for adjustment of storm sewer due to utility conflicts and change order No. 2 in the amount of \$6,318.40 for pavement subbase stabilization, which were both administratively approved by Staff. A balancing change order has been prepared in the amount of (\$6,524.22) bringing construction costs to \$1,207,777.18. A summary of project revenues and expenses is shown below.

	Revenue	Expenses
5th Street (Burnett to Grand) Pavement Improvements		\$ 1,207,777
General Obligation Bonds (FY14/15 CIP for Street)	\$ 900,000	
Sanitary Sewer Funds (13/14 Sanitary Sewer Rehab Program)	\$ 175,000	
Sanitary Sewer Funds (14/15 Sanitary Sewer Rehab Program)	\$ 64,500	
15/16 Storm Sewer Improvement Program	\$ 70,000	
Unused GO Bonds from 11/12 Asphalt Pavement Improvements project (Ironwood Court)	\$ 75,000	
Unused GO Bonds from 13/14 Downtown Pavement Improvements	\$ 111,671	
Engineering/Administration		\$ 185,000
	\$ 1,396,171	\$ 1,392,777

ALTERNATIVES:

1. Accept the 2014/15 Downtown Street Pavement Improvements (5th Street – Burnett Avenue to Grand Avenue) as completed by Con-Struct, Inc., of Ames, Iowa in the amount of \$1,207,777.

2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

This project represented City Council's continuing commitment to reinvest in Downtown infrastructure. The project has now been completed in accordance with approved plans and specifications, and is within the approved budget.

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

COUNCIL ACTION FORM

SUBJECT: 2015/16 TRAFFIC SIGNAL PROGRAM (US 30 AND UNIVERSITY BOULEVARD)

BACKGROUND:

This project included installation of new traffic signal poles, cabinet, radar-based vehicle/bike detection, Americans with Disabilities Act (ADA) vibrotactile pedestrian push buttons, ADA compliant pedestrian ramps, and required pavement markings at the westbound off-ramp of US 30 at University Boulevard.

On May 24, 2016, City Council awarded this project to Iowa Signal, Inc., of Grimes, Iowa, in the amount of \$184,070.66. Change Order No. 1 was administratively approved, and was a combination of increases/deductions with the net change in the amount of \$1,637.80. The balancing change order reflects actual quantities installed in the field. **Construction was completed in the amount of \$185,708.46.**

The 2015/16 Traffic Signal Program includes funding and expenses as shown in the follow table:

<u>Funding Summary</u>		<u>Expense Summary</u>	
Iowa State University	\$104,035	Engineering (estimated)	\$22,000.00
Iowa DOT (U-STEP)	\$104,035	Construction (actual)	\$185,708.46
Total Funding	\$208,071.66	Total Expenses	\$207,708.46
		Net Difference	\$361.54

Any remaining funds will be used to equally reduce the overall obligations to ISU and the U-STEP funding, respectively.

ALTERNATIVES:

1. Accept the 2015/16 Traffic Signal Program (US 30 and University Boulevard) as completed by Iowa Signal, Inc., of Grimes, Iowa, in the amount of \$185,708.46.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has now been completed in accordance with the awarded contract.

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

COUNCIL ACTION FORM

SUBJECT: TWO PLATS OF SURVEY FOR 2320 & 2338 LINCOLN WAY

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the 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 as a boundary line adjustment for the purpose of consolidating parcels.

These two Plats of Survey are for an adjustment of the parcel lines separating the two parcels, for the purpose of adjusting property boundaries that cross through parking lot areas, and for the consolidation of parcels to form the new parcels "AD" and "AE". (See Attachment A: Location & Zoning Map). The sites include the property at 2320 Lincoln Way (proposed Parcel "AD"), including 53,241 square feet, 1.22 acres, and the property at 2338 Lincoln Way (proposed Parcel "AE", which includes 41,377 square feet, 0.95 acres (See Attachments B & C: Plats of Survey). Together, the two properties cover 2.17 acres. Parcel "AD" is occupied by a large multi-use facility, including commercial, and structured parking, on the street level, and multiple levels of apartments above, and surface parking on the remainder of the site. Parcel "AE" is occupied by St. John's by the Campus Episcopal Parish and Student Center, and associated surface parking lot. The two tracts are made up of two platted lots, and four platted parcels. Both properties are zoned as "CSC" (Campustown Service Center).

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. **The proposed parcel meets the requirements of having complete infrastructure along Lincoln Way and Stanton Avenue, as outlined in the Subdivision Code and does not trigger further extension of infrastructure.**

Approval of these two Plats of Survey will allow the applicant to prepare the official Plats of Survey and submit it to the Planning and Housing Director for review. The Director will sign the Plats of Survey confirming that they fully conform to all conditions of approval. The prepared Plats of Survey may then be signed by the surveyor, who will submit both Plats for recording in the office of the County Recorder.

ALTERNATIVES:

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

MANAGER'S RECOMMENDED ACTION:

Staff has determined that the two proposed Plats of Survey satisfy all code requirements for the boundary line adjustment and has made a preliminary decision of approval. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the two proposed Plats of Survey for Parcel "AD" at 2320 Lincoln Way, and Parcel "AE" at 2338 Lincoln Way.

**ADDENDUM
PLATS OF SURVEY FOR 2320 & 2338 LINCOLN WAY**

Application for two proposed Plats of Survey have 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 sites are located at:

Owners: GD Lincoln Way LLC & Episcopal Parish of Ames

Existing Street Addresses: 2320 & 2338 Lincoln Way

Assessor's Parcel #s: 0909200018 & 0909200300

New Legal Descriptions: See Attachment D: Legal Descriptions – Parcels “AD” & “AE”

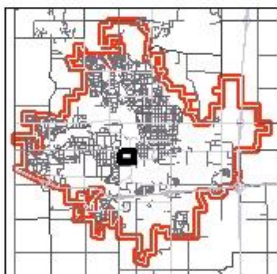
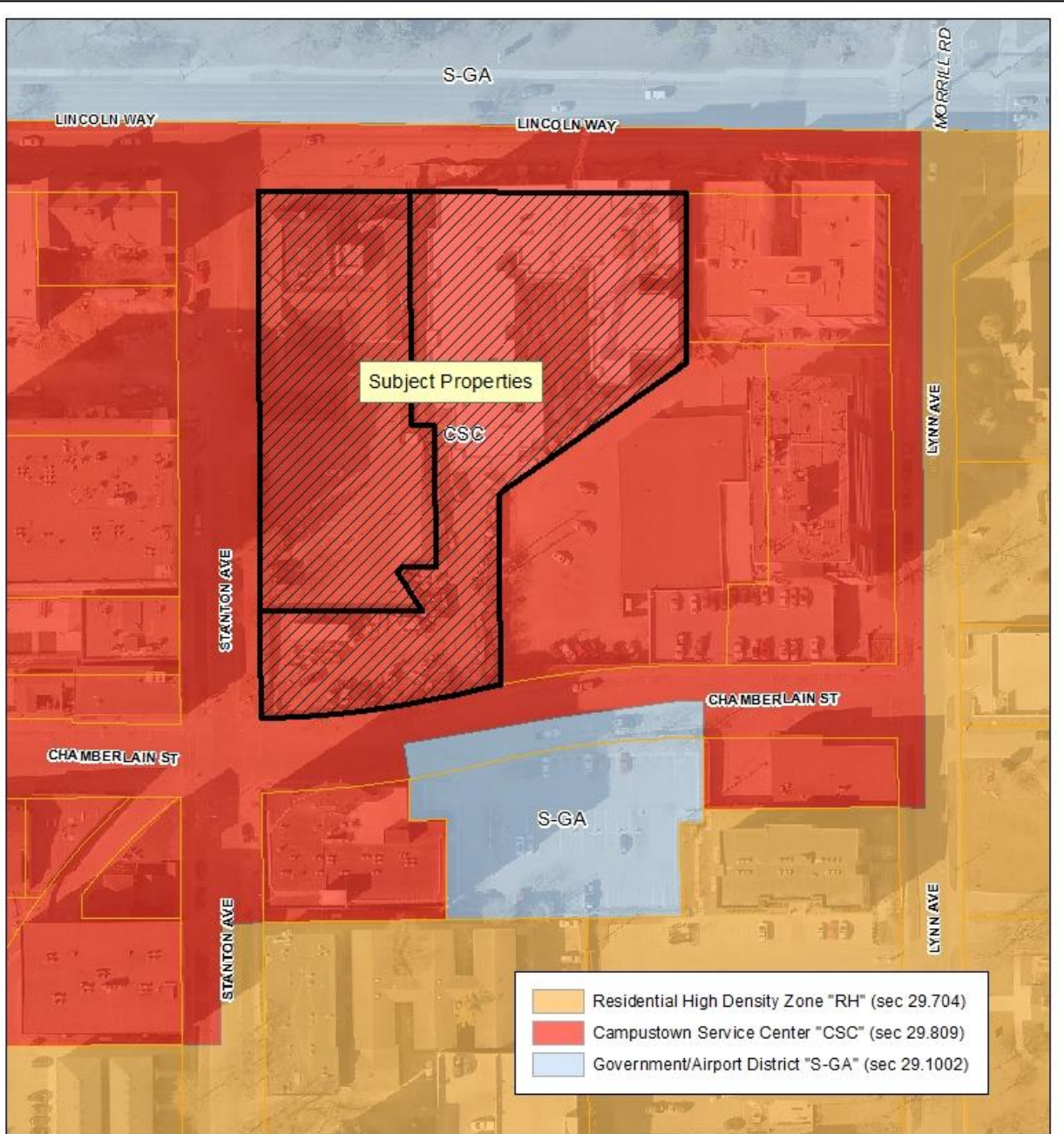
Public Improvements:

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

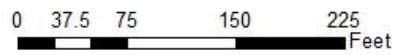
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: The official Plats of Survey are not recognized as a binding Plats of Survey for permitting purposes until copies of the signed and recorded Plats of Survey are filed with the Ames City Clerk's office and a digital image of each Plat, in Adobe PDF format, has been submitted to the Planning & Housing Department.

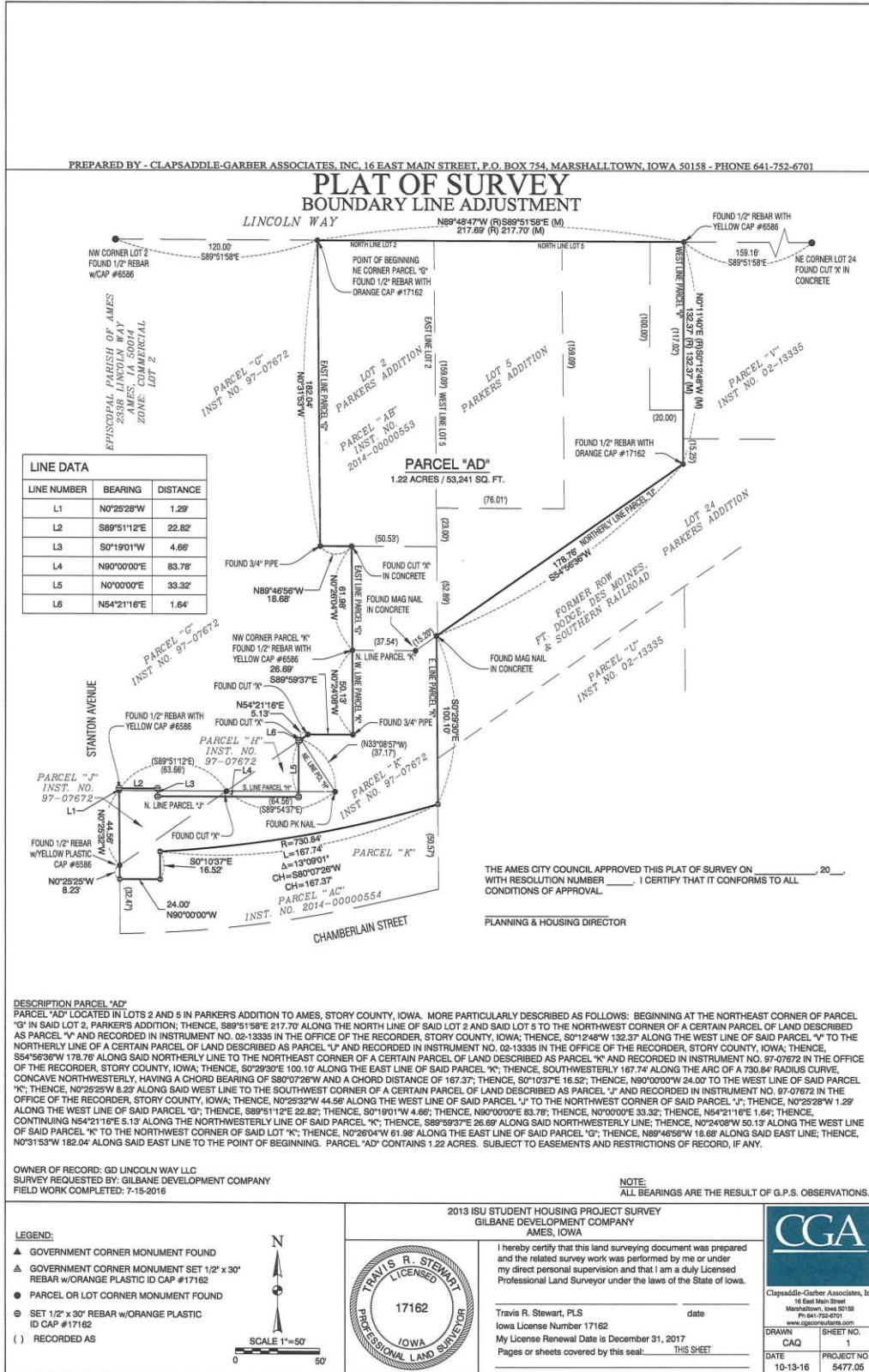
ATTACHMENT A: LOCATION & ZONING MAP



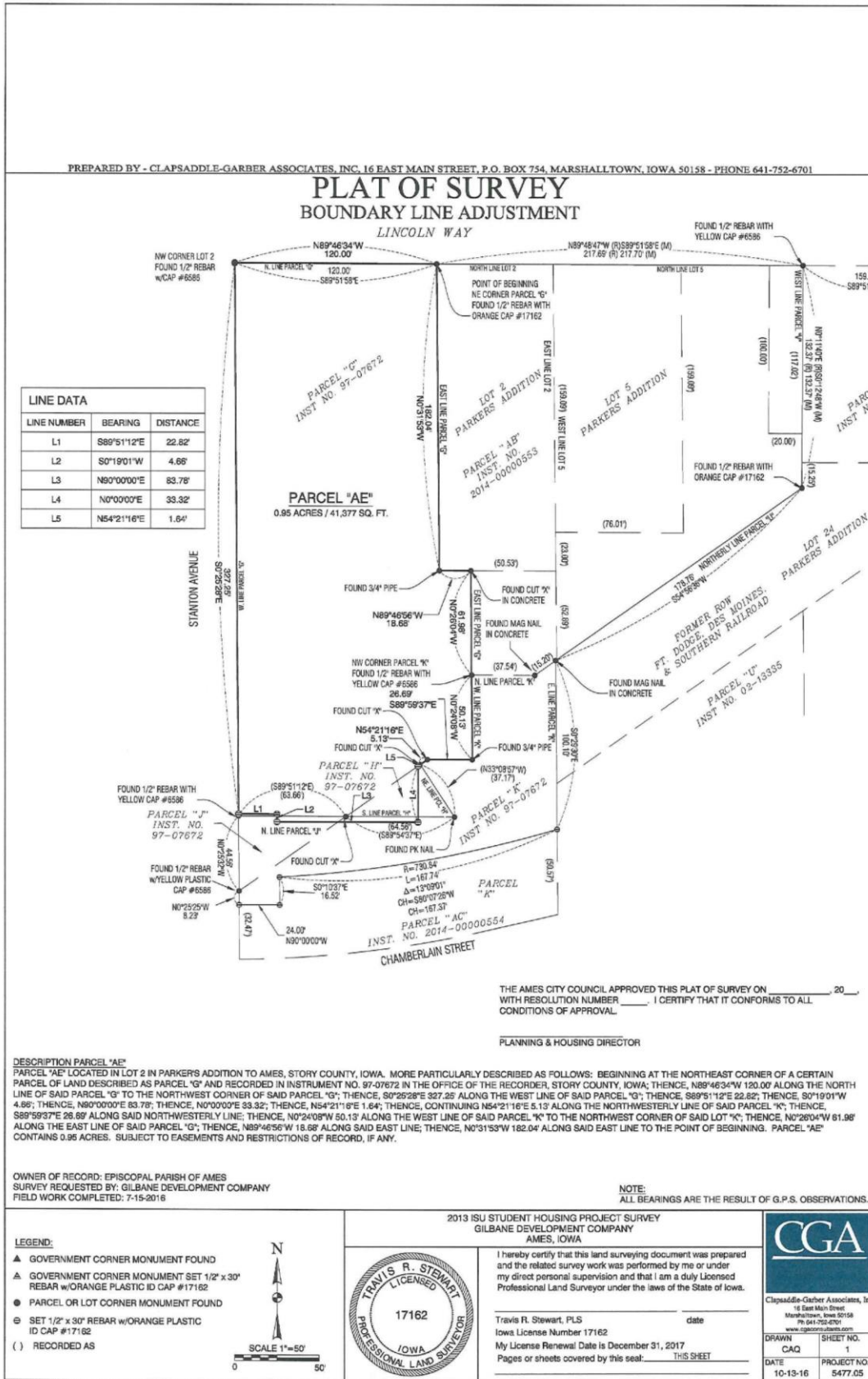
Location & Zoning Map 2320 & 2338 Lincolnway



ATTACHMENT B: PROPOSED PLAT OF SURVEY FOR 2320 LINCOLN WAY ("PARCEL AD")



ATTACHMENT C: PROPOSED PLAT OF SURVEY FOR 2338 LINCOLN WAY ("PARCEL AE")



ATTACHMENT D: LEGAL DESCRIPTIONS – PARCELS “AD” & “AE”

DESCRIPTION PARCEL "AD"

PARCEL "AD" LOCATED IN LOTS 2 AND 5 IN PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "G" IN SAID LOT 2, PARKER'S ADDITION; THENCE, S89°51'58"E 217.70' ALONG THE NORTH LINE OF SAID LOT 2 AND SAID LOT 5 TO THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "V" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°12'48"W 132.37' ALONG THE WEST LINE OF SAID PARCEL "V" TO THE NORTHERLY LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "U" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S54°56'36"W 178.76' ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "K" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°29'30"E 100.10' ALONG THE EAST LINE OF SAID PARCEL "K"; THENCE, SOUTHWESTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S80°07'26"W AND A CHORD DISTANCE OF 167.37'; THENCE, S0°10'37"E 16.52'; THENCE, N90°00'00"W 24.00' TO THE WEST LINE OF SAID PARCEL "K"; THENCE, N0°25'25"W 8.23' ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "J" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N0°25'32"W 44.56' ALONG THE WEST LINE OF SAID PARCEL "J" TO THE NORTHWEST CORNER OF SAID PARCEL "J"; THENCE, N0°25'28"W 1.29' ALONG THE WEST LINE OF SAID PARCEL "G"; THENCE, S89°51'12"E 22.82'; THENCE, S0°19'01"W 4.66'; THENCE, N90°00'00"E 83.78'; THENCE, N0°00'00"E 33.32'; THENCE, N54°21'16"E 1.64'; THENCE, CONTINUING N54°21'16"E 5.13' ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "K"; THENCE, S89°59'37"E 26.69' ALONG SAID NORTHWESTERLY LINE; THENCE, N0°24'08"W 50.13' ALONG THE WEST LINE OF SAID PARCEL "K" TO THE NORTHWEST CORNER OF SAID LOT "K"; THENCE, N0°26'04"W 61.98' ALONG THE EAST LINE OF SAID PARCEL "G"; THENCE, N89°46'56"W 18.68' ALONG SAID EAST LINE; THENCE, N0°31'53"W 182.04' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AD" CONTAINS 1.22 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

DESCRIPTION PARCEL "AE"

PARCEL "AE" LOCATED IN LOT 2 IN PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "G" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N89°46'34"W 120.00' ALONG THE NORTH LINE OF SAID PARCEL "G" TO THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE, S0°25'28"E 327.25' ALONG THE WEST LINE OF SAID PARCEL "G"; THENCE, S89°51'12"E 22.82'; THENCE, S0°19'01"W 4.66'; THENCE, N90°00'00"E 83.78'; THENCE, N0°00'00"E 33.32'; THENCE, N54°21'16"E 1.64'; THENCE, CONTINUING N54°21'16"E 5.13' ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "K"; THENCE, S89°59'37"E 26.69' ALONG SAID NORTHWESTERLY LINE; THENCE, N0°24'08"W 50.13' ALONG THE WEST LINE OF SAID PARCEL "K" TO THE NORTHWEST CORNER OF SAID LOT "K"; THENCE, N0°26'04"W 61.98' ALONG THE EAST LINE OF SAID PARCEL "G"; THENCE, N89°46'56"W 18.68' ALONG SAID EAST LINE; THENCE, N0°31'53"W 182.04' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AE" CONTAINS 0.95 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

COUNCIL ACTION FORM

**SUBJECT: ALL INCLUSIVE PLAYGROUND & MIRACLE LEAGUE FIELD
LOCATION AND REQUEST FOR PROJECT DESIGN FUNDING**

BACKGROUND:

In July 2015, the Parks and Recreation Director was approached by representatives from the Arc of Story County and Friendship Ark Homes to discuss the possibility of adding an All Inclusive Playground to the City's park system. As a result of this discussion, it was decided to go to Ankeny to visit the playground and meet with Ankeny Parks and Recreation staff to learn more about the process Ankeny used to get the facility built. Ankeny's facility includes an All Inclusive playground, a Miracle League Field, and a building/shelter which houses a concession stand and restrooms. Ankeny had a Steering Committee raise funds, approximately \$1.7 million in cash and in-kind donations, to build this facility.

After this visit, there was a great deal of excitement to pursue not only a playground but a Miracle League Field as well. It was decided to see if other organizations had an interest in pursuing these facilities. In August 2015, an Exploration Committee with representatives from the Arc of Story County, Friendship Ark Homes, City of Ames, Mainstream Living, Ames Community School District, and Ames Foundation met to discuss interest in the project. This group felt there is a need for these features in Ames as there are over 500 children and 300 adults in Story County with intellectual and developmental disabilities. There is no playground like this or Miracle League Field in Story County. A universal concept would allow individuals of all abilities to play together on one structure.

This Committee developed the following scope and goals for this potential project:

- Include an All Inclusive playground
- Include a Miracle League Field
- Need adequate parking
- Need to address storm water issues
- Determine whether lights on the Miracle League Field should be included
- The project should be unique – especially the playground
- Project complete by July 31, 2018
- Neighborhood outreach is a must
- Involve stakeholders
- Utilize landscape structures if possible

- One structure in the community making it a destination playground

From September 2015 to January 2016, the Exploration Committee determined there is enough interest within the community for pursuing this project. The idea was presented to the Parks and Recreation Commission at its January meeting, was received favorably, and the Commission recommended \$50,000 be put toward the project. During the Capital Improvement Plan presentation to City Council in January 2016, the idea was presented and was well received. Council decided to hold off allocating any funding to the project until more details were brought forth.

In February 2016, a Steering Committee was formed with the following goals:

- Fundraise (\$1.5 million)
- Marketing and promotion
- Assist with design process
- Develop equipment replacement strategies

Steering Committee members include Sheila Lundt, Jim Mason, Matt Converse, Drew Kamp, Dana Barnard, Amber Corrieri, Jody Melcher, Mary Christy, Jay Lettow, and Paul Soddors. This group is very excited to accomplish the goals stated above and feel strongly about this project.

After reviewing all of the possible City park land options, in May 2016 staff presented the Parks and Recreation Commission with a recommendation to place an All Inclusive Playground and Miracle League Field at Inis Grove Park. After hearing input and discussing the topic, the Commission directed staff to do the following:

Put together a conceptual plan with an initial focus on Inis Grove Park, but not ruling out any other locations for the proposed All Inclusive Playground and Miracle League Field. Such a plan shall take into consideration the concerns of and include the Inis Grove neighborhood, Parks and Recreation Staff, and the Steering Committee while not ruling out the use of a consultant during this phase.

Staff convened an Advisory Group which included Inis Grove Park neighbors (Larry Ebbers and Martin Edelson), Steering Committee members (Jim Mason and Mary Christy), and a Parks and Recreation Commission Member (Ed Moran). This group's purpose was to provide input to the Parks and Recreation Director before another recommendation was brought before the Commission. The group met three times to discuss neighborhood concerns, options within Inis Grove Park, and other location options.

The information gathered from the Advisory Group was shared in a staff report at the Commission's August meeting. After hearing public comments, staff was directed to focus on two options in Inis Grove Park, as well as to discuss the possibility of the Middle School site with the School District.

At its September 2016 meeting, the Commission voted 6-0 to place the All Inclusive Playground and Miracle League Field in Inis Grove Park west of the tennis courts. The Commission also directed staff to give the Commission the opportunity to review the design before plans and specifications are taken to Council for approval. The reason for this direction was to ensure that the neighbors' concerns were considered and mitigated through the design process.

At the October 2016 meeting, the Commission discussed a request by the neighbors' for public involvement during the design process, that no lights be placed on the Miracle League Field, that no advertising signs allowed on the ball field fences, and that there be no public address (PA) system. The Commission decided to give the design consultant an opportunity to mitigate the neighbors' concerns regarding lights and the PA system before making a decision as to whether or not they should be included in the final design. However, staff was asked to consider setting a time in the evening beyond which lights or a PA system would not be used. The Commission agreed to keep the current policy of not allowing advertising signs on ball field fences, and also asked staff to develop a schedule as to how the Miracle League Field will be used for programs and/or user groups (e.g., Childserve, ARC of Story County, etc.).

PROJECT DETAIL:

The project will entail an All Inclusive Playground which means 100% of the components are accessible to everyone. The playground would have a rubber surface which provides the shock attenuation required by the Consumer Product Safety Commission and meets ADA standards for accessibility.

The Miracle League Field with or without lights is a small baseball/softball field with outfield fences 150-175 feet from home plate. It also has a rubber surface to provide accessibility and would include spectator seating.

Being placed at Inis Grove Park, the project may include adding paths, storm water detention, parking modifications, landscaping, and lights. Please note Musco Lighting has given up to a 50% discount on lighting when the lighting is associated with a Miracle League Field. Separate from this project, Council has allocated funding of \$250,000 for a new restroom to replace the one near Shagbark Shelter and \$125,000 for renovating the restroom adjacent the west parking lot.

At its August 2016 meeting, the Commission indicated the playground and field should be located at the same location. Several individuals with disabilities or people who work with individuals with disabilities felt strongly the playground and field should be close together to best accommodate individuals with mobility issues.

SURFACING OVERVIEW:

The surfacing for the playground and field will be a poured in place rubber surface. Staff contacted Surface America which installs poured in place rubber surfaces on approximately 800 playgrounds per year. In addition, they have done the surfacing on 50-60 Miracle League Fields.

For a playground, an asphalt, concrete or crushed stone base is first installed. Then a base mat of 2-4" of rubber is placed over the asphalt, concrete or stone. This base mat layer provides the shock attenuation needed to comply with the Consumer Safety Products Commission (CPSC) and the American Society for Testing and Materials (ASTM) standards. On top of the base mat, a ½" top layer is applied.

The rubber surface for the Miracle League Field is placed on either an asphalt or concrete base. On top of this base, only a ½" top layer is placed.

These rubber surfaces are porous and water will go through to the sub surface (asphalt, concrete, or crushed stone). The sub surface is installed so water will then drain to the outside edges. Depending on the material used, the product has a seven or ten year warranty. According to Surface America, the ball field surface has a life span of 15-20 years and the playground surface has a life span of 10-15 years.

In speaking with Tom Discipio, Executive Vice President of Surface America, he would never recommend putting a rubber surface in the floodway. He stated when the rubber surface is completely submerged under water, the urethane rubber, as well as, the bond between layers starts breaking down. He also pointed out that flood water stains the surface, it is too expensive to replace if/and when issues occur, and the warranty is voided when it floods. Since Surface America has been associated with Miracle League (approximately eight years), they have not located any fields in a flood plain.

Council did receive correspondence regarding a Miracle League Field in Green Bay, Wisconsin that has had surface issues and is looking to raise \$250,000 to replace the surface. That surface is a rolled out surface, has seams, and is a different product than the pour in place surface that Surface America provides. The current cost to replace a ball field surface that is 15,000 square feet with a pour in place surface is \$108,000.

MIRACLE LEAGUE FIELD USE:

Traditionally, Miracle Leagues are conducted on Saturday mornings. Ankeny, for example, conducts a six week spring season, April – June, and a six week fall season, August – October, with games being scheduled 9:00 AM – 2:00 PM. This includes three youth games and two adult games. The Des Moines and Ankeny Miracle Leagues do at times play each other on days other than Saturdays.

Since Miracle Leagues only use the field during the aforementioned times, opportunities exist regarding this field being used for additional activities for youth and adults of all abilities. These activities could include wiffle ball, kickball, tee ball, open play, outings for Childserve, the ARC of Story County, Friendship Ark Homes, and Mainstream Living.

PUBLIC INPUT:

There have been multiple public meetings when the All Inclusive Playground and Miracle League Field has been discussed that provided an opportunity for residents to express their opinions regarding these features. Attachment A shows the meeting minute excerpts pertaining to the playground and field.

January 14, 2016: The concept was first shared with the Commission at this meeting in a Staff Report with Lloyd Kurtz Park as the possible location. The Commission was in favor of the idea and approved a recommendation to City Council to include \$50,000 in the CIP for this project.

January 19, 2016: The playground and field concept was presented to City Council as part of the Parks and Recreation Departments proposed CIP. Lloyd Kurtz Park was presented as the possible location for the playground and field. Council members were supportive of the concept but did not want to include it in the CIP until more information was brought forward.

February 18, 2016: The playground and field was on the agenda for this Commission meeting as staff shared that through further review, Inis Grove Park may be a better location. Commissioners were concerned because of the sand volleyball courts to be constructed in the park. Staff was directed to have a public input session on this topic.

April 18, 2016: A public input session regarding this project was held in the City Council Chambers. Since the review of possible site locations favored Inis Grove Park as the preferred location, a letter was sent to 186 homeowners in the Inis Grove neighborhood informing them of the meeting. A Parks and Recreation e-newsletter, which contained information regarding the April meeting, was also sent to approximately 8,000 households. An overview of the potential project and possible locations were

presented to the approximately 25 people in attendance. Feedback was received and the questions asked and responses given are included in Attachment B.

April 21, 2016: Staff shared with the Commission an overview of the April 18 meeting highlighting concerns from the neighbors.

May 19, 2016: Staff presented a Commission Action Form recommending Inis Grove Park as the location for the playground and field. Upon hearing from people opposed or in favor of this location, the Commission directed staff to meet with neighborhood representatives and Steering Committee members to further discuss Inis Grove and other possible locations.

June 16, 2016: The Commission toured potential locations for the playground and field.

June – August 2016: An Advisory Group met three times. Group members were asked to serve as a liaison between the Advisory Group and the groups they were representing. Attachment C shows what was identified as neighborhood concerns and possible solutions.

August 18, 2016: Staff presented a staff report to the Commission regarding the discussions held by the Advisory Group. Staff was then directed to focus on two options at Inis Grove and the Middle School site.

September 15, 2016: Staff presented a Commission Action Form recommending Inis Grove as the location for the playground and field. Twenty-five individuals spoke either in favor of or in opposition to placing the playground and field at Inis Grove.

October 20, 2016: Commission discussed a request submitted by Larry Ebbers on behalf of the Friends of Inis Grove Park.

Attachment D provides the correspondence received by the Parks and Recreation Director throughout this process.

LOCATION SELECTION CRITERIA:

When looking at criteria, staff looked at what could be measurable and thus compared as objectively as possible. The following criteria, not in any particular order, were used to review potential sites.

- Visibility
- Easy to get to
- Enough space
- Adequate City owned parking
- Ability to handle storm water
- Appropriately sized accessible restrooms
- Not in flood plain

- Impact on the neighborhood

It should be noted that it is recommended the playground and field should not be isolated in a location where these are the only features at a location. One of the Miracle League goals is to make sure the playground and field are in a location where interaction between individuals of all abilities can interact with one another and feel a part of the community.

LOCATION OPTIONS:

Multiple areas, city owned and non-city owned, have been reviewed for this potential project. All parks were reviewed, however, the following list only includes the parks with the greatest potential for housing this project.

<u>LOCATION</u>	<u>CITY OWNED</u>
Area West of Dog Park	Yes
Baltimore Avenue Property	No
Brookside Park	Yes
Edwards School (old school)	No
Emma McCarthy Lee Park	Yes
Farmland on East 13 th Street	No
Furman Aquatic Center	No (Leased from ISU)
Helen Daley Park	Yes
Hunziker Youth Sports Complex	Yes (Leased to Youth Sports Complex Board)
Inis Grove Park Site 1 (Area west of tennis courts)	Yes
Inis Grove Park Site 2 (Open space southwest of Shagbark Shelter)	Yes
Inis Grove Park Site 3 (Miracle Field west of tennis courts; playground adjacent Red Oak Shelter)	Yes
Lloyd Kurtz Park	Yes
Middle School	No
Moore Memorial Park	Yes

North River Valley Park

Yes

Story County Park in Research Park

No

Many of these locations have been deemed not viable options for various reasons which can be found in Attachment E. At the August Commission meeting, Commissioners narrowed the list to three possibilities, Inis Grove Site 1, Inis Grove Site 3, and the Middle School. It was unknown at that time whether the Middle School location was a viable option and staff was directed to investigate further.

PROS AND CONS OF EACH OF THE FINAL THREE LOCATIONS CONSIDERED:

Inis Grove Option 1 (Attachment F)

Pros

- Features will be visible
- Is on a direct CyRide route
- Is easy to get to
- Adequate City owned parking
- Not in the flood plain
- Open grassy area was used for two baseball fields in the past
- Funding of \$375,000 currently allocated for new and/or renovated restrooms
- Already has lights in the park
- Has history of multiple programs being held in the park
- Able to handle storm water detention

Cons

- Do not know the impact of Sand Volleyball Courts
- Parking along 24th Street
- Loses green space
- Need to add family style restrooms
- Potential increase in traffic congestion

Inis Grove Option 3 (Attachment G)

Pros

- Features will be visible
- Is on direct CyRide route

- Is easy to get to
- Adequate City owned parking
- Not in the flood plain
- Open grassy area was used for two baseball fields in the past
- Funding of \$375,000 currently allocated for new restrooms
- Already has lights in the park
- Has history of multiple programs being held in the park
- Able to handle storm water detention

Cons

- Do not know the impact of Sand Volleyball Courts
- Parking along 24th Street
- Loses green space
- Need to add family style restrooms
- Potential increase in traffic congestion
- Playground and field are separated

Middle School (Attachment H)

Pros

- Features will be visible
- Is on direct CyRide route
- Is easy to get to
- Not in the flood plain

Cons

- Area proposed has elevation changes of greater than 10 feet
- Significant grading and/or fill needed
- Area proposed may not be large enough
- Current storm water detention area may not be large enough
- Potential conflict with school activities during daytime
- Need to add family style restrooms
- May need to add additional parking
- Potential increase in traffic congestion
- Need to develop a lease and/or use agreement

NEIGHBORHOOD CONCERNS:

As reflected in Attachment C, a list of neighborhood concerns have been identified. This list also includes potential ways to alleviate these concerns as brainstormed by the Advisory Committee this past summer. In addition, the design consultant will be asked to research additional ways these concerns could be mitigated. **Larry Ebbers, on behalf of the Friends of Inis Grove Park, asked the Commission to take action on four items, 1) Public input during the design process; 2) No lights on the Miracle League Field; 3) No advertising signs on the ball field fences; and 4) No PA system or at a minimum, limit the use to Miracle League games only.** His request is included in Attachment D. Below is what was presented to the Commission at its October 20 meeting.

Design Process:

There will be several opportunities for public input regarding this project. In addition, the Commission has requested the opportunity to review the design before Plans and Specifications are presented to City Council for approval. The reason for this request was to understand how the neighbors' concerns were being addressed. Following is an outline of how this project design process may look.

Consultant is hired to design the project

Staff meets with consultant regarding all aspects of the project

Consultant develops a design which may include options for certain aspects of the project

Staff meets with consultant regarding design

Consultant hosts public input/open house meeting to gather feedback

Consultant revises design if needed

Consultant hosts a second public input/open house meeting if needed to gather feedback

Consultant revises design if needed

Design is presented to Parks and Recreation Commission at a public meeting

Design is presented to City Council at a public meeting

Plans and Specifications will be finalized once fundraising is complete and presented to City Council at that time

As evident from this proposed process, there will be multiple opportunities for the public to provide input regarding the design. This is in addition to all of the input gathered to date that will be shared with the consultant prior to beginning design work.

Lights:

Since Miracle League games are generally played on Saturdays in the daylight hours, lights would not be needed for those games. However, this field could and should be used at other times as it will be a great amenity for the community. Activities could include t-ball, kickball, whiffle ball, open play, and outings for Childserve, the ARC of Story County, Friendship Ark Homes, and Mainstream Living. The addition of lights would provide greater flexibility as to when these activities could take place. Lights would be needed more in the spring and fall than in the summer when there is more daylight.

Although, Staff understands the neighbors' concerns, the consultant should be given the opportunity to mitigate these concerns through the design process. If mitigation cannot be achieved and the reasons for not having lights outweigh the benefits of having lights, then lights would not be installed. To say no to lights right now without allowing the consultant to develop remedies to solve potential problems is premature. Staff did have conversation with the Steering Committee Chairperson and he agrees with this approach.

Advertising:

Department policy does not allow signs (advertising, sponsorships, etc.) on ball field fences and there is no reason to change this policy. The Steering Committee will want to recognize donors and will need to do so in ways that does not violate this policy.

PA System:

Staff feels announcing the players' names and providing some play-by-play throughout the game does enhance the overall experience for players, parents, angels, and spectators. It also helps to communicate to the angels to protect fielders when a stronger or older player comes to the plate. **Similar to the lights, the consultant should be given the opportunity to mitigate noise concerns through the design process.** Using a portable system and facing speakers away from houses are some ways to mitigate the noise. A decision can then be made regarding a PA system and when it could be used.

FUNDING:

It is being proposed that the initial capital costs for the construction of the playground and field will be covered with approximately \$1.5 million in donations obtained by the Steering Committee. However, once constructed, the City would manage the facilities and be responsible to pay for any on-going operational costs as well as capital replacement expenses.

To assist the Steering Committee in this endeavor, the City Council also is being asked to allocate \$50,000 for the design of the facilities. Through the design process, design drawings and cost estimates will be developed. The Steering Committee believes that these two items will greatly enhance the Committee's ability to reach their fundraising goal.

ALTERNATIVES:

1. The City Council can approve the placement of the Miracle League Field and All Inclusive Playground in Inis Grove Park (Site Option 1) and appropriate \$50,000 from the Park Development Fund for the project design.

Under this alternative, the City would move ahead to hire a consultant to design the facilities at Inis Grove. However, before the final facility designs are completed and offered to the Parks and Recreation Commission for a recommendation and City Council for final approval, the design consultant will provide suggestions for mitigating sound and lighting issues.

2. The City Council can approve the placement of the Miracle League Field and All Inclusive Playground in Inis Grove Park (Site Option 1), but deny the request for the City to provide \$50,000 for funding the project design.

Under this alternative, the City Council would be indicating its willingness to assume the financial and management responsibility for the two facilities once constructed. However, the Steering Committee will have to provide approximately \$50,000 to the City from private donations in order for the City to initiate the project by hiring a design consultant.

3. Direct the Steering Committee to identify another location to serve as a site for the two facilities either on an existing City property or on some other property currently not owned by the City.

Under this alternative the City Council would be indicating that it is willing to take over the financial and management responsibility for the two facilities once constructed on what is currently City property or some other non-City property that can be purchased by the Steering Committee.

4. The City Council can decide not to become a partner in this project and reject the request to take over the financial and management responsibility for these two facilities once they are constructed.
5. The City Council can refer this request back to the staff for more information.

CITY MANAGER'S RECOMMENDED ACTION:

It appears from all of the input that has been provided regarding the All Inclusive Playground and Miracle Field that most, if not all, people who have offered feedback are supportive of the project. The difference of opinion centers on the preferred site for the facilities. For more than nine months, there has been discussion regarding possible locations, as well as, the pros and cons associated with each location. In all, more than 15 sites were reviewed, some City owned and some not. At the September Commission meeting, the Commission voted 6-0 (one member absent) to place the All Inclusive Playground and Miracle League Field in Inis Grove Park.

Inis Grove Option 1 is the preferred option based on input from potential users due to the two features being in close proximity to one another. This layout appears to be more favorable for anyone with mobility issues. Based on the City-owned properties that were analyzed, Inis Grove (Site Option 1) is the best location.

The Steering Committee members are willing to fundraise (approximately \$1.5 million) for this project and are very passionate regarding placing the playground and field in Inis Grove Park. Likewise, there are neighborhood residents and others within the community who are equally passionate about preserving the green space and leaving Inis Grove Park as it is. There are some of the neighbors who support placing the All Inclusive Playground in the park, however, they feel the Miracle League Field should be placed elsewhere. If the Council supports placing both features in Inis Grove Park, continued discussion with the neighbors needs to happen during the design process in hopes of mitigating as many concerns as possible.

In order to respond to this request the City Council must determine: 1) If the All Inclusive Playground and Miracle Field should be located at a City Park, 2) If the City should assume financial and management responsibility for both facilities once they are constructed, and 3) if City funds should be used to pay for the design of both facilities.

Given the fact these new facilities will be available for the total community and provide recreational opportunities that do not currently exist in Ames,

incorporating the Miracle League Field and All Inclusive Playground into the park system seems justified. The difficult question before the Council is then to determine the most appropriate site for these facilities. As is clear from the above analysis, no site within our park system is perfect. Pros and Cons have been identified for all potential sites. However, if the City Council believes it is preferable that these facilities be located in the Ames park system, it appears the preferred site, as recommended by the Commission, is at Inis Grove Park (Site Option 1). Given the fact that the Steering Committee is offering to raise \$1.5 million for a project that will be donated to the City, the investment of \$50,000 towards the design of this project seems appropriate. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

ATTACHMENT A

Parks and Recreation Commission Meeting Excerpts

Excerpt from January 14, 2016 Parks and Recreation Commission Meeting

C) Staff Report: All Inclusive Playground and Miracle Field

Abraham reported that an all-inclusive playground is a playground where every component is accessible to anyone. It is not just for children with disabilities, but parents or others with disabilities. Abraham and representatives from Arc of Story County and Friendship Ark Homes determined after observing the Ankeny inclusive playground that this is a project that they wanted to pursue. Mainstream Living, the Ames Community School District and the Ames Foundation have all been interested in this project and have been involved in the discussions. The Ames Foundation is interested in serving as the fiscal agent for this project which will cost approximately \$1,500,000. The group has been contacting potential steering committee members throughout the community. There has been some conversation regarding location. The area needs to be accessible, have adequate space, available parking and be easy to get to. Lloyd Kurtz Park has been identified as a potential location. The Kiwanis clubs in Ames and Nevada are really behind this. They are willing to reach out to other communities to see if they would like to be involved.

Sheila Lundt (806 Furman Drive) Ames Foundation

The mission of the Ames Foundation is not just beautification projects. Part of the mission is recreational opportunities in our community. The Foundation will help with the steering committee and fund raising. They will also be the fiscal agent for this project.

Tricia Crane (Arc of Story County)

Her nationally based organization oversees special Olympic activities for people with intellectual and developmental disabilities. She feels this is another added component to serve the needs of the community.

Mike Miller (Ames Noon Kiwanis)

Kiwanis members have been involved with Miracle League for many years. He states that one of the best things you can do is volunteer and watch the kids and parents. The participants are part of a team. They have shirts and hats. They all run the bases and score and have a good time. Landscape Structures is also involved with Kiwanis as well. The local Kiwanis have a goal to get this started here in Ames. Every group approached has indicated they want this to happen, that they will maintain this, and they will volunteer for this. Lloyd Kurtz was a big part of the Noon Kiwanis and the Ames Noon Kiwanis planted the bushes and trees at that park. The Kiwanis are ready just waiting for the Commission to hop on board.

Rowan inquired about the role that Parks and Recreation would have in this besides the use of the park.

Abraham stated that the steering committee will do the fund raising and the Ames Foundation serve as the fiscal agent. Staff's role is to support the steering committee and have a say in the final design.

Rowan asked if this (a miracle field) could be used during the Special Olympics. Crane stated that it could be and that the Arc has kickball teams and softball teams that would use this. She could see this being a regional draw. Ankeny has teams from all over the state come to use their field. She would like to keep it open for use all the time and not just used on Saturday mornings.

Johnston asked about scheduling issues. Abraham stated that Miracle League is always on Saturday. Abraham said that who schedules the leagues will have to be worked out. Every child has a helper on the field as well. Ankeny said that it is easy to get people to volunteer. Johnston states that she is very excited by this project.

Rowan moved for the Ames Parks and Recreation Commission to support this concept, to direct staff to continue to move forward in a supportive roll to make this a reality, and that staff move forward holding conversations with the neighborhood and Stone Brooke Church. Schaben Second. No Discussion. No Opposition. **Motion Passes.**

Excerpt from February 18, 2016 Parks and Recreation Commission Meeting

a. Inclusive Playground and Miracle League Field Update

Abraham informed the Commission that if the City is putting \$50,000 into this project the City has to take the lead.

Abraham also gave pros and cons of possible locations including Lloyd Kurtz and Inis Grove. Johnston was concerned about using Inis Grove. Abraham stated that several programs have been moved out of the park.

Johnston thinks this is a nice alternative. She thinks that this would be really good for the community.

Moran asked where the new sand volleyball court is relative to this project. Abraham showed a map with the location if Inis Grove were to be used.

Excerpt from April 21, 2016 Parks and Recreation Commission Meeting

Discussion: All Inclusive Playground and Miracle League Field

Abraham reported that the steering committee for this project is not a city committee. The steering committee would like to help with three items, fundraising, marketing and promotion, and assisting with the design of this project. Staff is considering several locations. The field, playground and a restroom facility will fit in Lloyd Kurtz Park, however there is no room for parking. This is a concern from the City's point of view. There has been some conversation regarding other locations. Inis Grove seems to be a good choice for many reasons; there is ample green space, money is already set aside for building restrooms and restroom renovation, and the park is easily accessible for visitors. This is a sensitive issue for the neighborhood as the sand volleyball program is already moving to this park.

Abraham hosted a public input meeting on Monday evening. Notice of the meeting was included in an email sent to the current Parks and Recreation database and letters were sent to 130 park neighbors. Abraham gave history of the project and spoke to attendees regarding location options and what criteria will go into choosing a location. Abraham reported to the Commission that no one was opposed to the project but some opposed the Inis Grove location, especially the Miracle League Field.

Neighbors questioned why school sites were not included in the list of potential locations. Abraham reported that the School District indicated they did not have money or land for this project. In Ankeny, there were issues with the playground on a school site due to the safety and security concerns of the district.

The location of the former Kmart on South 16th St. was also mentioned. Abraham reported that Kmart is still paying the lease on that location. Once that lease is up the owner will have motivation to get someone else in there.

The Inis Grove neighbors have more concerns regarding the Miracle League Field than the playground. They are also concerned that another facility is being considered in the park without knowing the impact of sand volleyball on the neighborhood.

Abraham asked the Commission what they would like staff to research and bring to the next meeting.

Bierbaum asked if there was a reason why the playground and the field can't be at different locations. Abraham stated that they could be separated. Abraham's opinion is that like peas and carrots or peanut butter and jelly it makes sense having them together. Urbandale is putting them in the same park but not next to each other. Bierbaum asked if North River Valley could be used. Abraham explained that the rubberized surface has to have some flexibility. For the field, the rubberized surface is more firm and could possibly be placed in River Valley. The playground surface is thicker and more porous and a flooding situation would result in silt filtering into and ruining the porous surface.

Litwiller asked if storage space was needed. Abraham said that the field is a flat surface with no raised bases or mounds so any storage needs would be minimal and could be incorporate into the restroom facility. Litwiller asked for a break down costs by location, including restrooms and costs of separating the facilities. Abraham will get ballpark figures for things like restrooms. He said Staff can put together a rough financial analysis on things including items that are currently planned that may be a benefit to this project.

Johnston thinks there is overwhelming support for this project. She feels there is some overuse of Inis Grove, but thinks this would be great for the community.

Jim Mason (Steering Committee Chair)

The Committee has been working on this a year already just wants to keep moving.

Excerpt from May 19, 2016 Parks and Recreation Commission Meeting

b. Commission Action Form: All Inclusive Playground and Miracle League Field

Abraham gave a presentation regarding the potential All Inclusive Playground and Miracle League Field. Abraham also went over the comments from the April 18, 2016 public input meeting.

The Commission then discussed locations in various Parks as shown in the presentation.

Larry Ebbers (224 24th St.)

Ebbers stated that he is representing the neighborhood and spoke against the project. Though they applaud the effort to include amenities for persons with disabilities, however they do not want to include these amenities in Inis Grove Park, the neighborhood or by their homes. They are concerned about traffic, parking, and lowering property values if this facility is built in Inis Grove.

Abraham stated that the Commission could ask for no parking along 24th street to ease the congestion shown in Ebbers' presentation. Ebbers stated the neighborhood did not want it to be no parking as they have guests that want to park on 24th. Bierbaum asked what the neighborhood wanted the parking to look like. Ebbers feels that parking on one side only would work, however the neighbors did not want to make any recommendations.

Ebbers concluded that the neighborhood feels the Ames Parks and Recreation Staff has not fully researched this project including locating this facility outside of Ames.

Pamela Riney-Kehrberg (204 24th St.)

Riney-Kehrberg spoke against the project stating her opinion that Moore Memorial

Park and McCarthy Lee Park are safer options. She feels that Inis Grove is not a safe place and represents danger.

Mary Anne Russell (3314 Polaris Dr.)

Russell spoke in favor of the project stating she feels this park is a great idea for people with disabilities like her. A park where people in the community can “see us for what we can do not what we can’t do.” From her perspective Emma McCarthy is not safe with the river and big hills.

Warren Frank (2219 Broadmoor)

He said he echoes the presentation against the project given by Ebbers. He is also concerned about light pollution. He expressed his belief that Emma McCarthy is a better place. It would be a destination where you would go to play.

Clyde Wolter (132 Broadmoor Cr.)

Spoke against the project. He stated that Broadmoor Circle is very tight and difficult to park on.

Drew Kamp (304 Main St.)

Kamp spoke in favor of the project stating he is a part of the Steering Committee. Priorities for this project are safe areas to drop off and pick up participants, properly built restrooms and accessible by CyRide. Miracle League does recommend that the playground and the field be together as they serve many of the same people. Kamp stated that safety is very important. He feels that parking concerns could be addressed by the City Council. The disabled and their families need to have good access to this facility. The lighting would be controlled and not detract from a night sky. The Steering Committee would like to resolve the location issue and continue to move forward.

Martin Edelson (2417 Duff)

Edelson stated his concerns about safety with travel on Duff. He would like more information regarding loud speakers, noise pollution and future expansion. Edelson states that the project is pitting the committee against the neighbors of the park. His hope is that the Commission favors the residents of the neighborhood.

Shelly Jaspering (823 Duff Ave)

Jaspering spoke in favor of and is excited for this project. She has been a wheelchair user for 10 years and has wanted to play softball. She likes the central location. She states that wheelchair vans cost around \$60,000 and that she knows she is lucky to have a van but many do not. HERTA and CyRide won’t go to some parks. Jaspering stated if someone in a wheelchair was dropped off at the top of the hill at McCarthy Lee she did not know how they could get to the park. Moore Memorial and McCarthy Lee both have hills where you can’t use a wheelchair and she has had to ask strangers to help her.

Libby Franke (2219 Broadmoor)

She is disappointed that things they were assured in past meetings would be addressed have not been addressed. Franke stated her opinion that sand volleyball was placed there because they were less vocal. Now this has been described as a destination. She feels like it is going to start looking like a theme park and we should be charging admission. There have been a lot of contradictions and unanswered questions. She asked if this is what we want for our city.

Jim Mason (2016 Amherst Dr.)

Mason stated that the Steering Committee was not formed to build a Miracle Field at Inis Grove Park. The people on this committee wanted to provide an opportunity for an underserved part of our community. Inis Grove Park is where the Committee feels is the best location. Delays are impacting the community the Committee is trying to serve.

Feilmeyer asked Mason what considerations were given to other locations. Feilmeyer agrees serving the underserved is a goal. For her, what works for the community is another goal.

Mason continued top priorities are how can we reduce the cost and make this happen. We feel confident we can raise the money to do this project in Inis Grove. The Committee has looked into Nevada, and other parks in Story County. At this point Inis Grove is our favorite place. He stated the Committee is not out to ruin somebody's park, they are out to add to it.

Barb Ebbers (224 24th St)

States she can see both sides but feels the people who are proposing this (Miracle Field and All Inclusive Playground) don't live there and asked the Commission "Do we have to destroy the park?"

Elizabeth Baird (2207 Duff Ave)

Baird would like the Commission consider locating the two items in separate locations.

Bierbaum feels like the project is admirable but he is torn because it sounds like if it is not in Inis Grove it won't happen. Bierbaum also agrees that the traffic near Inis Grove is a problem. Bierbaum is not ready to state that he does not want this in Inis Grove.

Rowan feels that the traffic piece is not our responsibility but maybe we could help this situation.

Rowan asked what the next step would be. Abraham stated that if the Commission would approve this location it would then go the Council and ask to release funds for the design. Could get some conceptual plans and then go back to the neighborhood to find something that works and then ask the design firm to get some conceptual drawings, plans and specs. That would help the committee to know how much to fundraise.

Rowan asked how much longer the two step process would take. Abraham stated Staff would need more direction from the Commission regarding what they would want to see as to one location, multiple locations etc.

Feilmeyer stated that she senses that there is some discomfort with option #1 and that she is very supportive of the playground. For her, adding on the field is what is causing discomfort. She is not convinced that all locations for the Miracle Field have been ruled out.

Bierbaum has been trying to figure the location out and the only option he can see finding out if it is feasible is to raise some area at North River Valley.

Rowan feels that we need this in our community but still thinks there is some work to be done.

Bierbaum still feels that the playground should go in Inis Grove.

Feilmeyer understands wanting to move things moving along, but feels that it is premature to say this is it and spend \$25-30,000 on figuring out where it is going to be in Inis Grove.

Moran feels like this project deserves the right spot and shows our need for more space as our community grows.

Abraham stated that the Parks Master Plan was done in house and goes through 2018. Staff would like to bring someone in to do a really comprehensive plan which would take into consideration where the community is growing.

Johnston said that it does feel like it came on rather quickly. Her belief, based on her history with Staff, is that that due diligence has been done. Johnston was disappointed that she did not hear from anyone say that they support a Miracle League or that they support an All-Inclusive Playground.

Riney-Kehrberg alleged from the floor that no one had approached ChildServe. She accused the Committee of not thinking about speaking with ChildServe even though they work with every disabled youngster in the area.

Abraham stated that on the Committee there are representatives of The ARC of Story County, The Friendship ARC Homes and Mainstream Living who all deal with individuals with disabilities...

Riney-Kehrber interrupted Abraham to say "adults"

Abraham continued that the Committee members have had conversation with ChildServe and that they are supportive of the project. Riney-Kehrber stated that those are adult serving organizations. Abraham explained that she stated that the Committee did not think to speak to ChildServe and he is informing her that the Committee had spoken to ChildServe and they were supportive of the project.

Larry Ebbers wanted to state from the floor that the neighborhood did not object to the project.

Litwiller is of the opinion that if the Commission keeps pushing this back, continuing to research and research and research the community could lose out on an amazing opportunity for Ames.

Rowan believes that the accessibility part of this is really important. Rowan feels that it needs to be in Ames for the accessibility and transportation. .

Ebbers from the floor again feels like you can raise money with conceptual ideas.

Rowan feels that there are no conceptual ideas created at this time because there is no location and that is the problem.

Jay Lettow (8401 Waybridge, Johnston).

Lettow stated that he has worked in Ames for 15 years, first as the Executive Director for the Arc of Story County and now at the Iowa State Foundation. He understands how hard it is for the Commission when there is a very passionate group from the neighborhood that is opposed to the project. He feels that they cannot be successful if they separate the projects. If they stick with the criteria including nothing in the flood plain and other considerations that Inis Grove is the only place to put this feature. He reminded the Commission members that they are representing the entire city and have to make this decision for the whole community.

Shelly Jaspering from the floor feels that it could be neutral colors. She has a new Habitat house built in the historic district which shows that something new can come into the neighborhood and fit in.

Matin Edelson from the floor stated his opinion that this is going to be more successful than anyone expects. He feels the people in the neighborhood deserve some respect and deserved to be listened too.

Barb Ebbers from the floor pointed out that there was a sentence in the beginning of their presentation indicating that they were advocates for this project and it was not that they didn't want the project; they don't want the ball field (which is part of the project) in their neighborhood.

Moved by Bierbaum, seconded by Rowan directing Staff to work with the City Manager and other City Staff to addressing parking/traffic issues on 24th Street and on Broadmoor Avenue. No discussion. No opposition. **Motion Approved.**

Moved by Feilmeyer to direct staff to put together a conceptual plan with an initial focus on Inis Grove Park, but not ruling out any other locations for the proposed All Inclusive Playground and Miracle League Field. Such plan shall take into consideration the concerns of and include the Inis Grove neighborhood, Parks

and Recreation Staff and the Steering Committee and not ruling out the use of a consultant during this phase. Seconded by Rowan. Discussion: Bierbaum asked if the motion gives Staff what they need. Abraham stated that he had a pretty good idea of what the Commission was looking for. Litwiller inquired regarding cost of this phase. Abraham stated that he did not know. No Opposition. **Motion Approved.**

Excerpt from July 21, 2016 Parks and Recreation Commission Meeting

Miracle Group Update

Abraham reported a committee which includes Inis Grove neighbors will look at a variety of options and discuss ways to address neighborhood concerns. There are also additional locations that have been brought before the committee. Some of the other options include Baltimore Avenue, 13th St across from the softball complex, Edwards School or Ames Middle School.

Bierbaum stated that the field in Ankeny was subdued and not nearly as unattractive as the ones on the presentation slides.

Johnston asked how the fundraising group was reacting.

The group feels there are donation opportunities out there and they are in a holding pattern and are anxious to get moving.

Rowan asked about further discussion regarding the parking situation near Inis Grove. Abraham reported that neighbors would like to see parking on 24th Street be north side only and parking on the east side only on Broadmoor.

Excerpt from August 18, 2016 Parks and Recreation Commission Meeting

a. Staff Report: All Inclusive Playground and Miracle League Field

The Commission directed staff to put together a plan including, but not limited to Inis Grove Park. Keith Abraham went over the makeup of the focus group studying this issue which included two Inis Grove neighbors, two members of the project steering committee, Abraham and Moran. This group serves in an advisory role and will not be making a recommendation.

Abraham spoke on the committee's findings regarding each suggested location.

Abraham asked the Commission for clarification so staff has a clearer direction regarding a recommendation.

Rowan feels that it is clear that the two pieces should be located together. She states that she knows there are concerns in the neighborhood but there have been many positive responses as well.

Bierbaum stated his opinion that the Edwards, Lloyd Kurtz, Ames Middle School and the Dog Park locations should be ruled out. He feels A, B or C are the most viable options. Bierbaum is interested in hearing feedback regarding the option with both features in the same park but in different locations. Bierbaum does not want to consider any property that is not owned by the city.

Feilmeyer agrees with Bierbaum that ideally they should be in the same location but do not need to be on top of each other. Feilmeyer feels it would be perfectly okay to use land owned by the Ames School District and asked Abraham if the focus group discussions had changed his mind about a recommendation.

Abraham does not feel Lloyd Kurtz or Edwards are very good options. Abraham does feel Option C is an interesting option as it helps address parking issues and does not eat up prime green space in the park. Option B is tough from the standpoint that you are now putting everything in one area along with sand volleyball and people would want to park in the same lot. There are a lot of unknowns if you wanted to put it by the Ames Middle School.

Abraham said he would probably go with Inis Grove Option A or C if he had to make a decision tonight.

Bierbaum asked if the middle school site would be open for families during the day. Abraham indicated that would be a discussion point with the School District.

Larry Ebbers (220 24th St Ames)

Ebbers stated that he has visited on several occasions with Superintendent Taylor. He alleges that the School District is very interested in the project. He asks the Commission to wait until things can be worked out with the School District. He feels like Ames Middle School would want the opportunity to use this facility as well. Ebbers states he understands there are community wide concerns about the City and the district working together but this could be a great opportunity.

Bierbaum asked Ebbers if the school used that area for other activities.

Ebbers stated "No they do not; it is not used for anything".

Bierbaum asked if the space was used at all for practice fields.

Ebbers stated that the space was not used at all. He explained that it is the space that was originally intended for the pool which is why a parking lot is there.

Abraham stated that Gerry Peters indicated the space in question is used for practice fields and for PE classes.

Ebbers stated that Dr Taylor was open to moving those kinds of things.

Ebbers asked to see any positive emails members have received regarding this project. He was told he would have to make a formal request to the Ames City Clerk.

Bierbaum asked what the thoughts are in the neighborhood regarding Option C which is having both amenities in Inis Grove but in separate locations within the park. Ebbers said the neighborhood has not discussed that.

Feilmeyer asked Thompson about the maintenance of this kind of structure. Thompson said that it would need to be checked for safety, wear patterns on the surface, garbage and other general items.

Bierbaum stated that options A, C and the Ames Middle School are the options that are still on the table. Rowan agrees with Bierbaum. No one disagreed.

Mary Ann Russell (3314 Polaris Dr).

Feels like it should be at Inis Grove. She states it would feel safer if it is out in the community instead of “hiding us from the community because we are just like you guys, I know we are different but we are just like you guys.”

Tom Russell (1206 Michigan Ave)

Stated that from everything he heard at the previous meeting as well as what he has heard tonight he feels like Inis Grove is the obvious location. Feels like Option A and Option C are the good options.

Shelly Jaspering (823 Duff Ave)

She feels that keeping the playground and field together is a good plan. People may use one while waiting to use the other and support each other. She interacts with people of all ages and may want to use the playground with her niece before her game starts.

Jim Mason (2016 Pinehurst Dr)

Mason stated that he has been on the Steering Committee and the recent focus group. It is his opinion that fundraising would be difficult for a facility that was not in the control of the Parks Department.

Larry Ebbers (220 24th St)

He stated his opinion that this will change fundamentally the use of the park and the neighborhood feels that the sand volleyball destroyed the upper park.

Feilmeyer asked Ebbers if his purpose in asking the Commission to defer for a month was so that the Commission could explore the Ames Middle School

site. He stated that yes in part but it was also so his constituent group could be informed that the decision would be made at the September meeting. Feilmeyer stated that she felt we are all in agreement it is a worthy project and a great benefit to the community. Ebbers agreed but does not want the project in Inis Grove.

Bierbaum asked Abraham what would happen if a recommendation was made by the Commission.

Abraham explained if the Commission made a motion tonight we would go to the City Council to ask money to be appropriated to start the design and for conceptual designs that the steering committee could use for fundraising. The Council could say no and refer back to staff or they could say that the work that the Commission has done was good and they liked the location and appropriate the funds to have the conceptual designs done.

Bierbaum would like to see the neighborhood have some feedback on the conceptual designs.

Abraham feels there will be some public input as the Steering Committee would like to know what the people like and don't like before they go out and fundraise.

Larry Ebbers (220 24th St)

Ebbers asked the Commission to let the focus group meet with the Ames Middle School before making a recommendation.

Martin Edelson (2417 Duff Ave)

He wishes to second Ebbers request to meet with the school again before making a decision. Edelson reported the middle school in Ankeny uses the Miracle League Field as a regular part of their PE Program. That it is a useful amenity to them and is a regular part of classes during the school day. He feels that the Ames Middle School could program the field similarly during the school day, they would have good uses for it, and it would be a welcome addition for them.

Amber Corrieri (2012 E 13th St)

She stated she was representing Mainstream Living which serves more than 500 adults with disabilities. Corrieri started her comments by thanking Abraham for the amount of time and effort Staff has put into this project. She hopes there is not opposition to creating recreational opportunities for children and adults with disabilities. She understands there are disagreements on where this facility should be placed. She states that Parks and Recreation staff and the Steering Committee have been working on this for many, many months and have considered and examined many sites looking at the various issues settling on Inis Grove for a number of reasons. Accessibility is the primary and most important item. She asked the Commission to consider the people this park is intended for as some have severe physical disabilities and

use a variety of mobility devices. The Steering Committee's goal was for those individuals to be able to access the facility easily and safely. Cy Ride access was another reason Inis Grove was the choice of the Steering Committee as well as cost to develop. She informed the Commission that the Steering Committee is still recommending Option A as the most viable option and is not in favor of pursuing the Middle School site due to the accessibility and cost issues. This is an inclusive facility but it is intended to target an underserved population that deserves the right to play and to interact in their community in meaningful ways.

Rowan asked Corrieri if the Steering Committee had conversations with the school district. Corrieri informed Rowan that Gerry Peters (Director of Facilities, Planning & Management) represented the School District on the original committee that met before the Steering Committee was formed. Peters attended several meetings about this project and then informed them that the School District loves the project but would need to bow out as they did not see the district having a role in this including district property. The Steering Committee has been operating under the assumption for many months that the School District was not interested.

Larry Ebbers (220 24th St)

Ebbers asked Corrieri if the Steering Committee had considered the Middle School site recently. Corrieri responded that they had.

Beirbaum asked if it makes sense to explore the Middle School site if the Steering Committee is not supportive.

Corrieri stated that if Inis Grove is eliminated the Steering Committee would go back and look at other City owned property. She stated that because of the previous conversations with the School District they have not considered district properties. She stressed that the Steering Committee was not going to draw a line in the sand. "If the School District came forward and said "Absolutely, hands down, we would love for you to build this here. We'll make whatever agreement you want." We would look at that.

Nikki Messenbrink (603 E 16th ST)

Messenbrink has worked with persons with disabilities for the past seven years. This population will be grateful wherever this field and park is built. She also works at Friendship Ark homes and wanted to inform the Commission that dayhab programs are being directed toward community integration. Her concerns with the Middle School site are that the school will be programming the facility during the day when we want to bring our clients. Her concern with splitting the facilities into two locations is because these special needs clients need emergency medical services. She feels that the field and playground should be close together and close to parking.

Bierbaum asked if the field would be used during the day for adults with disabilities.

Messenbrink stated that they are currently taking clients to Ankeny and to Courage League Gym in Urbandale. They are very active and we get them out as much as possible. Those car rides are pretty stressful. They are very excited at Friendship Ark to be getting these facilities.

Tom Russell (1206 Michigan Ave)

Russell believes that we are having the same discussion that was had in May. There is not much new being said. We know there is a group of neighbors who thinks this is going to mess up their park, a large city park. He pointed out that Ebbers used the phrase destroy the park. Russell feels that we are not destroying the park we are changing it. The nature of a growing city is that things change within that city. It seems like there is a lot of community members who think this would be a positive change and a small group of neighbors who don't want to change how they have lived for several years.

Larry Ebbers (220 24th St)

It is not our park, it is a city park and we have some concerns about it.

Shelly Jaspering (823 Duff Ave)

Jaspering says it is a city park and it should be available to everyone in the city to use. She has had trouble in the last ten years getting her wheelchair to things. It would make life better, make her more active, and help her meet more members of the community disabled or not.

Litwiller appreciates the feedback both positive and opposing. She like the Inis Grove location but is open to the possibilities at the Middle School location.

Fielmeyer agrees and feels a month isn't going to change anything. Everyone who has spoken says that they support the project and the question is where. She is not ready to make a decision tonight.

Abraham stated the only reason making a decision tonight was brought it up because he was asked if a motion could be made without a Commission Action Form.

Martin Edelson (2417 Duff Ave)

He feels that the city needs to make it a priority to make parks accessible.

Jim Mason (2016 Pinehurst Dr)

Mason asked what is going to change between now and a month from now.

Rowan asked if there could be some definitive feedback from the District by the next meeting. Abraham stated that if the Facilities Committee indicated it was in favor of the placement of this at the middle school location it would then go to the Ames School Board with the recommendation.

Bierbaum stated that even if the middle school site was a go, he still may not think it is the best match. We need to make sure that people understand that it's not - go see if the Ames Middle School will do it and if they will then that's where we'll go.

Ebbers interrupted Bierbaum stating let the process work.

Bierbaum continued. He feels that the information Staff brought to this meeting was exactly what the Commission was looking for and that part of the process has worked really well.

Feilmeyer stated if the Ames Middle School comes back a potential option the Commission would like to hear feedback from Staff on if it is a *recommended* option.

Abraham stated that he will be coming back in September with a recommendation for either Option A or C in Inis Grove or the Middle School Site.

Bierbaum would also like feedback from the A and C Options in Inis Grove.

Litwiller wants feedback on what works best for the people that will utilize the park on all three options.

Jim Mason (2016 Pinehurst Dr)

No one thought there was going to be a recommendation tonight. He wants it to be the coolest darn thing there is no matter where it is. We would hire someone who has that experience and get feedback from everyone. It will be a comprehensive plan.

Rowan wants to state that the Commission wants to do their diligence and do the right thing.

Excerpt from September 15, 2016 Parks and Recreation Commission Meeting

a. Commission Action Form: All Inclusive Playground and Miracle League Field

Abraham stated that he will not go into the CAF in great detail as it has been gone over in previous meetings. He explained that during the August meeting Commission asked Staff to look at both options in Inis Grove and the Ames Middle School. Abraham, Ebbers and Gerry Peters (Director of Facilities Planning & Management for the Ames School District) met regarding the flat space in question which would be a viable option for this project. The Middle School currently uses this flat space for practice and PE as well as holding this space for future expansion. The area the School District would be willing to have discussion

about has a 10-12 foot elevation change, water detention areas and some protected area near the creek which Staff feels make it unsuitable for this project.

Abraham explained that they did revisit Option C where the amenities are both in Inis Grove but not right next to each other. Abraham stated that based on comments from individuals with mobility issues Staff does not recommend this option.

Bierbaum asked about the Inis Grove restroom project. Abraham stated that the renovations or replacements of the restrooms would not reduce the amount of restrooms.

Rowan asked Abraham how confident he was that the drawing shown is where the field will be. Abraham stated the drawings were to scale. The dugouts would be on the outside of the drawing shown and there would be some paths, landscaping and some bleachers.

Abraham went over Option A, which is the staff recommendation. Bierbaum asked about programs. Abraham informed Bierbaum that adult soccer, youth soccer and ultimate Frisbee have already been moved out. Abraham also stated that he has been observing sand volleyball and the players are parking in the parking lot.

Abraham also wanted to speak about Inis Grove Park in general. He has been asked if these facilities (Miracle League Field and all inclusive playground) are a part of the Parks Master Plan and they are not. With regards to the deed itself, when Walter Grove sold this land to the city in 1949 the deed stated "Premises to be used solely and only for park purposes for the benefit of the general public in and around the community of Ames, Iowa." Staff feels this proposed amenity fits with the deed and fits with the Parks and Recreation mission statement.

There are several options for storm water detention which could include using the ravine, bioswales, or sub-surface detention such as a French drain. These options will be determined by the design firm.

With regard to the parking, Abraham stated that the Miracle League participants will use the parking lot. There could be some volunteers who will park in the street in an effort to leave the parking lot open for the families. There will be no other recreation programs going on in the park at that time. Abraham stated the only programs we know for sure we would use this for are T ball and Blastball. Mainstream Living would like to use it in the afternoons. The ARC of Story County would like one evening per week. Child Serve would want to use this in the daytime. Abraham stated that he can't give a definitive answer on how much the facility will be used.

Moran asked how many parking spots were at the park. Thompson stated there are 100 (later corrected to 95) in one lot and approximately 40 in the other.

Moran asked Abraham about how many parking spots were being used during the games he observed in Ankeny. Abraham informed Moran that about 60 cars were present when he was there to observe. Abraham stated that the 9:00 AM game had just started and there was also a flag football game and baseball practice going on as well.

He said that the games were 2 innings and took about 40 minutes to play. After the game some went over to the playground and some left.

With regards to noise, Abraham shared that at the game he observed in Ankeny there was PA system which announced each child. Abraham stated that the kids get excited to hear their names over the sound system. The PA was used just for the Miracle League, they did not play music, however the announcer did do a little bit of a play by play during the game as well as warning "Angels protect your fielders." when an older or stronger person came up to bat. The Steering Committee will have to be able to see what they can fundraise for as far as lighting or PA systems. Design is going to be key with all this. The engineers will have to help us with the technical aspects.

Bierbaum asked if this would be a city owned and managed facility. The Steering Committee will fundraise the money for construction. It would be a city facility managed by Parks and Recreation.

Feilmeyer asked Abraham to clarify for the audience the makeup of the Steering Committee.

Abraham read the names of the Steering Committee members and explained they are business owners, fundraisers, parents with children who have disabilities and others. He informed the Commission that the Parks and Recreation staff will not be doing any fundraising.

Feilmeyer asked Abraham who would pay for the upfront work on the design and engineering. Abraham informed her that the Steering Committee has not raised any funds. The Parks and Recreation Commission would make a recommendation to the City Council to donate funds upfront if they are planning on supporting this project with a donation. Those funds would pay for the engineering and the design drawings which the Steering Committee would use for fundraising purposes.

Bierbaum asked who would approve the designs. The City Attorney and Purchasing Manager agree it should be a City project and the design, plans and specifications would be approved by the Council.

Feilmeyer asked Abraham why this was before the Parks and Recreation Commission and what decision was needed from the Commission. Abraham explained that the commission members need to make the decision on whether or not you support the project and recommend where it should be located. Then it will go to the City Council who can support it and approve up front funding the way

it is, approve funding but not approve the location, or not approve the location or funding.

Bierbaum asked if the neighborhood will have any input on the design. Abraham stated that once the design work is started they will take into consideration the concerns of the neighborhood. Then once they have a couple of preliminary design options there can be an open house for feedback similar to the process used to develop Roosevelt Park.

Feilmeyer asked what if any effort was made to raise funds to acquire land for this project. Abraham said that question would be for one of the Steering Committee members.

Moran stated that there were 29 speakers cards and gave instructions to the speakers.

Pamela Riney-Kehrberg (204 24th St) Spoke in opposition to this item. Make clear she is in favor of these types of amenities but she doesn't like the location. She showed a power point presentation against this project. She does not think this location is best for her son because of his sensory disorder. This location will preclude use by her son and others with this disorder.

Clyde Walter (132 Broadmoor Cr) Spoke in opposition to this item. Walter visited Ankeny and relayed his negative feelings regarding the Miracle Field located there as he continued the power point presentation opposing this project started by the previous speaker.

Warren Franke (2219 Broadmoor Ave) Spoke in opposition to this item. Franke continued the power point presentation started by the previous speakers with slides showing his views of what this would look like. He feels like it should be at the Middle School so that the school could use the facilities during the day for PE.

Larry Ebbers (220 24th St) Spoke in opposition to this item. Ebbers continued the power point used by the previous three speakers. He alleges that Inis Grove has been the only site considered since February. His opinion is the School Board would make a decision regarding the Middle School site not the Facilities Committee. Ebbers listed the other properties Staff has explored for these amenities and asked the Commission for those properties to be reconsidered. His major objection is to the Miracle League Ball Park. He feels it will change the park and there will no longer be an opportunity for "lots of groups to come".

Feilmeyer told Ebbers she did not think it was fair to say Inis Grove has been the only location considered since February. She stated that Staff and the Parks and Recreation Commission have bent over backwards to exhaust all of these options.

Larry stated that this was his perception based on notes he has in his possession from a Kiwanis meeting.

Bierbaum informed Ebbers that the Kiwanis did not get that information from the Parks and Recreation Commission. He also stated that Ebbers has been at these meetings where Keith has been directed to try and get rid of rivers in Ames and things like that.

Ebbers agreed.

Bierbaum stated that the Commission is not the Kiwanis and they have been making Staff do a lot of work.

Ebbers insisted that "it's perception".

Feilmeyer feels this goes really to the heart of what the Commission does. There are two incredibly important competing issues. That preservation of park space is an incredibly important consideration and the second, which is also an incredibly important consideration, is a group that is underserved in our community. This is what makes their job as a Commission very, very difficult.

Feilmeyer asked Ebbers if he would agree that of all the existing parks that Inis Grove was the best location.

He stated that as staff has designed it, it is the only location and an easy solution but he questions if it is the right solution.

Bierbaum said he had questions for Abraham relating to issues Ebbers brought up regarding the design options, the nonprofit, the transparency, and who is responsible for the park.

Abraham stated that a letter was sent out to 186 residents and an email was sent out to around 12,000 persons in our Parks and Recreation database. He stated that 25 people showed up for that input session.

Feilmeyer asked what is currently being done in that open space area. Abraham stated the space was used for open activities. Parks and Recreation is not programming anything in that space.

Bierbaum asked about the shelter usage. Abraham stated that shelters have been added to the system with the development of park space. Abraham stated that 59% percent of the shelters reserved at Inis Grove are not in conflict with programs such as sand volleyball or the proposed Miracle League games. When programs would be held and use the east parking lot, 25% of the reservations are at Walnut and Red Oak shelters and use the west parking lot. About 16% were at Shagbark Shelter that may or may not be a conflict when they are held at the same time.

Amy Stevenson (1319 16th St) Spoke in opposition to this item.

She stated as a homeschooler the parks are a large part of her family's regular routine as well as mental and physical well being. Stevenson feels Inis Grove is not the best location for this opportunity. Just because there is open space it does not mean that it doesn't have a purpose. She understands this process can feel like a battle between the greater good and the neighborhood's biased desires. She lived on 24th St. and observed the park and saw many people use the green space for many activities. They are not against a park of this type, just not at Inis Grove.

Tom Russell (1206 Michigan) Spoke in support of this item.

He explained that he has adult children with disabilities. He truly believes that Inis Grove is the best place for the Miracle Field and Accessible Playground. He stressed that it is a visible community park in the middle of Ames and this underserved community of children and adults with disabilities "who live in our community need to be seen in our community". He feels there will be plenty of room left for other activities. He feels Keith Abraham has done a lot of research and put together a great presentation and put the misinformation that has been disseminated out to rest. He had no idea there would be detailed slide shows and this much organized opposition.

Rachael Beckwith (1508 Kellogg Ave) Spoke in support of this item.

She states that she is lucky to have no disabilities herself or in her family. She would love for everyone in our community to be able to use that park. She feels only good would come of placing it there. She states she uses the park multiple times per week and she would love to see people using and enjoying this space.

Zahia Wineinger (1514 Kellogg) Letter in Support of this item read by Rachael Beckwith.

Wineinger writes that she has heard concerns about this proposed development. She can empathize with those concerns however; she feels it is pertinent that the City moves forward with these facilities. She has seen the proposed layout and she does not think it will impact noise and traffic in negative ways. She feels disabled members of our community deserve to enjoy outdoor activities without the burden of traveling out of town. Her letter states that when we exclude people from activities we are telling them that they don't matter and it impacts them negatively for their entire lives. The joy this all inclusive park and miracle field would bring to the children and adults is important to the community as a whole. Please consider the positive impact to our community.

Mary Christie (2825 Clayton Dr.) Spoke in support of this item.

Christie stated she is a member of the Steering Committee and the Focus Group. She is also a parent of a child with special needs. She states that everyone agrees this is a good idea and the question for the Commission is where. City staff and the Steering Committee have done their due diligence as outlined in the Commission Action Form. Staff has shown that they are willing to continue to work with the neighbors as the project is designed and she trusts that they will do so.

Kathy Schnable (3629 Woodland) Spoke in support of this item.

Schnable is a parent of a child with special needs and wanted to speak about the feeling of exclusion families can have when there is a special needs child. That a group like the Steering Committee, wants to include all children in the parks facilities means a lot to her. She takes issue with the fact that all the sites in town have not yet been explored. She attended the May meeting with her special needs son intending to speak in favor of this item. She did not speak as the meeting ran long because Keith Abraham took the time to go through every single potential location and give the pros and cons of each. She wanted to mention another advantage of Inis Grove Park. It is a beautiful park where people like to go for picnics with their families. She pointed out that if you are a family with a person with special needs and you are invited to go on a picnic, often there might be nothing for your child to do. She asked the Commission to consider if they would want to always have to take their child to the Ames Middle School or would you want to take you child where they could socialize with other families. She has studied the Parks Master Plan and she feels Inis Grove Park would be very well suited for these facilities.

Bill Hass (2313 Broadmoor) Spoke in opposition to this item.

Haas states he appreciates efforts to serve people with special needs in our community but what bothers him is that the procedure being followed shows ignorance of why Inis Grove Park exists. He states that the land was donated to be used as a park. He claims to know the original land owner's definition of a park did not include any programming and only included green space. Parks were places to be visited and may only have a few picnic facilities. He does not understand why we have to choose a site and hire a design team. He states what is really needed here is to include the "disadvantaged" and what could be accomplished if done well.

Drew Kamp (304 Main St) Spoke in support of this item representing the Ames Chamber.

Thanked Director Abraham for all his work on the project and making sure the Steering Committee is diligently looking at all the options. He informed the Commission that this project is a community project in a community park and will have far reaching benefits to community, residents and visitors alike. While he respects the concern of the Inis Grove neighbors, he feels this project is well suited for and clearly meets the intended use of Inis Grove Park as shown by the City of Ames Master Parks Plan. He also quoted the parks plan as follows:

As the city of Ames progresses into the 21st century, it will be challenged to provide residents with responsive, equitable and quality services. The Park Master Plan must be adaptable so that it can respond to ever changing needs and opportunities that will face the city for years to come.

He feels the Miracle League Field and inclusive playground is a practical and logical use of the space. He feels it will have a positive impact on the neighborhood and the community as a whole. He stated that according to the Ames City Engineer there are approximately 1.4 accidents per year around 24th

and Duff Ave area which he feels is pretty safe. This location is on CyRide which is extremely important. He wants to remind the Commission what is truly important, serving a critical population that is too often pushed into the shadows and underserved. It will not only serve people of all ages with physical and developmental disabilities, it will serve parents who have been unable to play with their child at a playground or grandparents limited mobility to play with their grandchildren. He asked the Parks and Recreation Commission approve Alternative #1.

Feilmeyer asked Kamp if there had been an effort by the Steering Committee for land acquisition. Kamp said he was not on the committee at the beginning stages and could not speak to that. Feilmeyer asked Kamp if he agreed that Attachment D, Option A is the best option. Kamp agreed that the Steering Committee feels that is the optimal and most practical option.

Bierbaum asked Abraham if choosing the location first is consistent with how the city would do a development like this. Abraham used the example of Furman Aquatic Center, stating several locations were looked at and once the location was chosen the design work started happening.

Rowan asked if the CyRide stop had been a part of the discussion. Kamp stated that work would be done by the traffic engineer.

Dana Barnard. (1502 Duff Ave). Spoke in support of this item
Barnard is also a member of the Steering Committee. She would like to speak to the Commission on the benefits of placing this facility in Inis Grove Park. She stated she is a long time physical therapist in the community and her expertise is working with people of all ages with disabilities. She explained that if placed in Inis Grove, this facility would be close to the hospital which is important as this population often has problems with seizures and increased falls. It would also be out of the flood plain cutting down on mold and mildew which effects this population more than the average population. A person with disabilities is 25 percent more inactive than their peers because of barriers they face, lack of transportation, lack of funds and lack of accessible facilities. Locating this facility in a central location will give people of all ages better opportunities for wellness. There is access through CyRide and they won't have to pay to use this facility. In terms of Inis Grove, it is a premier park with beautiful green space which, in her opinion, is all the more reason to locate this facility there. We need the opportunity for those people with disabilities (including her daughter) to enjoy the facility and the rest of the park.

Jennifer Ellis (301 S Sheldon Ave) Spoke in support of this item representing the Friendship Ark.

Ellis states that the Commission has the chance to advocate for individuals with disabilities. She explains that for years these individuals have been told you can't work live or play here and have been shown that they are not valuable members of their communities. The Miracle Field and all inclusive play ground is an opportunity to have something the rest of us take for granted, the opportunity to

recreate, socialize and belong. As far as safety is concerned she states that for many years youth soccer was held in Inis Grove and she agrees traffic increased for a few hours while the youth in Ames had the opportunity to participate in an athletic event. It is her opinion that the participants and those involved were safe, pointing out that the average traffic accident rate is only 1.4 per year in that location. She asked the Commission not to allow a few in opposition to influence their opportunity to do what is right

Russ Wilson (2820 Thompson Dr) Spoke in opposition to this item. Wilson lives near Camp *Camaria (sic)*. Being a block away from the park means he can hear the noise from the camp and the shelters. Is concerned about the project having a PA system and he does not think it is right. He also feels as though losing any green space results in kids having nowhere to play pickup games.

Moran asked Abraham if the facility would be open for people to use for pickup games. Abraham replied that the intention is for the facility to be open to everyone.

Kristin Pates (2914 Somerset Dr) Spoke in support of this item. Pates states that she supports the project and the Inis Grove Park Location. She feels that the location has been fully vetted and trusts the process that has been used. She stated that she was intimately involved in the development of Roosevelt Park and was satisfied in the process in every way.

Susan Teas (2003 Polk Dr) Spoke in support of this item. Teas informed the Commission that her children had been involved in a variety of activities in Inis Grove including soccer, flag football, baseball and graduation parties. It continues to be a beautiful park in a beautiful location. The difference she sees now compared to when her children were young is that the park is empty. There are no soccer or baseball fields. The green space is beautiful but it does not invite people to come in and play. She applauds the extensive study that has been done and completely agrees that the only appropriate placement is in the open space west of the tennis courts in Inis Grove Park. She wanted to point out that an inclusive playground is not a place for persons with disabilities but one that includes all ages and abilities who can enjoy playing together safely in a beautiful park in the midst of our city. It does not exclude anyone.

Denny Howell (2309 Kellogg St) Spoke in opposition to this item. Howell has safety concerns. He feels that he didn't know anything about this. He states even though there were e-mails sent out, people may not have opened them. He wants to put this facility at the Middle School and does not understand why we are not putting playgrounds that all kids can use throughout Ames.

Abraham informed Howell that there are ADA requirements for playgrounds and most of the playgrounds have surfacing that is ADA compliant. Unfortunately many of the playgrounds are 20 year life structures. Some have ground

components and some have transfer stations. None of the playgrounds in our system can do what this is going to do.

Howell has concerns about the liability of the insurance for the City of Ames. He asked what this would do to the City's liability insurance if a child runs out. He alleges he does not want to delay the project but he wants more to be done on the Middle School site. He asked Staff to add to the Capital Improvements Plan to put in one park, maybe even Inis Grove, a playground for the "handicapped kids" but put this main facility at the Middle School.

Bierbaum inquired on the liability aspect and if it would be different from any other park. Abraham pointed out that there are many parks on corners including Roosevelt and Duff Avenue parks.

Judy Parks (1809 Woodhaven Cr) Spoke in support of this item.

Parks informed the Commission that her younger brother is profoundly disabled with the developmental age of approximately two. At the time he was born society had fewer options and opportunities in terms of residential, educational and recreational support. Her parents had two options, keep her brother at home or surrender his custody to the state (which would remove him from the community in which they lived) and institutionalized. She stated that his needs and the time spent to meet his needs were so great that the other five children in her family would be neglected, so her parents had to choose to surrender his custody. Her brother grew up very far from the family.

She states that the system has changed in a very positive manner with the realization of society that people with mental and physical disabilities should be in the community where their family and support system lives. Her brother now lives in Ames in a Friendship Arc home where he gets to be a part of the community. She states that she is in support of this location. It has the suitable topography and infrastructure as well as shelters and shade. In her opinion the central feature is that it is not marginalized or isolated. She does not like that we are a community that provides better recreational opportunities for our dogs than our people with disabilities and their families. Parks continued that if someone's lack of support is because they have no experience interacting with or even seeing people with disabilities because we so marginalize them, remember those with disabilities are able to experience joy just like the non disabled. She closed, "I'm here as an advocate for those who have disabilities and who need this facility to be able to enjoy the same recreational opportunities as the non disabled, with the non disabled. I would like to invite you to take a step towards achieving that".

Mary Ann Russell (3314 Polaris Dr) Spoke in support of this item.

Russell states that she visited the Miracle League in Ankeny today with her program. She feels this park would help people with disabilities and the people who don't. She would like the park to be at Inis Grove Park because it is more accessible for people who are in wheelchairs. People with disabilities should not be hidden. We are part of the Community too. She states that the schools are

not a good idea because PE will be using it during the school year and we don't know what hours people can use the park if it is at a school. She is fighting for people who have disabilities and she is a person with disabilities and she is a part of this community.

Moran asked Abraham about other facilities that are on school property. Keith explained the agreements regarding Municipal Pool agreement where the Parks and Recreation department gets 2.5 hours of lap swim during the day and use of the pool again at 5:30 PM. With regard to the tennis courts, the school can use them during the day; however 2 courts are to remain open for public use.

Lauren Wernau (205 Dotson Dr) Spoke in support of this item..

Wernau is in favor of placing the facility at Inis Grove Park. Families can use the park and explore the rest Ames has to offer. Just like people in Ames travel to Ankeny, others will come here and use the park. She explained that it is easy to navigate to this park and is easily accessible to people who don't know Ames. She feels we should want to invite others to our community and share our community with them. She feels the central location celebrates our community with disabilities by not hiding them. She feels the Middle School puts them off to the side and isolates them into their own park. She also states that as an educator she knows that middle school aged students are not very nice. While they are out at PE and there are children playing on that park, there will be words said to those children and something as simple as one word can change their whole day. At Inis Grove it will only use 25 percent of the green space leaving 75 percent which is plenty of room. As for those who are concerned about noise pollution she states that she lives next to Hilton and she understands what noise pollution sounds like. The Miracle league is not going to be a bunch of drunken, raging baseball fans.

It is a loving and caring environment and the noise that is created will humble you.

Lisa Heddens (2401 Westwind Dr) Spoke in support of this item.

She informed the Commission the death rate of persons with disabilities is heightened when they feel loneliness and the lack of friendship. These people need to feel included in a community. She spoke regarding the evolution of the disability movement. Where once people with disabilities were housed out of mind and went to special schools; now they go to school in their neighborhood and all they want to do is participate in their neighborhood playground. She understands the park neighbors have an issue with the location. She reminded us that the persons with disabilities are not asking for anything more, just a level playing field. She has a son with intellectual and physical disabilities. She informed the Commission that having a playground that has the infrastructure and the flat space is an important issue.

Mary Jane Brotherson (1206 Michigan Ave) Spoke in support of this item.

Brotherson explained she is a retired professor whose research, teaching and advocacy have been in this field for over 40 years. Her point is that yes, this is a premiere park in Ames and yes, it has beautiful green space and trees and it's centrally located and accessible. She feels that this is what the community of

individuals with disabilities and their families and friends deserve because they have been marginalized and invisible for so much of our history. She feels it is forward thinking and has so much vision to say that we are going to give this the best location we have we are going to give this and make this an opportunity for this population in Ames. What she would like to speak about safety. She admits that there are a lot of safety concerns with this population. Just like any, these children do face a lot of safety concerns. In her opinion, this does not preclude Inis Grove Park. There would be safety concerns in any other park. She wanted to conclude with the fact that she has two young adults with disabilities. It is her hope that they and their friends can use this park that they feel so valued and included because you have given them a space in the premiere park and can be out there enjoying it with all the other people in Ames.

Amber Corrieri (2012 E 13th St) Representing Main Stream Living spoke in support of this item.

Corrieri informed the Commission that she was a member of the Exploratory Committee that began conducting research on sites and then became a member of the Steering Committee. She asked to address some issues that have been brought up regarding traffic and CyRide access. The City will be reaching out to the bicycling community and the neighborhood regarding bike lanes, pedestrian crossings and other traffic calming measures as part of the transportation plan. She also wanted to speak to land acquisition. She stated the Exploratory Committee did look at land acquisition for this project; however land is very difficult to find in Ames. The biggest reason Inis Grove rose to the top was because it is visible with a central location which supports what it means to be inclusive. She also wanted to comment on the Des Moines Miracle League Park. In her opinion it is not a good place for a Miracle Field. It is in an industrial area and not near public services and other amenities. She states it is locked with no allowable use when it is not being used by the Miracle League. In her opinion, that is a poor example of what it means to create an inclusive facility. She states that it has been difficult to read some of the comments in the media and social media this week as well as some of the things being said at this meeting. She feels what we will gain will far outweigh the loss of some green space or the noise when you open your windows on a Saturday morning and hear the sounds of a child that has previously sat on the sidelines have the opportunity to proudly sport their jersey and play baseball just like their brothers and sisters and class mates. She would like to say to the neighborhood that she knows change is difficult but this is the opportunity to embrace something that is so special.

Shelly Jaspering (823 Duff)

She has previously spoken to the Commission regarding this location. She agrees being close to the hospital is a big benefit for this location. Jaspering asked about the size of the new playground. Abraham informed her that the new playground is maybe a third of an acre.

Ebbers informed the Commission that he had with him a petition in opposition to this project. Abraham informed him that his petition should be delivered to City Clerk.

Bierbaum stated that he loves this park and yes, he does feel that this would change the character of the park but he does not think it is a bad thing. He agrees with Abraham that this could be a destination playground for kids in Ames. It is unfortunate that we have looked at all these options and there was only one option, but it is not a bad option.

Rowan keeps coming back to inclusivity. Children should all be able to play together no matter what their abilities. She understands the concerns and she feels it is really hard make this decision.

Johnston thanked Jaspering for her comments at a previous meeting. Johnston said she had a light bulb moment at Jaspering's comment regarding wanting to be in the same place. Johnston said in her head she was thinking Lloyd Kurtz would be a perfect place as it would all fit and it would be all by itself. Jaspering's comments changed the way she thinks about the whole project.

Litwiller thanked everyone for their comments. As she was listening these are the things that came up for her. This is a progressive community and we want to continue to move forward and provide programs and provide facilities that meet the needs of people of all ages and all mobility's and all walks of life. This is an opportunity to bring families together and it's a humbling aspect as well. It is a tough decision and we should not procrastinate any more.

Moran thanked everyone who has been working on this and all the residents on whatever side you are on. He agrees it is a hard decision. Moran wants the neighborhood to know that he had reservations on Inis Grove when he first heard it. He has looked at all the options and saying that Inis Grove was the only thing looked at is a completely false statement in his opinion. We have looked at many different places. He does not think it destroys all the green space but it will be modified and changed. Moran fees that the major resistance he sees is that there is uncertainty in the concept. We can blend this into the current aesthetics in the park. He feels that the Commission has done the right thing in slowing this process down.

Feilmeyer agrees with everyone else. She states that there are two incredibly important competing interests, an underserved population and the neighborhood. Feilmeyer does have incredible concerns as land is at a premium in Ames. She feels the City must protect what we have and any elimination of green space is a really, really big deal. She states she would not support a lighted ball field being put in Inis Grove but she could support this ball field in Inis Grove. She does not support lighting this field and has concerns about the storm water management. She feels like she can be supportive of this because of the type of park it is and the population that we are proposing to serve. There's something about the process where we have parts of the community who are really mad about this and questioning the motivations of either group. She fully respects the neighbors concerns and glad they want to protect the community's park and want to protect the green space. But she is also glad there is a group out there that wants to

make sure that our citizens who are not able bodied have recreational opportunities.

Feilmeyer does not feel that there was the due diligence that there needed to be regarding land acquisition.

Bierbaum asked Abraham if the design could come back to the Commission to make sure the neighborhoods concerns are addressed before it would go to the Council for final approval. Abraham said the neighborhood will be invited to participate during the design process through open houses and meetings. Abraham stated that Staff could bring the final design once this process has been completed back to the Commission before it goes to the Council for approval.

Moved by Bierbaum, second by Rowan to approve Option 1 with the addition that Staff would bring those designs back to the Parks and Recreation Commission for discussion and feedback.

No Discussion. No Opposition. **Motion Passes.**

ATTACHMENT B

All Inclusive Playground and Miracle Field Feedback

April 18, 2016

(Numbered items are questions/issues raised by attendees)

(Lettered bullets are responses by staff)

1. School sites were not included in the options, why?
 - a. The School District was involved in early meetings and then indicated they had nothing to contribute.
 - b. Ankeny's all inclusive playground and Miracle League Field is located on school district property. There have been issues regarding the school not allowing resident's access during the school.

2. I think you would run into security issues with allowing anyone on the site during school hours.

3. What about the use of former school sites like Edwards and the Crawford School
 - a. The Crawford site is too small to accommodate this project.
 - b. The School District is considering what to do with the Edwards site. Options include selling it to Heartland Senior Services, selling it to a developer, and deeding a portion of it to the City for a neighborhood park. This site may be an option but the school district may want to sell as is so there may be demolition costs.

4. Is the 1.5 million for the playground or is it for the parking lot and shelter as well?
 - a. It is an estimate for the playground, Miracle League Field, and potentially a restroom. Parking is not included in that estimate.

5. Have you gotten estimates for the restrooms and parking lots?
 - a. No. As a reference, we have \$250,000 in the Capital Improvements Plan for a new restroom at Inis Grove and \$200,000 for adding approximately a 75 stall parking lot at North River Valley.

6. What is the benefit of one or the other regarding the all inclusive playground and miracle playground? The field is a spike activity, while the playground could be used all of the time. A concern is the field is used only on Saturdays and not on the other days.
 - a. That is correct. The Miracle Field will have many people coming to the park in a short period of time for games where the playground will see a much lower number of people coming at one time.

- b. It has been discussed within the Committee to offer other programs throughout the week.
- 7. Take the money from the parking lot, make it smaller and make the playground bigger.
- 8. Is this a dual project? Is the money already in the budget or does the money still need to be raised?
 - a. There is no money in the City budget right now for this project. There has been indication from the Parks and Recreation Commission and the City Council to support this project with some funding but no decision has been made.
 - b. The Committee is hoping to fundraise most, if not all, of the funds needed.
- 9. Parking on 24th St, has there been any discussion on how to fix it?
 - a. Changing parking to one side only is an option.
- 10. I don't think people understand how dangerous it would be to add further congestion to 24th St.
- 11. When you talk of an All Inclusive Playground, does that include the ballpark as well?
 - a. The all inclusive playground and the Miracle League Field are two separate amenities.
- 12. Encroachment of the greenspace, you are going to have a lot of ball fields and less greenspace.
- 13. The special surface, does that cover the whole park or is it under only the equipment?
 - a. It is under and around the equipment on the playground and on the ball field. The rest of the area remains green space except for any paths.
- 14. Can able bodied individuals use the facilities or do you have to have separate facilities?
 - a. All inclusive means everyone can play on it.
 - b. One e-mail received asked if there would be exercise equipment included for seniors.
- 15. Will you be holding other public hearings regarding other possible locations for the park?
 - a. That is a real possibility depending on the final location.
- 16. Would the City consider widening the street?
 - a. That is a question to be discussed with the City's Traffic Engineer.

17. I like Lloyd Kurtz Park because he was a Kiwanian. If you put the playground, field, restroom, and parking there, and say it will cost \$2.5 million, what is the percentage breakdown of funding?
 - a. If you wanted to do all of that in one location, Lloyd Kurtz is not big enough.
18. It is apparent that the ball field will draw from a greater area. Is there another avenue to raise funds to complete the project?
 - a. The Committee has had discussions about this but nothing has been decided.
19. Look for other opportunities outside of the City, possibly in a County park.
20. Explore gifting opportunities of land for this purpose.
21. Will the maps of the parks be online?
 - a. We will put the Power Point on line.
22. It would be important for the park to be on a CyRide route?
23. Long term, has the commission discussed adding an additional Community Park in the Southern or Southwest part of Ames.
 - a. In the Park Master Plan, additional community parks are recommended to the southeast, southwest, west, and northwest areas of the community.
24. The miracle league field is the issue, not necessarily the playground.
 - a. If the field was in a separate location, do the Inis Grove neighbors have issue with locating the playground in the park? General response was no.
25. How many acres would be needed to develop the shelter, field and playground?
 - a. Approximately 1 ½ - 2 acres.
26. Have you talked to Story County Conservation?
 - a. No.
27. July 1, 2018, do you have a timeline regarding determining a location?
 - a. Not yet. A member of the Committee is developing a time line for the fundraising campaign and that will help determine when the location needs to be finalized.
28. Inis Grove neighbors feel that Emma McCarthy Lee neighbors put up a bigger fight and that is why commission heard them about not putting the sand volleyball courts in the park.

29. Input needs to be listened to objectively and make sure decisions aren't made due to a squeaky wheel.
30. Some people feel that the decision has already been made, so why bother trying to discuss the issue with City staff.
 - a. The decision has not been made and that is why we are getting feedback. The Parks and Recreation Commission is interested in what neighbors have to say prior to making a decision.
 - b. The feedback from this session will be shared with the Commission.
31. It is too early to know the impact from Sand Volleyball, so it is premature to place the All Inclusive playground and Miracle League Field at Inis Grove.
32. What would be the plan for concessions?
 - a. This has not been decided yet. However, discussion has been had regarding just providing space to set up tables for selling concession or contracting with vendors to sell concessions.
33. Have there been any traffic studies done that shows the future impact the project would bring?
 - a. Not that staff is aware of but the City's Traffic Engineer will be asked.

ATTACHMENT C

ISSUES/CONCERNS AND WAYS TO ADDRESS (Developed by Advisory Group) Summer 2016

ISSUE/CONCERN	WAYS TO ADDRESS
Loss of prime greenspace	Purchase land and locate the field and playground there Removal of tennis courts Put field in back of location Separate the components Put the playground on the footprint of a current playground Land donation Put field in Homewood area
Loss of space for non-programmed activities	It may provide for different non-programmed activities
Negatively impact park aesthetics	Screening plantings Creative design Match amenities with current landscape Highlight underutilized areas of park (stairs, etc.)
Addition of lights	Don't include lights Program when natural light is available Orientation of field Put field in back location Adhere to night sky ordinance
Noise (sound system)	Not have a sound system Direct speakers away from houses Plantings to help screen sound Limit what the sound system is used for Adhere to the City's noise ordinance
Addition of scoreboard	Not install scoreboard Utilize a portable scoreboard Telescoping scoreboard Manual type of scoring Incorporate into fence line
Traffic on Duff Avenue (fast travel)	Install traffic light at 24 th & Duff Enhance enforcement Bigger issue than the field
Traffic on 24 th Street (narrow street, dead end)	Widen street Stagger programming Bigger issue than the field
Parking concerns on 24 th St. and Broadmoor	Parking on park side only on 24 th Parking on East side of Broadmoor Ave. Add parking in park portion
Impact of sand volleyball courts	Move other programs out of Inis Grove Unknown at this time
Parking availability for other activities (sand vb, tennis, etc.)	Stagger programming Determine number of spots needed How to accommodate busses?

Adding programming	Stagger programming
Safety of streets and ravine	Screen ravine (fence, plants)
Lack of involvement from neighborhood. Did City do all they could to notify neighborhood?	Continue to have discussions with the neighborhood and community as a whole.
Fundamentally alter the use of the park	

ATTACHMENT D

ALL INCLUSIVE PLAYGROUND AND MIRACLE LEAGUE FIELD E-mail Correspondence

I am unable to attend the meeting on April 18th, but would like to inquire whether equipment would be added that would be appropriate for seniors. Below are several references to allow you to understand what might be included for seniors. I am sure all-inclusive means all ages and this would be a wonderful addition to our community. Please advise. Thank you.

<http://www.governing.com/generations/government-management/gov-senior-playgrounds-popping-up.html>

<http://seniorplanet.org/playgrounds-for-seniors/>

Linda Dutton

Thank you for your prompt response. I think this will be a great addition to our community and seniors and young people can interact in a positive environment. Looking forward to hearing where this goes!!!

Linda Dutton

Hello Keith,

We live at 2810 Duff Ave. and received a notice about future planning of a playground for Inis Grove Park. We have seen and have pictures of the All Inclusive Playground and Miracle League Field. Yes, it is a nice complex but it is also very commercial looking with bright colors and rubber and plastic. Inis Grove is a more natural park setting with very old trees, hiking trails and very steep inclines and a gully on the north end. Not the safest for a large crowd of young children wandering around.

Here are our points on why Inis Grove is a BAD location:

1. Traffic is very busy and you would have to put a stoplight at 24th and Duff.
2. Parking. You would have to build parking lots. Parking on Duff is dangerous as it is very busy and cars speed thru that area all the time. There is very little police oversight for traffic etc in this area.
3. It would hurt the property values of the homes that overlooked the area with such a "commercial feel" to complex you have in mind.
4. The area is used extensively for soccer.
5. Inis Grove has many gullies and sharp inclines that are not marked and kids wandering around from your complex could be injured. There is access to a very strong current of the river that is adjacent to Inis Grove.

6. We already have Camp Canwita and a Preschool that uses the area for 12 mos out of the year with all their traffic of parents dropping off their kids.
7. There is no sidewalk on any street around Inis Grove Park.
8. This is a highly populated area of homes and there would be no buffer for the noise that would come with this type of complex.
9. It will bring more foot traffic and car traffic to the area that is a residential area.
10. The trash would increase from this type of complex and would end up on surrounding private property and in the wooded areas and gullies surrounding Inis Grove Park.
11. Lights of this complex would be very annoying for all the residential area surrounding the park.

Whoever this group is that is pushing for this Complex at Inis Grove obviously do not live in this area of town and do not understand how this is not suited for this location. They just see a big flat field and have not thought about the neighborhood, the history of Inis Grove Park and how damaging and ill conceived their plan would be for such a beautiful park.

This Complex they want to build is better suited next to the Swim Park, Hunziker/Ames Sports Complex, or River Valley Park that has the ability to handle the traffic, noise, and sidewalks and intersections that can handle the thousands of people who will use this complex.

Please reconsider this and find a more suitable location. Also, the 1.5 million price tag is quite high. There will be fundraising etc., but we have a strong memory of how that went when they tried to start the Hunziker Sports Complex and what a financial nightmare that turned out to be until the City of Ames became partners. If this comes up for a vote for the City of Ames Property Tax increase to help pay for it, we will be voting NO.

Thank you for your time,

Kurt and Melba Olson Family

2810 Duff Ave

Hello!

My husband and I cannot attend the discussion scheduled this evening at City Hall, but we would like to at least send you a comment for consideration.

If the proposal to build the All Inclusive Playground and Miracle League Field is approved and Inis Grove Park is considered as the site, we want to point out that since accessibility is critical, the best area for building would need to be as close as possible to the parking lots on Duff or the 24th. Street tennis courts. Accessibility would also have to be where the ground is as level as possible, again close to Duff and 24th . Street. The area which is closer to the older bathroom facilities, playground, and shelter further north does not look promising as it is hilly and further removed from the parking lots.

Wishing you the best and appreciating your guidance,

Zora and Tom Zimmerman

Hi Mr. Abraham! I will not be able to attend tonight's meeting regarding the all-inclusive park that is being considered for Ames. I would like to vote in favor of making one of our parks accessible for kids with special needs. As an employee of Heartland Area Education Agency, I know that there are many families in Story County who would benefit from such a park. Thank you for considering this for Ames.

Jamie Gurganus

Keith,

I was unable to attend the forum last evening to learn about the newest proposed projects for Inis Grove Park, but want to express my thoughts. I want to applaud you and Kiwanians for your efforts to provide these kinds of services. I know they are badly needed. I do have some concerns about your proposed location of Inis Grove Park.

It is my understanding that the proposed park is to serve a regional need, not just the City of Ames. It is also my understanding that this project is well on it's way. Why have we not heard about it before now? Why have we not been asked for input before it is so far advanced in thinking and the fervor is so high amongst your staff and the Kiwanians? It appears to me that the project is moving far too fast and perhaps it has already been decided. As I expressed to you before, when the sand volley ball courts were the issue, that if it has been decided, don't placate us by asking for our input.

I would like to encourage you to reconsider the neighborhood and the area that you are considering. This park is a neighborhood park. There is a lot of foot traffic among all ages in addition to the playgrounds that are enjoyed by many families and children. It is one of the most beautiful parks in the city of Ames and enjoyed by many for that reason. As we were concerned about before, we are greatly concerned about the traffic and the parking conditions. We have been open to soccer fields and tennis courts and now have reluctantly accepted the sand volley ball courts. We were told that the sand volley ball courts were necessary so that volley ball players from other communities would enjoy playing here. Wouldn't the Miracle League Field and it components be a little much for the space? Once again, that is a regional issue, not a city issue. I would like for you to consider how many of the park facilities that we have are devoted to sports activities. It seem that a great deal are and we as a community of all ages and interests have needs other than sports.

Again, I would ask why can't other areas be considered? I know that you are trying to avoid the flood plane areas, but the fact that the swimming pool was built in such an area sort of blows a hole in that argument. The residents around Emma McCarthy Lee Park were very vocal and hung in there until you changed your mind. Why aren't you willing to listen to our concerns also? There seems to be a lot of available land and parking to the north side of Ada Hayden Park. Why is that not being considered? Again, I do believe there are others areas to consider. The fact that the restrooms have been updated should not be a deciding factor. I would be reminded of how long we waited for them to be taken care of.

I would also like ask if you have a long range plan for the park system in Ames and are you following that plan? If not, I would like you to consider doing so. Our city parks should be aesthetically pleasing as well as sports accommodating and projects such as this should fit into the plan.

Thank you for caring about all concerned and I ask that you seriously consider the comments you receive from the residents in the area.

Sharon Drake

2115 Douglas

Dear Keith,

Thank you for holding the forum this evening regarding the above named projects. We have reflected on the meeting and would like to offer some continuing dialogue. From the conversations amongst those attending, this project has a head of steam. It is obvious that the agencies and the Kiwanis clubs have a zeal for implementing this project. It appears from their comments that in fact Inis Grove is the best and only location. From your analysis it appears that you and your staff have come to the same conclusion given your chart. Being a former Kiwanian for twenty-five years and a past president, I know that special needs population is a particular emphasis for their service projects.

In thinking about this more broadly, it is apparent that there is a significant regional need as well as an Ames need. This discussion needs to be broadened with the constituent groups in the region. We realize Ames is a magnet just like Ankeny for these projects to serve the people with special needs. However, it may not be in the best interest of the total Ames citizenry to address the issue within the city park system. This project may be moving far too quickly to analyze the total city and regional needs.

As you indicated, those of us in the Inis Grove area have been rocked with proposals since the location of the sand valley ball courts. Regardless of the decision, the tenacity of the Emma McCarthy Lee Park neighborhood and the issues of parking and traffic flow in the 24th Street area have caused residents in our neighborhood to really feel that the decision has already been made and it doesn't make any difference. Please do not use the previously approved bathroom renovations in both locations in Inis Grove as a reason to proceed.

More importantly is the consideration of the long range view of the park system and its aesthetic to the residents of Ames. While it can be programmed three to six days per week, it is difficult to explain the number of people who view the park as one of Ames most beautiful spaces to enjoy nature and its beauty as well as activities in the park. We obviously see this on a daily basis as we see individuals and groups spend their time using the green area as well as the shelter and play equipment.

While this is a good project, we believe that the Miracle League Field and its component parts overwhelm the space. It is not longer a park but a ball field.

Notwithstanding, we have a concern about the value of the property in this area if this project takes away the major part of the park and the attractiveness of the area.

We have lived in this community for fifty years and as you know, we have been actively involved in the city and the ISU community. It is with this in mind that we have raised these issues for further consideration. We'd be most happy to visit with you further about these proposed projects as you move forward. We can be reached at this email or our home phone, 232-0073.

Larry and Barb Ebbers

Hi Keth,

Thanks for your informative presentation at the public input meeting concerning the possible location of the proposed Miracle Park at Inis Grove. I didn't find the presentation on the city web site and was hoping you could email me a copy. I'm particularly interested in the location criteria slide.

The Miracle Park sounds like a wonderful addition for Ames. However, I'd again encourage further review be given to the traffic and parking implications as well as scheduling and usage amounts at the Inis Grove location. As the parking/traffic problems that already affect residents in the 24th St and Broadmoor area have not been addressed and the traffic implications of the new volleyball courts remain to be seen, it seems premature to add another use to Inis Grove. The Miracle Park has potential to be a sizable attraction, and I hope that the search for a location will be broadened. I'd hate to see the desire to start fundraising drive a hasty location decision.

Again, thanks for the informative presentation and best wishes on a successful project.

Betty Baird

Great, thanks.

I apologize for being on a quick learning curve! I did have a couple questions:

- 1) I see that Lloyd Kurtz Park was originally proposed (January) as possibly the best option (out of the flood plain, underutilized, enough space, visible, adequate parking, easy to get to). I was wondering what caused that park to be eliminated from consideration and the focus moved to Inis Grove?
- 2) You mentioned the school district did not wish to participate in terms of having the Miracle Park located on school property. Has any other city owned property been considered?

Again, thanks so much for your quick response to last night's email.

Betty

Keith:

I appreciated the discussion you led with the Ames Park and Recreation Commission last Thursday concerning the location of the Miracle Park and Field. There were some very interesting ideas location options mentioned.

You may be aware but, in case not, I did want to mention that there is an initiative in the capital improvement plan regarding bike lanes on Duff Avenue that will impact parking on Duff Avenue.

Thanks,

Betty

Hi Keith

One of the options that you talked about that has not been discussed anywhere is taking the Miracle Field to Brookside. You were going to check with Davenport because they placed theirs in a flood plain area. I hope you will continue to explore that option as well.

The more I think about this the more I am concerned about congestion in the 24th Street area and the long term use of Inis Grove --this move will make it look more like River Valley . Areas that have large numbers of activity points generally are in low density population areas--certainly not the case here.

Larry and Barb Ebbers

Keith,

Thanks for providing information regarding the public meeting the All Inclusive Playground and Miracle League Field. Since attending the April 18 meeting, my wife and I have visited some of the locations mentioned, and I have a couple of thoughts.

On a nice 70 degree Saturday afternoon a couple of weeks ago, we observed lots of activity (especially soccer) all over the green spaces of Inis Grove park. We then stopped by Lloyd Kurtz, and there was not a single person there. I don't know if that level of inactivity is the norm for Lloyd Kurtz park; but if it is, it would seem that it would be a good location for additional activities. I realize that the only available parking is owned by the church to the east, and I can understand that they might not agreeable to the anytime, drop-in traffic that the playground would generate. However, the scheduled, limited usage that the ball field would generate would not seem to be in conflict with the normal usage that a church would have. The church might be happy to participate in a community-minded activity like the ball field; in which case it would seem that some sort of long-term lease/easement for parking could be agreed upon.

We also visited the All Inclusive Playground/Miracle League Field location in Ankeny. As we walked around the facility, we noticed that the bases of the two were totally different. The area around the playground was obviously made 'cushy' by some sort of sponge like material as you described at the meeting; and we understand that debris from a flood could be damaging to that material. However, the ball field was not particularly soft, and seemed to be just rubber over a firm base. If a different construction technique used for the ball field would not require it to be out of the flood plain, it would certainly open up some location options (especially North River Valley).

We live on Duff across from the north end of Inis Grove, so we would not be directly affected by the increased traffic and activity that putting both of these facilities at one spot would generate. It would seem adding something as major as the combined playground/ball field in a location that is already receiving the new lighted volleyball courts (and hasn't had a chance to see how the courts will affect park usage) is too much. We would probably agree with the commission member who seemed to feel that a better plan might to be to separate the playground and ball field.

Thanks for your time and consideration

Ken Cameron
2707 Duff Avenue

Dear Mr. Bierbaum:

I am writing with respect to the vote this Thursday on the future home of a Miracle Field and All-Inclusive Playground at Inis Grove Park.

I live across the street from the park and wish the Commission would permit more time before making a decision about where construction will occur and truly seek out the views of impacted households before going forward.

I was out of town during the 4/18 community meeting but a friend who attended reported that she understood the decision to place the "amenities" at Inis Grove had been decided by staff before the meeting and the hastily called meeting (the announcement of the meeting arrived only a few days before the meeting) was not really to garner information to assist with decision-making.

More attention should be given to placing the two facilities at separate locations. I've seen the proposed baseball field described as a "destination" park with "visibility" that will draw from a large part of Iowa. I expect that it will be successful and I fear that its footprint will grow with the addition of spectator stands, loudspeaker systems, and needs for additional parking. It will then dominate the park and really change a nice open greenspace with limited amenities into a developed, busy place with traffic issues and few opportunities for unscheduled use. I don't foresee any problems with building the playground at Inis Grove.

I'm also dismayed that there seems (to me) to be little guidance to this project from a long-range plan for parks in Ames. I don't have a firm understanding of future land use plans in Ames but it seems to me that new parks are needed in South and West Ames, areas of planned (and real) rapid growth. Continuing the development of parks in the Northeast part of the city strikes me as shortsighted.

Thank you for your attention,
Martin Edelson
2417 Duff

Keith:

Thank you for letting me know that the potential location(s) of the new playground and field will be on the May 19th agenda. Do you expect the Commission to finalize the location(s) at that meeting?

I apologize for being unfamiliar with the way that things get done in the city. Do Commissions determine actions, such as changes to city facilities, or do they make recommendations to the City Council which has the authority to make changes?

Also, is there a long-range plan for parks in Ames? If so, is it accessible on the web?

Thank you,
Martin

Keith:

Thanks for answering my questions and for the reference to the parks master plan. I know that staff spoke to Ankeny Park & Rec staff during planning but did anyone from Ames speak to residents who live close to Hawkeye Park about their reactions to the Miracle Park?

I wrote to a friend in Ankeny about the field and he mentioned that Hawkeye Park has many summer events (including concerts, fishing) and lots of parking. He doubted that the Miracle Field brings much additional traffic to an already very popular venue.

You mentioned that like "peanut butter and jelly" it makes sense to combine the playing field and the playground at one location. One description of the Ankeny facility I found mentions the benefits of placing the Miracle Field close to ordinary baseball diamonds so that the two populations can interact.

Regards,
Martin

Keith,

Thank you for your leadership in developing programs and activities to meet community needs. You said it well in your *'Director's Spotlight'*, in the Parks and Recreation Guide, 2016.

As I was unable to attend your meeting regarding construction of all-inclusive play ground, I thank you for the invitation to contact you as noted in the newspaper.

Further information and clarification would be helpful.

1. Are the Playground and Miracle League Field two separate entities?
2. When was this idea(s) first introduced?
3. Introduced by whom)?
4. Would it or they be located closely together or at separate venues?
5. What is the project history?
6. Who is on The Committee)?
7. How were they chosen?
8. What are funding options?
9. What community and neighborhood parks are being considered for location?
10. What are the requirements for location?

11. Any other items that I may have neglected to ask that are important ?

12. What other items did I miss from your meeting?

13. What is meant by "League" as in League field?

You are busy; I am busy! It may be the best use of our time if I stopped at your office for a short time to be briefed on the above.

I am available Tuesday, Thursday, and Friday mornings (10th, 12th, & 13th).

Thank you for your consideration.

Donna

Ames Parks and Recreation Commission Members:

As a follow up to my April 20th email, I wanted to reconnect with each of you prior to tonight's Parks and Recreation Commission meeting regarding the location of the Miracle League Field and All-Inclusive Playground.

As a member of the Miracle Field and All Inclusive Playground Steering Committee, I wanted to reaffirm the reasons I feel Inis Grove Park is the ideal location for the Miracle Field and All Inclusive Playground. The main points I think you need to consider are:

1. It has available land for the optimal field and park layout, including parking that allows individuals with limited mobility to park or be dropped off very close to the facilities;
2. Has new bathrooms planned/budgeted for in the Capital Improvements Plan, which will decrease project costs significantly, as they can be bid together and built to be ADA compliant;
3. Has existing parking that meets stormwater demands and requirements, and though additional parking may be needed, having the existing parking and stormwater in place is also a significant cost savings;
4. It is outside the floodplain;
5. It is centrally located and easy for individuals who are not familiar with Ames to find as they venture to Ames to enjoy the park or for sporting events at the field;
6. It is one of the City's most popular parks, and adding these facilities will only increase the park's value and popularity;
7. Since it is a large park, with the addition of these facilities, there will still be ample green space for visitors to enjoy.

There will always be concerns with any project, and having attended the public meeting Monday, April 18th, I understand the main concern to be sufficient parking and ensuring overflow does not overtake the

adjacent neighborhood or 24th Street. Those issues can easily be mitigated by additional parking laws and enforcement to ensure the highest level of safety for park users and residents alike.

Therefore, I ask that you consider these items and can agree that Inis Grove Park is the best location for this great project and will voice your support at tonight's Parks and Recreation Commission Meeting.

As a Steering Committee, we need to have a location and site plans before we can really start fundraising for this great project, and I ask that you assist us in this venture by providing some much needed certainty by recommending Inis Grove as the location for the Miracle League Field and All-Inclusive Playground.

Please let me know if you have any questions or if I can be of assistance in any way. Thank you for your consideration. Have a nice rest of the day.

All the Best,

Drew Kamp

Director of Story County Community Outreach

Director of Government Relations

My name is Brian Ouverson - HC at the Johannis house for Friendship Ark Homes

I am very sorry we will not have any staff or core members able to attend this meeting we are truly excited about this having something like that in our own city currently we travel to Ankeny or Urbandale (Courage League) so having something here in our own city is very exciting and a great need for our core members and community

thanks much
and god bless

Parks and Recreation Commission members,

We are writing to you as a follow up to tonight's meeting about the all inclusive playground and Miracle League field. Many of us that were present tonight were also present at the meeting regarding the sand volleyball courts, as well as last months neighborhood meeting.

I believe we comported ourselves in a professional and cordial manner when we addressed the commission. We thank you for your patience as we spoke about our perspectives regarding the project. We realize that much work has gone into this subject.

At the end of the discussion, one commissioner stated that " the neighborhood didn't support the project and that saddened her". To say this was a direct insult to those of us present is an understatement. At no point during the evening did we say that we didn't support the project (or for that fact, special needs

residents). If you read the Commission minutes of your April meeting (that you approved this evening) you will notice under the Directors report,

1. ***Abraham hosted a public input meeting on Monday evening. Notice of the meeting was included in an email sent to the current Parks and Recreation database and letters were sent to 130 park neighbors. Abraham gave history of the project and spoke to attendees regarding location options and what criteria will go into choosing a location. Abraham reported to the Commission that no one was opposed to the***

project but some opposed the Inis Grove location, especially the Miracle League Field.

I believe that Keith could corroborate that at no time was that the tone of our neighborhood meeting in April. This was reiterated in Larry Ebber's powerpoint.

Our whole perspective is to keep Inis Grove as the park that it is. The concerns of traffic, safety, crowding and lighting were brought up during the meeting about sand volleyball, so this has nothing to do with who uses the facility.

After we left the chambers, all our neighbors felt personally insulted at this characterization.

Sincerely,

Warren and Libby Franke

Hello Keith

I attended the parks commission meeting yesterday. I am fully in support of placing the accessible playground and Miracle Field at Innis Grove Park. I understand the concerns of the local residents who spoke yesterday. My experience with the park goes back twenty years when my kids played soccer there. Moving the soccer will alleviate most of the parking problems. This is a large community park. The needs of the larger community need to be considered along with the desires of a few highly vocal neighbors.

Sincerely, Thomas Russell

Dear Keith,

Barb and I visited the Miracle Playground and Ball Field in Ankeny yesterday and I want to raise my concern (along with my neighbors who have been to Ankeny) about the appropriateness of the Miracle League Ball Field being located in Inis Grove Park.

First it is a "ballpark" and not a park or recreation area. It is a part of a complex that is in a low density housing area and part of a larger complex near an elementary school area. The fall field, the bleachers, concession stand and lighting are certainly not consistent with a community park. It is an area that is dedicated to more of defined space for ballparks and recreation. As you know I, in the spirit of Lloyd Kurtz, am very concerned about turning park space into recreation space for ballparks. I am appealing to the Parks and Recreation Commission to consider what it will do to one of Ames' most beautiful open and green spaces parks in Ames. Regardless of location in Inis Grove it will destroy the open nature of Inis

Grove usage for the many Ames residents who use it. I realize you don't have documentation of the number who use the park but we do see it on a regular basis. I do think a stewardship of Ames parks would be well received.

I urge you to consider looking at additional alternatives - not always easy when a member of the city council went to WOI TV 5 to state her case before the news about using Inis Grove without any consideration by the Parks and Recreation Commissioners or the neighborhood. We have no objection to the playground. In fact, yesterday there were many kids playing on both playgrounds in Ankeny which is similar to what could occur at Inis Grove with the current playground remaining in place.

I have looked at several alternatives for the ball park and I do believe they can be separated. While it is easy to say they should be together, they serve very different populations. In fact, the case could be made for families with special needs child/children could play along side their siblings. My first choice is O'Neil Park (rarely used). It is accessible on the Cy Ride route and there is parking on one side of the street as well as a DOT lot open to the south of the ball park for evening and weekend parking. The second alternative is to explore more aggressively a ballpark at the Ames Middle School or the new ballpark at the District office on 24th.

Another possibility is Lloyd Kurtz. I know you have concerns about the church with the parking but have you talked to their leaders? In addition, I hope you have contacted local land owners (Hunziker, Dickson Jenson) about possible location and donations of land.

Our neighbors ask you to be prudent and not rush to judgment. Not only are we concerned about retaining open spaces in the park but also the rush to judgment on the part of your staff and others in support of this project. As a former commissioner, I am concerned about what is best for Ames and the total population who use the park system as well as future generations.

I think the discussion that occurred at the commission meeting in May is an indication that this needs more time and study . . . and other options.

I am happy to visit with you in person at any time after Monday, June 6.

Larry Ebbers
515-290-9854

Dear Keith,

Tonight we held a meeting of the newly formed Inis Grove Neighborhood Association. We continued to discuss the Miracle League Park and Baseball Field. I did inform them that Martin Edelson and I agreed to be part of the committee that you are forming.

I have attached a copy of a response to the commission meeting by Clyde (Skip) Walter who lives on Broadmoor and who spoke at the commission meeting. We agreed that you, as well as the commissioners, should see his prepared statement.

Much of the discussion centered on alternative sites as we believe that Inis Grove is not the appropriate park for the ball field. We are, however, willing to accept the playground being next to the current playground.

One of the participants at the meeting had researched all of the city council minutes from January to date as well as all of the parks and recreation minutes. Lloyd Kurtz Park was the first one discussed at these meetings and we are asking you to revisit that site location for the ball field and playground. The church

is amenable to using their parking lot for the park but you stated if they have a change in leadership that it might change. The church has a very strong record of working with special needs children and their families. We doubt that will change. Pam Riney-Kehrberg who spoke about the safety concerns at Inis Grove at the commission meeting thinks Lloyd Kurtz Park is an excellent location.

In addition, we believe that further exploration of the Ames Middle School site is worth discussing with Tim Taylor, Ames Superintendent. Barb and I have looked at the site and think this is a possibility. I am willing to approach him about the possibility of partnering with the City of Ames.

Pam would also like to revisit the possibility of partnering with Child Serve. There is some adjacent land near Child Serve which is for sale. It would be an ideal location and allow Child Serve to access using the facilities.

I also want to keep O'Neil Park in the discussion. To solve the parking issue, we may want to discuss this with the DOT.

Skip Walter made some cogent comments about exploring other alternatives currently not known to the parks and rec commissioners.

All of these sites are on Cy-Ride routes.

Walter Grove who deeded eighty acres of land to the City of Ames to be used in part as a park. Lloyd Kurtz had the same vision to save green space for the Ames residents. All of us who live around the park see its use on a daily basis. This is the one park with open spaces, inherent beauty and all facets of natural nature. A ball field will change that. Residents at the meeting commented about how much the sand volley ball lots have already changed the nature of the upper park. . . .and they haven't finished completing it yet.

I wanted to keep you informed of our discussions.

Larry Ebbers

Inis Grove Park meeting

Skip Walter, June 9, 2016

Words used by Parks and Rec commissioners and Keith Abraham at the May 19 hearing:

Destination: as in “the Miracle League baseball field will become an Ames destination, attracting people from other locations to visit and improve the local economy.” However, it takes very few observations of Inis Grove Park to realize that it has long been a “destination,” with people from Ames and elsewhere gathering for receptions, birthday parties, picnics and soccer games. Many of the supplies required for these activities are purchased locally. To ignore the established broad appeal of Inis Grove Park and make unfounded claims that a new facility would be a more effective economic development “destination” is foolhardy.

Due Diligence (a): group proposing the baseball field was praised by a commissioner for doing its “due diligence,” which may be partially correct. Their plans did follow a model for similar facilities in Des Moines and Ankeny, which provide similar specialized recreation opportunities. But the physical siting for the Des Moines field was located in an existing sports complex and the Ankeny field is located on the grounds of a school. Neither required the destruction of an existing public facility, such as a popular

park. **To the sponsors' credit, their recommended site would have been at a newly developed park in North Ames**, rather than Inis Grove (which apparently was the recommendation of Parks and Rec.).

Due Diligence (b), continuing with the discussion of location alternatives: to a question of purchasing other land in or near Ames, we heard (from Director Abraham) that one farm owner with land for sale had quoted a price considered too high; the assessed valuation reported in the minutes was \$713,000). There was no further mention of other inquiries, such as engaging a real estate professional or making the land requirements known to potential private and corporate donors. Budgeting for this project also appears to be incomplete, with the figures of \$1.5 million and \$2 million being heard, apparently representing the amount to be paid to Surface America, the installing corporation, and with no amount being budgeted for the considerable land resources that would entail. "Due Diligence" generally describes an exhaustive information gathering effort, which does not seem to be the case here. With the help of the Parks and Recreation Commission and office, the sponsors have settled on Inis Grove Park as the one and only site to be considered. The "due diligence" label does not describe the background work of the sponsors.

Due Diligence (c), efforts of Park and Rec to support this outside proposal: The pattern of the May hearing gradually became clear, as "the Neighbors" voiced their concerns: parking, lights, noise, aesthetics, effects on current users. For each concern, Mr. Abraham had a proposed response: To alleviate parking on 24th St. and Broadmoor, restrict parking to one side of the street; some participants will arrive by Cy-Ride (it's possible, but likely?).

Lights can be aimed away from residences and be no worse than existing lighted basketball or tennis courts.

Noise would be mostly on Saturday mornings probably avoiding family times (a schedule which calls the question of how extensively would this highly specialized structure be utilized and whether the project is a good use of funds and space).

Aesthetics concerns were raised by several people who suggested the structure would not be attractive in a park setting. To this, Mr. Abraham said that it could be painted "earthy colors." I assumed he was looking for the phrase "earth tones" and I managed to keep my potentially earthy response to myself, but his comment was a good example of his position on "parks" vs. "recreation." He has adopted the role of cheerleader for this pet project of a well-intentioned service organization that has an incomplete plan and deficient budget.

Effects on current users: it was unfortunate that comments from other affected parties were absent on May 19. One particular group, the soccer players, was mentioned in the motion for further study passed by the commission. I wonder if Parks and Rec has sent them the proposal to kick them out of Inis Grove park, which they have used for years which requires only temporary goals and field markings, making their sport truly sustainable.

The pattern established by Mr. Abraham (concern and response) may be considered an example of due diligence. If the Commission recommends that City Council approve the project (and most of the commissioners' comments were supportive), then Parks and Rec can show evidence that it collected a list of concerns (from "the Neighbors") and addressed each and every one.

The role of the Neighbors has been mishandled by Parks and Rec. While it was proper to include us in the deliberations, we have assumed additional—but unacknowledged--roles by default. First, it was not a public hearing, in that it was not widely publicized (I could find no newspaper announcement; I was told of the hearing by a neighbor), whether by intention or oversight. So the Neighbors became the spokes-people for all Inis Grove Park users. Second, continuing to refer to the negative responding group as the Neighbors is a practice by Parks and Rec to trivialize our comments. Inis Grove is not a

neighborhood park but an Ames resource. This is confirmed by the Parks and Rec website which lists it as a community park; some others are identified as neighborhood parks. Our concerns are shared by the soccer players, the shelter users, hikers, naturalists, photographers, and visitors to Ames. The treatment by the commission as complaining Neighbors is undeserved. Third, and most important: the Neighbors have become, by default, the stewards of Inis Grove Park. While the Director and the Commissioners have chosen to focus on the Recreation side, the void of support for Inis Grove Park as a park seems to have fallen to the Neighbors. Our message needs to include the necessity for the Commission to recognize its role as stewards of a successful park, rather than supporters of outside organizations with insufficient resources for its chosen programs.

Equation:

$$A + B = C,$$

Where A is the space allocated to park grounds at Inis Grove; B is the space allocated to recreation facilities; C is a constant (i.e., the total).

If the Commission (and, in turn, the City Council) votes to increase B, they will also voting to diminish A (since C is a constant). That is, a large portion of the prime land at Inis Grove Park would be torn up to allow the baseball installation, which also would restrict the activities that could be conducted in the remaining adjacent spaces . The question thus becomes: is it responsible government to destroy a valued and successful park for the proposed or any other additional recreation facilities?

A few weeks ago I wrote to you about the proposal to install a Miracle League Field and All-Inclusive Playground at Inis Grove Park. To update you on this issue from the local perspective, a small group of people from the Inis Grove neighborhood recently met and decided to pursue the organization of a city-recognized Inis Grove Neighborhood Association. I received an official application today and would appreciate information from Keith about the people he contacted about the April 18th meeting. He said that he sent out about 130 invitations and I'd like to check his definition of the "neighborhood" against the one that we have compiled. Perhaps we can do that next week when the committee he is organizing to deal with the Miracle League Park meets for the first time.

I attended today's Commission meeting and wanted to share some of my observations with you. They arose in part from conversations related to the proposal to install a Miracle League Field at Inis Grove but do not directly pertain to that issue.

Observations:

With regard to the first agenda item ... support provided by Parks and Rec to Green Hills. The Commission voted to fund someone to assist with an aquatics program at Green Hills but did not discuss the necessary qualifications of such a support person. During the Inis Grove Park neighborhood meeting I asked a woman, who has an autistic child, "Do you think investing ~\$1.5M to construct the Miracle League Field and All-Inclusive Playground is the best way to use that money to support the handicapped community?" She said she didn't think it was and that she would invest the money in more extensive programming for the handicapped and to hire better trained personnel. She cited, as an example of poor current support, how swimming instruction was provided to handicapped children. ISU students, with no experience dealing with the handicapped, were employed and she believed the results were sub-optimal.

With regard to the aquatics support for Green Hills ... will the person selected for the position have experience working with geriatric clients? Should the Commission require such experience?

The second agenda item dealt with a program to install pianos in city parks. It was cited as essentially cost free to the city however I didn't hear anyone ask whether the local communities would agree with that assessment. It gets back to whether one looks at an expanse of green and sees it as "developed" or sees it as "empty," needing something added to make it useful. The notion of having pianos available to play around the city seems interesting and could be lots of fun. But I think the Commission should first find out whether these parks are currently used for other things ... playing chess, reading during lunch ... that would be disturbed by the pianos before agreeing to install them. As was the case with Inis Grove, parks have meanings for the people who live and work near them. It's incumbent upon the city to find out whether new uses would be impositions on some before deciding that the additions would incur no costs. You may decide that the benefits outweigh these costs but you should go into these things with your eyes open.

Finally, I note that the mission of Parks and Recreation is "To enrich lives by providing excellent parks, facilities and programs for current and future generations." **The economic development of the city is not part of your mission.** During the discussion of the Miracle League Field/All-Inclusive Playground one member of the Commission explicitly stated that Ames might miss out on an economic development opportunity were it not to construct these facilities. This worried her. Today members of the Commission discussed a potential facility in these terms and mentioned hotel rooms that would be filled were the facility to be developed. I think you should stick to your mission and not worry too much about the economic development of Ames. There are many others working in this area and I think they're doing a pretty good job. You have enough on your plate as it is.

Regards,

Martin Edelson

2417 Duff Avenue

FIRST NAME

Susan

LAST NAME

Teas

2. Please enter your question or comment here:

As a long-time Ames community member, an advocate of persons with intellectual and developmental disabilities, and a parent of four children who were active for decades in a variety of sports provided at Inis Grove, I would like to voice my strong support of "Inis Grove Option A" - placing the playground and Miracle League Field in the open space west of the tennis courts at Inis Grove Park. Thank you for supporting this much-needed community endeavor!

Ames Parks and Recreation Commission Members:

Prior to this afternoon's Commission meeting, I wanted to follow up with each of you regarding Item 4a, Staff Report on All-Inclusive Playground and Miracle League Field Location. I have included the text from my May 19th email below for your review and convenience, but would like to address a few

additional items for consideration. In reviewing the Commission Direction portion of the Staff Report, I would like to highlight the following regarding the 4 issues presented within this section:

1. Should the playground and the Miracle League Field be at the same location or separate locations?

- They need to be at the same location. This makes the most sense both economically and logistically and will assist in fundraising as well, as both projects will be at the same site. Having both at the same location is the most practical, attractive, and feasible option and the scheduled work to be done at Inis Grove to build new ADA compliant bathrooms, as well as the existing parking and stormwater infrastructure will save significant additional costs for the project, thereby making Option A: placing the playground and Miracle League Field in the open space west of the tennis courts at Inis Grove Park the best of the options presented.

2. Are there any concerns about locating this facility on non-city owned property?

- There are concerns, as the City will operate and maintain the facility, so having the playground and field located on a non-city owned property could prove problematic in the future operations and maintenance of the facility. A fine example is ISU owned Park lands throughout the city. It is much easier to operate and maintain a facility on city-owned property.

3. Should any of the below options not be considered?

- Please see below for additional justification for Option A.

a. Inis Grove Option A: as a Steering Committee that was formed from a Planning Committee that has been performing due diligence on this project for well over a year, we feel this option is by far the best of all of the presented options and ask that the Parks and Recreation Committee provide us some much needed certainty by moving forward with Option A.

While we appreciate the Ames Community School District's willingness to entertain the idea of placing the playground and park at the Ames Middle School, we as a Steering Committee maintain our strong support of Option A, which is to place the playground and Miracle League Field in the open space west of the tennis courts at Inis Grove Park, as illustrated in Attachment A. We ask the Commission to support this option and allow the Steering Committee to move forward with this project in the most timely manner possible, as we cannot afford to continue to delay this project any further.

b. Inis Grove Option B

c. Inis Grove Option C

d. Ames Middle School site

e. Lloyd Kurtz Park

f. Edwards School

g. Area west of the Dog Park

4. Is there any additional information to be considered prior to a recommendation?

- There certainly is additional information to consider, which can be seen below, but I will include it here as well. It includes:
 - o It has available land for the optimal field and park layout, including parking that allows individuals with limited mobility to park or be dropped off very close to the facilities;
 - o Has new bathrooms planned/budgeted for in the Capital Improvements Plan, which will decrease project costs significantly, as they can be bid together and built to be ADA compliant;
 - o Has existing parking that meets stormwater demands and requirements, and though additional parking may be needed, having the existing parking and stormwater in place is also a significant cost savings;
 - o It is outside the floodplain;
 - o It is centrally located and easy for individuals who are not familiar with Ames to find as they venture to Ames to enjoy the park or for sporting events at the field, which will also help with fundraising due to a high level of visibility;
 - o It is one of the City's most popular parks, and adding these facilities will only increase the park's value and popularity;
 - o Since it is a large park, with the addition of these facilities, there will still be ample green space for visitors to enjoy.

There will always be concerns with any project, and having attended the public meeting Monday, April 18th and May 19th I understand the main concern to be sufficient parking and ensuring overflow does not overtake the adjacent neighborhood or 24th Street. Those issues can easily be mitigated by additional parking laws and enforcement to ensure the highest level of safety for park users and residents alike.

Therefore, I ask as an Ames resident, active community member, and member of the Miracle League Field and All-Inclusive Playground Steering Committee, that the Commission provide this project some much needed certainty by moving forward with a recommendation of Option A: place the playground and Miracle League Field in the open space west of the tennis courts at Inis Grove Park. I thank you for your time and consideration and will look forward to seeing you at the meeting this afternoon.

All the Best,

Drew Kamp

Director of Story County Community Outreach

Director of Government Relations

Hello,

I understand there is a meeting tonight regarding the Miracle Field at Inis Grove Park. I'm unable to attend the meeting, but wanted to write to you in support of the Miracle Field.

My wife and I live at the corner of 24th and Kellogg, so we are one block away from Inis Grove Park, and we walk there frequently. The idea of an all-inclusive area such as this is very near and dear to us in our city, and reflects the sorts of values that we feel Ames has and should reflect.

I met my wife while working for Mainstream Living, nearly 25 years ago, and we still have friends who work for the organization, and we would welcome this inclusion nearby. The sound of anyone playing in our neighborhood is magic to our ears.

I've heard a few comments about parking being a problem at the park, but when we are there, we never see the parking lot full, so, unless we're missing something, I don't think that would be an issue at all.

Please feel free to contact us with any questions, etc., but know that we support this initiative, and we hope that it passes!

Thanks!
Bryon Dudley
322 24th St.
Ames.

I attended the parks commission on May 19th. I am fully in support of placing the accessible playground and Miracle Field at Inis Grove Park. My experience with the park goes back twenty years when my kids played soccer there. I understand the street parking concerns of the local residents who spoke at that meeting. Re locating soccer will alleviate most of the parking problems. This is a large community park. The needs of the larger community need to be considered along with the desires of a few highly vocal neighbors.

Sincerely, Thomas Russell

Hello Commissioners -

It's been three months now since the staff recommended action stating: "Staff feels it is a benefit and now is the time to pursue. Since there are no good options outside of park land for this purpose, the staff recommends Alternative #1, which is to place the all inclusive playground and Miracle League Field in Inis Grove Park". Also at that meeting, the Commission charged the staff to "put together a conceptual plan with an initial focus on Inis Grove Park, but not ruling out other locations".

Given the staff report that you are reviewing for today's meeting, it seems that the focus group - which I was a member of - could come up with no clear cut option to Inis Grove park. In my opinion, the meetings and the report, to some degree further the cause for the location of the playground and field at Inis Grove. For all the reasons you are well aware of, It makes sense on several levels: cost, access, existing utilities and aesthetics. Yes, I said aesthetics!

One of the underlying tones that has disturbed me during these discussions is the lack of support for the potential users of this facility. I am guessing that none of us have run across anyone who thinks the idea

of a All-Inclusive Playground and Miracle League Field somewhere in Ames is a bad idea. Where we stand today is the result of a group of citizens expressing concern as to whether the steering committee, the staff and the commission had done their homework. There had to be a better place for the playground and field. Well, there isn't. Inis Grove is a community park - not a neighborhood park. I contend that this facility, with proper design programming and creative solutions will make Inis Grove a much better place for all citizens - especially those that we have seem to forgotten in this process - those with disabilities. Why should there not be an effort to help them enjoy one of the City's nicest parks?

I remember thinking after the meeting in May that there were only two speakers that night that really mattered: the young lady who spoke from her wheel chair, Shelly Jaspering and Mary Anne Russel , who also has a disability. Mary Anne stated that this facility is needed "so people in the community can see us for what we can do and not for what we can't do." I think that is what we need to do tonight - do what we can do. Move this great project along by recommending that Inis Grove Park be the location for the all inclusive playground and Miracle League Field.

Thank you for your time! Jim

Jim Mason
Landscape Designer/Sales
Country Landscapes, Inc./Ames
Cell/Text: 515-231-6972
www.countrylandscapes.com

Dear Park and Rec Commission –

Before your meeting tonight I wanted to send you a note to thank you for your hard work and consideration that has gone into the Miracle League field and Accessible Playground.

While the current discussion and exploration process has delayed the project timeline I am pleased to know that your commission, members of the Ames community and interested partners have become *more* aware of the needs for accessible play and during this time. A clear understanding of the time, thought and effort that is has gone into this project by city staff and volunteers will benefit the project while moving forward.

It is *now* time to allow this opportunity to move forward. As a city we can and need to provide opportunities of play for people of *all* abilities. Please trust your staff in the hard work and hours that have gone into the research and information you have been provided so we don't delay for yet another year. The ISU women's basketball team and other groups are currently scheduling trips to the Ankeny Miracle league field to support their participants and members of the Ankeny community. As the City of Ames discusses retention and engagement of young professionals and young families this project provides opportunities for the young families and young professionals to be an engaged part of our Ames community - it does not send them to Ankeny as we currently are doing.

As volunteer member of the steering committee I have seen the information about site selection and want the best for people with mobility limitations to be able to participate. This project needs to be successful for the residents of Ames. I strongly encourage you to **select Option A** at Inis Grove location and begin the process to move forward. With the research and effort that has been collected about the location I see this as THE option to see success.

Please feel free to call or email with questions or discussion.

Good luck tonight!

Jay D. Lettow

Director of Development

Good afternoon,

I know you have been working at finding the best location for the Inclusive Playground and Miracle Field. Thank you for pursuing the request of building the park. I would recommend Inis Grove because of the CyRide routes and available parking on the North and East side of the park.

My children played soccer at Inis Grove and I could see the neighborhoods issues with traffic. There was always available parking in the lots, but the 1st place people would park was on 24th Street South of the Park. I think we could solve a number of neighborhood issues by not allowing parking on 24th.

A Park like this would be a welcome sight for so many misfortunate disabled people who live in Ames. I really think this is a good step forward in giving everyone in Ames the opportunity to live a more fulfilling life.

Again Thank you for all your hard work,

David Tucker
Assistant Vice President
Great Western Bank
316 S. Duff Ave.
Ames, IA 50010

Good morning!

I wanted to thank you for the time you gave everyone last night. Since I am not to quick on my feet, I was not able to articulate at the meeting a concern I had which seems to reflect an ongoing pattern in these discussions about the All Inclusive Playground and Miracle Field.

For over a year, a group of passionate citizens have been meeting as an exploratory group and then as a steering committee. We have had regular monthly meetings. Impromptu breakfast meetings, email discussions and phone conversations. This project has been top of mind for a lot of hours. We have done, with unbelievable help from Keith and the staff all the leg work as far as what this facility could be and where it should be located. I thought last night's meeting would be a slam dunk. With all that background information and the added knowledge that the "focus group" could not come up with a viable alternative I was hoping the commission would just tell Keith to come back to the September meeting with an action form laying out the official selection of Inis Grove Park and laying out the next steps - preliminary design, etc.

But no. A neighbor to Inis Grove Park stands up and said that he went to a meeting Wednesday (one meeting!) and thinks there is a good chance that this project could be located at the Middle School and

derails the whole discussion. He was not representing the commission. He was not representing the steering committee. He didn't even tell the school committee who he was representing. It was just another delay tactic to put this project off and hopefully stall it do to lack of interest. I also must say that I did not feel comfortable at all being put in a position where I felt the need to do rebuttal to Mr. Ebber's rebuttals during the meeting. It just didn't seem right to me. The committee and staff had done their homework and I assume the commission had also. For Mr. Ebberrs to ask for another month delay so he could get back with his constituents on these latest developments - they knew about last night's meeting as long as everyone else has - was not appropriate.

Now I'm rambling. Hopefully, you can see why I couldn't really gather these thoughts last night and probably wouldn't even said them if I did. My Mom told me if you don't have anything nice to say about someone, don't say it. We just want to see this project to move along and I think the commission does to. We will make it easier for you September 22 by filling the room with users of this facility and citizens who love the Inis Grove location.

Again, thanks for your time and efforts - Jim

Jim Mason
2016 Pinehurst Dr
Ames, IA 50010

To: Ames Parks and Recreation board

5 September 2016

I have recently learned from neighbors about the proposal before the Ames Parks and Recreation board to convert the Inis Grove Park open green space into another sports venue, this time the Miracle League, a quasi-private entity. On checking for previous public notice I found one article I missed in the Ames Tribune and a segment on WOI-TV last spring. However I have not had any information from the city re: this proposal that affects our neighborhood. From what I have been able to determine I would like the Parks and Recreation board to consider the following comments.

Using Inis Grove Park for Miracle League

1 Essentially changes the character of the neighborhood analogous to rezoning

2 Is this necessary because no other land is available? Hard to believe -what about south of the Ames Golf and Country Club?

3 Essentially destroys the usefulness of one of the premier parks in Ames for anything other than volleyball, tennis and Miracle League. What is left is a pocket park in the northwest portion of Inis Grove Park. The remainder are small single use tracts of what used to be a neighborhood park. Check the definition of "park" - a space set aside for the pleasure of the public - if one doesn't play volleyball, tennis, or participate in disability sports one will be out of luck at Inis Grove Park. In my opinion, repurposing Inis Grove park is to say the City of Ames does not value open flat creative park space.

4 Ceding some control of city park land to a private enterprise may not be

appropriate or legal and may not be consistent with the original intent of the donor of the land for city park use.

5 It essentially makes that portion of Inis Grove Park a single use space for scheduled sports

6 This says to the world (people looking at Ames as a place to live) we don't value sizable open spaces for casual non-scheduled recreation.

7 Currently the park is used by not only the neighborhood but by many other groups for picnics, playground, students playing soccer, frisbee, and various other games,

8 Miracle League proponents are saying, we want public space to use for our purpose and priorities, those of you who used to use this space can find somewhere else for your recreation

9 This repurposing of the public park land potentially decreases property values in the general vicinity because of the size of the operation, noise, nighttime lighting, large scoreboards, high fences, etc. There will be limited street parking to augment the small lot directly north and the lot by the tennis and volleyball courts. The street parking will be mostly affecting residential areas and a heavily traveled Duff avenue.

10 It is not possible to mitigate the impact on the neighborhood by buffering as there is not enough space available in the open green space desired by Miracle League proponents to adequately shield the neighborhood from the activity of the ballpark. Previously ballfields have been placed in areas away from residential areas or buffered.

11 Finding an alternative site for the Miracle League, a commendable enterprise, is the responsibility of those championing this activity.

12 Notifying the public about any major repurposing of park land should be routine procedure.

Louis Banitt
2514 Kellogg Ave
Ames, IA 50010-4836
525-232-1122
doc@crosspaths.net

Hello Commissioners,

I wanted to share with you my letter to the Editor of the Ames Tribune which I anticipate will be published.

I ask you you to consider this deeply as you will be making decision on Thursday which will chart the future of parks in the City of Ames. While the project is important and needed, the location and use of

community parks is a fundamental question for Ames residents and the neighborhoods in which they reside.

There are so many unanswered questions about this project including the storm water detention area, the design concept, traffic safety, impact on the neighborhood and the unwillingness to be proactive in considering other location options.

Thank you.

Larry Ebbers
220 24th Street
Ames, IA
515 290 9854

-----Original Message-----

From: bebbers@isunet.net
Sent: Wednesday, September 7, 2016 1:50pm
To: letters@amestrib.com
Cc: "Barbara Ebbers" <bebbers@isunet.net>
Subject: Save Inis Grove Park

As a former Ames Parks and Recreation Commissioner and neighborhood resident, I am concerned about the future use of Inis Grove Park. There is a proposal before the Ames Parks and Recreation Commission to demonstrably alter the use and beauty of Inis Grove Park. The P&R staff has recommended building a Miracle League Ball Park and Playground in the area bordering Duff and 24th Street. While I support the idea of a ballpark and playground for special needs persons, I believe it is the wrong location. The project will take approximately 2.5 acres of the front part of the park. Almost all of these facilities are either in sports complexes or adjacent to schools to maximize their use.

Inis Grove Park, a community park, is already in danger of becoming a sports complex. Recently four new sand volleyball courts were added near the existing tennis, pickle ball and basketball courts.

The residents and friends of Inis Grove should not be asked to absorb another large activity complete with fencing, bleachers, lights, sound system and scoreboard. The area is already compacted by limited access to the park and traffic issues.

But the real concern is the quick and easy decision to locate it in Inis Grove. The Ames Community will no longer have one of the most beautiful parks to enjoy the beauty of nature, green spaces, open playgrounds and access to Walnut Shelter. Soon the park will be filled with residents and visitors to view the Fall beauty. I am asking for your support to save the park for future generations. On the 100th anniversary of our parks system we need to be vigilant about protecting them.

Express your concerns to Commissioners or Ames City Council members. A vote will be taken at the Parks and Rec Commission meeting September 15 at 4 PM in the City Council Chambers.

Larry Ebbers

220 24th Street
Ames, IA
515 290 9854

The miracle league park would have something for everyone of all races gender ages and abilities.

Community gatherings for all members not just some.

From the experience of one of our members here at the ACE Program the Miracle League soft ball games last only 1/2 hour to 45 minutes.

There would be access for people from surrounding communities at Inis Grove.

Ace not only does adopt a garden at the Shargbark Shelter every year we also enjoy grilling class, and big mainstream bbq [s.at](#) Inis Grove.

When we do all day outings it would be beneficial to our peers as well as family members with disabilities to be able to load and unload folks in a wheelchair's for an all day fun time where they can play a baseball game and use the playground and have a picnic lunch at one of the beautiful shelters while still enjoying the beautiful greenery of the park.

Joyous noises would be heard near and far isn't that the point of the park.

If this Miracle League Park were to be built and loacated at a School it would only be accessble during certain hours to keep from distracting students this is why a park is normally at a park to have fun not limited to hours and space.

-- Marianne Russell Amber stukenholtz Sarah Toot Ruben Holland Wendy Thomspen Mark Kitchen, Judy Schieffer

Judy Schieffer

ACE Program Mainstream Living
823 Wheeler Dr Ames Iowa 50010
515-291-1436

Dear Members of the Park & Recreation Commission,

We'd like to share some reasons why the proposed Miracle League & All-Inclusive Park should be located at Inis Grove.

- 1.) The park will provide opportunities for all people to volunteer and gather outdoors.
- 2.) There is beautiful nature surrounding the park, this will be another added perk for visitors.
- 3.) Inis Grove is well shaded. Often times people who have serious disabilities cannot be out in the sun too long. This location offers many shaded areas so, everyone can be comfortable together.
- 4.) Inis Gove is easily accessed via CyRide.
- 5.) Currently the park is already more accessible than other parks for people who are in wheelchairs. As the parking lots are closer to the shelters which makes loading and unloading easier.
- 6.) If the All-Inclusive Park & Miracle League is at Inis Grove it will provide many activities for groups to spend the day there. People from area communities would visit Ames for the park and will more than likely spend money in Ames as well.

7.) Our community needs an outdoor place where everyone can gather.

-Imagine having a family member with a disability and trying to find a park for a family reunion. This park would provide an outdoor community space for All abilities!

Thank You for taking time to read this email.

Sincerely,

Erin Goldsmith
Onnalee Miller
Susanna Zaharivea
MissyWierson

--

ACE Program
Mainstream Living
515-291-1436

All,

I would like to voice my support for the proposed Miracle Field being built in Ines Grove Park. I believe anything that we as a community can do to increase public use of our parks is a positive and I think Ines Grove is the perfect spot for this type of facility. The Miracle Field concept not only provides an activity for citizens with disabilities but allows an opportunity for volunteerism and teaching moments with youth and others who assist with the events.

I applaud the individuals who have championed this cause and hope you will support them by voting yes to put the Miracle Field at Ines Grove.

Regards,

JJ

John Jennett
Market President
Great Western Bank
316 South Duff
Ames, IA 50010



Ames Golden K Kiwanis Club

3925 Hoover Ave., Ames, Iowa 50010, telephone: 515-290-9339
e-mail: l.trede@mchsi.com website: www.amesgoldenk.org

September 9, 2016

Ames Parks and Recreation Commission
1500 Gateway Hills Park Dr.
Ames, Iowa 50010

Dear Commissioners:

This letter is written in support of the Miracle League Field and All-Inclusive Playground being proposed for City of Ames to be located at Inis Grove Park. On September 8, 2016, the park concept and location was discussed by the Board of Directors of the Ames Golden K Kiwanis Club and motion of support for the concept and location was passed by the Board.

Kiwanis International and local Kiwanis clubs in Ames have as their mission, "to improve the world, one child and one community at a time." The concept of an all-inclusive playground and Miracle Field being proposed in Ames complements our mission very well. Kiwanis clubs in the Des Moines and Ankeny areas were involved with similar projects already established in those communities.

We feel that there are several advantages of the Inis Grove location. First, Inis Grove is located outside of a floodplain which is crucial due to the surfaces used for the Miracle Field. Second, there is ample land available to accommodate the field, parking with infrastructure that will allow individuals with limited mobility to park or be dropped off at the facility, and ample land that does not interfere with other park activities and green space for enjoyment by all park users. Third, Inis Grove location is easily accessible and centrally located for users who may not be familiar with Ames and may come to Ames to enjoy the park or participate in sporting events held at the field. Lastly, the city of Ames has already planned new ADA compliant restrooms to be constructed at Inis Grove site which will decrease the overall project cost of the Miracle League Field.

In summary, Inis Grove is generally considered to be a community park and not just a neighborhood park and is one of the city's most popular parks. Constructing the Miracle Field in concert with an All-inclusive playground will benefit the city, Story County, and the entire region.

We hope the Commission will approve the project and its proposed location.

Sincerely

James Cornette
President

Carlton "Pete" Peterson
President-Elect

"dedicated to improving the world one child and one community at a time"

Hello members of the Ames parks commission and Keith Abraham,

My name is Tom Russell. I am the parent of two adult daughters with disabilities. I have written to you before in support of the Miracle Field and accessible playground project. I felt the need to write again

when I saw this slide show that was apparently presented to the city council. I was surprised by the slanted perspective and lack of community spirit that was reflected.

I won't take the time to go through slide by slide and point out what those of you who have studied this issue already know. I did want to highlight a few of the glaring misrepresentations put forward.

It was surprising to me to see this slick production that represents such a narrow vision.

□ If built in Inis Grove Park, the baseball field would dominate the area east from Duff Avenue, effectively destroying the usefulness of one of the premier parks in Ames.

This is absurd on the face of it. The usefulness of the park to an underserved portion of the Ames community would be created. Nothing is destroyed. All the picnic shelters and meeting places are still there. Most of the green space we enjoy is still there.

□ • Check the definition of "park" - a space set aside for the pleasure of the public.

The author seems to think the definition means set aside for their personal pleasure. What about people who enjoy gathering for volley ball or tennis or to play on a ballfield. What about people with disabilities? This suggests they aren't part of the public and their needs aren't important.

• • Repurposing Inis Grove Park is to say the City of Ames does not value open creative park space.

This in no way repurposes the park. It expands the park's purpose as a place of recreation for all citizens of Ames.

• Miracle League proponents are saying, we want public space to use for our purpose and priorities, those of you who used to use this space can find somewhere else for your recreation.

Fellow taxpayers, friends and family members of people with disabilities, and many other members of the public are saying we want to join in using this space so we can all have places for recreation.

There is room for everyone in this large city park. That's why this is a win win situation. We can all enjoy the park.

I am excited that the city of Ames is finally looking to provide much needed recreation areas for people with disabilities.

Sincerely,

Tom Russell

Site Visitor Name: Doan Schmitz
Site Visitor Email: doan@iastate.edu

Left message. heads-up I supportive of the boards decision to place Miracle League Park I do have a few questions if you had time to call.

FIRST NAME

Harlan

LAST NAME

Hanson

2. Please enter your question or comment here:

Would like to see Miracle field plans and specifications planned for Inis Grove park. Please call me at 515 290 2111 so I can come to your office to view on Monday.

Thank you

Re: Miracle Field
Inis Grove Park
Ames, IA

Our names are Barbara and Harlan Hanson and our residence is 2717 Duff Ave., directly across from the north entrance. We have lived in Ames since 1968 and in the Inis Grove Park since 2001, and in the area since 1983.

We have observed the many family activities that go on at the Park. Often in the summer, the shelters are occupied by three or four different groups in one day. Many of the schools here and from neighboring towns bring students for end of year activities. Parks and Rec. summer programs utilize this area also. Impromptu soccer occupies many hours on Sunday afternoons as well as some evenings. It is a great family place.

We are concerned about PARKING and SAFETY. (Duff Ave. is an approved truck route with heavy fast traffic.) Many times with large picnics all the parking is taken and there has to be on street parking. What will the Miracle Field Parking users add to the parking issue? Coming onto Duff Ave from the East on 24th the driver has limited vision of North Bound Traffic. Coming onto Duff Ave from the North exit there is a BLIND spot on South Bound traffic at the hill to the North. For SAFETY we feel there would need to be a TRAFFIC LIGHT AT 24TH STREET INTERSECTION.

The park is surrounded by an established neighborhood. There will be sound issues, as observed at the Ankeny Miracle Field, the sound system can be heard at least 3 blocks away. If one of the children would become separated from his or her supervisor the ravine could be a huge hazard. Duff Ave. is very close and the same safety issue could be huge.

With all these safety issues, WHAT LIABILITY IS THE CITY OF AMES GOING TO HAVE IN CASE OF INJURY OR DEATH?

We are in favor of the project but not at this location. We know many special needs people and understand they have special needs. We attended the BEEP BALL INTERNATIONAL TOURNAMENT which was in Ames this past summer, with participants from many states. It was amazing to see these visually impaired have so much fun. Incidentally there was no coverage in the Ames Tribune except for the one article on the girl from our local area.

We understand this project has been on the back burner for a while. Why is it all of a sudden a priority? More time needs to be taken on choosing the location. Part of the park has already been taken by the sand volleyball and tennis courts. The sand volley ball courts have not opened, so how do we know how much parking they will take?

We need the rest of the GREEN SPACE FOR THE COMMUNITY. We did not realize the impact the parks have on the Ames Community until we moved to Duff Ave. and observe the park every day. We feel

people not living close to the parks do not realize the amount of usage the parks have and how important they are to the City of Ames.

Sincerely,



Harlan and Barbara Hanson

CC: Keith Abraham, Director Ames Parks and Rec.

Steve Schainker, City Manager

Ann Campbell, Mayor

Larry Ebbers, Neighbor to Innis Grove

Parks and Recreation Commission:

I am writing as a citizen of Ames that is in support of locating a Miracle Field at Innis Grove Park. The Miracle Field would provide an area in Ames with an inclusive playground that has a fully accessible play area designed for all - including individuals with disabilities. It is my understanding that there is a petition against locating the park at Innis Grove including concerns cited as additional noise and traffic and removal of green space, with comments made publicly that it would "ruin the park", that "this is a quiet park", and "there will be more children running around".

I ask that when you meet tomorrow to decide if the field can be located at Innis Grove, please be mindful of what it means to have a park in Ames. Homeowner's in the area that bought next to the park made a choice to purchase their home there, knowing it is a gathering spot for people. With people, may come more traffic, noise, and children. There is plenty of parking to keep visitors from parking along 24th (if that is even allowed). Also, please keep in mind that if this type of project is denied due to wanting to keep green space and limit noise (reasons for the petition), all future projects located at Innis Grove should be denied as well, otherwise it would seem discriminatory against individuals with disabilities in my opinion. Based on the available green space (21 acres), it seems the required 1.5 acres to implement would be reasonable and still leave plenty of open space for other activities. The Miracle Field would be a great additional to Ames and our park offerings.

Please vote in support of the Miracle Field at Innis Grove Park.

Thank you,

Jennifer Hanson

2406 Camden Dr.

Ames, IA 50010

Dear members of the Parks and Recreation Commission:

It was brought to my attention that tomorrow you will vote on the project that would take a small part of Innis Grove Park and turn it into an inclusive playground and a Miracle Field.

I am writing today to express my **STRONG SUPPORT** for this project. As a geologist, I am well aware of the risk of flooding in large parts of Ames, and Innis Grove Park is pretty much the only place in Ames where the risk is non-existent and such a facility could be located. As a disabled person, I want to believe

that the Ames community would support the establishment of a facility that would provide a suitable recreational space for disabled children and adults.

I am counting on your support for this worthy project and your efforts to continue to ensure that Ames is a welcoming and inclusive community.

Sincerely,
Cinzia Cervato

Dr. Cinzia Cervato, 3010 Almond Rd., Ames, IA 50014

Dear Ames Parks and Recreation Commission,

As a sibling of a brother with a disability, I see the value in adding an inclusive playground and Miracle Field to Ames. While he does not have any physical limitations, his roommates and friends certainly do. Because of this, he doesn't get to interact with his friends like other children get to because his friends might have various limitations.

I believe Inis Grove to be the ideal location due to its accessibility (it's very flat), the safety of the site, the availability and proximity of parking and restrooms, access to CyRide, no flooding issues, and visibility. It's been brought to my attention that of the 20 other locations researched, none of them met all of these criteria besides Inis Grove.

I understand some residents are opposed to the facility being located in the park due to increase noise and traffic and displacement of green space, however, I don't believe it will be significant enough to affect these residents even in the slightest. The noise would not be noticed as the facility would accommodate for daytime activities and the park is meant for more people than use it currently. As many times as I drive by Inis Grove, I never see it being fully utilized. Additionally, Inis Grove is a 42 acre park, with 21 acres considered undeveloped. This project would take approximately 1.5 acres, still leaving a considerable amount of green space.

I am asking you to vote yes on moving the project forward at Inis Grove which would make a statement that EVERYONE in our community should have the opportunity to experience a playground, to play a sport, and to interact with their peers.

Thank you for your time.

Makenzie Heddens
3814 Quebec Street
Ames, IA 50014

Keith,

Rick and I are very much in favor of the playground. I am not able to attend the meeting tomorrow as I already have a meeting scheduled for that time.

We have seen reporting of the opposition to the proposed Inis Grove location. It appears to be the best choice in terms of visibility, space and is on a Cy Ride route. We did go and visit the Miracle Field and playground in Ankeny - very well done.

Good luck to the commission on making a recommendation. I have forwarded the information and background on the proposals to interested friends.

Janet

All;

Understanding a petition drive has been created to change or veto the location of the recommended location for the Miracle Field at Enis Grove Park, I want to share that I support the need, desire and the location of the Field.

My understanding is that a committee was put in place to make a study and recommendation. After the extensive work conducted by the committee and the criteria required, why second guess the entire process and plan? Of course the Park may experience more visitors and more use. Isn't the very purpose for a community park to encourage individuals from throughout the area to visit, use, and experience the facilities? Furthermore, expanding the usage of the park and facilities should be a priority for the Parks and Recreation Board in order to enhance the enjoyment of those that have been restricted from the extra-curricular activities you and I take for granted wherever we go.

The committee has done its homework. They have done an extensive study. They have completed the research. They have made a recommendation. Support their decision.

With best regards,

Kent

Kent R Frankenfeld
2410 Cottonwood Rd
Ames, IA 50014
kentfrankenfeld@netscape.net

To whom it may concern:

This letter is being written in support of the Miracle League Field and All-inclusive Playground being located at Inis Grove Park in Ames. We, the members of the Nevada Golden K Kiwanis and their families, definitely support this project and recommend that the Parks Commission move ahead with plans for this plan which will benefit more than 500 children and 300 adults in Story County with intellectual and developmental disabilities.

Inis Grove is a fine locality for both the Miracle Field and the Playground logistically and already has many of the fine features which will enhance this new addition. Financial advantages are also numerous because of the excellent infrastructure already in place.

As shown by the good response to the Softball Tournament fundraiser, our Kiwanians are more than willing to support this project as part of our International motto to serve and improve the quality of the life of our children.

Thank you for your consideration of this worthwhile addition to our Community.

Sincerely,

Darrell Staley, President Nevada Golden K Kiwanis, 515-231-5385

Richard Ragner
Richard Atwell
Ken Shaw
Marcia Wisniewski
Beverly Packard
Mary Ann Roegner
Evelyn Onstot
Marsha Jackson
Harold Jackson
Bob Collins
Bill Ward
Lewen Ward

Patty Kitzee
Mary Perestoy
John Hoge
Cindy Settle
Darrell D. Staley

Dear Parks and Rec Commission members and Staff Director,

As a committee and staff, I greatly appreciate all of the time and effort that you put into making our community a better place, and I first want to thank you for that.

I want to share my excitement for the idea of building a Miracle League Field as I think it is a very positive project for the community of Ames. So much so, that I can't urge you enough to please plan for it to be placed on a site that can provide the best possible access/uses that it deserves and the potential for expansion in the future. If this is done – I think the Field can flourish as a really bright spot and something that the whole community of Ames can be enthused to support for many, many years.

Given the importance of the crucial decision on site location of the Field, I feel compelled to say that I think that the site for a project of this magnitude begs to have more space around it than is available at what seems to be the latest focus area of Inis Grove Park.

With the Inis Grove Park location and also on the proposed site plan sketches, I foresee many space issues which if overlooked will ultimately result in this project being “shoe horned” into a space that was never intended to have a facility of this magnitude in it. Issues such as:

1. The field facility in general needs to be very accessible distance wise to all handicapped individuals and their caretakers. Logistically drop off points by vehicle should be close to the facility.
2. Many users of the facility or spectators will arrive in special use vans or mini-buses. These vehicles need appropriate space to be able to unload/load, turn around, and park without having to navigate around other pedestrians or guests arriving. A dead end parking lot is the worst thing that you can have in this environment.
3. Likewise, road side parking is not an acceptable type of space for users and guests of this facility to be forced to use as it is very unsafe for children especially to be getting in and out of vehicles and walking between vehicles when moving vehicles are at street speeds in 2 lane traffic going past them.
4. The above combined concerns I feel would mean that the only way that adapting Inis Grove Park to accommodate the Field would be to tear down some of the current facilities to make way for doubling the off-street parking and a whole new layout of the open spaces that are left there currently.
5. I also feel that the current sketches of how big the Field will be are deceiving as I think that when a design is fully drawn out it will indicate the need for more space around the diamond for movement, spectators, and etc.. In fact, I think a first class Miracle League Field space design should include spaces adjacent to the field which are more like shelter houses covered with roofs or sun shades of some sort. Daytime events can have pretty intense sun exposure for those attending or waiting their turn to play, especially if they are not used to being outdoors a lot.
6. While the current open green space on the SW corner of Inis Grove may look like it is just grass space that is not being used, I think you would be surprised how much it is used very frequently for games by users of the shelter house, for Iowa Games events, practices and games by local soccer and flag football teams, frisbee soccer games, kids flying kites, and people just enjoying public open space that does not have to be “reserved” for such activities.

7. All of the current shelter houses at Inis Grove frequently have groups use them in evenings and on weekends to gather as many as 100 people in each. Again, I think there is no way to accommodate those size groups and then add in the magnitude of traffic and use that the Miracle League Field will bring to the area.
8. The city has just substantially invested in the Tennis Courts re-surface and the new Volleyball courts. This will undoubtedly bring more users to the area as the word gets out into the community. I don't think there is any way that you can currently predict what the potential of these better facilities will generate for use, but I would think that the city should not stifle that investment by putting another one on top of it causing crowding or limited use times to avoid crowding.

The bottom line is that the current Inis Grove Park works well now for what it is intended to be and bringing in a major facility like the Miracle League Field will mean displacing many current uses and users which will ultimately either become less active or request a new place for their use. I don't see the logic in destroying something that currently works only to have it put pressure on some other facility need.

I think that the city should search out the perfect location for the Miracle League Field and purchase it if need be. An example of what I feel needs to happen can best be illustrated by the old Carr Pool dilemma. The current facility could not be made to be what the community needed due to space limitations so new grounds were acquired for the now Furman Aquatics Center.

The Miracle League Field deserves that same type of first class community space.

Respectfully submitted,

Rich Lepper

To Whom it May Concern,

It has been brought to my attention that a location has been recommended for an inclusive playground and miracle field at Inis Grove. To simply say I support this notion may not do justice.

A little background on me. I was raised in Gilbert, lived in Ames, self-employed as a Realtor at RE/MAX in town, and I am currently serving on the board for the Boys & Girls Club of Story County. My wife and I have two children with a third one due within the next month.

As a parent, I want the best for my children. I think most parents do. I want to afford them every opportunity that I can and allow them to try different activities/sports. That doesn't mean we do everything, but it does mean that they will be able to try different things such as soccer, basketball, dance, gymnastics, martial arts, piano, ect. Now, lets put ourselves in the shoes of a parent that has a child with disabilities. What options would you have? Jeez, I don't even know if I were to be quite honest. That said, I would want still want the very best for my child -- that wouldn't change. My daughter LOVES going to the playground. In fact, we have been to numerous playgrounds throughout Ames, Huxley, and Ankeny. I wonder how many playground options a parent of a child with disabilities has? Ankeny?

So I hear that there is a petition for this playground to be located at Inis Park for a number of reasons including:

1. It may ruin the park
2. That is a quite park

3. Their will be more children around
4. The park will loose some green space
5. The property value may go down

I don't believe for a second that the addition of an inclusive playground and/or miracle park would "ruin the park". Yes, the park would be a little more busy. Yes, there would be more children around. Yes, the park would loose a little more green space. Are those bad things? The park generously sized at 41 acres. I would submit that maybe it isn't being utilized enough.

In regards to number 5. It would be my professional opinion that property values would see little change due to the fact of adding a miracle park and inclusive playground. Most all buyers will still look favorably upon the location because the park is there, period.

I believe that the addition of an inclusive playground and miracle park to the community would be huge asset and I support the committee's recommendation.

Thanks!

Lloyd Flanders CRS, GRI, e-PRO
(515) 450-9890 Cell | Text
LloydFlandersRealEstate.com
Lloyd@LloydRealtor.com
RE/MAX Real Estate Center
1606 S. Duff Ave. Ste. 100
Ames, IA 50010

Dear all,

I fully support to choose Inis Grove Park as the location for a special playground where can be used by all kids and adults including kids/adults have special needs.

Thanks for the consideration.

Lisa Shen

As a leader within this community, and an advocate for youth, I strongly encourage the Parks and Recreation board to proceed with creating an inclusive playground as the committee has recommended. Making sure that all our community's children have *access* to public spaces that are developmental appropriate is critical to their wellbeing.

Sincerely,
Erika K Peterson
Chief Executive Officer
Boys & Girls Club of Story County
210 South 5th Street, Ames, IA 50010
515.233.1872 office
720.982.4174 mobile
www.bgcstorycounty.org
epeterson@bgcstorycounty.org

Dear Members of the Parks and Rec Commission,

It has been brought to my attention that you are facing an important vote this week regarding the addition of 1.5 acres of space which will be dedicated to our area residents with disabilities.

In this noisy world of people who are afraid of anyone who looks differently than you or I do, please make the right decision and ignore them. Embrace those who are not the same, who don't have the same voice that we do, who don't have the same opportunities as we do, who can't use their physical bodies the same way we do, and give them a place where they can run and play and laugh, exactly the way you and I do!

Vote "YES" to the Miracle Field and give our disabled community a place to play freely.

*Heather Botine
3201 Foxley Dr.
Ames, IA*

Good afternoon to each of you,

As a parent and Ames resident, I urge you to take the committee's recommendation and move forward with the Inis Grove Miracle Field. We have nothing like it in town, as far as I am aware. The committee worked hard and found a great place to put the field. It will be wonderful to get children and adults of all ability levels to play with and cheer for one another. The neighborhood residents that are opposed to the development have seen periods of fuller use of the park and more recent quiet times. They will adjust quickly to the happy noises of such a great field. Every hour a family is using the park and enjoying the outdoors is an hour away from screens, gaming, or other less-than-ideal pastimes. Ames needs this Miracle Field.

Thank you for your consideration,

Andra Reason
814-880-9045

Dear members of the Parks and Recreation Committee:

This is to express my enthusiastic support of the proposed playground, in the site of Inis Grove Park. There has been a lot of misinformation bandied about concerning this project, and I wish I could be there, but I cannot make it to the meeting.

We have 37 parks in this town, catering to tennis players, ball players, golfers, Frisbee golfers, etc. Any of these could be considered "special interest groups". And yet the City of Ames caters to them. Suddenly when it comes to the special group of "special needs" citizens, there's a lot of push-back. I realize that all 37 parks have been assessed and this is the best place due to its central location, being away from risk of flooding, and the fact that there's sufficient space. It's time for a few discontented neighbors to accept that yes, some handicapped children and their parents will be around. Where were they when the Inis Grove tennis court project was proposed?

I am a physical therapist and have seen what regular exercise can do for the body and the mind and spirit of kids. Let's move on this project, for the good of our city and our citizens.

Approve this project please.

Sincerely, Ria Keinert, Ames IA

First of all, thank you so much for your work on the commission. Ames is blessed with having many parks and recreation spaces for families to enjoy year round. I have been following the research the commission has been doing to bring this much needed playground & ballpark to Ames. I know change can be hard & those living near Inis Grove could be hesitant to add traffic to their neighborhood, but the park is so large and conveniently located that using 1.5 acres of 42 acres shouldn't be an inconvenience to those nearby. In visiting these parks in other cities, I have been amazed that this is not already available in Ames and look forward to the park's completion and use by those currently underserved in our community.

Thank you for your time

Shannon Chieves
120 Ken Maril Rd.
Ames, IA 50010
515.291.5643

Dear Ames Parks and Recreation Commission Members:

I am delighted to see that a dedicated group of community members is working to bring an inclusive playground and Miracle Field to Ames. A facility like this is long overdue. Growing up with Juvenile Rheumatoid Arthritis, I know first-hand the challenges and frustrations kids with physical disabilities face when it comes to simply playing with friends. The type of inclusive playground being proposed allows all children the opportunity to enjoy the outdoors and be an ordinary kid.

As demonstrated in the proposal, Inis Grove Park is an ideal location for this type of playground. Frankly, I am amazed by the blatantly selfish reaction of area residents. Instead of offering a warm welcome to special needs children and their families by sharing this wonderful resource, neighbors gather signatures on a petition to keep them out. I find it interesting that residents are expressing concern about noise, loss of green space and additional traffic; treating a public park like their own private green space. Inis Grove Park is an under-used resource that needs to be shared with all members of our community.

As members of the Ames Parks and Recreation Commission, I respectfully ask that you move forward with the Miracle Field project at Inis Grove Park.

Thank you!

Jan M. Bauer
2800 Pinehurst Circle
Ames, IA 50010-4562
515-292-3739

Everyone,
I would like you to consider Inis Grove Park as the location for the Miracle Field (small baseball field). While the parking in the area is not the best for lots of cars, and side streets need to be utilized,

the area is perfect for such a field. I have spent many Saturdays, watching soccer games there for my children and feel the location does make the most sense. People of all ages should have the opportunity to play such team games and the location gives people with special needs the best accessibility. I have worked with families with children with disabilities birth to three and have stayed in contact with many of these families and hear their disappointment when their children don't have access to playgrounds and team activities.

Please consider the Miracle Field.

Diane Baldrige

First, I want to thank you for your staff's quick response to my dog park concerns. I really appreciate it.

Second, I want to compliment you and your staff for new volleyball courts at Inis Grove Park. I walk my parks almost every day at the park, so it is important to me. I must admit that I was skeptical at first how the volleyball courts would "fit in" and I had concerns about the drainage issues there. However, in watching the construction progress and now, after visiting the park the past two nights and seeing the courts in use, I have to tell you how well they "fit in" and apparently, they are getting very heavy use already. It's like a "bowl" surrounded by trees, which insulates the courts from the surrounding park area and the residential area to the south. It's a great use of an underutilized area of one of our city parks.

Now my concern. I support wholeheartedly a Miracle Field and accessible playground for Ames, but the Inis Grove site causes me great concern because: there is inadequate parking (it's already a problem when disc football players clog 24th St.); distance away from restrooms (I assume the ones off Duff Ave. will be the ones made accessible); and lighting. If the new volleyball court lights are an indication of the intensity needed (and I assume so, since adequate lighting is absolutely necessary for people with mobility disabilities), then that will seriously impact people living across from the park along 24th St. and Duff Ave. I am not affected, as I live a few blocks away, but I am sympathetic to their concerns about lighting, parking and traffic.

Thank you for listening to my concerns. I know your are in a difficult position, having to balance the recreational needs of all of our citizens, and the living condition concerns of all of our residents. I wish you well in the upcoming discussion and development of a solution that benefits all.

Good morning, I am a registered childcare provider of 18 years. My program consists of traditional child care, crisis and respite care. I've been informed that their will be a vote to move forward with the Miracle playground. I love the name of theses playgrounds because seeing special needs children/adults be able to truly play to their full hearts desire is a wonderful miracle. Children immensely learn through play and this Miracle Park would empower their ability and desire to play. Children and special needs adults would not only thrive independently but also through and with peers as a group. I respectfully ask you to vote for this park to happen as it would empower all special needs to truly thrive.

Respectfully,
Jennel Clarke

Greetings,

I'm writing to you today as a fellow citizen of Ames to first thank you for your service on the Parks and Rec Commission. I hope this message reaches you before the meeting tonight. I encourage your vote in favor of the Miracle Field at Inis Grove.

I'm familiar with the concept of this type of playground and the space available at Inis Grove. I trust that the parties who researched possible sites chose the best one for our community. I think it is a great match, in fact. Children with disabilities deserve the best we have to offer, NOT to be pushed to the fringes of the community.

I find it incredibly sad that the "not in my back yard" mentality has seeped into this project. From what I understand there was potential misinformation circulated while door knocking. I think the Commission has the best ability to see the value in the project and its placement. A Miracle Field at Inis Grove will be a gem in our park system.

Respectfully,

Kristin Pates

2914 Somerset Dr, Ames
563-260-0457

I am writing in support of the inclusive playground at Inis Grove Park. I am well aware of the work that has been done already in favor of finding an appropriate location and I have full trust in the group's finding that Inis Grove is an appropriate location for the park. I have enjoyed Inis Grove Park for forty years, from exploring the woods as a Camp Canwita camper as a child, to sand volleyball matches as a teen, and now taking my own children there as an adult. There is no part of me that feels that including the capacity for individuals with disabilities to play there would "ruin" Inis Grove, in fact, I believe it will only improve it. I have visited similar inclusive playgrounds in Des Moines, Ankeny and Kearney, NE and have long wondered why Ames hasn't yet embraced a similar concept. I hope you'll vote to help move the park forward at today's meeting!

Alison Doyle

Hi Ed ~ THANKS for sharing the info forward about the 'all inclusive playground'. Interesting indeed. I have two other commitments today at 4pm, so unless I lose one of them or more, I won't be in person at the public input session.

All Inclusive Park: I'm in favor of the concept, understand why they want to combine facilities into one location, and am comfortable with the Inis Grove location.

I am most concerned about the footprint, that is, how the design will address and minimize negative impacts on aesthetics, wildlife and water that result from the 'loss' of the green space.

- It looks like ALL the surfaces have to be impermeable to facilitate accessibility and safety. However, I strongly believe that any new infrastructure in the city should be designed to capture and infiltrate rain where it falls -- so the water management within the site needs to be well-considered. If the design is simply about rapidly shoving the water off the site, that is insufficient.
- I also feel strongly that the design and infrastructure should creatively complement the natural elements of the park itself. Several of those examples were just ugly — to me they looked like

messy carnivals. I think the idea is for folks to be able to learn and explore the outdoor spaces, not to be entertained by them.

With respect to the Moore Park Bridge, I am personally in support of this project. I believe that we need to continue to invest in infrastructure that links trails and green spaces for connected corridors. This project addresses my interest in improving trails and green space connectivity in Ames. I believe there also is a letter of support submitted from the Ames Bicycle Coalition. The Ames Bicycle Coalition discussed this project and is in favor of it moving forward. If that doesn't show up in the 'record' for input, please let me know and I'll see that it gets moved forward.

THANKS, Ed, for your prompt attention and all the info. ~ Jeri

Jeri Neal
916 Ridgewood Ave
Ames, IA 50010

Hello!

After reading about the Miracle League plan in the Ames Tribune this weekend, as well as hearing a little about it from neighbors in the Inis Grove area, I am interested in seeing the actual proposal. Is it online anywhere?

Based on the flimsy information printed in the Tribune, I have several questions that I hope you or another Parks Commission/City Council member can answer. Please remember that I have not read the actual proposal and that others I have talked to about this plan also do not know what is being considered, so our questions may appear naive. The full proposal needs to be made public.

1. How does the Miracle League proposal align with the principles and mission of the ADA regarding Inclusive Recreation Services and the requirement that all citizens be given the opportunity to recreate in the "most integrated setting"? The plan described in the newspaper appears to segregate rather than integrate.
2. Are the current Ames parks NOT accessible? If not, they should be.
3. Have the costs of improving current parks/playgrounds so that they become more accessible and desirable been compared to the projected costs of the proposed playground/park?
4. Have individuals who would participate and benefit from the planned playground been asked if they would prefer a separate recreational area to a more inclusive one?

Somehow it seems more welcoming and inclusive to address the needs of our disabled citizens by ensuring that the equipment and facilities of our current parks and playgrounds are accessible to them.

Before any final votes are taken, I do hope the proposal is communicated widely to all involved and thoroughly vetted.

Thank you for your attention,

Zora Zimmerman

First, I want to thank you for your staff's quick response to my dog park concerns. I really appreciate it.

Second, I want to compliment you and your staff for new volleyball courts at Inis Grove Park. I walk my parks almost every day at the park, so it is important to me. I must admit that I was skeptical at first how the volleyball courts would "fit in" and I had concerns about the drainage issues there. However, in watching the construction progress and now, after visiting the park the past two nights and seeing the courts in use, I have to tell you how well they "fit in" and apparently, they are getting very heavy use already. It's like a "bowl" surrounded by trees, which insulates the courts from the surrounding park area and the residential area to the south. It's a great use of an underutilized area of one of our city parks.

Now my concern. I support wholeheartedly a Miracle Field and accessible playground for Ames, but the Inis Grove site causes me great concern because: there is inadequate parking (it's already a problem when disc football players clog 24th St.); distance away from restrooms (I assume the ones off Duff Ave. will be the ones made accessible); and lighting. If the new volleyball court lights are an indication of the intensity needed (and I assume so, since adequate lighting is absolutely necessary for people with mobility disabilities), then that will seriously impact people living across from the park along 24th St. and Duff Ave. I am not affected, as I live a few blocks away, but I am sympathetic to their concerns about lighting, parking and traffic.

Thank you for listening to my concerns. I know your are in a difficult position, having to balance the recreational needs of all of our citizens, and the living condition concerns of all of our residents. I wish you well in the upcoming discussion and development of a solution that benefits all.

John Anderson

I want to state my support for the Miracle Field to be placed at Inis Grove.

I believe that Inis Grove is an excellent site as it is centrally located in Ames and that the families who would potentially use the miracle field can also experience the many other activities that Inis Grove has to offer.

The field will only take up a small portion of the available area leaving large areas of green space that can be used for pick-up type activities and family get togethers. I am sure that the additional traffic will not negatively impact the surrounding areas and in particular the houses that are close to the park.

I am a father of a special needs daughter and know that she will thrive at such a facility. At the same time it will be great to interact with other community residents within the other regular activities. Please do not shove the miracle field in to some off the beaten path location because a few neighbors are unhappy about the perceived extra noise or children running around. This is a park where hopefully citizens are enjoying the many activities the park offers. I think that it will be great to hear laughter and enjoyment and to see children with special needs and disabilities engaged in activity.

Thanks for your time.

Gary Eyles

3017 Cottontail Lane, Ames 50014

Hi Everyone-

A quick e-mail to all of you in support of the development of the Miracle Field at Inis Grove Park. I have had the opportunity to attend baseball games at the Miracle Field in Des Moines. My son attended Gilbert High School and his baseball team made annual visits to the Miracle Field in Des Moines to help the kids play baseball. It was a hi-light of their year, so rewarding, and most importantly, was so much fun for all involved. It would be wonderful to bring this to Ames for more kids and adults to participate and volunteer. I think Inis Grove Park would be a great place to build as there is plenty of space and it's a great location with many park amenities already available. It would certainly allow for the space needed for the field but still leave plenty of space for the regular activities at the park.

I know there are many things to consider with this project but I believe this would be a wonderful addition to Ames. I support the field and the location at Inis Grove Park.

Thank you for your work on this project and so many others.

Cathy Adams

To whom it may concern:

I am writing today in regards to the Miracle Park and Field proposed to be built in Inis Grove Park. I understand that there is opposition regarding this proposition. I am writing in support of the park and would like a chance to explain why.

As an employee of Mainstream Living I understand the strong desire for the individuals we serve to feel included in their communities. This proposed park would be a wonderful opportunity for our members with disabilities, giving everyone a chance to feel included and to have fun. Several of the members we serve are confined to a wheelchair and this new park would allow them to play on a playground, as well as giving them a chance to play a sport they would otherwise be unable to participate in.

I am personally disappointed to live in a community where anyone could say no to an amazing opportunity such as this. It would not only be a great chance for those with disabilities within Ames but would draw in folks from other communities, potentially increasing profit for businesses in the area as well. I think this would also help draw positive attention to Ames, to show others in our state that this is a city in which progressive, forward thinking ideas are met with a positive response, that we live in a place where all are included and where everyone can be treated with equal respect.

Please consider my opinion and know that I am speaking with the best interest of our community in mind. I feel very strongly that this would be a positive addition to our city and hope that everyone will get the chance they deserve to be treated equally.

Thank you for your time and consideration,

Rachel Schrock

Rachel Schrock | Activity Coordinator

[Mainstream Living, Inc.](#) | 333 SW 9th St. Suite C, Des Moines, IA 50309

Phone: 515-243-8115 | Fax: 515-243-5017

Take this opportunity to improve the program and increase accessibility for our community. If you're worried about green spaces, stop sprawl! Jessica Herold

To whom it may concern:

We are writing in regards to the proposed Miracle Park and Field that would be built at Inis Grove Park. We are reaching out as members and staff of The Center at Mainstream Living and have a few thoughts regarding this current issue. The following comments have been made by members of our day-hab program.

Sharon would like to have a place where all of our friends can play together.

Jesica is in favor of the park so that everyone can feel equal. It would be reassuring to her that we play on safe equipment.

Tedi wants to make sure that our friends in wheelchairs have fun too.

Stan does not think that there are enough parks for all of our members to use.

Karen wants to find someplace our friends in the Sensory program can enjoy using.

Caleb would like for there to be equipment everyone can use.

Chris would like to have another option for places to have picnics and hopes it would allow us to listen to music together. Chris thinks it will allow people who are blind to be able to play in a safe environment. He also hopes it would allow a safe place for all our friends to hang out.

Doug would feel upset if the playground did not get built.

Our group is collectively in favor of this park and hope this is looked at with genuine consideration. As a group who frequent the parks in Ames regularly, we would feel that much more included as members of the community with a park such as the proposed Miracle Park. Everyone deserves a safe and inclusive environment, one in which they feel accepted and welcomed by their community. Please consider our thoughts and comments when voting on this park, we appreciate your time and consideration.

Sincerely,
Friends in Session One at The Center

SHARON
KARON
Alan
Duane
SAM
MICHAEL #1
JESSICA
KEVIN
THOMAS
MAEL
DAVID
CHRIS
CALEB
FELIX

To Whom This May Concern:

We are members at Mainstream Living's "The Center." We have currently been going to the Miracle League Park in Ankeny. The Miracle League Park allows everyone, no matter their ability, to be able to be active, healthy, be part of a team, and be safe. Another benefit of this park is the Miracle League Field. The miracle league field allows us to be involved in many different sports like baseball, kickball and many others. Having this field would allow us to be involved in sports that we would regularly not be able to do on a normal field. Most of us have been an Ames resident for many years. Having a Miracle League Park would not only benefit us but surround counties as well. We are excited about the idea of a Miracle League Park here in Ames. We don't fully understand why members of the community would not want to support a project as beneficial as this one. At this time we would like to express our feelings in hopes of how much a park like this would benefit us:

Morris: "I want a miracle league park so my friends can go on it with me."

MORRIS

Amber: "I want my friends to have fun like I do. People that are in wheel chairs can have their freedom."

Amber

Bre: "I want to be able to try different sports. It would allow me to be able to play with my niece and nephew at the park."

Bre

Todd: "It would allow me to meet other people in the community. I would also get to be able to play kickball and be part of a team."

Todd A

Megan: "It would be safer for me to play with my friends."

Megan O.

Dan: "I can play softball and soccer. I can bring my friends and family out and be able to play with my nephews. I can be safe when I play."

DAN B

Laura: "I can walk around with my friends and be able to try out baseball."

Laura 19 91

Caitlyn: "I can be able to play with friends."

CW

Meghann: "It allows me to socialize with different people from the community."

Meghann S.

Ray: "Being unsteady it allows me to be in a safer environment."

RAYH

Site Visitor Name: Galen Wilke
Site Visitor Email: galenwilke@gmail.com

Thank you for taking the correct and courageous decision that you did on the miracle league location. I attended the first meeting in July and subsequently visited every single park mentioned. Inis Grove is the only solution. Being on a dead end street it is also the safest despite what the neighbors claim. I started very open minded but ended with the conclusion that the neighborhood association is simply greedy, putting the wants of a few over the needs of many.

October 2, 2016

Dear members of the Parks and Recreation Commission.

We, the members of the Friends of Inis Grove Friends of the Park Committee would like to follow-up and ask you to make some decisions that are important in the Miracle League Ball field and Playground design and process. We know it was not an easy decision as almost all of you commented that it was the most difficult decision you have had to make. In this context we would like to have you make the following decisions:

1. We appreciate the motion that this comes back to the P&R before a design is submitted to City Council. This must be conducive to park standards and quality design. ...And not be garish. We ask that at least two members of the Inis Grove Friends be a part of the design and concept committee. We also ask that any meetings regarding design, construction, operation or maintenance topics be open meetings or at least have minutes that are public documents and publicly shared on the city's website

2. There will be no lights on the fields. Several of you indicated that you had doubts about lighting. All miracle league games are played on Saturdays during the day. Other activities scheduled for the ball field would have to be concluded before dusk as well. Also the lights would be on the South end of the park. We can already see the volleyball lights every night that they are playing. Those of us on 24th would have to look at them every night and we don't think that is being fair for a community park in a residential neighborhood.

3. Advertising signs will not be posted on the fence around the field. Supporters can be recognized with a plaque or an appropriate signing near the entrance to the park

4. No sound system. If a sound system is necessary for the actual Miracle League games held on Saturday, we feel strongly that any use be limited to Saturday Miracle League games only. We are aware that the PA sound system used in Ankeny can be heard several blocks away, so please imagine living directly across the street without any physical barriers to mute the sound system.

We ask you to vote on these measures so that there is clear direction to the concept and design committee. Please put it on the Parks and Rec Agenda for October

On another matter some have indicated a bio swell is not an option for storm water detention (SWD). We are concerned that without proper planning and investigation this project could be substantial in cost and ultimately ruining the most beautiful fall scene in Ames. (we hope you will drive by in the next few weeks) It is apparent with the construction of the sand volley ball courts and the upcoming traffic issues regarding park entrance a significant number of trees will be lost even before SWD is considered.

The city needs to emphasize the need for the city to both protect our natural park environments, including our trees (we are a designated Tree City USA!!!), AND provide space for a built recreational infrastructure that is on flat land not located in a flood plain. The first should be easy if we pursue the second. Nearly 600 residents signed a petition to ask for a different location, including many who do not live in the "Inis Grove Neighborhood". So, Ames residents clearly want to have the conversation. And, we don't know what is possible until; we seriously try! They are very concerned that their voices have not been recognized in this process.

While this progresses thru the Ames system at least give us the satisfaction that you are listening to us by passing the four motions to make them a matter of record.

Thank you.

Larry Ebbers for the friends of Inis Grove Park

Dear Council members,

Please read the story regarding the replacement of the Miracle League Ball field after 11 years. I think this has to be considered because it will be city property once the ball field is built. While Keith is suggesting P&R can take care of the maintenance I think there are some long term issues. You may want to consider doing the playground only and do some more research on the ball field. Also when you look at participation numbers at Ankeny you may want to reconsider doing the ball field. Thank you for your consideration.

Subject: Miracle League seeks funds to replace field

<http://www.desmoinesregister.com/story/news/local/2016/05/27/miracle-league-seeks-funds-replace-field/84976022/>

Larry Ebbers
515-290-9854
bebbers@isunet.net

ATTACHMENT E

LIST OF LOCATION OPTIONS AND WHY SITE IS NO LONGER BEING CONSIDERED

<u>LOCATION</u>	<u>WHY NOT BEING CONSIDERED</u>
Area West of Dog Park	Will need the most development; very congested with Hunziker Youth Sports Complex; not on CyRide route, poor access.
Baltimore Avenue Property	Is zoned commercial; land acquisition costs.
Brookside Park	In the flood plain.
Edwards School (old school)	Poor access; land may not be available; not on CyRide route.
Emma McCarthy Lee Park	Difficult access to lower park area; not on CyRide route; leaves little green space; not adequate parking.
Farmland on East 13 th Street	In the flood plain.
Furman Aquatic Center	In the flood plain; designated storm water detention; protected wetlands.
Helen Daley Park	Additional parking needed; not easy to get to; loses 40% of green space.
Hunziker Youth Sports Complex (Leased to Youth Sports Complex Board)	In the flood plain.
Inis Grove Park Option B (Open space sw of Shagbark Shelter)	May need additional parking in east lot; may not be large enough; security concerns.
Lloyd Kurtz Park	Need parking; leaves no green space.
Middle School	Significant grading or fill needed; may not be large enough space.
Moore Memorial Park	Not enough flat space; hard to get to; not on CyRide route.
North River Valley Park	In the flood plain.
Story County Park in Research Park	Is a conservation area.

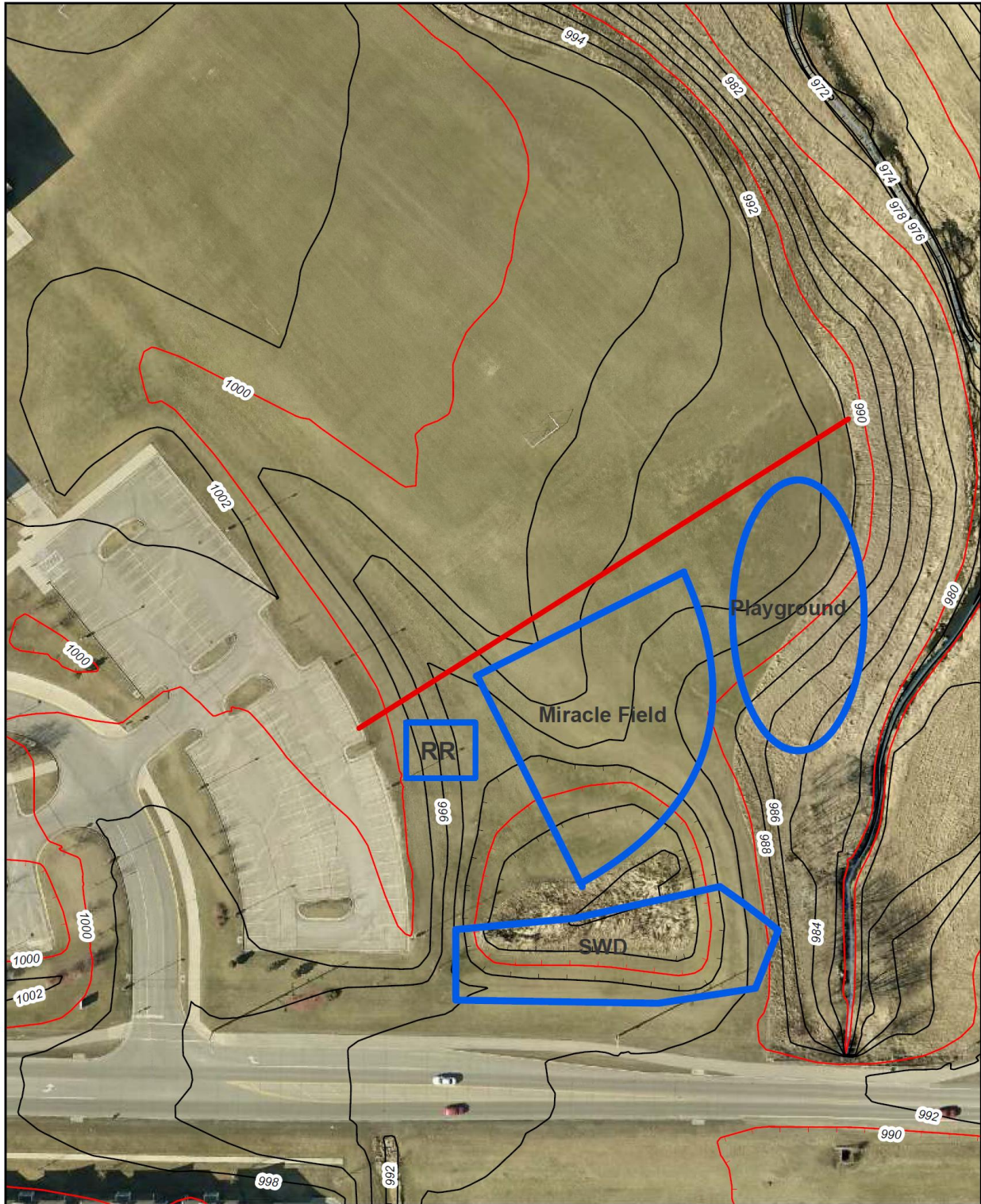
ATTACHMENT F
INIS GROVE OPTION 1



ATTACHMENT G
INIS GROVE OPTION 3

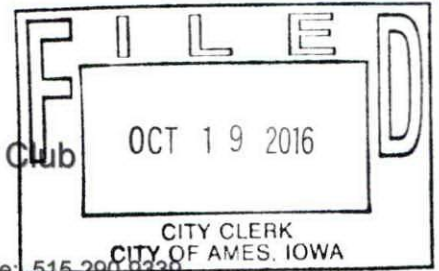


ATTACHMENT H
AMES MIDDLE SCHOOL SITE





Ames Golden K Kiwanis Club



3925 Hoover Ave., Ames, Iowa 50010, telephone: 515-290-8330
e-mail: l.trede@mchsi.com website: www.amesgoldenk.org

October 18, 2016

Mayor & Ames City Council
PO Box 811
515 Clark Ave.
Ames, Iowa 50010

Dear Mayor/City Council:

This letter is written in support of the Miracle League Field and All-Inclusive Playground being proposed for City of Ames to be located at Inis Grove Park. On September 8, 2016, the park concept and location was discussed by the Board of Directors of the Ames Golden K Kiwanis Club and motion of support for the concept and location was passed by the Board.

Kiwanis International and local Kiwanis clubs in Ames have as their mission, "to improve the world, one child and one community at a time." The concept of an all-inclusive playground and Miracle Field being proposed in Ames complements our mission very well. Kiwanis clubs in the Des Moines and Ankeny areas were involved with similar projects already established in those communities.

We feel that there are several advantages of the Inis Grove location. First, Inis Grove is located outside of a floodplain which is crucial due to the surfaces used for the Miracle Field. Second, there is ample land available to accommodate the field, parking with infrastructure that will allow individuals with limited mobility to park or be dropped off at the facility, and ample land that does not interfere with other park activities and green space for enjoyment by all park users. Third, Inis Grove location is easily accessible and centrally located for users who may not be familiar with Ames and may come to Ames to enjoy the park or participate in sporting events held at the field. Lastly, the city of Ames has already planned new ADA compliant restrooms to be constructed at Inis Grove site which will decrease the overall project cost of the Miracle League Field.

In summary, Inis Grove is generally considered to be a community park and not just a neighborhood park and is one of the city's most popular parks. Constructing the Miracle Field in concert with an All-inclusive playground will benefit the city, Story County, and the entire region.

We hope the Council will approve the project and its proposed location.

Sincerely

Carlton 'Pete' Peterson
Carlton "Pete" Peterson
President

Bob Sperry
Robert "Bob" Sperry
President-Elect

"dedicated to improving the world one child and one community at a time"

ITEM# 25a&b
DATE: 10-25-16

COUNCIL ACTION FORM

**SUBJECT: SOUTH DUFF ACCESS AND SAFETY IMPROVEMENTS PROJECT
(PLANS AND SPECIFICATIONS, IOWA DOT GRANTS)**

BACKGROUND:

On July 12, 2016, City Council approved the professional service agreement with CGA (the City's engineering consultant) for \$87,873 to complete final plans for the safety and access improvements along S. Duff Avenue from S. 5th Street to Squaw Creek Bridge. Also, the project involves the reconfiguring of Walmart's west parking lot area along their S. Duff Avenue frontage to allow for cross access for the east side businesses. The design phase was funded equally by agreement between three parties; Walmart, Hunziker, and the City.

Since that time, CGA has worked with City, Iowa DOT District 1, and Walmart staff to generate plans and specifications that meet the technical requirements of the respective parties. It is important to note that work on the street right-of-way (US HW 69) is under the jurisdiction of the Iowa DOT, whereas work on Walmart's property will follow City zoning requirements to the maximum extent possible while still achieving the goals of the project.

The plans have incorporated feedback from local businesses for design and location of the wayfinding signage along the cross access routes. **It should be noted that staff was able to address some of the issues that the businesses raised. However, there is still concern related to the long-term effect this project may have on their businesses. This is unlikely to be answered solely through the design, but rather through the ongoing traffic management of corridor.** It is common to experience adjustments in traffic after a project is complete that reconfigures traffic routes. Therefore, people will need time to become accustomed to the new improvement. Signage is intended to shorten the length of this transition and minimize impacts to the businesses.

As part of the plans and specifications, CGA has generated an engineer's estimate of \$887,263 for construction, and an estimated amount of \$40,000 for construction administration. The overall funding for the project includes Iowa DOT Grants for the construction phase only, which are Traffic Safety Improvement Program (TSIP) for \$450,000, and Urban-State Traffic Engineering Program (U-STEP) for \$400,000, totaling \$850,000 in grants. It is anticipated that these grant funds will be applied equally to the City, Walmart, and Hunziker with the remaining local match being split three-ways.

Therefore, after the grants funds, approximately \$77,263 is needed in local funds, which will be split three ways (\$25,754.33 each for the City, Walmart, and Hunziker) similar to the design phase. A second development agreement for the construction phase will be brought for City Council approval at the time when bids are reported, which is anticipated to occur at the November 22nd meeting. Walmart has stated that they are unwilling to contribute, a combined total for design and construction, more than \$85,000 to the project. That amount represents what Walmart feels is their obligation per requirements listed in the 2007 Iowa DOT access permit. Therefore, a summary table of the project funding has been provided below:

Revenues		Expenses	
U-STEP	\$400,000	Design	\$87,873
TSIP	\$450,000	Construction (est.)	\$887,263
City of Ames	\$85,000	Construction Admin (est.)	\$40,000
Walmart	\$85,000	Total	\$1,015,136
Hunziker	\$85,000		
Total	\$1,105,000	Remaining Funds	\$89,864 (8.9%)

The engineer for this project has recommended that this project allows for a contingency of 5% given the straightforward nature of the design. As shown in the table, the current funding exceeds this recommendation.

Future Steps

After approval of plans and specifications, the following items will need to be finalized at the November 22, 2016, meeting. Staff will work to secure the cross-access easement agreement on Walmart's property. The cross-access easement on U-Haul's property has been secured as of August 9, 2016. As part of the contract rezoning, U-Haul is required to construct a driveway within the easement area connecting from Walmart's property, south, to the last property north of Squaw Creek within two (2) years of the date of approval of the contract (September 13, 2016, Ordinance No. 4274).

Staff will also work with Hunziker and Walmart's attorneys' to secure a second development agreement by November 22, 2016, for the construction phase of the project, as mentioned above. On November 16, 2016, staff will receive bids from potential contractors, which will give the City actual costs that can be reflected in the development agreement.

If City Council awards the contract on November 22, 2016, the project will proceed as soon as weather permitting in Spring 2017. The anticipated completion date will be before August 1, 2017.

ALTERNATIVES:

1. a) Approve the Iowa DOT grants for Traffic Safety Improvement Program funds in the amount of \$450,000, and for Urban-State Traffic Engineering Program funds in the amount of \$400,000.

b) Approve plans and specifications for the 2016/17 US 69 Improvements Program (S. Duff Avenue Safety and Access Project), and establish November 16, 2016, as the date of letting, and November 22, 2016, as the date for the report of bids.

2. Direct Staff to make modifications to the project.

MANAGER'S RECOMMENDED ACTION:

By approving the plans and specifications, the City will be able to move forward with the project to determine actual costs. This step will also secure the needed grant funding that has been awarded to the project through the Iowa DOT. Staff will continue to work through any remaining issues with the stakeholders in advance of the November City Council meeting.

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

COUNCIL ACTION FORM

SUBJECT: AGREEMENT FOR FUTURE ACCESS EASEMENT AT 436 S. DUFF AVENUE (PANDA EXPRESS)

BACKGROUND:

A Minor Site Development Plan for the commercial property improvements at 436 S. Duff Avenue (Panda Express) was approved on July 1, 2016, subject to approval of a future access easement allowing for future cross access to the property to the north. It was determined by staff that, due to the limits on access to South Duff Avenue and the traffic concerns at the intersection of South 5th Street and South Duff Avenue, the opportunity for future cross access was desired for the property if and when an easement could be secured with the property to the north. At this time the owner of the adjacent property at 426 S. Duff Avenue does not desire to make such a connection. However, **the attached future easement agreement allows for future ingress and egress on the subject property at 436 S. Duff whenever such a north-south connection to the property to the north could be secured.** (See Attachment A, approved Minor Site Development Plan)

The proposed easement area measures 24 feet wide (the required width of the two way drive aisle) and aligns with the proposed parking lot and drive through aisles of the proposed site improvements for Panda Express.

Staff has reviewed the future easement agreement and is satisfied that it meets the requirements for a future cross access easement across the subject property. The terms of the agreement require that the easement be recorded on 436 S. Duff and triggered only if, and when, the City secures an easement in the future from 426 S. Duff. The City has no other responsibilities or obligations as part of the agreement.

A copy of the future easement agreement is attached to this Council Action Form. If the City Council approves the agreement, staff will finalize the signatures and recording of the agreement document against the subject property.

ALTERNATIVES:

1. The City Council can approve the attached future access agreement resolution between the owner of property at 436 S. Duff Avenue and the City, subject to signature and recording of the agreement against the subject property.
2. The City Council can disapprove the attached future easement agreement resolution between the owner of property at 436 S. Duff Avenue and the City.

MANAGER'S RECOMMENDED ACTION:

This agreement will preserve the City's future right to facilitate a future off-street connection between two businesses along this busy traffic corridor.

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

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

Prepared by: Kiran K. Sudha, Panda Restaurant Group, Inc. 1683 Walnut Grove Ave., Rosemead, CA 91770 (626-372-8549)
Return recorded document to: City Clerk, City of Ames, 515 Clark Avenue, Ames, Iowa 50010

AGREEMENT TO GRANT ACCESS EASEMENT

This AGREEMENT TO GRANT ACCESS EASEMENT (this "**Agreement**"), dated as of _____, 2016 (the "**Effective Date**"), by and between CFT NV DEVELOPMENTS, LLC, a Nevada limited liability company (hereinafter, the "**CFT**"), having an address at 1683 Walnut Grove Ave Rosemead, CA 91770 and City of Ames, Iowa (hereinafter, the "**CITY**"), having an address at 515 Clark Avenue, Ames, Iowa. CFT and CITY are each sometimes referred to herein as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, CFT is the owner of certain property located at 436 S Duff Ave, Ames, Iowa, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Parcel A**");

WHEREAS, based on the present uses and configuration of development, the City desires to preserve the opportunity to obtain an easement for ingress and egress across a portion of the property located north of Parcel A as more particularly described in **Exhibit B** attached hereto and incorporated herein by this reference ("**Parcel B**");

WHEREAS, the Parties desire to enter into this Agreement to insure that the City would be granted a permanent easement for ingress and egress for vehicular and pedestrian traffic over a portion of Parcel A in the event CITY is granted such rights across a portion of Parcel B;

NOW, THEREFORE, for good and valuable consideration and the mutual covenants, terms and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Obligation to Grant Ingress and Egress Easement.** In the event City receives an easement across Parcel B for ingress and egress, CFT will grant to City a perpetual

non-exclusive easement for pedestrian and vehicular ingress and egress on Parcel A in the vicinity of the area shown on **Exhibit C**, attached hereto and incorporated herein by this reference (the “**Easement Area**”). The grant of such Easement shall only be conditioned upon receipt by the CITY of a similar easement or rights across Parcel B. In the event CITY obtains ingress and egress rights across Parcel B, CFT, its employees, representatives, licensees, customers and invitees, shall also benefit from the easement on Parcel B.

2. Timing of Obligation. Upon the City becoming aware that it is going to obtain ingress and egress rights across Parcel B, the City shall promptly notify CFT of that fact. CFT shall then work diligently and expediently to complete its grant to the City of the Easement described in the preceding paragraph.

3. Covenant Running with the Land. The rights, duties and obligations created in this Agreement shall be construed as covenants running with the land and shall be binding upon the Parties, their successors and assigns.

4. Attorneys' Fees. In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that neither party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

5. Amendment. This Agreement may not be modified, amended or terminated except in a writing signed by each party hereto.

6. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by [facsimile/e-mail] shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

7. Authority. Both parties represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates

the binding and enforceable obligation of, the party on whose behalf the representative is signing.

8. Further Cooperation. Each of the signatures to this Agreement agree to execute such other documents and to perform such other acts, including but not limited to surveying as necessary to assure accurate locations on the burdened parcels and preparation of an Easement document for recordation of the easement's specific location, as may be reasonably necessary or desirable to further the expressed and intent purpose of this agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

<p>CITY OF AMES, IOWA</p> <p>By _____ Ann H. Campbell, Mayor</p> <p>Attest _____ Diane R. Voss, City Clerk</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this _____ day of _____, 2016, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council on the _____ day of _____, 2016, and that Ann H. Campbell and Diane R Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.</p> <p>_____ Notary Public in and for the State of Iowa</p>	<p>CFT NV DEVELOPMENTS, LLC,</p> <p>By _____</p> <p>_____ (Print Name and Title)</p> <p>STATE OF _____, COUNTY OF _____, ss:</p> <p>This instrument was acknowledged before me on _____, 2016, by _____, as _____ of CFT NV Developments, LLC.</p> <p>_____ Notary Public in and for the State of _____</p>
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EXHIBIT A

LEGAL DESCRIPTION OF PARCEL A

Lot 2, Chavis Addition to Ames, Iowa; subject, however, to access rights conveyed to Iowa Department of Transportation by deed filed in the office of the Recorded of Story County, Iowa, on August 1, 1994, as Instrument No, 94-08744.

EXHIBIT B

LEGAL DESCRIPTION OF PARCEL B

LOT 1 IN THE CHAVIS ADDITION TO AMES, STORY COUNTY, IOWA

Staff Report

LANDSCAPE ORDINANCE POINTS SYSTEM UPDATE

October 25, 2016

BACKGROUND:

At the August 16th City Council Workshop, staff provided a comprehensive overview of a draft 50-point scoring system and a presentation on the intent of its categories and individual points. ([Background Information- Planning Division What's New](#)) At the conclusion of the meeting, staff was directed to meet with the landscape workgroup to further refine the scoring system and consult with the workgroup on flexibility of the system and clarifying or simplifying its requirements. This report provides the feedback requested by Council from the August 16th meeting. With the two new points based system options included in this report, staff believes that the concept of a points based has been completely explored. **City Council is now asked to provide direction to staff to proceed with a points based ordinance or to complete alternative text amendments that revise planting requirements and add staff discretion for unique circumstances.**

The landscape points system proposal from August would eliminate the traditional prescriptive requirements and replace it with a scoring system based upon combinations of key design points that achieve the intent and purpose of desired landscaping. The intent is to give developers more options in their design of a site while directing those options to a set of criteria that the Council has deemed as important to help address environmental effects of development, appropriate transitions and screening, increased diversity and visual interest, more flexibility for property owner planting options, and reduced maintenance issues for property owners. In general, staff believes that with individual scoring categories and a requirement for an overall point total, this proposal provides the most comprehensive approach to evaluating landscaping within a wide range of options. The August system also divided sites in large or small (< 0.5 acres) with different point total requirements. The initial categories that are part of the August draft include:

- Soil Conditions
- Environmental Design
- Front Yard and Parking Screening
- Planting Design
- Groundcover
- Amenities/Bonus

Staff estimated that current landscape requirements yield between 16 and 36 points assuming soil condition points. Staff believes that with minimal changes to development practices most sites can exceed 30 points, but this does yield significantly different landscaping on sites compared to current requirements. When reviewing developer sites for Walnut Ridge Mixed Use, Bell warehouse, and Mortenson Heights/Crane Apartments scores were between 42 and 52 points with adjustments to their approved plans to incorporate additional landscape materials.

Staff met with the workgroup on September 27th and discussed options for modifying the total points required for project approval as well as changes to the requirements for individual categories. The workgroup meeting included discussion about why have landscaping requirements, the relative costs of the points based system, and what the minimum requirements could be to create even more flexibility. **Feedback from the stakeholder group indicated a desire for a simplified scoring system that consisted of a lower overall required point total and either simplified categories or a lesser number of categories. Specifically, the group believed that achieving the proposed 50 point total would be problematic under the current proposal with the categories and presents a large increase in costs depending on the circumstance. Additionally, there were comments to try and have an achievable total point requirement when the ordinance is adopted initially and then review its performance after a year to evaluate changes in scoring and if the points need to be increased. There was some discussion about having no categories and just a broad suite of points. Staff also questioned at what point the system framework is too involved or lacked predictability for the benefit of creating flexibility.**

From staff's review of the comments at the August 16th City Council workshop and from the September workgroup meeting, staff has prepared two additional scoring system options. Both proposals offer a different variation to the August draft and rely on categories and total points, but emphasize a different approach to prioritizing points. Each option is a viable option to achieve stakeholder and Council goals, depending on the priorities of the City Council. These options have not been reviewed in detail by the workgroup and may not have meet all of their interests fully due to staff's effort to balance other goals of the update to enhance landscaping and address parking lot sustainability.

Option #1 August Scoring System 50-Point Proposal (Attachment A)

Staff has not significantly adjusted the system from August in an effort to keep it as benchmark for comparison. The August scoring system requires 50 points total with a minimum categorical scores totaling 44 points for large sites. Small sites are required to achieve 33 points. There are five categories and one optional category with a total of approximately 130 points to choose from among all criteria listed. The 50-point version with categories was designed to have some predictability that each landscaping issue would be addressed and that landscape design would be augmented overall. Developers and staff have found in review of this option that it stretches developers to achieve each category and point totals compared to current practices. One of the primary concerns related to costs are a function of the Planting Design category and its

requirements for mandatory planting of vegetation besides groundcover. The application of this category could be narrowed to mandatory open spaces or some degree of reduction in planting ratios address costs.

Option #2 Reduced Point Requirements with Greater Optional Points Attachment B)

The required category point total has been altered to focus on the most important points with and to lessen the required score required to satisfy each criterion. The minimum category totals are 25 and the total has been lowered to 42 points. With lowered point total requirements, this is believed to present the developers a wider range of options that can be combined together on a site to provide sufficient landscaping designs and potentially alleviate concerns about project costs due to the wider array of choices, even though the points are essentially the same. With the increased flexibility, the small site and large site total point differentiation has been removed, but small sites do not have to meet category minimums. This approach includes the same prerequisites as the August version.

Option #3 Simplified Categories and Focused Requirements (Attachment C)

This option adjusts the total available points and categories to simplify the process and focus on priorities. The system is designed for all sites to achieve 30 points total with a minimum score of 26 points in categories. The categories have been adjusted to address Environmental Design, Front Yard and Parking Screening, and Planting Design. Each set of criteria offers numerous options with 8-10 point totals required per category. Importantly, minimum soil condition requirements (e.g. remove debris, 3% organic matter) would become prerequisites and other desirable soil condition remain as choices for points. Most non-planting related points have been removed, i.e. provide bike parking. Staff sees this narrowed down approach with the three remaining criteria as vital to achieving the overall goals of the landscape ordinance update. It also builds in more flexibility to develop a site in the manner of how planter areas can be configured and more options of what can be planted.

Option #4 Modify Existing Standards

At the outset of this update process there was mutual interest in amending landscaped standards. **If the points system is not deemed to be workable or desirable, there is still an interest to have changes to the ordinance because there is a common belief among the staff and development community that the status quo is undesirable.** Staff believes a more balanced and traditional standards based requirement can address most of the key issues discussed as part of the update process. Revision to the Zoning Ordinance could revise the current “L” planting requirements, parking lot standards, and open spaces to create some flexibility in planting requirements and to allow staff additional discretion to make adjustments for unique circumstances. However, no specific changes are proposed at this time as staff has been focused on the points based options. Staff would only initiate work on this option at the direction of the City Council.

STAFF COMMENTS:

If City Council indicates a preference for one of the three approaches to a landscaping point system, staff will then draft an ordinance for adopting new standards. If City Council decides that its goals are not met with one of the scoring system options, staff recommends that City Council direct staff to prepare a revision to the Zoning Ordinance that includes stated requirements for landscaping and to allow staff additional discretion to make adjustments for unique circumstances.

For whichever option is selected, there is a substantial amount of work related to amending the Zoning Ordinance. As mentioned previously, staff will also review the site inspection requirements and how non-conforming sites will be reviewed. Staff will meet with the workgroup again with the draft ordinance as amendments work through the public hearing process with the Planning and Zoning Commission and the City Council. With direction tonight, Staff would target a Planning and Zoning Commission review of draft ordinance in December and City Council review in January.

Attachment A- Option Proposal #1

City of Ames: Landscape Ordinance - Ranking System (Draft Proposal)

44 minimum category points, **50 points overall**
(Small Sites 33 points required)

1. **Pre Design Site Assessment:** (Pre-Requisite)
 - Storm Water Analysis of pre-developed site.
 - o Discharge points
 - o Swale locations
 - o Existing wetlands
 - o Calculate pre-development runoff
 - Document existing topsoil depths
 - Documentation of existing 'trees of significance'

2. **Project Design:**
 - Developer agrees to submit written and photographic verification that they completed the tasks agrees upon prior to construction. (Pre-requisite)
 - It is understood that designers will use best planting and design practices. Plant spacing to allow for growth, mulch additional areas as necessary to minimize maintenance, eliminate the use of nuisance and invasive species, etc.
 - Developer agrees that all plant sizes must adhere to the following size restrictions. (Pre-requisite)
 - o Overstory Trees – Min. 2” Caliper, Max. 3.5” Caliper
 - o Understory Trees – Minimum 1.5” Caliper, Max. 2.5” Caliper
 - o Evergreen Trees – Min. 6’ Height
 - o Shrubs – Minimum three (3) Gallon
 - o Ornamental Grasses – Minimum one (1) Gallon
 - o Prairie Plantings – Must use at least three (3), but no more than five (5) varieties of native short grass prairie species. Must reach a minimum 3 feet in height. Can be combined with similar height native wildflowers, but is limited to 10 species per development. ‘Small sites’ only required to provide 2 types of prairie plantings
 - o Pollinator Species Planting – Must use the US Governments’ required species mix for the Conservation Reserve Program - (CP42)
 - o Commercial uses abutting a residential or industrial use must provide a combination of grasses, high shrubs and trees to screen. Evergreen trees required when abutting residential. Fencing can be no higher than 8 feet
 - o Industrial uses abutting a residential or commercial use must provide a combination of grasses, high shrubs and trees to screen. Evergreen trees required when abutting residential. Fencing can be no higher than 8 feet
 - o Apartment Building foundation plantings required utilizing a tree with shrub and/or grass mixture
 - o Identify which landscape ordinance criteria are being used on site plan and total generated points
 - o Parking Lots adjacent to residential zones require minimum 5 foot landscape screening area
 - o Minimum Landscaping/Open Space requirement by percentage of lot area in commercial and industrial zones. FS-RM, V-R, RM, RH require 5% of lot area as usable open in addition to required landscape and yard areas.
*(Note that Open Space and Landscaped area terminology may include storm water treatment facilities, Usable Open Space would likely not allow for storm water facilities to meet its definition)
 - o ‘Large Site’ is defined as being at or over 25,000 square feet. ‘Small site’ is defined as being under 25,000 square feet
 - o Rock mulch is prohibited in required landscape areas
 - o Reconstruction of existing sites must include a functional equivalent replacement of existing landscaping with regard to diversity, totals, etc.

 - **Soil Management Plan** (minimum score - 8 points all size sites) (Self Certification of soil prep by contractor required)
 - o Stockpile topsoil on site 1
 - o Verify removal all construction debris 1
 - o Verify removal of excess gravel in planting areas 1
 - o Protect Drip Line of all existing trees of significance (Must retain at least 50% of Significant Trees) 1
 - o Rip sub-surface to 8” depth, prior to re-spread of topsoil 2
 - o Restore topsoil to recorded pre-development depth 4
 - o Replace the topsoil to a minimum 6” depth (submittal of soils test required) 2
 - o Till the soil to a minimum 8” Depth 3
 - o Soil must have minimum organic makeup in the top 8”
 - 3% organic makeup in the top 8” 1
 - 5% organic makeup in the top 8” 3

 - **Environmental Design** (minimum score - 8 points)(Small sites- minimum score 6 points)
 - o Provide no more than 10% additional parking than necessary beyond base requirements (*Shopping Centers not to exceed 5 per 1000*) 1

- Minimize hard surface parking lot area (In addition to the required Storm Water Management Plan)
 - Maximize green space (over 25% of the site) Outside of Floodway 2
 - Parking Islands at the end of all parking rows 1
 - No more than 10 continuous parking stalls in any row (7 X16 islands.) 2
 - Install Bio-retention to manage water quality and quantity 3
(In areas where Bio-retention are proposed, landscape area requirements will be waved.)
 - Reduce and/or eliminate the use of storm water intakes and piping. 2
(Encourage designers to use overland flow) (Narrative required)
 - Elimination of piping 2
 - Design and construct a Green Roof 1
 - Heat Island Effect
 - Islands not designated as bio-swales: plant a minimum of 1 Overstory tree in each. 3
 - Parking Lot Shading
 - 35% within 15 years 2
 - 50% within 15 years 4
- **Front Yard Landscaping & Parking Lot Screening** (minimum score - 10 points) (Small sites- 8 points)
- Diversity of genus (No more than 25% of any genus of plant) 2
 - Leave a 3'-0" zone of planter area with no plantings directly in front of all parking stalls 1
 - Provide 1 Overstory tree for every 50LF of street frontage in front setback (See note A) 1
 - Provide 2 Understory trees for every 50LF of street frontage in front setback (See note A) 1
 - 6 shrubs per 50 LF of drive isle outside of parking lot areas. 1
 - Provide 9 shrubs, for every 100 LF of front setback street frontage 2
 - Provide 20 ornamental grasses for every 50LF of frontage in front setback (See note A) 1
 - Use of clustered thoughtful plantings (layering of colors and textures with variety of plants) 4
 - Provide grasses or shrubs with Bio-Swale in required landscape areas between parking and ROW 3
 - Provide minimum 10 foot screening area adjacent to residential uses utilizing the criteria listed above. 2
 - Parking separation from lot line with minimum 10 ft. wide planting area (excluding alleys) 2
 - Provide landscape berming between the parking area and the street 2
(Must be a minimum of 30" high and cover 75% of parking lot frontage.)
OR
 - Provide landscape berming between the parking area and the street 3
(Must be a minimum of 30" high and cover 95% of parking lot frontage.)
- **Planting Design** (minimum score - 8 points)(Small sites- 4 points)
- Diversity of genus (No more than 25% of any genus of plant in all categories of plantings) 2
 - Provide .2 Overstory tree for every 1000SF of Open Space 1
 - Provide .4 Understory trees for every 1000SF of Open Space 1
 - Provide 6 shrubs for every 1000SF of Open Space 1
 - Provide 10 ornamental grasses for every 1000SF of Open Space 1
 - Provide 10 grasses or 3 shrubs per 50 LF of building foundation 1
 - Undulating large open space 1
 - Provide added visual interest to the open spaces with the creation of berms and hills. (large sites) 2
(Must be a significant impact on the site to be considered.) Additional submittals will be required.
 - Incorporate existing significant vegetation (Trees must be at least 12 inches in diameter)
 - 50% of existing vegetation 2
 - Planning may authorize for high value wetland, riparian and native areas 2
 - Use of clustered thoughtful plantings that include ornamental grasses, shrubs and over story trees 2
 - Designer Choice: Thoughtful planting plan that generally meets the intent of the items listed 8
above, but goes beyond the basic requirements. It would include signature green spaces, outdoor gardens, rain gardens, seating areas, etc. Note- All items listed above need to be incorporated in some capacity to achieve this (See Note D) (Developments with more than Four (4) Acres of open space will want to use this method as it will likely decrease the number of required plantings)
 - 15% of open area must contain either an outdoor garden or rain garden
 - At least 2 seating areas required in front or side yards
 - Must provide a summary of vegetation and its significance to the planting plan
 - Must contain at least 2 signature green spaces
 - Must be designed and certified by a professional landscape architect

- **Groundcover** (minimum score - 10 points)(Small sites- 7 points)
 - o No turf/lawn in areas less than 5-0' in width. 1
 - o Eco-lawn mixture 1
 - o Use of hardwood Mulch beneath all trees, shrubs and decorative grasses 2
 - o Clustering of shrubs and grasses so that maintenance can operate around them easily 2
 - o 6' diameter mulch bed around all Overstory Trees, 4' on Understory 1
 - o Turf Grass / Lawn to cover less than 50% of the Open Space provided 2
 - OR
 - o Turf Grass / Lawn to cover less than 25% of the Open Space provided 3
 - o Combination of Shortgrass Prairie grasses and ornamental grasses to cover 60% or more of the open space provided 4
 - OR
 - o Use of Shortgrass Prairie grasses to cover 25% of the open space provided 1
 - o Addition of plantings to attract pollinator species in select areas 2

- **Site Amenities "Bonus Category"** (*no required minimum score*)
 - o Provide a public hardscape plaza (minimum of 200SF) 2
 - o Provide public seating opportunities (Bench or Cut Stone) (1 point for every 3 benches) (2 pt Max) 2
 - o Irrigation installed in required landscape areas 2
 - o Use of an alternate paving material for 80% of the designated plaza space (DG pavers, stamped concrete, etc.) 2
 - o Incorporation of publically visible Art Piece (must be approved by City Staff) 2
 - o Addition of Publicly accessible bike parking (5% of required parking or minimum 5 spots) 2
 - o Use of Decorative pedestrian scale lighting (Must be in addition to standard parking lot lighting) 2
 - o Recreational or private amenity 2
 - o Perennial flower beds 1
 - o Edible Landscaping 1

Attachment B- Option Proposal #2

City of Ames: Landscape Ordinance - Ranking System (Draft Proposal)

**25 minimum points, 42 points overall required
(Small site 42 points required- No categories required)**

3. **Pre Design Site Assessment:** (Pre-Requisite)
 - Storm Water Analysis of pre-developed site.
 - o Discharge points
 - o Swale locations
 - o Existing wetlands
 - o Calculate pre-development runoff
 - Document existing topsoil depths
 - Documentation of existing 'trees of significance'

4. **Project Design:**
 - Developer agrees to submit written and photographic verification that they completed the tasks agrees upon prior to construction. (Pre-requisite)
 - It is understood that designers will use best planting and design practices. Plant spacing to allow for growth, mulch additional areas as necessary to minimize maintenance, eliminate the use of nuisance and invasive species, etc.
 - Developer agrees that all plant sizes must adhere to the following size restrictions. (Pre-requisite)
 - Developer agrees that staff may refuse certain designs regardless of score total.
 - Developer agrees to a 10% additional point penalty for failing to achieve category minimums thereby increasing overall points required.
 - o Overstory Trees – Min. 2" Caliper, Max. 3.5" Caliper
 - o Understory Trees – Minimum 1.5" Caliper, Max. 2.5" Caliper
 - o Evergreen Trees – Min. 6' Height
 - o Shrubs – Minimum three (3) Gallon
 - o Ornamental Grasses – Minimum one (1) Gallon
 - o Prairie Plantings – Must use at least three (3), but no more than five (5) varieties of native short grass prairie species. Must reach a minimum 3 feet in height. Can be combined with similar height native wildflowers, but is limited to 10 species per development. 'Small sites' only required to provide 2 types of prairie plantings
 - o Pollinator Species Planting – Must use the US Governments' required species mix for the Conservation Reserve Program - (CP42)
 - o Till the soil to a minimum 8" Depth
 - o Commercial uses abutting a residential or industrial use must provide a combination of grasses, high shrubs and trees to screen. Evergreen trees required when abutting residential. Fencing can be no higher than 8 feet
 - o Industrial uses abutting a residential or commercial use must provide a combination of grasses, high shrubs and trees to screen. Evergreen trees required when abutting residential. Fencing can be no higher than 8 feet
 - o Apartment Building foundation plantings required utilizing a tree with shrub and/or grass mixture
 - o Identify which landscape ordinance criteria are being used on site plan and total generated points
 - o Parking Lots adjacent to residential zones require minimum 5 foot landscape screening area
 - o Minimum Landscaping/Open Space requirement by percentage of lot area in commercial and industrial zones. FS-RM, V-R, RM, RH require 5% of lot area as usable open in addition to required landscape and yard areas.
*(Note that Open Space and Landscaped area terminology may include storm water treatment facilities, Usable Open Space would likely not allow for storm water facilities to meet its definition)
 - o 'Large Site' is defined as being at or over 25,000 square feet. 'Small site' is defined as being under 25,000 square feet
 - o Rock mulch is prohibited in required landscape areas
 - o Reconstruction of existing sites must include a functional equivalent replacement of existing landscaping with regard to diversity, totals, etc.
 - **Soil Management Plan** (minimum score - 5 points) (Self Certification of soil prep by contractor required)
 - o Verify removal all construction debris 1
 - o Verify removal of excess gravel in planting areas 1
 - o Rip sub-surface to 8" depth, prior to re-spread of topsoil 2
 - o Replace the topsoil to a minimum 6" depth (submittal of soils test required) 2
 - o Soil must have minimum organic makeup in the top 8"
 - 3% organic makeup in the top 8" 1
 - 5% organic makeup in the top 8" 3

- **Environmental Design** (minimum score - 5 points)
 - o Provide no more than 10% additional parking than necessary beyond base requirements (*Shopping Centers not to exceed 5 per 1000*) 1
 - o Minimize hard surface parking lot area (In addition to the required Storm Water Management Plan)
 - Maximize green space (over 25% of the site) Outside of Floodway 2
 - Parking Islands at the end of all parking rows 1
 - No more than 10 continuous parking stalls in any row (7 X16 islands.) 2
 - Install Bio-retention to manage water quality and quantity 3
(*In areas where Bio-retention are proposed, landscape requirements will be waved.*)
 - Reduce and/or eliminate the use of storm water intakes and piping. 2
(*Encourage designers to use overland flow*) (*Narrative required*)
 - Elimination of piping 2
 - o Heat Island Effect
 - Islands not designated as bio-swales: plant a minimum of 1 Overstory tree in each. 2
 - Parking Lot Shading
 - 35% within 15 years 2
 - 50% within 15 years 4
- **Front Yard Landscaping & Parking Lot Screening** (minimum score - 5 points)
 - o Diversity of genus (No more than 25% of any genus of plant) 2
 - o Provide minimum 10 foot screening area adjacent to residential uses. 2
 - o Use of clustered thoughtful plantings (*layering of colors and textures with variety of plants*) 3
 - o Provide grasses or shrubs with Bio-Swale in required landscape areas between building and ROW 3
 - o Parking separation from lot line with minimum 10 ft. wide planting area (*excluding alleys*) 2
- **Planting Design** (minimum score - 5 points)
 - o Provide .2 Overstory tree for every 1000SF of Open Space 1
 - o Diversity of genus (No more than 25% of any genus of plant in all categories of plantings) 2
 - o Provide 10 grasses or 3 shrubs per 50 LF of building foundation 1
 - o Use of clustered thoughtful plantings that include ornamental grasses, shrubs and over story trees 2
 - o Designer Choice: Thoughtful planting plan that generally meets the intent of the items listed 8
above, but goes beyond the basic requirements. It would include signature green spaces, outdoor gardens, rain gardens, seating areas, etc. Note- All items listed above need to be incorporated in some capacity to achieve this (*See Note D*) (*Developments with more than Four (4) Acres of open space will want to use this method as it will likely decrease the number of required plantings*)
 - 15% of open area must contain either an outdoor garden or rain garden
 - At least 2 seating areas required in front or side yards
 - Must provide a summary of vegetation and its significance to the planting plan
 - Must contain at least 2 signature green spaces
 - Must be designed and certified by a professional landscape architect
- **Groundcover** (minimum score - 5 points)
 - o No turf/lawn in areas less than 5-0' in width. 1
 - o Turf Grass / Lawn to cover less than 50% of the Open Space provided 2
OR
 - o Turf Grass / Lawn to cover less than 25% of the Open Space provided 3
 - o Combination of Shortgrass Prairie grasses and ornamental grasses to cover 60% or more of the open space provided 4
OR
 - o Use of Shortgrass Prairie grasses to cover 25% of the open space provided 1
OR
 - o Ornamental grasses to cover 25% of the open space provided 1

Additional Criteria for Landscape Options

○ Irrigation installed in required landscape areas	2
○ Design and construct a Green Roof	1
○ Provide 1 Overstory tree for every 50LF of street frontage in front setback <i>(See note A)</i>	1
○ Provide 2 Understory trees for every 50LF of street frontage in front setback <i>(See note A)</i>	1
○ 9 shrubs per 50 LF of drive isle outside of parking lot areas.	
○ Provide 9 shrubs, for every 100 LF of front setback street frontage <i>(See note A)</i>	2
○ Parking separation from lot line with minimum 10 ft. wide planting area <i>(excluding alleys)</i>	2
○ Provide landscape berming between the parking area and the street <i>(Must be a minimum of 30" high and cover 75% of parking lot frontage.)</i>	2
OR	
○ Provide landscape berming between the parking area and the street <i>(Must be a minimum of 30" high and cover 95% of parking lot frontage.)</i>	3
○ Provide .2 Overstory tree for every 1000SF of Open Space	1
○ Provide .4 Understory trees for every 1000SF of Open Space	1
○ Provide 6 shrubs for every 1000SF of Open Space	1
○ Provide 10 ornamental grasses for every 1000SF of Open Space	1
○ Edible Landscaping	1
○ Undulating large open space	1
○ Provide added visual interest to the open spaces with the creation of berms and hills. <i>(large sites)</i> <i>(Must be a significant impact on the site to be considered.) Additional submittals will be required.</i>	2
○ Incorporate existing significant vegetation (Trees must be at least 12 inches in diameter)	
▪ 50% of existing vegetation	2
○ Planning may authorize for high value wetland, riparian and native areas	2
○ Eco-lawn mixture	1
○ Perennial flower beds	1
○ Use of hardwood Mulch beneath all trees, shrubs and decorative grasses	2
○ Clustering of shrubs and grasses so that maintenance can operate around them easily	2
○ 6' diameter mulch bed around all Overstory Trees, 4' on Understory	1
○ Addition of plantings to attract pollinator species in select areas	2
○ Stockpile topsoil on site	1
○ Protect Drip Line of all existing trees of significance	1
○ Restore topsoil to recorded pre-development depth	4
○ Leave a 3'-0" zone of planter area with no plantings directly in front of all parking stalls	1
○ Till the soil to a minimum 8" Depth	3
▪ Minimize hard surface parking lot area (In addition to the required Storm Water Management Plan)	
• Maximize green space (over 25% of the site) Outside of Floodway	2
• Parking Islands at the end of all parking rows	1

Attachment C- Option Proposal #3

City of Ames: Landscape Ordinance - Ranking System (Draft Proposal)

26 minimum points. **30 Points overall required,
no small site difference**

5. **Pre Design Site Assessment:** (Pre-Requisite)
 - Storm Water Analysis of pre-developed site.
 - o Discharge points
 - o Swale locations
 - o Existing wetlands
 - o Calculate pre-development runoff
 - Document existing topsoil depths
 - Documentation of existing 'trees of significance'

6. **Project Design:** (Pre-Requisite)
 - Developer agrees to submit written and photographic verification that they completed the tasks agrees upon prior to construction. (Pre-requisite)
 - It is understood that designers will use best planting and design practices. Plant spacing to allow for growth, mulch additional areas as necessary to minimize maintenance, eliminate the use of nuisance and invasive species, etc.
 - Developer agrees that all plant sizes must adhere to the following size restrictions. (Pre-requisite)
 - Developer agrees that staff may refuse certain designs regardless of score total.
 - o Overstory Trees – Min. 2" Caliper, Max. 3.5" Caliper
 - o Understory Trees – Minimum 1.5" Caliper, Max. 2.5" Caliper
 - o Evergreen Trees – Min. 6' Height
 - o Shrubs – Minimum three (3) Gallon
 - o Ornamental Grasses – Minimum one (1) Gallon
 - o Prairie Plantings – Must use at least three (3), but no more than five (5) varieties of native short grass prairie species. Must reach a minimum 3 feet in height. Can be combined with similar height native wildflowers, but is limited to 10 species per development. 'Small sites' only required to provide 2 types of prairie plantings
 - o Pollinator Species Planting – Must use the US Governments' required species mix for the Conservation Reserve Program - (CP42)
 - o Commercial uses abutting a residential or industrial use must provide a combination of grasses, high shrubs and trees to screen. Evergreen trees required when abutting residential. Fencing can be no higher than 8 feet.
 - o Industrial uses abutting a residential or commercial use must provide a combination of grasses, high shrubs and trees to screen. Evergreen trees required when abutting residential. Fencing can be no higher than 8 feet
 - o Apartment Building foundation plantings required utilizing a tree with shrub and/or grass mixture
 - o Identify which landscape ordinance criteria are being used on site plan and total generated points
 - o Parking Lots adjacent to residential zones require minimum 5 foot landscape screening area
 - o Verify removal all construction debris
 - o Verify removal of excess gravel in planting areas
 - o Minimum Landscaping/Open Space requirement by percentage of lot area in commercial and industrial zones. FS-RM, V-R, RM, RH require 5% of lot area as usable open in addition to required landscape and yard areas.
*(Note that Open Space and Landscaped area terminology may include storm water treatment facilities, Usable Open Space would likely not allow for storm water facilities to meet its definition)
 - o Rock mulch is prohibited in required landscape areas
 - o Reconstruction of existing sites must include a functional equivalent replacement of existing landscaping with regard to diversity, totals, etc.
 - o Minimum 3% organic makeup in soils.
 - **Environmental Design** (minimum score - 8 points)
 - o Provide no more than 10% additional parking than necessary beyond base requirements (*Shopping Centers not to exceed 5 per 1000*) 1
 - o Soil- 8% organic makeup in the top 8" 3
 - o Protect Drip Line of all existing trees of significance 1
 - o Rip sub-surface to 8" depth, prior to re-spread of topsoil 2
 - o Replace Top soil to minimum 6" depth 2
 - o Maximize green space (over 25% of the site) Outside of Floodway 2

○	Parking Islands at the end of all parking rows	1
○	No more than 10 continuous parking stalls in any row (7 X16 islands.)	2
○	Install Bio-retention to manage water quality and quantity	3
	<i>(In areas where Bio-retention are proposed, landscape requirements will be waved.)</i>	
Reduce and/or eliminate the use of storm water intakes and piping.		
<i>(Encourage designers to use overland flow) (Narrative required)</i>		
○	Elimination of piping	2
○	Design and construct a Green Roof	1
○	Heat Island Effect	
▪	Islands not designated as bio-swales: plant a minimum of 1 Overstory tree in each.	2
▪	Parking Lot Shading	
	35% within 15 years	2
	50% within 15 years	4
-	Front Yard Landscaping & Parking Lot Screening (minimum score - 8 points)	
○	Diversity of genus (No more than 25% of any genus of plant based on number of total plants)	2
○	Leave a 3'-0" zone of planter area with no plantings directly in front of all parking stalls	1
○	Provide 1 Overstory tree for every 50LF of street frontage in front setback <i>(See note A)</i>	1
○	Provide 2 Understory trees for every 50LF of street frontage in front setback <i>(See note A)</i>	1
○	6 shrubs per 50 LF of drive isle outside of parking lot areas.	1
○	Provide 9 shrubs, for every 100 LF of front setback street frontage <i>(See note A)</i>	2
○	Provide 20 ornamental grasses for every 50LF of frontage in front setback <i>(See note A)</i>	1
○	Use of clustered thoughtful plantings <i>(layering of colors and textures with variety of plants)</i>	4
○	Provide grasses or shrubs with Bio-Swale in required landscape areas between parking and ROW	3
○	Provide minimum 10 foot screening area adjacent to residential uses.	2
○	Parking separation from lot line with minimum 10 ft. wide planting area <i>(excluding alleys)</i>	2
○	Provide landscape berming between the parking area and the street <i>(Must be a minimum of 30" high and cover 75% of parking lot frontage.)</i>	2
	OR	
○	Provide landscape berming between the parking area and the street <i>(Must be a minimum of 30" high and cover 95% of parking lot frontage.)</i>	3
-	Planting Design (minimum score - 10 points)	
○	Plant Variety- No more than 50% of one plant type. Minimum 5 types of plants.	2
○	Provide .2 Overstory tree for every 1000SF of Open Space	1
○	Provide .4 Understory trees for every 1000SF of Open Space	1
○	Provide 5 shrubs for every 1000SF of Open Space	1
○	Provide 8 ornamental grasses for every 1000SF of Open Space	1
○	No turf/lawn in areas less than 5-0' in width.	1
○	Turf Grass / Lawn to cover less than 50% of the Open Space provided	2
○	Combination of Shortgrass Prairie grasses and ornamental grasses to cover 60% or more of the open space provided	2
○	Use of Shortgrass Prairie grasses to cover 25% of the open space provided	1
○	Addition of plantings to attract pollinator species in select areas	1
○	Provide 3 shrubs or 10 grasses per 50 LF of building foundation (Must be designed and planted in a manner that shows a connection to an adjacent building)	1
○	Undulating large open space	1
○	Provide added visual interest to the open spaces with the creation of berms and hills. <i>(large sites) (Must be a significant impact on the site to be considered.) Additional submittals will be required.</i>	2
○	Incorporate existing significant vegetation (Trees must be at least 12 inches in diameter)	
▪	50% of existing vegetation	2
▪	Planning may authorize for high value wetland, riparian and native areas	2
○	Use of clustered thoughtful plantings that include ornamental grasses, shrubs and over story trees <i>(Plantings must be out of the front yard or in addition to the front yard)</i>	2
○	Designer Choice: Thoughtful planting plan that generally meets the intent of the items listed above, but goes beyond the basic requirements. It would include signature green spaces, outdoor	8

gardens, rain gardens, seating areas, etc. Note- All items listed above need to be incorporated in some capacity to achieve this (*See Note D*) (*Developments with more than Four (4) Acres of open space will want to use this method as it will likely decrease the number of required plantings*)

- 15% of open area must contain either an outdoor garden or rain garden
- At least 2 seating areas required in front or side yards
- Must provide a summary of vegetation and its significance to the planting plan
- Must contain at least 2 signature green spaces
- Must be designed and certified by a professional landscape architect

Staff Report

GAIL GOODWIN'S REQUEST FOR AN ADJUSTMENT TO HER UTILITY ACCOUNT

October 11, 2016

On August 23, 2016, the City Council referred to staff a letter from Gail Goodwin (1101 Carroll Avenue) requesting an adjustment to her utility account balance. Ms. Goodwin was billed \$4,089.76 for water and sewer charges on 48,960 cubic feet of water usage. The water usage occurred between June 24, 2016 and July 25, 2016.

City staff contacted Ms. Goodwin on July 26, 2016 to inform her of the large amount of water usage. Ms. Goodwin was already aware of the water usage when staff contacted her. Ms. Goodwin informed staff that she had been out of town from June 20, 2016 to July 14, 2016. When she returned home she found water running and several inches of water in her basement. She discovered a pipe had separated from her water heater and had run for several days while she was away from her home. The water flowed down a floor drain connected to the sanitary sewer system.

The sewer rate ordinance allows the City Manager or the Manager's designee to approve an adjustment to a customer's bill when 2,000 cubic feet or more of water is used in such a way that the water does not reach the sanitary sewer system. However in this instance, Ms. Goodwin is not eligible for an adjustment to her sewer charges since the water flowed into a floor drain which is connected to the sanitary sewer system. There is no provision in the water rate ordinance which allows for an adjustment to her water charges.

The water, yard water, and irrigation rates are seasonal with higher rates during the summer billing period. The higher summer rates were intended to encourage voluntary conservation of outdoor water usage and have been successful in reducing voluntary usage. However, an unintended consequence of the seasonal rate is that customers who experience high water usage as the result of a malfunction of an appliance or plumbing fixture are charged significantly more than if the malfunction would have occurred during the winter billing period. Ms. Goodwin's situation is an example of this unintended consequence. Ms. Goodwin would have been billed \$1,063.62 for water charges instead of \$2,737.55 if this incident would have occurred a month earlier.

OPTION 1

The City Council can deny the request from Gail Goodwin to adjust her water and sewer bills.

Under this option Ms. Goodwin would owe the City \$4,089.76. The rationale for this action would be that there is a cost for the treated water that flowed into the house and

the Water Treatment Plant had to incur costs to treat this clean water because it was dispensed into the sanitary sewer system. The staff will work with her to develop a payment schedule for this outstanding balance.

OPTION 2

The City Council can waive the total amount of the outstanding bill of \$4,089.76.

The rationale for this action would be that the malfunctioning of the property owner's water system was beyond her control and, therefore, she should not be financially responsible for this obligation. The staff would be caution the Council about taking this approach since in the past customers with similar situations have been required to pay their outstanding bill.

OPTION 3

The City Council can reduce the outstanding financial obligation for the water portion of the bill from \$2,737.55 to \$1,063.62.

The rationale for this option is to charge the winter rate for water consumption rather than the higher summer rate. The staff will work with her to develop a payment schedule for this outstanding balance.

OPTION 4

The City Council can reduce the outstanding financial obligation by some other amount it deems appropriate.

The rationale for this action is that the Council believes the outstanding amount is too onerous and the property owner deserves some sort of relief from the financial burden.

While incidents such as the one Ms. Goodwin's experienced are rare, there are a few problems with unintended water usage that occur every summer. The number of these incidents typically range between 5 and 10 per summer. Therefore, the Council should be cautious in determining a direction with this request. It would be preferred that a policy be established so that similar requests in the future can be handled in the same way, based on the same rationale.

STAFF COMMENTS:

In the past, customers who have experienced unintended water use that resulted in large bills have chosen not to request relief from the City Council. The two most frequent reasons offered are: not wanting to go through the process necessary to obtain City Council's approval and not believing their request will be approved. Staff believes we could enhance the service we provide to our customers if the City Manager, or the

Manager's designee, had the authority to approve an adjustment to the customer's water bill when there has been unintended water usage billed during the summer season.

Staff would recommend that the City Council approve a new policy that would grant the City Manager, or the Manager's designee, the authority to approve an adjustment to a customer's water charges when the usage is the result of a malfunction of an appliance or a plumbing fixture (e.g. water heater, washing machine, toilet, or irrigation system) during the summer billing period and the customer's water, yard water or irrigation usage exceeds their average summer usage by at least 1,000 CF.

Under this new policy, the customer will be required to provide documentation from the person who repaired the malfunction (e.g. plumber, maintenance worker) which describes the cause of the malfunction and the action taken to correct the malfunction. **Furthermore, the amount of the adjustment shall not exceed the difference between the actual water charges billed and the water charges that would have been billed using the winter rate.** If the City Council approves staff's recommendation, then the City Manager, or the Manager's designee, would be able to approve any future requests that meet the requirements for an adjustment.

Ms. Goodwin's request meets the requirements outlined in staff's recommendation. Therefore, the staff would prefer that the City Council pursue Option 3.

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM THE MAIN STREET CULTURAL DISTRICT FOR \$3,000 TO COMPLETE THE NATIONAL REGISTER OF HISTORIC PLACES NOMINATION APPLICATION

BACKGROUND:

The City Council previously referred the letter dated September 22, 2016 from the Main Street Cultural District requesting \$3,000 to complete the nomination application for National Register of Historic Places.

The Cultural District has committed to match equally the City's contribution in order to meet the April 3, 2017 application deadline.

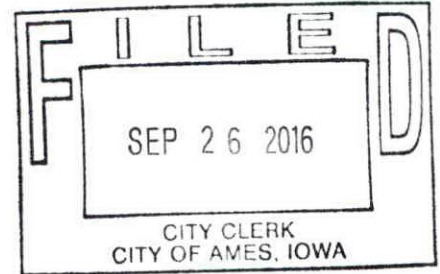
ALTERNATIVES:

1. The City Council can approve the granting of \$3,000 from the Contingency Account as a match to the Main Street Cultural District's contribution to complete the application for the National Register of Historic Places nomination.
2. The City Council can reject the request from the Main Street Cultural District to complete the application for the National Register of Historic Places nomination.

MANAGER'S RECOMMENDED ACTION:

The City had hired a consultant to complete the application for the National Register of Historic Places nomination. A listing on the National Register will allow eligible property owners to take advantage of federal and state tax credits that could spur redevelopment in the Downtown business district. Unfortunately, this task was taking far longer than the staff had hoped and the consultant ceased working on the project. As a result of this previous work, a significant amount of the information needed for the application is available.

Given other staff priorities, this task has languished. The assistance offered by the Cultural District will have great value to the City. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and approve the granting of \$3,000 from the Contingency Account as a match to the Main Street Cultural District's contribution to complete the application for the National Register of Historic Places nomination.



September 22, 2016

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

Dear Mayor Campbell and City Council,

I write this letter to respectfully request \$3,000 from the Ames City Council board contingency fund that would allow the Downtown Ames district to complete the National Register of Historic Places nomination application. This is a project that was initiated by the city several years ago, but was left incomplete due to issues with the contractor. On September 13, you approved giving these in-process documents to the Main Street Cultural District.

Our goal is to complete the nomination and submit it to the State Nomination Review Committee by the April 3, 2017 deadline for first review. The requested funding from the city will be matched by an equal amount from the Main Street Cultural District and will be payable only upon completion and initial submission of the application.

A listing on the National Register of Historic Places for our downtown district would provide many advantages to the City of Ames and its property owners:

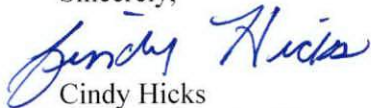
- It will allow our downtown eligible property owners to take advantage of federal and state rehabilitation tax credits. The rehabilitation tax credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings.
- National data shows private preservation efforts, spurred by a listing on the National Register of Historic Places, have resulted in a rise in the value of historic properties and in the creation of construction, business and employment opportunities.
- It will provide a tool for local heritage tourism and education.
- It will provide qualification for federal assistance for historic preservation (such as planning and rehabilitation), when funds are available.
- It makes properties/districts eligible for certain grant funding opportunities.

Completing the application will require the survey to be updated, which entails documenting details on 114 buildings, taking new photographs of those buildings, writing the National nomination, and submitting the survey to State Nomination Review Committee. It is our plan to partner with Iowa State University to complete the application process. The MSCD has identified Dr. Ted Grevstad-Nordbrock, ISU Assistant Professor, Community and Regional Planning who currently teaches historic preservation classes at Iowa State University and Dr. Susan Bradbury, ISU Professor, Community and Regional Planning and current member of the Main Street Cultural District board of directors to assist on this project. Dr. Grevstad-Nordbrock has identified student interns to assist.

Completing the National Register of Historic Places is a project of great value to the City of Ames. Time is certainly of the essence in the situation as much of the work that has already been completed can still be utilized. If the project is further delayed, we will be forced to start from scratch. It is my hope that you will support our organization's work to take this project to the finish line.

Thank you for your consideration.

Sincerely,



Cindy Hicks
MSCD Executive Director

34th Annual Report

Ames Residential Satisfaction Survey

2016



2016 Ames Resident Satisfaction Survey

34TH ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of community residents. In April 2016, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population=20,487). Additionally, 1,250 Iowa State University students were randomly selected from a mailing list generated by the ISU Office of the Registrar. Stratified random sampling was used to have representation from the students based on classification (senior to graduate levels). First year students were intentionally excluded in the ISU sample due to their minimal exposure and use of City of Ames' services. Utility bill customers received a 16-page survey booklet via U.S. Mail. The booklet included standard benchmarking questions, as well as issue-related questions written specifically for this survey. The ISU students received the same survey via email developed using the Qualtrics Survey Software. This questionnaire is different from previous years (some deletions and new questions were formulated). The analysis was completed with assistance from Nora Ladjahasan from Institute for Design Research and Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 496 respondents who returned usable questionnaires, which includes 248 from the Ames residents (50%) and 248 from ISU students (50%). There were 277 completed surveys received via U.S. Mail. However, 29 of these surveys were completed by ISU students. Thus, these surveys were combined with the student group. On the other hand, the online survey for ISU students generated 422 surveys. To have a comparable distribution for both, only 219 of the student online surveys was used in the analysis. Selection was based on the length of stay in the city and student classification. Those who have stayed longer in Ames were chosen.

Response rate for Ames residents group was 21% and 34% for ISU students. Overall response rate for this year is 26.9%, which is 7% higher than last year.

The number of questionnaires mailed or emailed included an oversampling of students in order to come up with the desired sample size that would reflect target populations. The sample size needed to confidently generalize the findings was 384 for both groups (95% confidence level and a confidence interval of 5). Completed surveys of 496 indicated that we are 95% confident that the questions are within +/-4.39% of the results if everybody participated in the study. In other words, the findings or the data significantly reflect the responses of the total population. For more details on calculating sample size, refer to: <https://www.checkmarket.com/sample-size-calculator/>

Respondents' Personal and Social Characteristics

Table 1 illustrates the personal and social characteristics of respondents who completed the questionnaire. Column 1 lists characteristics that respondents were asked in the survey. Column 2 shows personal and social characteristics of Ames residents during the 2010-2014 American Community Survey (ACS). Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2012 and 2016.

Of the respondents in this year's survey, there are more female respondents than male (59% and 41%, respectively). Male respondents are slightly lower than the 2010-2014 ACS http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP02&andsrc=pt.

Sixty-two percent (62%) of the respondents have at least college degree, which is slightly lower than in 2015 and 2010-2014 ACS (64%). Thirty-eight percent of respondents are employed full-time, and 50% are full-time students. Nine percent of the respondents are unemployed, higher than previous years (from 1% to 3%). This is also higher than the 2014 census unemployment rate of 2%.

Almost half (44%) of respondents reported their household income to be less than \$25,000, 14% report their income is between \$25,000 and \$49,999, 25% report earning \$50,000 to \$99,999, and 17% of respondents make more than \$100,000 annually. Compared to last year’s survey, there are fewer respondents with a household income of \$100,000+ (17% for 2016 and 27% for 2015). In the 2010-2014 ACS, 19% of Ames households were estimated to earn \$100,000+. In general, household income of our respondents is lower compared to 2010-2014 ACS.

Table 1. 2016 Ames Resident Satisfaction Survey respondent characteristics (%)

Characteristics	2014 American Community Survey 5_year Estimates	Survey Year				
		2012	2013	2014	2015	2016
Residence						
Less than 1 yr	-	1	3	1	2	<1
1-3 yr	-	21	26	25	30	30
4-6 yr	-	17	14	15	13	28
7-10 yr	-	10	9	10	7	8
More than 10 yr	-	51	48	50	48	34
Gender						
Female	49	52	52	54	55	59
Male	51	48	48	46	45	41
Age						
18-24 (15-24 =14%)	-	20	26	25	29	41
25-44	26	33	25	28	25	24
45-64	26	26	28	24	25	20
65-74	8	9	12	14	11	8
Over 75	6	12	9	9	10	6
Education						
Some HS	3	<1	1	1	<1	<1
HS diploma	12	8	8	6	6	5
Some college	24	24	29	27	28	33
College degree	35	26	25	24	24	28
Some grad work	29	10	8	11	11	10
Graduate degree		31	28	31	31	24
Employment status						
Full-time student	-	25	29	35	36	50
Employed part-time	98	25	24	29	29	32
Employed full-time		42	40	39	38	38
Retired	-	22	23	21	22	14

Unemployed	2	3	2	1	1	9
Full-time homemaker	-	4	3	2	2	3
Household income						
Less than \$25,000	34	29	30	32	31	44
\$25,000-\$49,999	22	19	17	15	17	14
\$50,000-\$74,999	15	15	18	16	14	14
\$75,000-\$99,999	11	11	12	15	11	11
\$100,000 +	19	26	24	23	27	17

Less than half (45%) respondents own their residence, the others (55%) rent. The majority of renters (75%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (37%), followed by little or no upkeep (26%). Reasons for renting are shown in Table 2.

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (23.6 years and 5.7 years, respectively). Of those who have lived in Ames more than 10 years, seven in 10 (86%) are homeowners. Of those who have lived in Ames for four to 10 years, two-thirds (26%) own their home. Almost half (46%) of renters have lived in Ames for four years or less.

Not surprisingly, respondents who are homeowners (54.5 years old on average) tend to be older than renters (26.3 years old on average). Of those between 25 and 44 years old, about half (46%) are homeowners. Of those between the ages of 45 to 64, eight in 10 (84%) are homeowners. In contrast, 79% of those under 25 years old rent, and 90% of fulltime college students currently rent. For those who have at least completed college, 55% are homeowners and 45% are renters. Finally, homeowners typically have bigger household income than renters. Eighty percent of homeowners earn \$50,000 or more, whereas only 13% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

Table 2. Housing characteristics

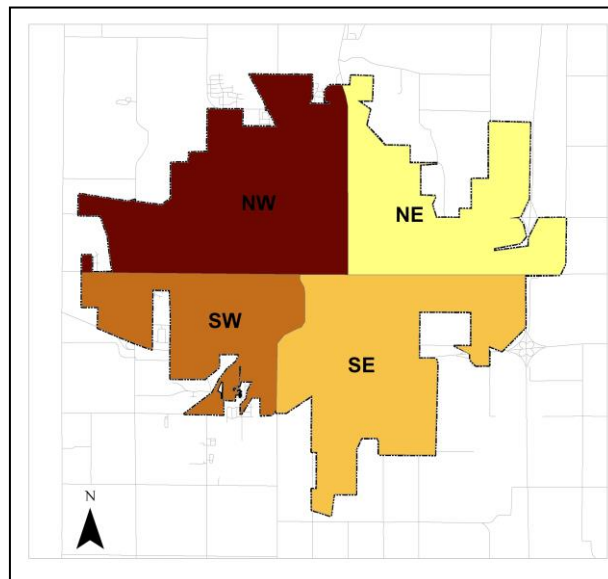
Characteristics	2014 American Community Survey -	Survey Year				
		2012	2013	2014	2015	2016
Percent						
Housing type						
Rent	58	41	40	43	44	55
Own	42	59	60	57	56	45
If rent, for what reason?						
Short term stay in	-	56	59	60	72	75
Lack of adequate	-	53	52	42	32	37
Little or no upkeep	-	31	35	38	26	26
More security	-	7	12	13	3	5
Location of home						
Northwest	-	46	47	48	50	47
Southwest	-	25	28	25	25	26
Northeast	-	17	15	16	13	13
Southeast	-	12	10	11	13	14

Respondents also were asked about the place where they live. As seen on Figure 1, almost half (47%) of the respondents reside at the northwest part of the city (50% in 2015), 26% from southwest (25% in 2015), 14% from southeast side (13% in 2015), and 13% from northeast (13% in 2015). (Figure 1)

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

Figure 1. Geographic Sections

- 47% = Northwest
- 26% = Southwest
- 13% = Northeast
- 14% = Southeast



Priorities for On-Going Services

Respondents were asked to indicate how the city budget should be spent (less, same or more) on several services paid for by property or sales taxes. The current funding amount was indicated for each of the services. Spending priorities are shown in Table 3. A majority of respondents reported that they would like the city to spend the same amount as previous year for all of the 10 services mentioned. The category “other” received 48 responses.

On a scale of 1 to 3 (1 being less spending, 2 as the same, and 3 as more), only two programs were rated below 2.0. These include arts programs and Ames Public Library. These programs got the highest rating on spending reduction (25% for arts programs and 21% for Ames Public Library).

Of those selecting “spend more,” 29% of respondents wanted to spend more on recreational opportunities, followed by 28% who would like to see more money spent on CyRide (public transit), law enforcement (25%), human service agency funding (ASSET)(25%), and Ames Animal Shelter and animal control (25%). None of the respondents specifically indicated other priority services/projects. These findings are summarized in Table 3.

Table 3. On-going service priorities

On-going service	Should the city spend ...?			
	<u>Less (1)</u>	<u>Same (2)</u>	<u>More (3)</u>	<u>Average</u>
Recreational opportunities (\$ 683,801) (n=480)	10.2	60.8	29.0	2.2
CyRide (public transit) (\$ 1,763,393) (n=482)	13.7	57.5	28.8	2.2
Ames Animal Shelter and animal control (\$ 335,131) (n=479)	11.1	63.9	25.1	2.1
Law enforcement (\$8,835,949) (n=479)	11.7	63.0	25.3	2.1
Fire protection.(\$ 5,089,511) (n=481)	6.9	76.1	17.0	2.1
Human service agency funding (ASSET).(\$ 1,278,973) (N=479)	11.7	63.0	25.3	2.1
Parks activities (\$ 1,286,425) (N=480)	14.0	67.1	19.0	2.1
Land use planning (both current and long-term) (\$ 796,813) (n=476)	21.2	62.0	16.8	2.0
Ames Public Library (\$ 3,847,895) (n=480)	21.3	64.2	14.6	1.9
Arts programs (Public Art and COTA).(\$ 197,170) (n=479)	25.3	58.0	16.7	1.9
Other (please specify _____) (n=48)	14.6	60.4	25.0	2.1

Table 4 shows trends in spending preferences, and looks at “spend more” responses. From 2012 to 2016, there was a slight increase in more spending on the following services: recreational opportunities, Ames Animal Shelter and Animal Control, law enforcement, Human Service Agency funding (ASSET), parks activities, and Ames Public Library. However, there was a decrease in the number of respondents who wanted to spend more on the following services: CyRide (public transit) and fire protection. Spending for land use planning (both current and long-term) has had the same result for the last two years (17%).

The table also shows that CyRide, recreational opportunities, Ames Animal Shelter and Animal Control, Law Enforcement, and Human Service Agency funding (ASSET) over the five year period are consistently getting at least 20% of the respondents indicating “more spending”.

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

Services	Survey Year				
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
	Percent				
CyRide (public transit)	25	22	22	33	29
Recreational opportunities	21	25	26	28	29
Ames Animal Shelter and Animal Control	20	22	22	23	25
Law enforcement	23	22	21	21	25
Human Service Agency funding (ASSET)	23	27	20	21	25
Park activities	20	17	19	18	19
Fire protection	16	16	16	18	17
Land use planning (Both current and long-term)	15	17	20	17	17
Art programs	14	16	16	16	17
Ames Public Library	22	19	13	12	15

There were statistically significant differences noted between social characteristics and responses to some services. The data were examined for differences by years lived in Ames, age, gender, currently a full-time student at Iowa State University, home ownership, education, employment status, and household income.

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

Human service agency

- Older respondents (43 years of age)
- Female respondents
- Graduate degree
- Employed full-time
- Under \$25,000 (household income)
- Not a full-time ISU student

Recreational Opportunities

- Newer residents (11 years in Ames)
- Younger respondent (33 years of age)
- Full-time ISU student
- Renter

Transit system (CyRide)

- Newer residents (10 years in Ames)
- Younger respondent (33 years of age)
- Full-time ISU student
- Renter
- Employed part-time
- Under \$25,000 (household income)

Ames Animal Shelter and Animal Control

- Younger respondent (34 years of age)
- Female respondents
- Renter
- Full-time ISU student

Law enforcement

- Long-term residents (18 years in Ames)
- Older respondent (45 years of age)
- Not a full-time ISU student
- Homeowner

Land use planning (both current planning and long term)

- Newer residents (9 years in Ames)
- Younger respondent (32 years of age)
- Male respondents
- Graduate degree
- Under \$25,000 (household income)
- Full-time ISU student
- Renter

Parks Activities

- Newer residents (10 years in Ames)
- Younger respondent (35 years of age)

Fire protection

- Long-term residents (17 years in Ames)
- Older respondent (44 years of age)
- Homeowner
- Not a Full-time ISU student (Ames resident)

Arts Programs (Public Art and COTA)

- Newer residents (8.4 years in Ames)
- Younger respondent (31 years of age)
- Some graduate work
- Employed part-time
- Under \$25,000 (household income)
- Full-time ISU student
- Renter

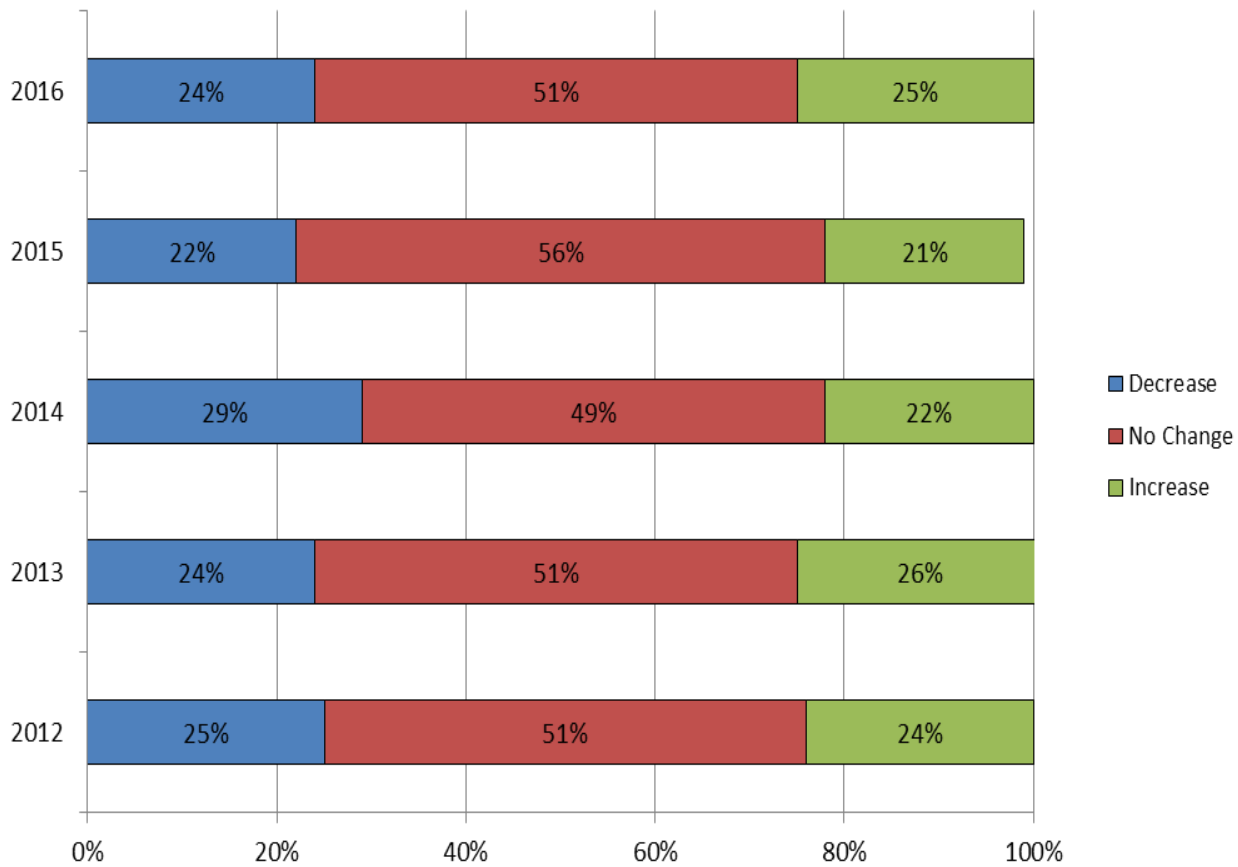
Summary of the results that showed statistically significant differences between demographic characteristics of the respondents and responses to the programs that the city should spend more for 2015/2016 is shown in this table.

Program	Yrs. Lived in Ames	Age	Gender	ISU full time student	Home ownership	Education	Employment	HH Income
Arts programs (Public Art & COTA)	Newer residents (8.4 years in Ames)	Younger respondent (31 years of age)		ISU student	Renter	Some graduate work	Employed part-time	Under \$25,000
Fire protection	Long-term residents (17 years in Ames)	Older respondent (44 years of age)		Ames resident	Homeowner			
Human service agency funding (ASSET)	Older respondents (43 years of age)		Female	Ames resident		Graduate degree	Employed full-time	Under \$25,000
Law enforcement	Long-term residents (18 years in Ames)	Older respondent (45 years of age)		Ames resident	Homeowner			
Ames Animal Shelter & animal control		Younger respondent (34 years of age)	Female	ISU student	Renter			
Ames Public Library								
Land use planning	Newer residents (9 years in Ames)	Younger respondent (32 years of age)	Male	ISU student	Renter	Graduate degree		Under \$25,000
Parks activities	Newer residents (10 years in Ames)	Younger respondent (35 years of age)						
Recreational opportunities	Newer residents (11 years in Ames)	Younger respondent (33 years of age)		ISU student	Renter			
CyRide (public transit)	Newer residents (10 years in Ames)	Younger respondent (33 years of age)		ISU student	Renter		Employed part-time	Under \$25,000

Residents were asked how much they thought property taxes should be adjusted next year in light of their spending priorities. Figure 2 illustrates how respondents have answered this question over the past 5 years.

The figure shows variation in responses to this question over time. Compared to previous years, the 2016 results showed a slight increase in preference for an increase in property tax. Twenty-five percent of the respondents would accept an increase in property tax (21% in 2015). More than half (51%) suggested no change (56% in 2014), and 24% suggested a decrease (22% in 2015).

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



Capital Improvement Priorities

Respondents were also asked to rate the importance of six capital improvement projects and given the option of “other.”

As shown in Table 5, traffic flow improvement was the top priority for capital improvement with a mean value of 3.2 based on a 1-4 scale (1 being not very important, 2 not important, 3 important and 4 very important). Reconstructing existing streets was rated as somewhat or very important by 80% of the respondents and was noted as the second most important capital improvement projects. This was followed by storm water drainage improvements; greenway trails (recreational) improvements, off-street bike facilities (commuter) improvement, improvement to existing park, and on-street bike facilities (commuter) improvements. Thirty-five responses were given to “other.”

Table 5. Capital improvement priorities, 2016

	<u>Somewhat or Very Unimportant</u>	<u>Somewhat or Very Important</u>	<u>Average*</u>
	%	%	
Traffic flow improvements	21.0	79.0	3.23
Reconstructing existing streets	19.8	80.2	3.21
Storm water drainage improvements	30.9	69.1	2.93
Greenway trails (recreational) improvements	31.0	69.0	2.82
Off-street bike facilities (commuter) improvements	38.0	62.0	2.77
Improvements to existing parks	33.6	66.4	2.73
On-street bike facilities (commuter) improvements	39.3	60.7	2.73
Other important projects (n=35)	42.9	57.1	2.65

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

Other responses:

- Bicycle
 - Add bicycle lanes
 - Keep the bikes off the main streets and on the trails or side streets
 - Recreational Bike Trails
 - Safer bike and pedestrian access to South Duff
- CyRide
 - CyRide bus shelters
- Eating
 - Get more mom and pop burger joints.
- Facilities
 - Community Garden Facilities
- Green space
 - Preserving green spaces
- Housing
 - Additional student housing that is affordable and built well. The current apartments that are built too quickly are of poor quality, too expensive, horribly designed, and are screwing over students!
- Internet
 - Increased broadband internet options - fiber roll out
 - More ISP (Internet Service Provider) options in Ames
- Parking
 - Iowa state campus parking
 - Street Parking Spaces
- Parks
 - More parks
 - Park on west side near old water tower
- Police
 - Have police start writing jay-walking tickets to pedestrians who walk against traffic lights/cross the street where ever they please

- Pool
 - 50x25 indoor pool plus warm water basin
- Railroad
 - Railroad crossings
- Security
 - Call services
- Shopping
 - Shopping facilities - the mall!
- Street/ Street lights
 - Make it safer for pedestrians (and drivers) around campus
 - Potholes
 - Reemphasize reconstructing existing streets - very necessary
 - Ped X-ing lights
 - Street light sensors that will recognize a bike
 - Traffic lights functioning
- Sidewalk
 - Sidewalk continuity in older neighborhoods (Oak to Riverside). Kids get off school bus and have to walk in the street ... Not safe.
 - Safer crosswalks and by schools, flashy yellow lights
- Taxes
 - Don't raise taxes
- Traffic
 - South Duff traffic movement
 - Stop signs at hazardous areas
- Utilities
 - Make the developers pay for all utilities with new houses

Table 6 illustrates trends in respondents' views about the importance of each of the capital improvement projects in the last five years. The top three important projects were consistent: reconstructing existing street, followed by traffic flow improvements, and storm water drainage as the most important projects, respectively. However, there is a decrease in the number of respondents who believe these three services should be top priorities (i.e. reconstructing existing streets, from 88% in 2015 to 80% in 2016). Similarly, there was a 5% and 8% decrease for traffic flow improvements and storm water drainage improvements, from 2015 to 2016.

This year "on-street bike facilities (commuter) improvements" was added to the question and 61% of the respondents indicated that it was important. Library improvements and improvements to Ames Municipal Airport were deleted from the list this year.

Table 6. Trends in capital improvement priorities

Service	Survey Year				
	2012	2013	2014	2015	2016
	Percent very or somewhat important				
Reconstructing existing streets	84	88	86	88	80
Traffic flow improvements	71	75	76	84	79
Storm water drainage improvements	74	78	76	77	69
Greenway trails (recreational) improvements	-	-	-	-	69
Improvements to existing parks					66
Bike path improvements (Off-street bike facilities (commuter) improvements)	63	61	66	71	62
On-street bike facilities (commuter) improvements	-	-	-	-	61

Table 7 shows the ranking distribution of capital improvements priorities. The topic “traffic flow improvements” was ranked as the first priority for the past two years. The trend is the same for “reconstructing existing streets” and “storm water drainage improvements,” which are identified as second and third priorities, respectively. (Table 7)

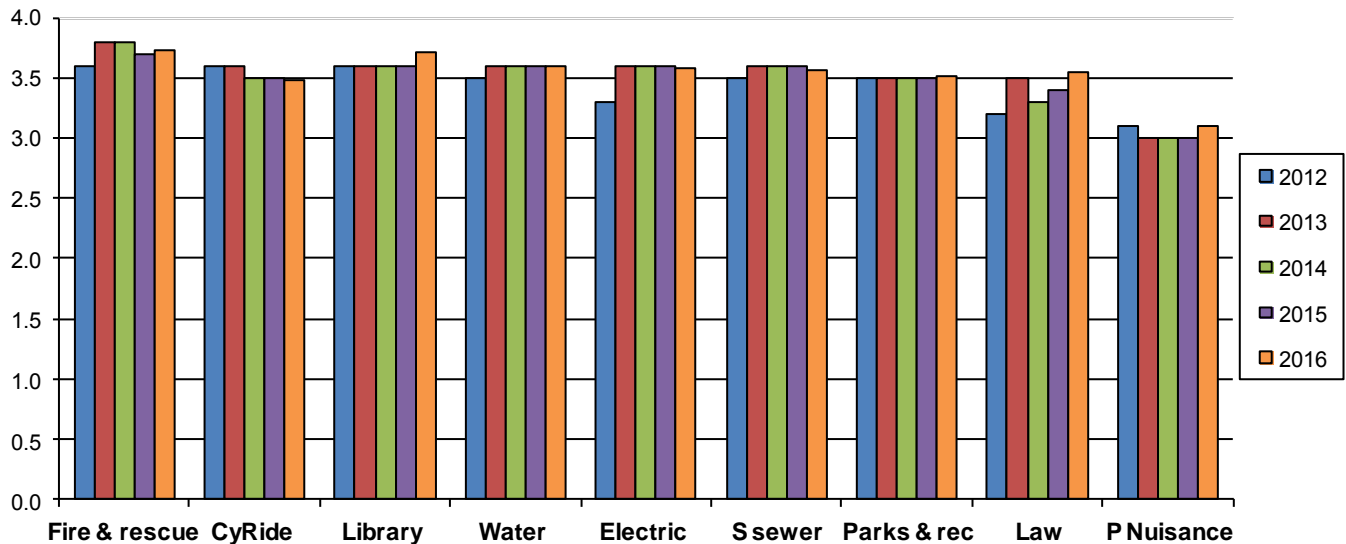
Table 7. Ranking of Capital Improvement Priorities

Capital Improvements	1st Priority (n=487)	2nd Priority (n=483)	3rd Priority (n=476)
Traffic flow improvements	30.0	21.9	13.9
Reconstructing existing streets	29.0	23.6	11.1
On-street bike facilities (commuter) improvements	12.7	11.0	12.2
Storm water drainage improvements	7.8	12.4	20.4
Greenway trails (recreational) Improvements	6.0	9.3	15.8
Improvements to existing parks	6.0	7.9	14.3
Off-street bike facilities (commuter) improvements	5.7	13.0	10.3
Other	2.9	0.8	2.1

Resident Satisfaction with City Services

Respondents were asked to determine their level of satisfaction with services provided by the City. Based on a scale of 1 to 4 (1 = “very dissatisfied”, 2 = “somewhat dissatisfied”, 3 = “somewhat satisfied”, and 4 = “very satisfied”), the level of satisfaction with City services continues to be high (Figure 3). From 2012 to 2016, all of the nine services were rated high (satisfied to very satisfied) by the respondents. In 2016, the levels of satisfaction of six out of the nine services stayed the same as last year. The other three services were rated higher this year (1% increase) compared to last year: library, law enforcement and public nuisance services.

Figure 3. Perceived Satisfaction Levels on Services, 2012-2016



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

Table 8 groups the responses into “very/somewhat dissatisfied” and “very/somewhat satisfied” with don’t know/don’t use removed. Respondent satisfaction with City departments remained high in 2016, with eight out of nine departments receiving 90% or more “somewhat or very satisfied” responses.

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

	<u>Very/Somewhat Dissatisfied</u>	<u>Very/Somewhat Satisfied</u>
-		
-		
Fire rescue services (n=393)	1.3	98.7
Library services (n=423)	1.4	98.6
Water service (n=470)	3.4	96.6
Electric services (n=461)	5.4	94.6
Sanitary sewer service (n=442)	3.8	96.2
Law enforcement services (n=449)	6.7	93.3
Parks and recreation services (n=446)	4.5	95.5
CyRide bus services (n=399)	10.0	90.0
Public nuisance enforcement (n=409)	21.3	78.7

Police Department

Respondents' preference for future emphasis for Police Department activities is shown in Table 9. In Table 10, the preferences are tracked over a period of several years to identify trends. When respondents were asked to report whether they thought specific activities by the Ames Police Department should receive less emphasis, the same emphasis, or more emphasis, more than half of respondents indicated emphasis should be the same for every category, except sex-related offenses investigation.

In the category of sex-related offenses investigation, 51% of respondents said it should receive more emphasis, while less than 1% suggested less emphasis. Just a little over one-third of the respondents (39%) said parking laws enforcement should receive less emphasis, 19% for speed limit enforcement, 15% for noise laws and nuisance party enforcement, 13% for alcohol-related crime enforcement, and 12% for illegal drug use prevention and enforcement. Less than 1% of the respondents believed that violent crime investigation should receive less emphasis.

Table 9. Future emphasis for Police Department activities

<u>Police Department activity</u>	<u>Less</u>	<u>Same</u>	<u>More</u>
Sex-related offenses investigation (n=475)	.6	48.8	50.5
Violent crimes investigation (n=472)	.8	60.8	38.3
Crime prevention and education activities (n=475)	2.9	60.8	36.2
Domestic violence and family dispute resolution (n=475)	2.1	62.1	35.8
Illegal drug use prevention and enforcement (n=474)	12.2	53.2	34.6
Alcohol-related crime enforcement (n=478)	13.2	56.3	30.5
Bad checks, fraud, and identity theft investigation (n=476)	3.2	69.1	27.7
School resource officer services (n=473)	6.3	72.1	21.6
Noise law and nuisance party enforcement (n=476)	14.9	65.5	19.5
Residential patrolling (n=474)	4.9	75.9	19.2
Animal control and sheltering (n=477)	9.0	73.4	17.6
Traffic control and enforcement (n=474)	5.7	76.8	17.5
Speed limit enforcement (n=478)	18.6	64.0	17.4
Juvenile crimes investigation (n=473)	5.3	77.6	17.1
Business district patrolling (n=477)	7.3	83.6	9.0
Parking laws enforcement (n=474)	39.0	55.9	5.1

Trends in opinions about Police Department activities are shown in Table 10. For the past several years, sex-related offenses investigation has continued to be the category respondents desire “more emphasis.”

The respondent emphasis on violent crime investigations, as well as animal control and sheltering, increased by 4% from last year (38% and 18%, respectively).

Respondents also felt that the police department should concentrate more on school resource officer service, noise laws and nuisance party enforcement, speed limit enforcement (increased by 3% compared to last year); alcohol-related crime enforcement and traffic control enforcement (increased by 2%); bad checks, fraud and identity theft investigation, and juvenile crime investigations (increased by 1% as compared to 2015 data).

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

Police Department activity	Survey Year				
	2012	2013	2014	2015	2016
-	Percent				
Sex-related offenses investigation	41	40	41	47	51
Violent crimes investigation	36	38	33	34	38
Crime prevention and education activities	30	33	30	32	36
Domestic violence/family dispute resolution	30	31	29	35	36
Illegal drug use prevention and enforcement	45	43	40	35	35
Alcohol-related crimes enforcement	29	31	37	29	31
Bad checks, fraud and identity theft investigation	28	24	26	27	28
School resource officer services	19	24	21	19	22
Noise laws and nuisance party enforcement	16	19	23	17	20
Residential patrolling	21	23	22	18	19
Animal control and sheltering	9	16	14	14	18
Traffic control and enforcement	16	13	16	16	18
Speed limit enforcement	17	13	14	14	17
Juvenile crimes investigation	18	21	18	16	17
Business district patrolling	7	11	9	6	9
Parking laws enforcement	5	5	6	5	5

Additional Comments

The police department received positive comments from respondents such as, “We have THE BEST police force EVER! They have provided me many services and I am very happy with them. Whoever is in charge of that deserves a raise!”

A respondent also commented that the Ames Police department is outstanding. “They are very professional and handle the job at patrolling a college town with class and common sense.”

Other comments revolve around services that police department should improve such as parking enforcement (i.e. ticketing), neighborhood patrolling and more programming. There was also a mention of sex trafficking and increased of sexual abuse in town.

Above is the visual representation of the comments. For original responses, please refer to the appendix.



Fire Department

Fire Department activities also were addressed in the survey. In Table 11, respondents’ satisfaction ratings are illustrated. Almost all of the respondents were somewhat/very satisfied with efforts at putting out fires (99%) and ambulance assistance (98%), followed by 94% for fire prevention education and outreach, and 91% for home business safety inspection. A substantial number of respondents indicated that they did not know how satisfied they were with each of these activities, and these individuals were excluded from the data in Table 11.

Table 11. Satisfaction with Fire Department activities (“Don’t Know” removed)

Fire Dept. Activity	Very/Somewhat Dissatisfied	Somewhat/Very Satisfied
Putting out fires (n=228)	1%	99%
Ambulance assistance (n=230)	2%	98%
Fire Prevention education and outreach (n=267)	6%	94%
Home and business safety inspections (n=214)	9%	91%

Additional Comments

Residents of Ames seemed satisfied with services provided by the Fire Department, especially its prompt and quick response to both ambulance and fire rescue. Adjectives used to describe fire department personnel included professional, prompt/timely, and well-trained. Comments included praise directed at the ambulance response time and staff assistance during medical emergencies. Other comments were complimentary of the outreach to elementary kids during the Fire Station No. 1 open house.

Several respondents could not comment because they never had any instances where they needed the services from the Fire Department. As for suggestions, there were comments about the Fire Department being involved in the rental, business, and home inspections. Also, enforcement of yard waste policies and public education of yard waste options is lacking.



Actual responses can be seen at the appendix.

Ames Electric Service

The number of respondents who have experienced a power outage fluctuates every year. In 2011, after a year of challenging weather, 60% experienced power outage, and the number increased to 65% in 2012. This year the number dropped to 42% (Table 12).

Fifteen percent of respondents experienced power surge which affected their computer operation, an increase of 3 percentage points from the previous year.

Table 12. Respondents’ experience with electric service interruption

Service outage	Survey Year				
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
-	Percent who responded “yes”				
Experienced power outage	65	54	53	35	42
Experienced power surge which affected computer operations	22	17	18	12	15

Satisfaction with various services provided by the Electric Department is shown in Table 13. “Does Not Apply” responses were excluded in this analysis. Ninety-five percent of Ames customers were somewhat or very satisfied with power quality. Ninety percent of respondents were somewhat or very satisfied with the ease of reporting an outage, and 93% were somewhat or very satisfied with the response of employees. Additionally, 93% were very satisfied with the time to restore service after an outage.

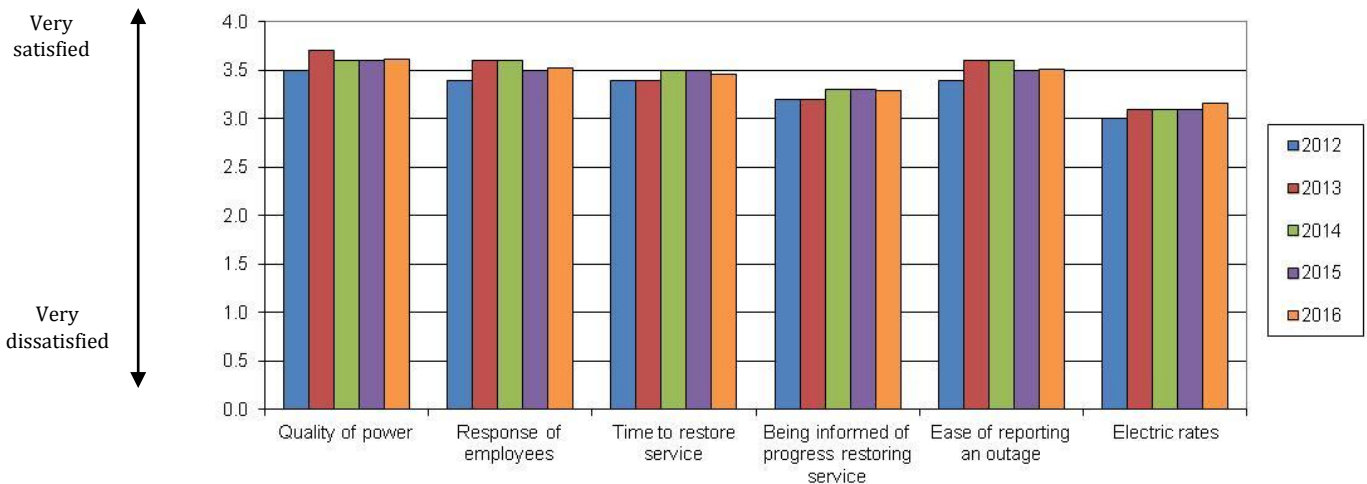
This trend is almost the same in the past five years from 2012 to 2016. Generally, the respondents were satisfied with the services received from the Electric Department. The lowest rating was given to electric rates. (Figure 4)

Table 13. Satisfaction with Electric Department services

	<u>Very/somewhat dissatisfied</u>	<u>Somewhat/very satisfied</u>	<u>Does not Apply*</u>
	Percent		
The quality of power (n=395)	5	95	11
Ease of reporting an outage (n=280)	10	90	37
Response of employees (n=282)	7	93	36
Time to restore service (n=288)	7	93	35
Being informed of progress restoring services (n=286)	16	84	18
Electric rates (n=393)	18	82	12

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

Figure 4. Satisfaction with City Electric Department activities, 2012-2016



Community Solar Project

An additional question was asked this year with regards solar power. Ames Electric Services is exploring a Community Solar Project that would allow customers to purchase locally produced renewal solar power. If a community Solar Project option became available that required a buy-in investment per unit, the respondents were asked if they are interested in investing at different rates.

Sixty-three percent of the respondents were willing to invest at \$200 per unit. However, only 38% and 16% were willing to invest at \$300 per unit and \$500 per unit, respectively. (Table 14)

Table 14. Interested in investing at renewal solar power

	<u>Yes</u>	<u>No</u>
At \$200 per unit (n=408)	63%	37%
At \$300 per unit (n=395)	38%	62%
At \$500 per unit (n=386)	16%	84%

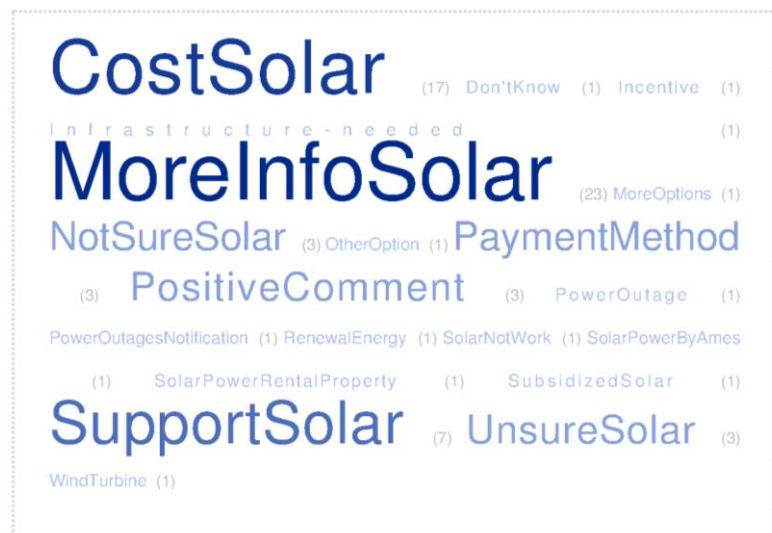
The respondents were also asked if they are willing to pay a premium on their utility bill for solar power. Of those who responded, 42% said yes and 58% said they were not willing.

Additional Comments

A number of respondents wrote comments regarding the solar power. Several commented they would need more information on community solar programs to make a decision. Specifically, it was unclear what buying a unit means, the benefit to the respondent, and the cost to the City of Ames. They don't have enough knowledge to comment. Another common comment was the cost involved in a community solar system. If the price is not higher than regular electricity, solar power may be acceptable. Some respondents commented on installing residential solar panels.

Other issues mentioned were electronic billing and payment of utility fees.

Some respondents felt that the department is doing an excellent job in providing the electric service to the residents. Another comment noted utility bills are easy to understand and provide good information about the past utility usage. (For details on the actual responses, please see the appendix)



Water and Sanitary Sewer Utilities

Nearly all of the respondents (89%) use City of Ames water and sewer services in their homes. Of those, a majority reported never having problems such as too much pressure (97%), soft water (92%), disagreeable taste or odor (81%), rust (79%), too little pressure (75%), hard water (79%), or sediment (74%).

Only 3% to 20% have had any of those problems once or twice in the past year. Six percent said they had a problem with too little pressure three to six times. Ten percent experienced seven or more times of hard water last year. (Figure 5a) For the past five years, the frequency of occurrence of no water problems is consistent but slightly lower than the previous years except “too much pressure”. (Figure 5b)

Figure 5a. Frequencies of water service problems, 2016

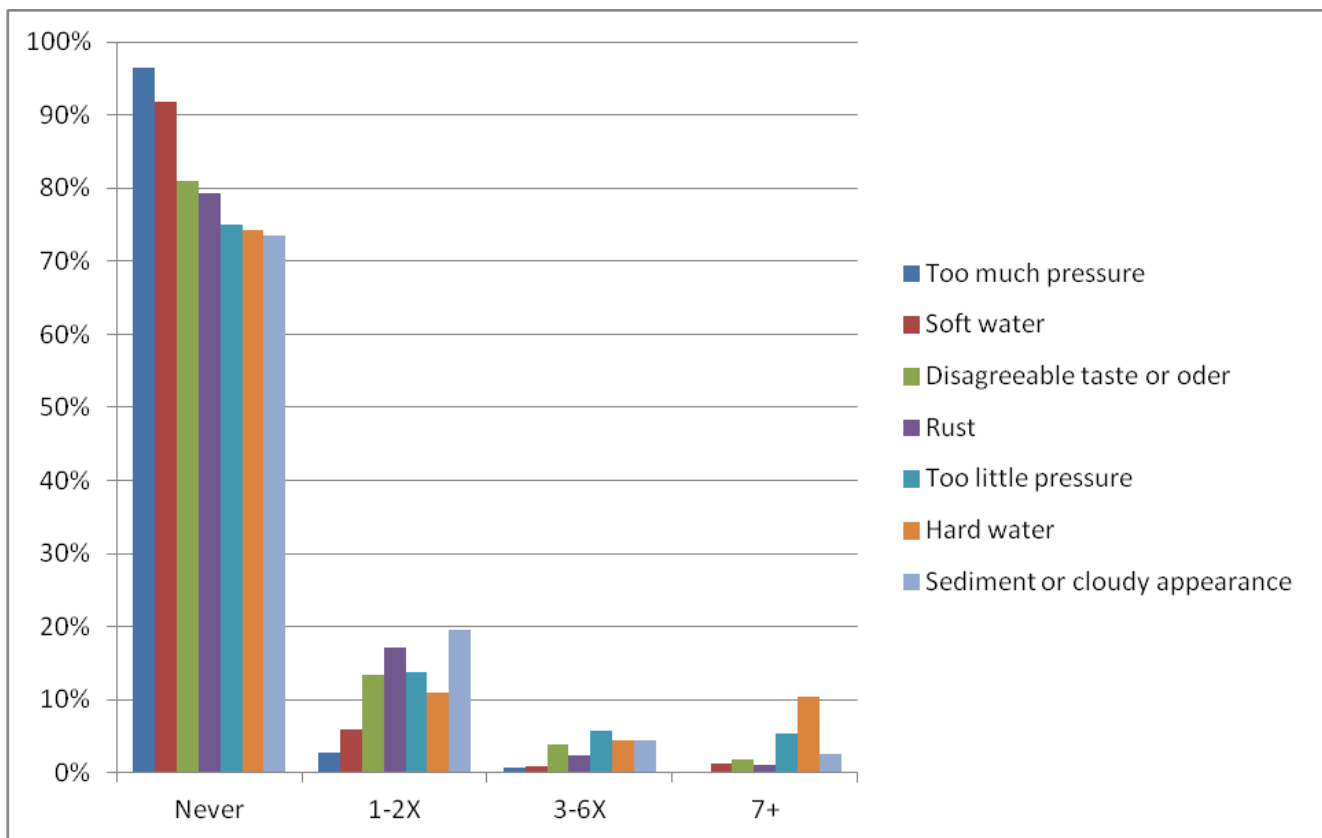
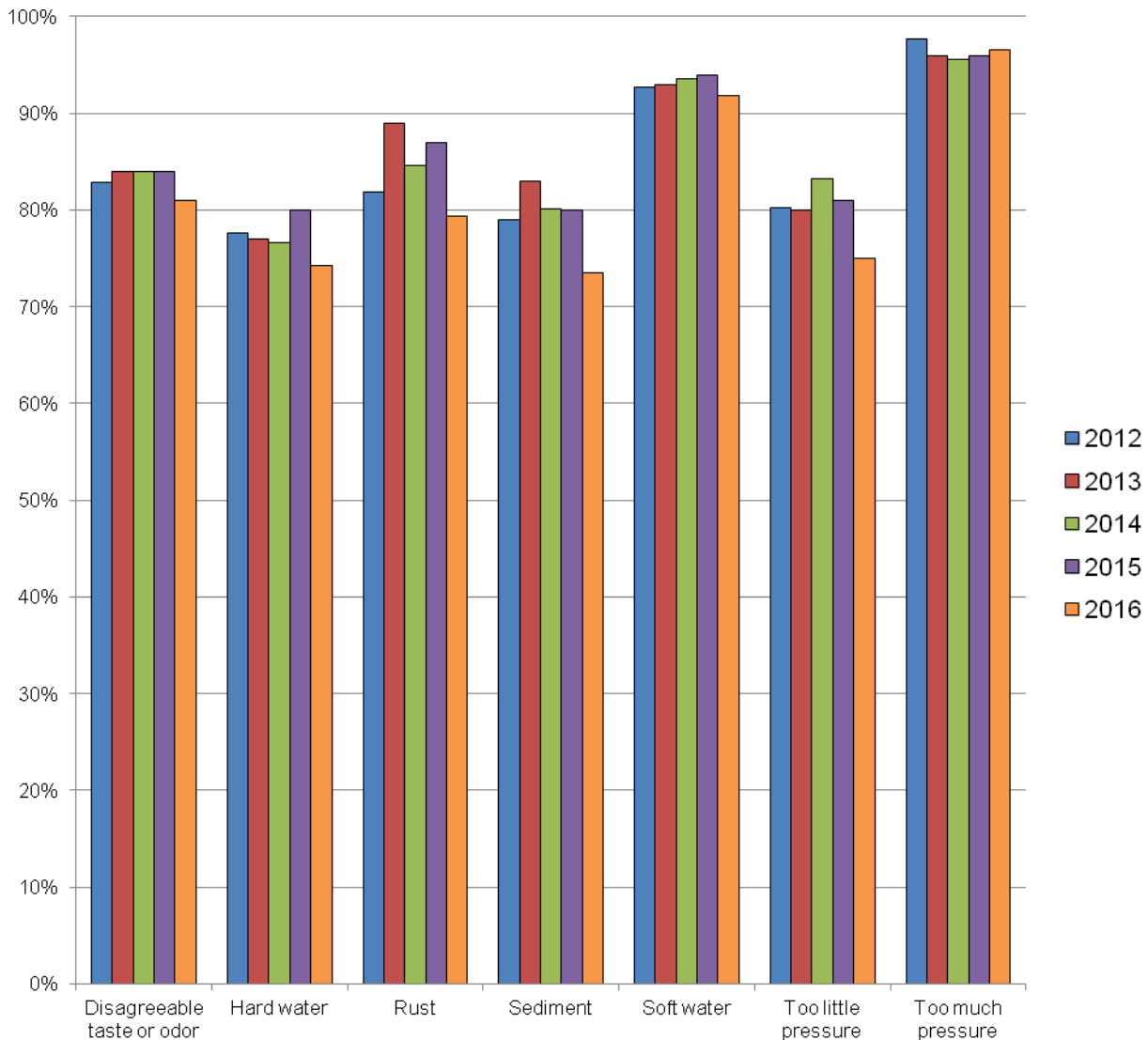


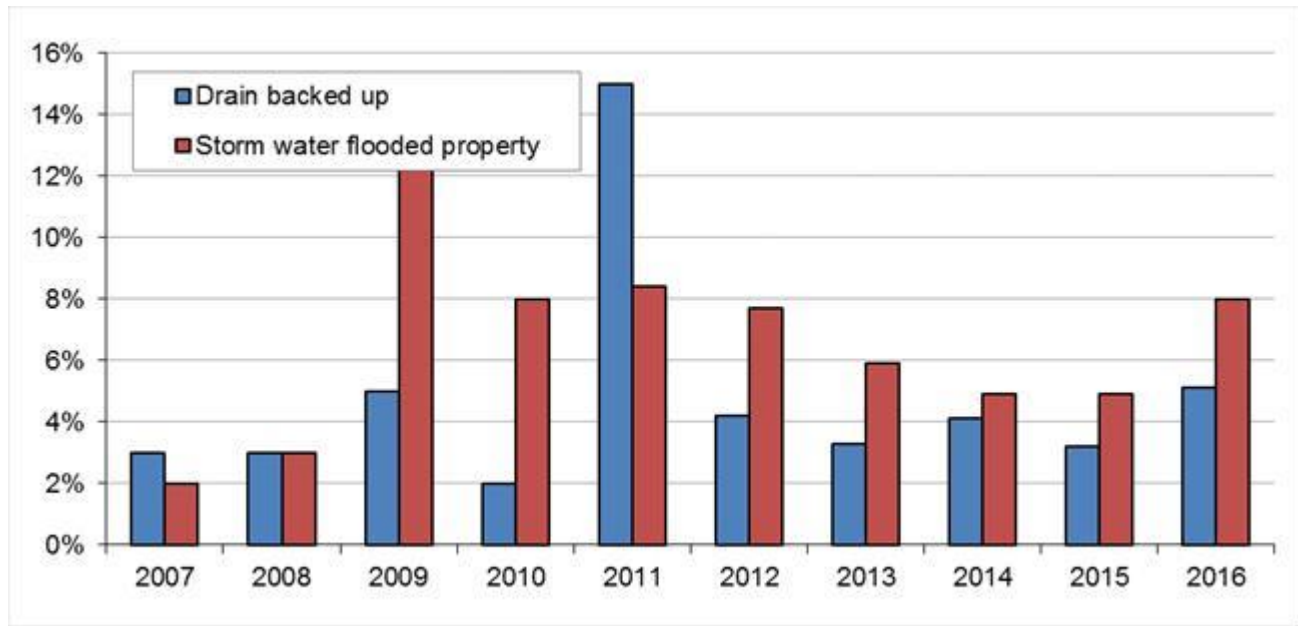
Figure 5b. Respondents Reporting No Water Service Problems, 2012-2016



Residents were also asked if the City sewer system caused a back-up in their basement/home. Only 5% (n=22) said yes. Of those who had a sewer problem, 35% reported the problem to the city of which 71% were satisfied with the response and assistance they received from the city.

Finally, residents were asked whether the storm water flooded onto their properties from the city street. In 2016, storm flooding was reported by 34 respondents or 8% (Figure 6). Of the 34 respondents who experienced flooding, 40% (n=13) reported the problem to the city. When asked how satisfied they were with the city’s response to the flooding problem, 40% were dissatisfied/ or very dissatisfied. The graph indicates that problems related to the city’s sewer system have increased from 2013 to 2016, although it was big drop from 2011. From 2015 to 2016, both the city’s sewer system causing back-up in the basement/home and storm water flooding onto property from a city street increased.

Figure 6. Respondent's experience with city sewer system problems, 2007-2016



Satisfaction with services of City Water and Pollution Control Department is reported in Table 15. Ninety-one percent of the respondents were satisfied (somewhat and very satisfied combined) with water rates. Over three-fourths were satisfied with quality and sewer rates (83% and 81%, respectively).

Table 15. Satisfaction with Water and Pollution Control Department services

	<u>Very dissatisfied</u>	<u>Somewhat dissatisfied</u>	<u>Somewhat satisfied</u>	<u>Very satisfied</u>	<u>Does not apply*</u>
Water quality (n = 436)	3%	13%	49%	34%	3%
Water rates (n = 436)	3%	6%	25%	66%	12%
Sewer rates (n = 435)	5%	15%	49%	32%	1%

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

Additional Comments

Generally, respondents were very happy with the quality of water in the city. Adjectives used were “best water” and “good taste.” There were very few who mentioned that the water was hard and problem with the pressure being little. For exact wording of comments, please see the appendix.



Neighborhood Nuisance Enforcement

Respondents’ satisfaction with enforcement efforts against neighborhood nuisances is illustrated in Table 16. Among those who expressed opinions, more than 60% were “somewhat” to “very satisfied” with each enforcement effort related to noise limits (80%), front yard parking on residential property (72%), yard upkeep (70%), over occupancy in rental property (69%), property upkeep (67%), and outdoor storage on property such as old cars, tires, furniture, garbage (64%). The average satisfaction is moderate (level ranges from 2.77 to 3.04). Between 50% and 69% respondents indicated they did not have an opinion on each of these activities. These individuals were excluded from the denominator when percentages for “satisfied” and “dissatisfied” were calculated.

When satisfaction level was compared against geographic characteristics of the respondents, those living in the northwest area were more satisfied with over-occupancy in rental property compared with those from northeast area. In terms of noise limits, the northwest residents were more satisfied (3.2), followed by southeast residents (3.1), and lastly northeast and southwest residents (2.9, respectively). The level of satisfaction on property upkeep (front yard parking, yard upkeep and outdoor storage) was almost the same ranging from 2.7 to 3.1 (4 being very satisfied).

Table 16. Satisfaction in neighborhood nuisance enforcement (No opinion removed)

	<u>Very/Somewhat Dissatisfied</u>	<u>Somewhat/Very Satisfied</u> Percent	<u>No Opinion</u>
Noise limits (n=483)	20	80	51
Front yard parking on residential property (n=482)	28	72	59
Yard upkeep (n=485)	30	70	69
Over-occupancy in rental property (n=484)	31	69	50
Property upkeep (paint, gutters, broken windows) (n=483)	33	67	51
Outdoor storage on property (old cars, tires, furniture, garbage) (n=485)	36	64	50

Additional Comments

Most of the respondents who wrote comments felt that there is no nuisance problem in their neighborhood. This year, the respondents commented on how clean their neighborhoods are. However, there were also several who mentioned the following as nuisance problems: street parking, noise from motorcycle and cars, and over occupancy in rental apartments,



For further details and their comments, see the appendix.

Transportation

Residents were given the opportunity to rate street and bike path maintenance using a four-point scale from “very good (4)” to “very poor (1).” The average values ranged from 2.8 to 3.1, meaning the road services were rated “good”. When “very good” and “good” responses were combined, responses ranged from 69% for snow plowing in the neighborhood to 95% for street sweeping in business areas. (Table 17)

Table 17. Road service ratings

	Very poor/ poor	Good/ Very Good
	Percent	
Street sweeping in business areas (n=480)	5.4	94.6
Appearance of medians and parkways (n=488)	11.1	88.9
Snow plowing on major streets (n=486)	14.4	85.6
Maintenance of bike path (on street lanes and paths) (n=471)	14.6	85.4
Street sweeping in your neighborhood (n=482)	16.2	83.8
Surface condition of major streets (n=487)	21.6	78.4
Condition of streets in your neighborhood (n=486)	24.5	75.5
Ice control at intersections (n=485)	25.8	74.2
Snow plowing in your neighborhood (n=486)	31.3	68.7

Figure 7a and b compares this year’s road service ratings with ratings from previous years. Generally, the quality of street maintenance was about the same as last year. Two out of nine street maintenance features maintained the same ratings as last year: ice control at intersections and snow plowing in your neighborhood. The following two had a slight decrease: appearance of medians and parkways, and condition of streets in your neighborhood. The ratings for five features slightly increased: snow plowing on major streets, street sweeping in business areas, street sweeping in your neighborhood, surface condition of major streets, and maintenance of bike path (on street lanes and paths).

When looking at the age of the respondents, six out of nine road service ratings were statistically significant (maintenance of bike path system, appearance of median and parkways, conditions of streets in the neighborhood, ice control at intersection, snow plowing on both neighborhood and major streets). The older the respondent, the higher he or she rated those six road services.

In term of length of residency, three out of nine road services were significantly rated higher by long-term residents (conditions of streets in the neighborhood, snow plowing on both neighborhood and major streets). In 2016, those living in northwest Ames had higher ratings for appearance of median and parkways compared with those from southwest and southeast (average score of 3.03, 2.99, 2.86, respectively, on a rating scale of 1 to 4, with 4 being very good). Ratings for other street maintenance or services were the same regardless of geographic residence.

Figure 7a. Quality of street maintenance features (2012-2016)

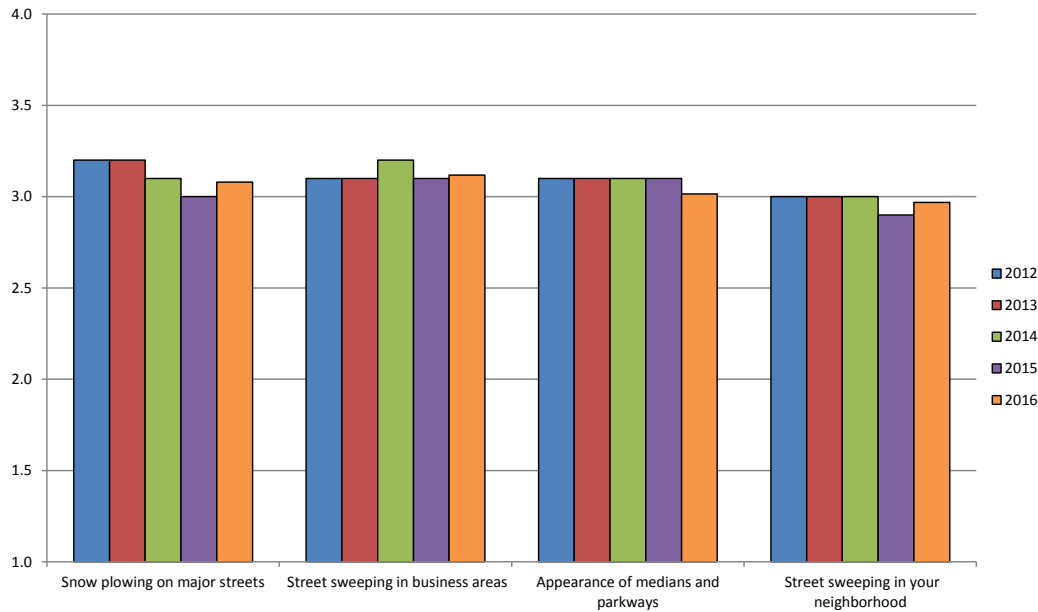
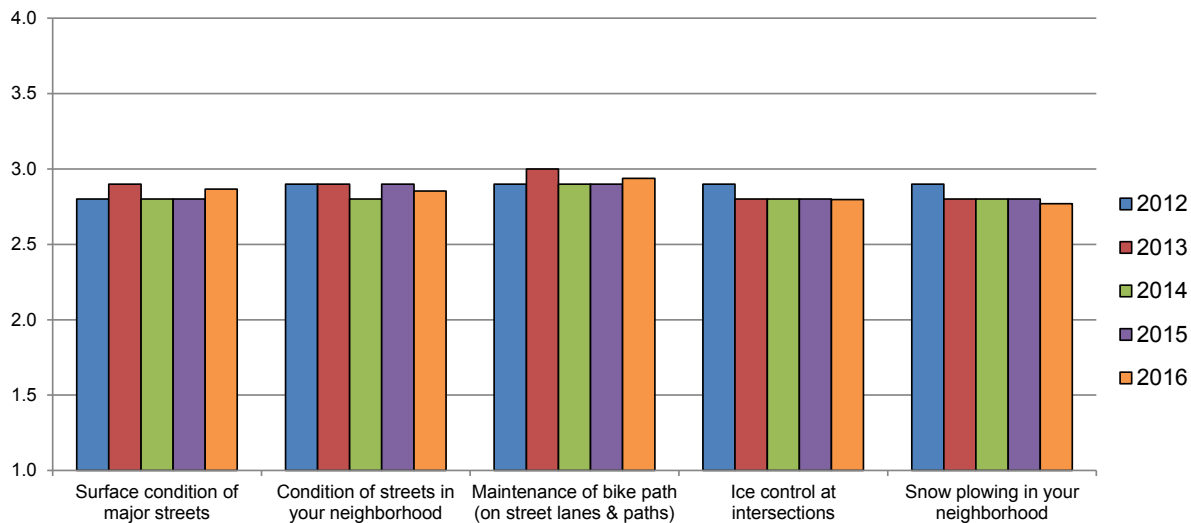


Figure 7b. Quality of street maintenance features (2012-2016)



The survey also asked about the effectiveness of coordination between traffic signals. As seen in Table 18, while 50% of respondents said coordination was “often and/or always” effective, another 45% said the coordination was “rarely to sometimes” effective.

Table 18. Signal Coordination Effectiveness (n = 484), 2016

	Percent
Almost always effective	20
Often effective	30
Sometimes effective	37
Rarely effective	8
Don't know	5

Additional Comments

Most of the comments were complaints on traffic flow in different parts of the town such as “too many stops at Lincoln Way, 13th St., Stange Road and South Duff” were mentioned. Traffic coordination of traffic lights was a common complaint. For exact wording of additional comments, see Appendix.

Specific areas of the town that were cited:

- 13th and Grand Ave.
 - Installation of signal by fire station is pointless and activates when no vehicles are present. 13th St. and Duff
- 13th and Northwestern
 - The light is short, but you need to creep through the crossing.
- 13th and Stange Rd.
 - Horrible since the new lights were installed
- 13th E and W
 - The lack of a turn arrow East/West on 13th at the corner of Grand is a nightmare.
- 13th St.
 - It's horrible. If I hit a green light on any of the major roads, I shouldn't hit a red at the next intersection.
 - Not happy with traffic signal on 13th St by McFarland Clinic.
- 13th St. and Kellogg
 - Will the light at Kellogg and 13th be removed? Its resting state is red for 13th and green for Kellogg which is ridiculous and only slows traffic on 13th.
 - The new light out by the hospital is possessed! It changes randomly - always have to wait going north on Kellogg for green - even without traffic on 13th - You get out there walking - some people just go through red - When there is no traffic on sight on 13th and you're just sitting.
 - Extra lights on 13th and Kellogg still needed

- 13th St. and Stange Rd.
 - Needs a longer left turn going east around 4-6 pm
 - When the signal was changed at 13th and Stange it tripled the time it takes to get through the right going south into campus in the morning and night. Often sitting through 3 light changes.
 - There are particular intersections (e.g. Stange and 13th) where, since work has been done and changes have been made, they have completely altered and needlessly slowed down the intersection and thus fell short of meeting the goal of doing the roadwork/intersection improvement in the first place: to ensure efficiency/to improve the flow of traffic in a city that continues to grow.
- 13th street and Grand Ave
 - Need turning lanes on 13th street and Grand Ave.
- 13th, Grand and Mortenson
 - Traffic signal coordination
- 24th and Northwestern
 - Has a car-damaging dip
- 24th St. and Stange
 - Crosswalk signal timer duration is too long.
- 3rd and 4th St.
 - Getting rough
- 3rd South St.
 - Need to be renewed
- 4th S St.
 - Too many stops on S. 4th near Hy-Vee
- 5th St.
 - Street repair needed: Area in right on 5th St right before S. Hazel intersection
- 5th S St. and Duff
 - Improve the S. Duff/S. 5th St intersection
- Adams St.
 - Has to be paved
- Campus Ave.
 - Fix Campus Ave.
- Duff St.
 - Very busy
- Grand, Northwestern and Ridgewood
 - I often have to stop at Grand, Northwestern and Ridgewood in sequence on 13th. It is frustrating.
- Idaho Ave.
 - Needs street replacement
- Lincoln Way
 - No coordination of signals
 - Doesn't always seem to flow smoothly
 - The coordination between traffic signals on Lincoln Way is nonexistent
 - Poor effective traffic signal
- Lincoln Way and Duff
 - Often highly congested
- Lincoln Way, Grand, Duff
 - Would like to see a system that controls all the lights in the same e.g. green lights all the intersection on the same street. Instead of having irregular green lights that slow down the traffic.

- Lincoln Way and Hyland
 - Lots of cars on Hyland and the signal takes up to 5 minutes to change sometimes. Only intersection in Ames I have had a problem with.
- Lincoln Way and Kellogg
 - Walk lights can be a problem
- Minnesota St.
 - Ice/Snow removal is terrible
- Mortensen Road and State Ave.
 - I highly recommend installing a traffic signal at the intersection of Mortensen Road and State Ave.
- North Ames
 - High traffic area
- Ontario St.
 - Pay better attention to Ontario Street
- Prairie View East
 - Street in our neighborhood is terrible; needs to be resurfaced
- Sheldon and Welch
 - takes forever
 - Need pedestrian bridges
- Stange Rd.
 - Gets extremely backed up during the afternoon when people are getting off of work and many buses running
 - Lights are always backed up between 4:30 and 6
 - The worst! There needs to be a turning lane to turn on to 13th street! It takes 20 min to go 3 miles on Stange often after and before work
- University Ave.
 - University going East from Lincoln to 3rd never lines up and it definitely should be able to.
- Welch Ave.
 - The section of Welch Ave going past Towers Dorms really needs to be repaved as well as widened
- Woodland and Campus Ave.
 - A street lamp has been out at Woodland and Campus Ave. for several months

Specific issues of the town that needs attention are:

- Bike lanes
 - We need more dedicated bike lanes and paths. People need to be taught bike-road-rules
- Campus lights
 - There are a few lights, especially near campus, that the signals or sensors are not triggered when I'm on a bike.
- Flashing yellow lights
 - I really don't like the flashing yellow arrows, specifically in areas with high foot traffic.
- Intersections
 - Left turns at intersections are confusing in Ames, or maybe in Iowa in general. You let each opposing lane go at the same time and it causes confusion. Let one lane go at a time

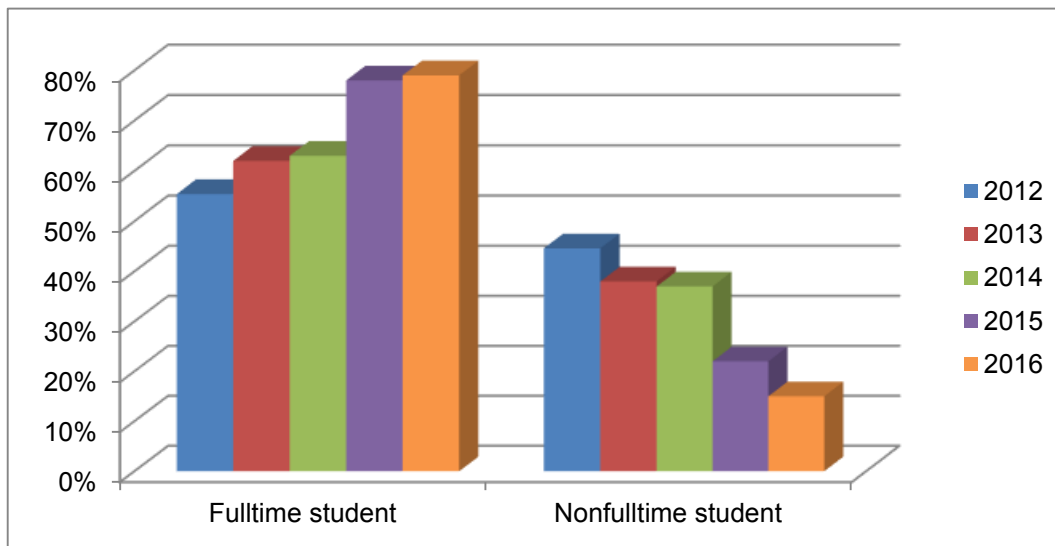
- Near side of intersections often get very icy.
- Light signals for bicycles
 - When on a bicycle it is virtually impossible to legally cross the street at a stop light. The city needs light signals that can be triggered by bikes.
- Motorcycle
 - Only gripe is that several are not sensitive to motorcycles. Makes me run the red light or sit there until another car comes from other direction.
- Neighborhood snow removal
 - When it gets warmer during the day snow melts, and when it gets colder during the night it gets hardened. The road in that neighborhood becomes slippery, and people fall! It would be nice if there are people come in to shovel the ice during warmer day.
- Neighborhood Street
 - Streets in my neighborhood are in poor condition. Only half of our street gets plowed
- On-street bike lanes
 - Cleaning of on-street bike lanes of snow in winter could be improved.
 - We bike a lot, and on minor streets there are many places where roads are potholed, cracked, etc.
- Pathway maintenance
 - Biggest issue with maintenance of pathway is that it seems there is always some sort of road construction going on, and this may tear up or block off pathways.
- Road closing
 - Don't close Stange road and all other roads N/S all at once.
- Road widening
 - West entrance of west Hy-Vee needs to be fixed.
- Signal Changes
 - Sometimes you have to wait though two signal changes before you can proceed.
- Snow removal
 - At certain hours after a big snowfall, some of the roads are not cleared or deiced in the west part of Ames residential.
 - Snowplows often take chunks out of curbing and run over grass in parking strips, creating tracks deep in the grass/dirt once snow melts.
 - There are times in the winter that they never plowed our streets.
 - Worst snow removal system of any city I've lived in. Buy more plows and some salt.
- Speed limit
- Stop lights
 - I have to wait forever at stop lights frequent and there is no traffic using the green lights.
 - Stoplights suck. At some point Ames needs to move towards onramps, one ways and other traffic control. Game days are the worst
- Terrible roads
 - Roads are terrible in Ames.

- Traffic
 - Travelling on grand North or South is terrible. Traffic lights are not well coordinated or timed and this increases travel time and wasting fuel
- Traffic light
 - I should be able to get a green light and continue on until the end of the roadway.
- Winter roads
 - Terrible in winter!

CyRide

Ames’ mass transportation system – CyRide – was addressed next in the questionnaire. Figure 8 shows how CyRide users differ by student status (fulltime versus non-fulltime students). Among respondents who used CyRide at least once a week, 79% were fulltime students and 15% were non-fulltime students.

Figure 8. Use CyRide at least once a week, 2012-2016



In 2016, 47% of respondents reported to be CyRide users to various degrees. In the past 5 years, the use of CyRide fluctuated around 49% (between 47% and 50%).

In 2016, 53% of respondents reported they never rode the bus, a decrease of 6 percentage points compared to last year (59%). There was also an increase of 6 percentage point for the CyRide users of more than 10 times a week (Table 19).

There is correlation between resident demographics and CyRide usage. CyRide users are mostly younger (28 years of age) and have stayed in Ames for a shorter period of time (average 7 years). However, the non-CyRide users were older (average age 49) and have lived in Ames longer (average 20 years). The majority of those who used CyRide were students (84%) and mostly renters (81%).

Table 19. Respondents' weekly CyRide usage

<u>Weekly use</u>	<u>Survey Year</u>				
	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Never	64	60	62	59	53
2 to 6 time	16	18	15	15	19
7 to 10 times	9	10	10	12	9
More than 10 times	7	8	8	9	15
Once a week	4	5	5	4	4

This year, a new question on potential CyRide use was asked. When respondents were asked what would make them consider using CyRide if they are not currently using it, more than half (52%) said “nothing.” Almost one-fifth of respondents (19%) mentioned more frequent routes near their residences and more services to more areas of Ames. Other additional features mentioned were longer and earlier services to some routes, a free service and/or lower cost. (Table 20)

Table 20. Services that would make you consider using CyRide if not currently using this service (n=236)

<u>Reason</u>	<u>No.</u>	<u>%</u>
Nothing	123	52.1
Service was more frequent on routes near me	46	19.5
Services were provided to more areas of Ames	45	19.1
Service was offered on my route longer during the day (earlier or later times)	26	11.0
The fare when boarding was at no cost	17	7.2
The fare when boarding the bus was lower	8	3.4
Others	35	14.8

Other responses:

- Bus stop
 - If the routes made more sense
 - Service directly to my neighborhood
 - Bus stop closer to our house
- Can no longer drive
 - If I lost a driver's license
 - If I was unable to drive due to physical/mental reasons.

- Less confusing
 - If I understood the routes better
- No need
 - Walk to work
- Not convenient for kids
 - Young kids - simply not convenient.
- Out of town
 - More trips to Nevada or bus station to Des Moines (might)
 - If it took me to Des Moines
- Shorter route
 - Too many stops - add more express routes
 - Travel time - twice as long by bus
- Too crowded

Additional Comments (For actual responses, see Appendix)

- Commendation
 - CyRide comes in handy when needed
 - Great, import, nice
 - Staff are great
 - They're extremely dependable, and I encourage them to keep offering the same great level of customer service
 - Service is good and very highly valued
 - We're lucky to have CyRide
- Don' use CyRide
 - I bike
 - Difficulty getting on a bus
 - Have own transportation
- Needs
 - Need more service during ISU breaks on S16th St
 - The routes don't even extend near our house - 8 blocks away and it would take 45-60 min to go anywhere.
 - It would be nice to have a bus stop for the neighborhood directly south of West Hy-Vee. Sunflower, Tripp, Marigold, Dotson area
 - Add more bus stops by public parks and other outdoor activities
 - Better connections from South Ames - i.e. Jewel Drive to central part of downtown. Mid-day times are in need of improvement.
 - Better shuttle service out to E. Lincoln business park
 - 6 Brown could have more frequent routes in morning
 - I find it inconvenient having to wait for the bus in the evenings for commuting
 - The routes should be more direct to campus.
 - An hour earlier starting time would be great
 - Increased access on weekday nights and weekends.
 - Bus service before 6:00 am
 - Express services to certain areas. Consumes lot of time during a commute
 - There should be Ames to Des Moines every 2 hrs.
 - Ticket price went up

- General comments
 - I dislike being packed in like sardines in a bus
 - With the increase of ISU students - they need to start paying additional fares. Ames residents cannot afford too much more for riding CyRide and supporting free ridership.
 - I think there are too many routes now every time I go to the mall there are no one on the buses, stops are too close to one another.
 - Could use the smaller bus during the slow time.

Community Parks and Recreation

Residents were asked to rate their level of satisfaction with recreational facilities on a four-point scale from “very good (4)” to “very poor (1).” Individuals who did not use a facility are not included in Table 21 ratings.

Satisfaction with parks and recreational facilities continues to be high with 72% to 97% of facility users providing a combined “very good” and “good” rating. The average rating ranges from 2.9 to 3.3 on the 4-point scale. “Restrooms” is the only recreational facility that was rated below 3.0 (good). Satisfaction level is about the same or higher compared to previous years in all parks and recreational features. (Figure 9a and 9b)

Table 21. Users’ satisfaction with parks and recreation facilities, 2016

Facility	Very Poor	Poor	Good	Very Good	Don't Use*	Average**
	Percent					
Overall appearance of parks (n=454)		3	55	42		3.4
Wooded areas (n=390)	<1	8	55	37	<1	3.3
Playground equipment (n=306)		7	61	31	<1	3.2
Hard surface trails/crushed rock trails (n=394)	<1	7	61	32	<1	3.2
Shelter houses (n=365)	<1	9	62	29		3.2
Tennis courts (n=229)	1	6	67	26		3.2
Picnic areas (tables/grills) (n=294)	1	10	61	28		3.2
Restrooms (n=336)	2	25	55	17	<1	2.9

* “Don't Use” excluded when calculating percentages and average for “very good” to “very poor.”

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

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

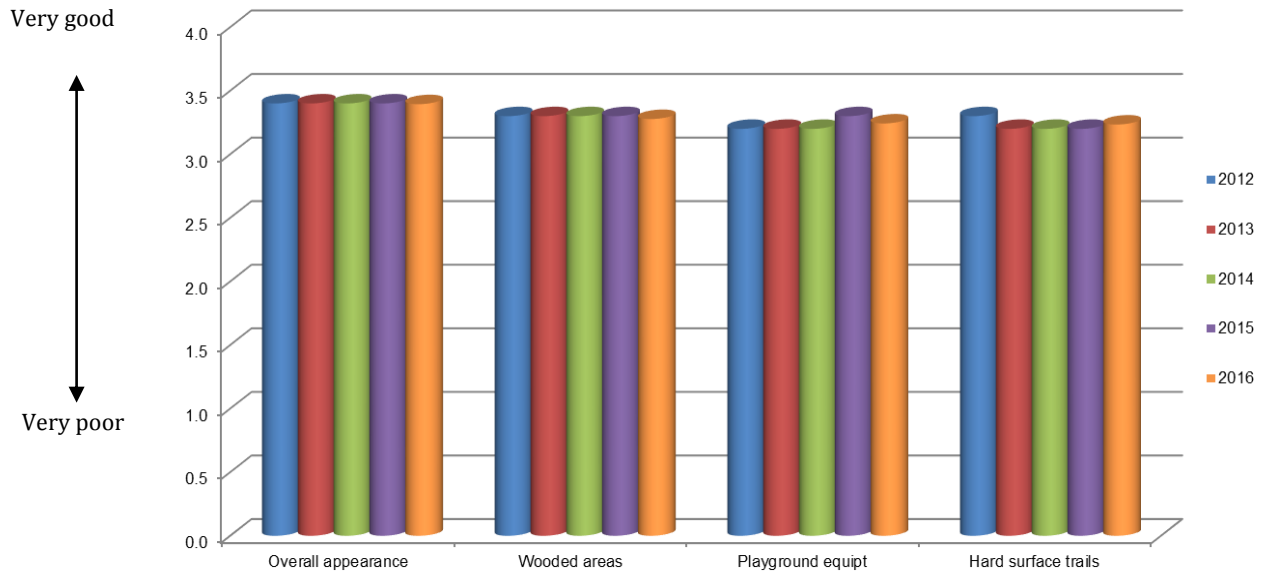
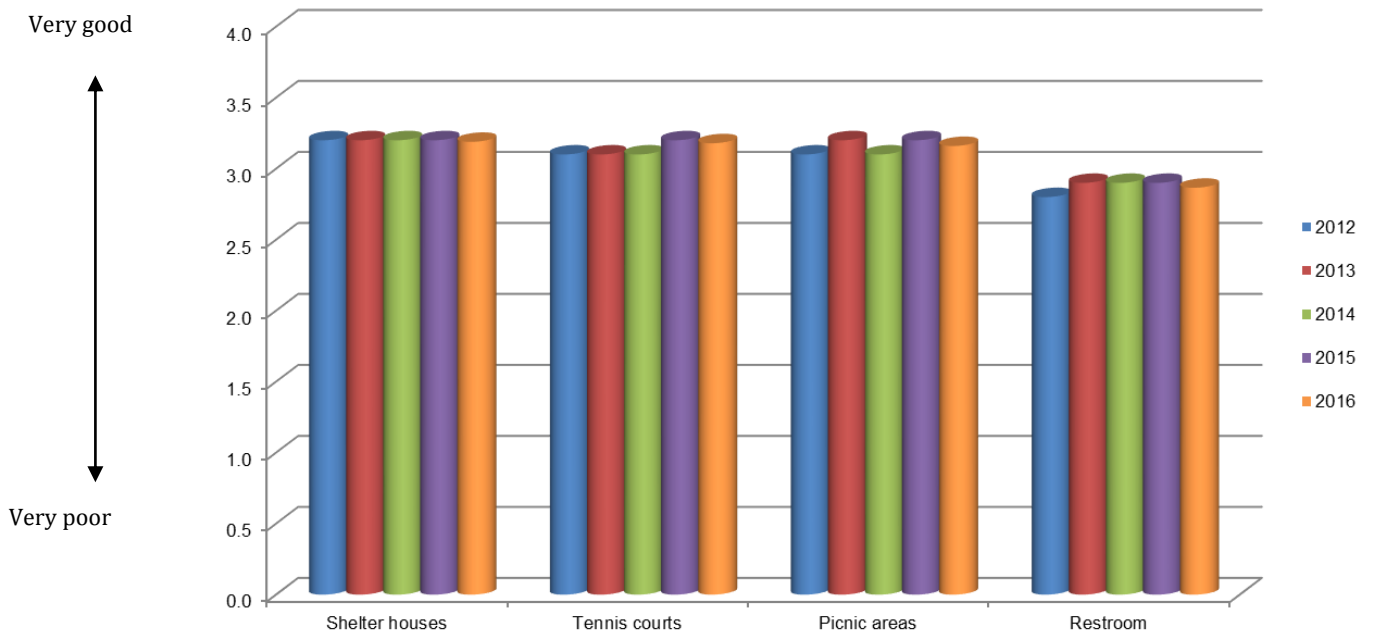


Figure 9b. Rating of Parks and Recreation features in the past 5 years



Additional Comments

- Positive comments
 - Good parks are an important plus to our community
 - Great city parks, impressive, lovely, excellent, well taken care of with no clutter or garbage
 - Furman Aquatic Center A+
 - I recently moved to Ames and am very impressed with the parks/rec system here. All parks are well kept and the large number of them is impressive.
 - The development of Ada Hayden park had been the best thing to occur in Ames
 - Very much enjoy walking at Ada Hayden
 - Overall, parks look nice and are fairly clean

- Needed
 - More wooded area would be nice.
 - Need better management of wooded areas and trails (logs on path, invasive removal, etc.)
 - More/better hard rock and gravel trails, as well as better preservation of wooded areas
 - Tennis court nets left up during winter in Brookside Park has be replaced more often
 - Add lights to Brookside tennis courts
 - More bike trails would be great
 - Some bike trails need resurfacing
 - More designated walking trails closer to Campus or West Ames
 - Too many trails are paved! Very tough on your body when running. I would really appreciate more dirt or gravel trails
 - Would be really nice to eventually connect bike trail at Hunziker Sports Complex to the Riverview park trail, etc.
 - Outdoor ice rink
 - Need more year round shelters

- Improvement
 - P and R website needs improvement: hard to find general map of parks (where they are, etc.)
 - Shelters, restrooms, picnic areas all very old
 - Need improvement on restrooms
 - Restrooms can use upkeep.
 - Restrooms needed to be added to several parks. It would be nice to have restrooms at every park
 - Give dates when park bathrooms will be open/closed for the season!
 - Hard to find public restrooms
 - Get kids to quit vandalizing our city parks and restrooms

Ames Public Library

Generally, Ames Public Library was rated highly by the respondents. The 13 services noted on survey as being provided by Ames Public Library were rated good/very good by 94% to 99% of the respondents. On the 4-point scale, average scores ranged from 3.4 to 3.7 (good to very good). (Table 22)

Features or services mostly used/visited by respondents were: welcoming atmosphere, range of available of materials, customer service, and availability of seating. Among the users, all the features or services were rated highly (3.5 and higher) except waiting time for requests/holds – (3.4).

Table 22. Users' rating with Ames Public Library features, 2016

Feature	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average*</u>
	Percent					
Welcoming atmosphere (n=486)	0	1	28	70	38	3.7
Meeting/study rooms (n=488)	1	3	27	70	59	3.7
Range of materials available (books, videos, magazines, software) (n=486)	1	2	29	68	41	3.6
Customer service (n=485)	0	2	30	68	41	3.6
Asking questions of library staff by phone (n=486)	1	2	32	66	66	3.6
Availability of seating (n=485)	1	3	31	65	49	3.6
Programs (story hour, book discussions, concerts) (n=485)	1	3	31	65	65	3.6
Bookmobile service (n=486)	2	2	34	62	73	3.6
Handicapped accessibility (n=483)	2	2	36	61	73	3.6
Use of library resources from home via computer (n=484)	1	3	36	59	56	3.5
Internet/computer services (n=485)	1	4	42	53	61	3.5
Page one - the library newsletter (n=485)	1	3	44	52	76	3.5
Wait time for requests/holds (n=484)	1	5	44	51	55	3.4

* Don't Use responses not included in calculating ratings and averages.

Only 41% of the respondents use the Ames Public library as often as they would like to use it. Of those who use the library, 39% were ISU students. The rest were not ISU students (61%). (Table 23)

The main reasons why the Ames public library is not being frequently used by both groups (Iowa State University students and non-ISU students) were no time to go to the library and availability materials from other sources. While 28 percent of non-ISU students listed parking as a reason for not using the Ames Public library more often, only 12% of Iowa State students listed that as a reason.

Table 23. Comparing students and non-students' reasons for not using the Ames Public Library

Respondent Status	Parking is a problem	I get materials from other sources	I don't have time	Library is not open during hours that are convenient to my schedule	Other
	Percent				
Iowa State University student (n= 168)	28	39	51	11	8
Non-ISU student (n=106)	12	45	58	13	17

Other reasons mentioned for not using the Ames Public Library were: (n=33)

- Attribute
 - Parking close by is expensive except Sundays
 - Wait times for requests too long
- Personal
 - No real reason
 - Not a library person, just got out of habit
 - I have found homeless people sitting in the available chair areas eating and sleeping. I feel for them, but am uncomfortable trying to get through them to get to books. Very off-putting.
 - Hours don't coincide with work schedule, weekend hours seems limited
 - Far from home

Additional Comments

The respondents were very excited about the renovated library. They used the words: love it, good, excellent, amazing, and nice. Also, there were positive comments about library staff, a trend evident is the last few years of the survey.

Some of the negative comments included parking, not being handicapped accessible, and the waiting time for popular books. The hours of operation of



the library was mentioned as a deterrent to the respondents. They want longer hours especially on weekends.

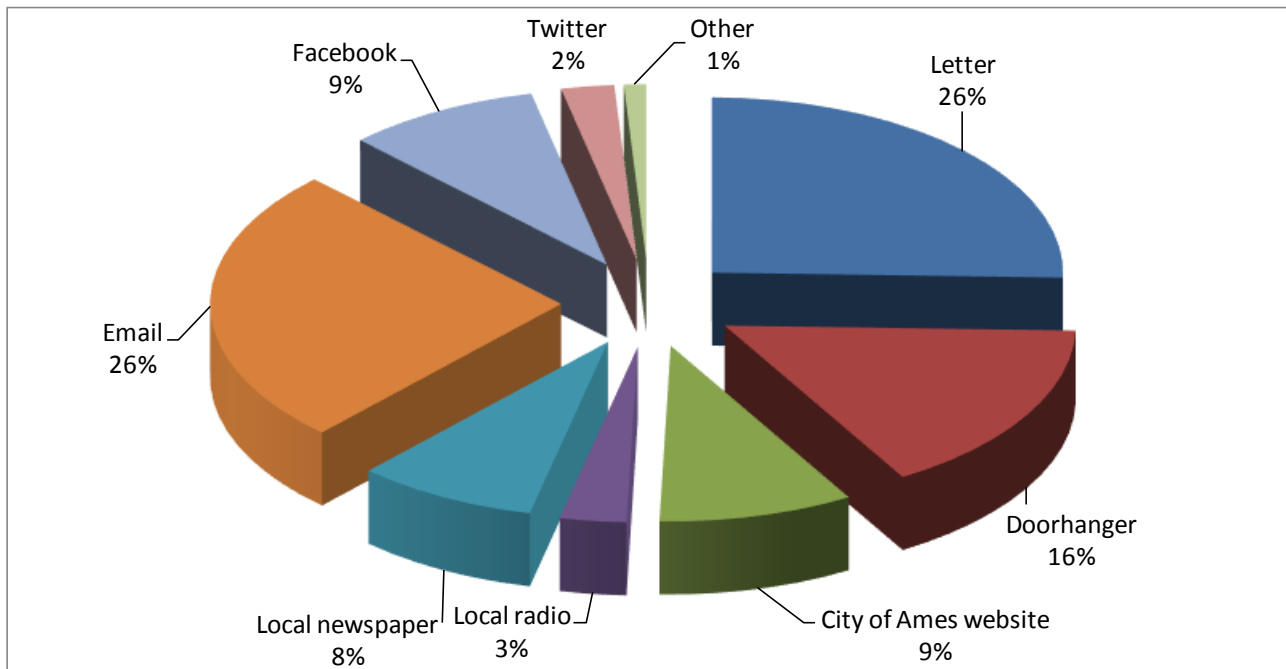
There was also a suggestion on merging the two libraries (Ames Public Library and ISU Parks library). A mobile application for the library was also mentioned.

Information Dissemination

The next section of the questionnaire asked respondents how they want to learn about City of Ames services, programs and projects, as well as their thoughts on the usefulness of various media sources. Figure 10 shows that email and letter are the most popular method of communication (26% respectively), door hanger (16%), city's website (9%), Facebook (9%), local newspaper (8%), and local radio (3%). (Figure 10) The trend is consistent with 2014 and 2015. For ISU students, email is the best way to communicate this year (same as last year), followed by letter, door hanger, Facebook, website, local newspaper, local radio, and Twitter.

Other means of learning about city projects and meetings noted by respondents were Channel 12, friends, local news, and the monthly newsletter.

Figure 10. Preferred method to learn about City services, programs or projects, 2016



In Table 24, City of Ames website, the City Side (utility bill insert), Ames Tribune newspaper, and ISU Daily newspaper were the most frequently cited sources of local government information.

When asked of the degree of usefulness of those sources, the most useful sources were City of Ames website, City Side (utility bill insert), and Facebook/ Twitter/ YouTube. The rest of the sources cited were rated somewhat useful: Ames Tribune newspaper, KASI/KCCQ radio, Des Moines Register newspaper, ISU Daily newspaper, and KHOI, Cable TV12/Government Access. The Sun newspaper was perceived not to be as useful to the respondents.

Table 24. Usefulness of media sources for government information, 2016

	<u>Don't Use</u>	<u>Use</u>	
	Percent	Percent	Average*
City of Ames Web page	36	64	2.4
Cable TV 12/Government Access Television	74	26	2.0
Ames Tribune newspaper	49	51	2.3
ISU Daily newspaper	49	51	2.1
Des Moines Register Newspaper	55	45	2.1
The Sun	60	40	2.0
KASI/KCCQ radio	71	29	2.2
KHOI	78	22	2.1
City Side (utility bill insert)	46	54	2.4
Facebook/ Twitter/ YouTube	50	50	2.4

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

Figures 11a and b illustrate the how useful these sources are in getting local information over a five-year period. Those rankings have stayed fairly consistent over the years with slightly higher average scores this year compared to previous year, except City Side. City of Ames web page and KASI/KCCQ perceived usefulness remained the same as last year.

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

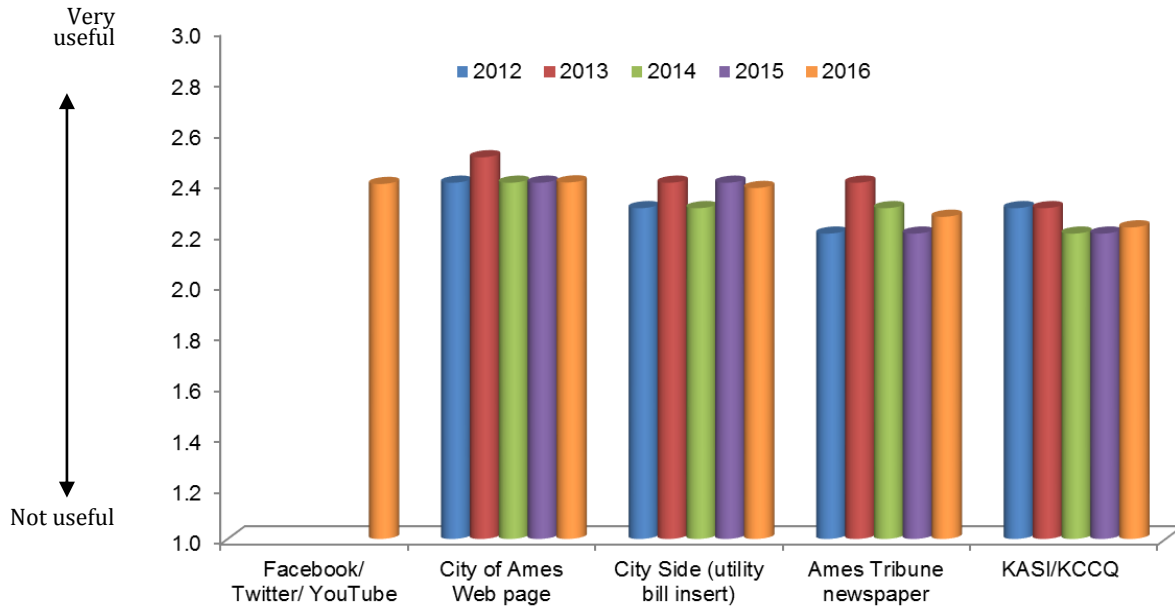


Figure 11b. Usefulness of news sources over the past five years (Users only)

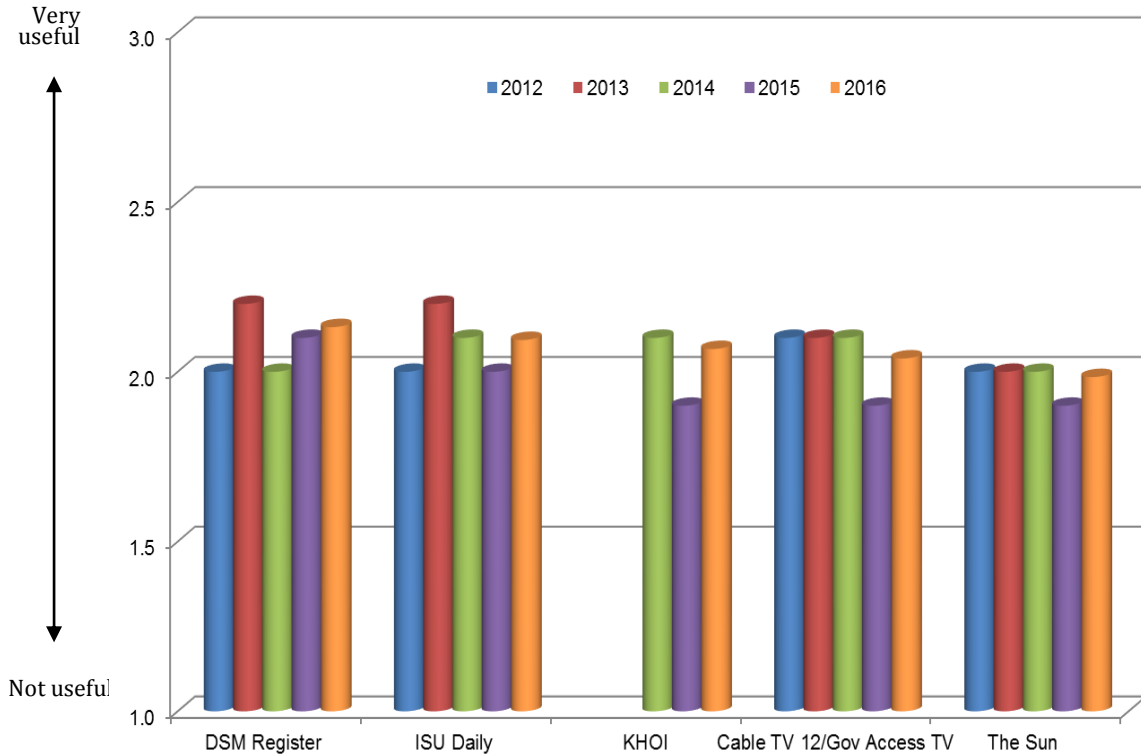


Table 25 indicates the usefulness of various communication tools based on the respondent's status as a student. There were statistically significant differences between student and non-student responses. City Side, Cable TV 12/Government Access Television, and the Sun were more useful to Ames residents (non-fulltime ISU students) than to fulltime ISU students.

Table 25. Usefulness of news sources for students and non-fulltime students

Information Source	Ames Residents (non-ISU student)	Fulltime ISU student
	Average	
City Side (utility bill insert)	2.52	2.05**
Facebook / Twitter / YouTube	2.46	2.35
City of Ames Web page	2.41	2.39
Ames Tribune newspaper	2.32	2.17
KASI/KCCQ radio	2.30	2.11
Cable TV 12/Government Access Television	2.17	1.93*
KHOI	2.15	2.00
Des Moines Register newspaper	2.09	2.19
ISU Daily newspaper	2.07	2.11
The Sun	2.07	1.86*

* Statistically significant at .05 level, *** significant at .001 level.

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

Mediacom Cable TV

Forty-two percent of respondents were Mediacom cable TV subscribers. Among the Mediacom subscriber, 69% never watched TV12 and 31% do watch TV12 (Table 26). Sixteen percent watched between 6 and 9 p.m. Sixty percent of respondents watched Channel 12 for one hour or less per week and 26% watched 2 to 3 hours per week. (Table 27)

Table 26. Time to watch Cable TV Channel 12 (n =200)

	Percent
Never watch TV 12	69
12:01 a.m. to 6:00 a.m.	1
6:01 a.m. to noon	4
12:01 p.m. to 6:00 p.m.	4
6:01 p.m. to 9:00 p.m.	16
9:01 p.m. to midnight	7

Table 27. Hours per week for those watch TV Channel 12 (n = 43)

	Percent
0-1 hour	60
2-3 hours	26
4-5 hours	2
>5 hours	12

When the respondents were asked how often they watch TV12, majority (61%) indicated that they watched for less than 1 hour per week. Almost a quarter (26%) watched for 2 to 3 hours per week. Only 12% watched TV12 for more than 5 hours per week.

City of Ames' Website (www.cityofames.org)

Fifty-three percent (n=259) respondents used the City of Ames' website in 2015. The main purpose for using the websites were to check for notices updates or news releases (59%), to check an Ames Public Library card account or status materials (44%), to sign up for Parks and Recreation classes (39%), to gather information for City Council meeting or other City meeting (14%), and to watch a City Council meeting or Channel 12 programming on video- streaming (8%).

Other uses of City of Ames' website were:

- Assessor's website
 - Access to property records (4)
- Check ordinance (1)

- Event information
 - Find hotels for events and things to do
 - View upcoming entertainment in Ames (1)
- General City info (services, programs)
 - Check departments for information (1)
 - Contact information (1)
 - General information (5)
 - Planning documents (1)
 - Check on projects (Streets) (1)
 - Information on Ames Community Garden (1)
- Pay bills (utilities, parking tickets, etc.)
 - Check electric bills (1)
 - Pay parking tickets (3)
 - Pay utility bills (10)
- Utility information
 - Only check how to get appliance rebates (1)
- Animal Shelter information (1)
- Flooding street closure (1)
- Free Yard Waste Days (3)
- Apply for city employment/ job listings (9)
- Check adult recreation schedule and standings (2)

When respondents were asked about other information that should be included in the Ames' website, the following suggestions were mentioned:

- Council decisions
 - More rapid posting of minutes/results of major council decisions.
- Ease in navigating
 - Better flow of information
 - Easier to navigate on an iPad
 - It's good information, but it's hard to find sometimes
 - It's got a lot of info, it needs to be easier to navigate. Too many commonly searched items are buried too deeply.
 - Website is a bit disorganized and has inconsistent feel.
- Events
 - More calendars of upcoming events in the area
- Insect control
 - Mosquito control, spraying plans
- Police report
- Road closures
 - It may be on there already, but roads closed due to construction, or a map that shows the construction areas and whether cars can get through or not.
 - Road construction / repair
 - Street closures location and duration
- Traffic routes
 - Clear info on traffic routes on ISU game days
- Volunteering
 - If there were volunteers needed postings I think there would be response.

- Weather
 - Scroll of weather or public service announcements

Non-Formulaic Retail Business

This section of the questionnaire is new for 2016. The respondents were asked about their opinions on non-formulaic retail business. They were asked if they were in favor of the city of Ames providing financial incentives to attract non-formulaic retail businesses (independent, non-chain) to Ames. More than two-thirds of the respondents approved the city’s preposition on giving financial assistance to non-formulaic retail business on all of the three places mentioned in the survey: in Campustown, Downtown and along Lincoln Way. This was shown by the number of approvals (approve/strongly approve) and average values shown in Table 28. Average values were 3.2, 3.3 and 3.1 respectively. This is based on scale of 1-4, with 4 being strongly approve.

Table 28. Thoughts about the City of Ames providing financial incentives to attract non-formulaic retail business (independent, non-chain) to Ames

Location	Disapprove/Strongly Disapprove	Approve/Strongly Approve	Average
In Campustown	17.4	82.6	3.2
In Downtown	12.8	87.2	3.3
Along Lincoln Way	21.4	78.6	3.1

Use of Public Land for Private Development

Respondents were asked on their opinion on using public property to enhance private, for-profit development in Campustown or Downtown "to further the City Council’s goal of strengthening Downtown and Campustown by exploring public/private partnerships for improvements to public and private spaces. Public land could be parking lot, public plaza, or public right of way."

More than half of the respondents (63.6%) were in favor of selling public land to enhance private development projects of apartments and commercial space to attract young professionals. Enhancement might include constructing a private parking ramp with public parking included (average value of 2.63 on a scale of 1-4, with 4 being strongly approve). However, providing public land at no cost for private redevelopment of apartments and commercial space to attract young professionals or to construct a private parking ramp with public parking included was the least popular use of public property (average value of 2.2). (Table 29)

Table 29. Approval on using public property to enhance private, for-profit development in Campustown or Downtown "to further the City Council goal of strengthening Downtown and Campustown by exploring public/private partnerships for improvements to public and private spaces. (Public land could be parking lot, public plaza, or public right of way).

Table 29. Use of Public Property

Use of public property	Disapprove/Strongly Disapprove	Approve/Strongly Approve	Average
Providing public land at no cost to enhance private development of apartments and commercial space to attract young professionals. Enhancement might include constructing a private parking ramp with public parking included.	62.1	37.9	2.20
Selling public land to enhance private development of apartments and commercial space to attract young professionals. Enhancement might include constructing a private parking ramp with public parking included.	36.4	63.6	2.63

Waste Reduction

This year, questions on waste reduction and recycling were asked. This information will be used to gauge the feasibility of waste reduction programs, and determine knowledge and opinions on recycling and composting. The first question was the respondents' knowledge on the existence of the City of Ames sorting and processing its garbage at the Resource Recovery Plant. This includes recycling of metals recovered from the garbage. More than three-quarters of the respondents (81%) were aware that the city is recycling.

Glass Recycling

However, only 47% were aware that that food container glass (such as salsa jars, pickle jars, jellies, etc.) can be recycled by dropping it into yellow recycling bins at local grocery stores. Of those who were aware, 66% do participate in glass recycling. For those who did not participate in glass recycling (35% or n=20), their reasons were the following:

- Not convenient
- Have never seen recycling bins at grocery stores in Ames. Would use them if they were there.
- I have never seen the yellow bins otherwise I would.
- Stores very fussy as to what containers they accept
- Because I thought recycling/sorting did this
- Don't have much glass, never thought about it
- Need better display for recycling
- Recycle at Hy-Vee services for wine
- We take them to Boone recycling center.
- Recycle through Chitty garbage service, alternating Thursdays recycling program
- Don't have time
- No time, didn't know where t to take it
- Didn't know it was available (3), Didn't know the bins were there

- Was not aware of this. I think it's ridiculous to have to pay to recycle. So I take my recycle home to my permanent residence when I visit so it isn't burned to energy.
- I was unaware of this recycling route.
- Unsanitary, given lack of space

Recycling other than Glass

Forty-nine percent of the respondents recycle other items besides glass. When asked how they recycle them, several responses were stated including frequency, places, process, and things recycled. (Table 30)

Table 30. How do you recycle them?

Category1	Category2	Original Responses
Frequency	Every week	Every week
	Other	Once every few months
	Weekly	weekly pick-up of household trash
Place	Ames	Take items to recycling center (need pop can recycling again in Ames)
	Apartment building	Put them in the recycling dumpster outside my apartment building
	Best Buy	Best Buy cartridges, batteries, cards, cell phones, TV Best Buy electronics Lowe's- Best Buy Plastic bags - grocery store; batteries, light bulbs and hazardous materials - Ames Resource Recovery; TV's and computers - Best Buy.
	Boone Recycling	Sent and take to Boone Take them to Boone Recycling
	Chitty Garbage	Chitty Garbage pickup service
	Church	Churches and clubs
	County	We take them to a county with a recycling venue since our county gave up on their recycling center.
	Deposit Machines	Deposit Machines
	Des Moines	I take it all to Des Moines when I go. Take them back home (DSM area)
	Drop offs	Drop offs plastic- drop off sites
	Elkhart	I have to drive to Elkhart top recycle myself
	Fareway	Drop off at Fareway Plastic bags at Fareway, deposit bottles. Take pop cans, pop bottles, and alcoholic drink bottles to Fareway for deposit redemption and recycling.
	Garbage carrier	Garbage carrier Paid recycling Via garbage servicer

Garden	Garden newspaper in the garden
Give away	Give away
Green Bin	Green Bin In Green recycling bins with yellow lids at Fredericksen Court
Grocery store	Deposit them into specific bins at the grocery store Grocery store Habitat, containers to grocery store Plastic bags - take to grocery stores. redeemable at grocery store redemption returning cans and bottles to stores Bring it together and recycle them at grocery store I take cans to recycling areas in grocery stores. machines at grocery stores Plastics at the grocery stores
Hy-Vee	Bring Cans and Bottles to Hy-Vee cans redeemed at Hy-Vee Hy-Vee Hy-Vee bottle recycle Hy-Vee recycling center I reuse the paper sacks at Hy-Vee I try to drop off bags at Hy-Vee. Drop off excess paper at my office, though that may not be recycled. Plastic bags to Hy-Vee
In Iowa	Take them to my permanent residence in Iowa
ISU campus	At the SUV laundry building, they have several blue containers for a variety of recyclables. ISU laundry facilities Iowa State University recycling bins at campus Reuse jars and cardboard, take what isn't used to bins at University Village (sometimes), and there are paper recycling bins at work, so work papers go there. Sort and recycle on campus Take them to my girlfriend's apartment on campus Recycling on floors in residence hall The recycle bins in the student lounge in my dorm. through the bin outside my campus apartment
Kiwahii's Truck	Paper, clothing, household goods, yard waste - Kiwahii's Truck Paper, clothing, household goods, yard waste - Kiwahii's Truck
Lincoln and Dodson	Can redemption center on Lincoln and Dodson Cardboard recycling at E Lincoln way.
My dorm	In my dorm
My hometown	Take them to my hometown
Neighborhood	Recycle bin in in neighborhood
Nevada	Cans and bottles - Take to Nevada. Donate cans to Nevada

	Go to Nevada
Out of town	Pop cans - redemption center out of town.
Parents house	Have to bring them to hometown when I go back to parents house. Take them to parents b/c we don't have recycling
Permanent address	Take them home to my permanent address
Private company	Private company
Private junction	city or private junction
Recyclable box	Put the used paper or books into recyclable box.
Recycling bin	Trash recycling bin
Recycling centers	Redeemable depositories, cardboard recycling centers
Recycling containers	Residence hall recycling containers
Recycling dumpster	I put them in a plastic bag designated for recyclable and then put that full bag in a dumpster designated for recycling Recycling dumpster
Recycling facilities	Take sorted out waste to the proper recycling facilities
Redemption center	I used to use the redemption center before it closed. Now I recycle by returning cans to a grocery store. I would continue to recycle cardboard and plastic but I do not know where to do it. redeem cans at grocery store redemption centers
Redemption center	redemption center
The apartment	Recycling bin outside of the apartment
To recycling	Take them to recycling
VM	VM recycle container
Walmart	Walmart recyclable cans and bottles
Waste management	Curb side / waste management
Process	Blue bins
	Blue bin or cardboard and plastic cartons
	For homeless
	Leave cans by dumpster for homeless
	Own personal drop offs
	Own personal drop offs.
	Recycle
	Cycle-Recycle
	Reuse
	Reuse in kitchen Reuse them, bring them to recycling sites Use them over again
	Rummage sale
	Rummage sale donation
	Service recycle
	Garbage service recycle
Things recycled	Basket
	take them with me when i return cans and put them in the non-returnable basket
	Batteries
	batteries, plastics
	Beer cans
	Soda and Beer cans
	Bottle Refund
	return cans and bottles for deposit
	Can redemption
	Can redemption/ return
	Cardboard
	Cardboard
	Cardboard and Plastic
	my work recycles cardboard and plastic
	Newspaper
	Take newspapers and cardboard to work, where there are bins for

		recycling.
	Oil	oil
	Paper	Paper at the office
	Plastic bags	plastic bags
	Sort garbage	sort garbage
Other	Other	No ton Ames because I don't want to pay for it.

Additional Option for Recycling

Almost three-quarters (73% of the respondents) are still interested in additional options for recycling. When asked what services would help them recycle more frequently, 275 respondents made suggestions. Below are the grouping of the services and their actual responses:

- Accessible
 - Easy accessibility
 - Frequent access to batteries, light bulbs
 - Make it easy
 - More accessible containers, need pickup.
- Availability
 - Availability of disposal containers at the Grove apartment complex. We currently have one compactor for seven apartment buildings to all use and stuff as much trash in. We need either another compactor on the east/north side or more options to dispose of our trash but keeping it convenient for people like me that live on the opposite end of where we take the trash.
- Awareness
 - More awareness
- Battery
 - Battery
 - Battery, plastic material
- Bottle and can
 - Easier disposal bottles and cans - closing the redemption center has made it harder
 - More places for bulk bottle and can recycle
 - Cans
 - Can collection center
 - Easier ways to recycle cans besides Hy-Vee, the other recycling center has weird hours
 - Place for pop cans besides grocery stores
- Cardboard
 - Cardboard, newspaper
 - Cardboard
 - Cardboard and plastic
- Chitty
 - None- I use Chitty
- City run
 - City pick up of items like other cities.
- Clothes/furniture
 - Unwanted clothes/ Furniture
- Convenience
 - Convenience

- Cost
 - Cheaper options
 - Cheaper recycle services
 - Don't make it cost MORE to the user to be able to recycle....
- Curbside pick-up/ recycling
 - At the curb recycling services
 - Curbside pickup of mixed recyclables.
 - Curbside pickup or drop off locations other than grocery stores
 - Curbside bins (free)
 - Curbside pick-up
 - Curbside pickup at low cost
 - Curbside pickup of glass and materials
 - Curbside pickup, local redemption center
 - Curbside pick-up; a clear flyer about plastics and cardboard options.
 - Curbside recycling
 - Curbside recycling year round dropping of clothing, household goods, and yard waste.
 - curbside, extremely basic sorting
 - Curbside pick-up - apartment
 - A curbside option at apartments
- Door to door
 - Door to door
- Drop off
 - Drop bins for paper, plastic, etc.
 - Drop off recycling points
 - Drop sites for materials
 - If I had the ability to drop off items that would be picked up for recycling. Also, maybe more information on opportunities where items could be dropped off for recycling.
 - Places to drop off
 - Places to drop off stuff within neighborhoods or apartment complexes
 - Drop off sites
 - Some kind of pickup or drop off sites
- Electronics
 - Electronic recycling drop offs
- Fee
 - Including recycle fee w/ taxes or garage sill
- Flyers
 - Flyers
- Free
 - Free city recycling.
 - Free curbside recycling
 - Free recycle bins
 - Free recycle pick-up
 - Free sorting
 - If they were free
 - Options for batteries (NiCad, lithium) - convenient/free
 - Recycling bin for free (drop off)
 - Free place
 - Free place to drop off items
- Garbage pick-up
 - Something like a garbage pickup.

- Glass
 - A place to drop similar to the glass.
 - Collect glass at site (garbage co. pick up)
 - Glass
 - Glass/plastic/cardboard
 - Space by garbage for glass/plastic/cardboard/ etc.
- Home pick-up
 - At home pick up options
 - City run recycling program for pickup at home.
 - Recycling was never done in my hometown so I don't recycle. It was never ingrained into my head.
- Hy-Vee
 - Hy-Vee
- Incentive
 - Incentives
- Information
 - Composting info
 - Ease of access, recycling education (many students have questions about what they can and cannot recycle).
 - Instructions about recycling
 - Knowing what options are available
 - Knowing where to take it
 - Knowledge of drop off bins/areas
 - Knowledge of what waste recovery doesn't process besides glass
 - More information
 - More information in residence halls about recycling
 - More easily available information and recycle bins
- Locations
 - Closer place to donate cans
 - Containers located at grocery stores that allow you to recycle paper, jars, cardboard, etc.
 - Local drop locations
 - More convenient recycling locations
 - More drop off locations
 - More drop-off sites (for plastic and metal)
 - More locations in West Ames
 - More options on campus
 - More places to put the recycled trash.
 - More recycling bins around the city
 - More recycling bins available at places near me
 - Places to put recycling in my neighborhood.
- Organization
 - Establish an organization to propagandize the importance of recycle and how to recycle.
- Other
 - Anything convention
 - Be able to have color-coded bags that would be picked up by regular garbage service.
 - Do recycle most of waste now
 - Everything
 - I guess I can't think of any off the top of my head, but if I were told there were things I should be recycling, I would be willing to do so and would be willing to pay more to have that taken care of, because I definitely think recycling should be a priority for the City of Ames
 - I recycle fairly frequently

- Included as part of garbage package.
- It's not services so much as the products themselves (though no doubt there are reasons to consider new/improving/altering current services to encompass and more efficiently [though not necessarily more cheaply...] process an even wider swath of all disposed material). After all there are simply numerous companies that make use of non-recyclable materials (most notably plastics). But I do not know that it is feasible for a city and school to cut down on/remove non-recyclable items from retailers in the area.
- Other
- My apartment RESGI doesn't have recycling
- Need a place to drop off material - I recycle as much clothing as I can, but what about worn out clothing; socks, underwear, etc.? I know it's hard on the RR plant, but there aren't any other options.
- Not living in a rental
- Not sure
- Nothing
- Only if it's a much better option than burning at recovery plant
- Other cities we have lived in recycle paper and plastics. They use bins which homeowners out by the curb when filled. A special truck came and sorted plastics and paper into different compartments on the truck.
- Show me the money!
- With the Resource Recovery Plant, why? Would like to know the months the RRP is not down so that I can recycle.
- Work with the property managers to encourage recycling and supplying bins to their units
- Paint
 - Paint
- Paper products recycling
 - Paper products recycling
 - Paper, cardboard
 - Paper, cardboard. Plastic
- Personal recycling
 - Personal recycling bin
- Pick up
 - Pick up of recycling items
 - Pick up or convenient drop off location
 - Pick up or move convenient drop offs
 - Pick up recycling containers/ totes
 - Pick up; recycling programs in apartments; more drop off locations
 - Pick-up services
 - Recycle pickup locally
 - Recycle pickups on the garbage routes
 - Recycling pick up
 - Recycling pick-up with conjunction for trash also recycling additional numbers (e.g. 5)
- Plastic
 - Place to take plastic
 - The ability to recycle plastic as well as reliable deposit machines
 - Plastic bags
 - Ability to recycle all plastic bags.
 - Service for plastics, like milk jugs and other plastic recyclable containers Perhaps paper recycling options would be helpful, also.
- Program knowledge
 - Knowledge of local recycling programs

- Public recycling
 - Public recycling bins would be useful.
- Recovery program
 - A full resource recovery program
- Recycle bin- apartment
 - My apartment complex has no bins for recycling which makes it difficult to recycle.
 - Recycle bins and services for apartments.
 - Recycle bin- Fareway
 - Providing recycle bins (e.g. glass bin at Fareway)
 - Recycle bin- home
 - Providing recycling bins at homes
 - Recycle bin- more
 - More readily available recycling bins
 - Recycle box
 - Using recycle box along w/ garbage.
- Recycle centers
 - Recycle centers more readily available
- Recycler
 - A recycler for all cans and bottles
- Recycling bin
 - 3 bins = 1-paper 1-plastics 1-glass
 - Different trash bins.
 - Having a recycling bin.
 - Having a recycling box that I can fill and leave out with garbage can
 - Having receptacles in the home for recycling paper, cardboard, and glass
 - Having recycling picked up by the city.
 - I would like a roadside service.
 - If I knew that my recycling wasn't going to be burned with the trash.
 - Provided recycle bins.
 - Recycle bins more accessible
 - Recycling bin- apartment
 - A common recycling bin provided at area apartment complexes - my complex only has the common waste dumpster.
 - An extra recycle bin at apartment complexes.
 - Giant recycling bins at apartments.
 - Having a recycling bin next to the garbage in our apartment complex
 - Having recycling at my apartment building.
 - Having recycling containers at my apartment complex or in a nearby location with easy drop-off.
 - A recycling bin and not just a dumpster by my apartment complex.
- Recycling bin- around town
 - Having recycling bins/containers located in designated parking lots throughout the city of Ames
 - recycling bin options for homes
 - Recycling bin- in town
 - Having a place in town or just outside to take recycling to, or having recycling bins near dumpsters at apartments.
 - Recycling bin- more in town
 - A greater number of recycling bins around campus
 - Have more bins around town labeled for different items
 - Recycling bin pick up
 - Having a recycling pick up service

- Recycling bins
- Bin to set out w/ garbage
- Bins
 - Bins in more buildings
 - Recycling bins - home
 - More bins near residential area.
 - Recycling bins for individual homes as well as an incentive or reward program for recycling.
 - Recycling bins- accessible
 - Bins located in more easily accessible, visible areas. The easiest accessible, visible one is at Fairway in downtown. I don't know where any others are.
 - Recycling bins- anywhere
 - Actual recycling bins anywhere. On campus, in Campustown, downtown. Literally anywhere. I've been told Ames just doesn't recycle.
 - Recycling bins- apartment
- Apartment-provided recycle bins / pickup
 - Bins at apartment areas
 - Recycling bins- around town
- Not really sure. More specialized recycling bins around town
- Recycling bins- Availability
 - Availability of recycle bins
 - Availability of separate dumpsters for recyclable items
 - Available at more locations
 - available to me close by
 - Recycling bins- grocery stores
 - Bins at grocery stores
 - Recycling bins- neighborhood
 - Drop bins in a neighborhood or apartment complexes
 - Recycling bins in neighborhoods
- Recycling bins- pick up
 - Bins at road side pickup
- Recycling center
 - Recycling center
 - Recycling center - dedicated
 - A dedicated recycling center would help.
 - Recycling center - multi material
 - A multi-material recycling center located in town.
 - Recycling center in the county
 - A recycling center in our county!!! We are doing a service by providing
 - Recycling containers - free
 - Recycling containers for pick up without cost
- Recycling dumpster
 - A dumpster for recycled things
 - Recycling dumpster - apartment
 - I think recycling options for those who live in apartments are abysmal, I don't know what sort of options there are but no one I know has a recycling dumpster at their apartment, making it inconvenient to have to take our recycling elsewhere especially since I am of a demographic that comes from a culture of recycling
- Designated recycle bins at apartment dumpsters
 - Recycling Dumpster - next to recycling bins
 - Recycle bins next to dumpsters

- Recycling facilities
 - Recycling facilities.
 - Recycling location
 - Recycling location
 - Recycling paper
 - A plastic/paper/metal recycling center.
 - Recycling place
 - An actual place to have for recycling.
- Recycling program
 - effective recycling program
- University west apartment do not have a recycling program(s).
- Recycling program - cardboard
 - Cardboard specific bins/program on campus somewhere. There are a lot of boxes used because of all the products that get purchased for the university and by its students and faculty. These are often bulky and recycling bins do not always have the capacity for them. I would like to see some sort of better program for that on campus especially. Or possibly pick up the recycling more often, or put some more bins. Also glass bins should be near the residential areas. College students go through a lot of glass bottles and the power plant complains about the slag that gets in the incinerators.
 - Recycling sites
- More compacting sites
- Recycling trailers
 - Recycling trailers at certain areas.
- Redemption center
 - A can redemption center that didn't use machines; with odd shaped bottles it is a hassle to try and use the machines. Closest maned can redemption center is in Nevada.
 - Redemption center
 - A redemption center
 - Redemption center - can/bottle
 - A can/bottle redemption center.
- Reminders / Advertising
 - Reminders / Advertising
- Resource Recovery
 - Resource Recovery
- Roadside pick-up
 - Roadside pickup
- Routine recycling
 - Routine recycling pick-up with appropriate containers
- Separate recycling
 - Separate recycling bins that get picked up on the curb.
 - Separate west
 - Separate west receptacles w/ weekly pick up like in major cities
- Service pick-up
 - A service to pick up recyclables
 - Similar to trash collection
 - If recycling were similar to trash collection (bins rented to us and picked up curbside) I would be more inclined to recycle. However, I have no problem with the city of Ames burning all trash and recycling for energy.
- Single-stream recycling
 - Single stream!!! It's crazy we don't have it.
 - single-stream recycling
 - Single-stream recycling bins in Ames

- Sites - more
 - More sites
- Sorting and storage
 - Services that involve minimal sorting and storage before pickup.
- Street side pick-up
 - Street side pick up like the trash.
- Weekly pick-up
 - weekly pick ups
 - Weekly Pickups, Recycling sorting on apartment complex

Only 42% of the respondents were willing to pay for more recycling options. When asked why they are not willing to pay more, 5 respondents stated the following reasons:

- Already paid for it
- BestBuy is free. They give you \$5 gift certificates for TV and etc.
- Ideally included with current fines
- Tax money should be used for this purpose
- We are doing a service by providing recyclables than can be sold

Disposing Food Waste

The most common way of disposing food waste was throwing it to garbage (80%), followed by use of garbage disposal (43%). Compost bin was one of the least common methods of disposing food waste. (Table 31) Other ways included giving food waste to the dog, using egg shells in flower beds, taking it to the farm for composting, and eating all foods prepared and recycling the rest in leftovers.

Table 31. Disposal of Food Waste

	No.	%
Garbage disposal	212	42.9
Garbage	394	79.8
Compost bin	61	12.3
Other (please specify)	8	1.6

Composting

More than half of the respondents (56%) were not interested in composting. Only 15% currently compost, and 29% were interested but need more information. (Table 32) The main reason for not wanting to compost were lack of space (61%), don't need the compost (42%), inconvenient (36%), and too expensive (10%). (Table 33) Thirty-one respondents stated other reasons, such as:

- Animals
 - Draws too many animals
- Climate
 - Climate makes this unattractive much of year.
- Don't Like
 - Don't want to
 - Not our property

- Household size
 - Small household - 1 person
- Laborious
 - I am old and compost needs labor
- No need
- I live alone and travel excessively - so minimal food waste / garbage
- Not permitted
 - I am currently not permitted to where I live. I have composted in another location.
 - Not allowed where I live
- Other
 - I could find somebody who needs compost and give it to them
 - Won't be here long enough for composting to really work well.
 - Yard waste already goes to farm burn pile
- Process
 - Don't know the process/benefit
 - Don't really know how
 - I don't know about it
- Rats
 - Rats and raccoons!
- Rent
 - I live in an apartment and have zero places I am even allowed to compost.
 - Landlord
 - Live in rental property
 - Live on a rental property so can't maintain for a long period of time. Landlord probably wouldn't allow.
- Stinks
 - Smelly - nose chemically sensitive.
 - Stinks
 - Too smelly for the apartment
- Time
 - Don't have enough waste
 - Don't have time to set up properly

Table 32. Interest in Composting

	No.	%
Yes, I currently compost	75	15.3
Yes, I'm interested but need more information	142	28.9
No, I'm not interested in composting	274	55.8
Total	491	100.0

Table 33. Reasons for not wanting to compost

	No.	%
Don't have the space	164	61.0
Don't need compost	114	42.4
Too inconvenient	97	36.1
Too messy	88	32.7
Too expensive	26	9.7
Other (please specify)	31	11.5

Food Waste Disposal

Respondents were given two potential options for food waste disposal. Table 34 shows that three-quarters of respondents were willing to take food waste to a local compost site, but 60% are not willing to pay for this option. For those who were willing to pay, 53 respondents were willing to spend from \$1 to \$30 with an average amount of \$13. On the other hand, subscribing to a pick-up service for food scraps was acceptable to 65% of the respondents but one-third (33%) of them were not willing to pay. For those who were willing to pay, the rates are comparable to a centralized site option.

Table 34. Participate in food waste disposal

Participate in	Yes %	No %	P13H. How much would you be willing to pay for this service				
			Not willing to pay (\$0)	For those who are willing to pay something:			
				N	Minimum	Maximum	Mean
Taking food waste to a local compost site?	25.4	74.6	60% said \$0 (n=79)	53	\$1.0	\$30.0	\$13.0
Subscribing to a pick-up service for food scraps	35.0	65.0	33% said \$0 (n=51)	106	\$1.0	\$30.0	\$13.6

Construction and Demolition Materials

Only 4% of the respondents had construction and demolition (C and D) materials (such as drywall, windows, doors, cabinets, bricks, concrete blocks, and wood framing) that require frequent disposal. When asked if they would participate in taking C and D waste to a local site rather than taking it to the Boone Landfill, only 47% said they would consider that option without information on cost. Twenty-eight percent of the respondents (n=137) were willing to pay from \$5 to \$30 for the service per pickup load in Ames. The average rate was \$21.14. However, there were 36 respondents were not willing to pay anything for this service (\$0).

Bulky, hard-to-shred materials (furniture, mattresses, box springs, furniture, couches, vinyl flooring, and carpet) are difficult to process at the Resource Recovery Plant. If the option were available, 75% of the respondents said they would participate in taking these items to a local site. Thirty respondents were not willing to pay anything for this service, but 244 respondents were willing to pay a disposal fee ranging from \$2 to \$60 per item/pickup load, with an average of \$18.99 per item/pickup load.

Waste Reduction Practices and Opportunities

Table 34 shows that respondents are engaging in waste reduction practices. Eighty-one percent were using reusable rather than disposable items and donating items rather than putting them in the trash. A little over half (54%) reported they were changing buying habits to reduce waste. Other practices mentioned were collection of newspapers and cans, dumpster-diving, giving items to friends and neighbors, attempting a zero-waste lifestyle, not using plastic, eating/using all food, recycling extra plastic grocery bags at Hy-Vee, using recycling services at Chitty Garbage, composting, not buying for the sake of having, repurposing, reusing items that are intended to be single use, turning off lights, and using abandoned items if in good condition.

Table 34. Waste Reduction practices and opportunities

Opportunities	No.	%
Using reusable instead of disposable items.	378	80.8
Donating items rather than putting them in the trash.	379	81.0
Changing buying habits to reduce waste.	255	54.5
Other (please specify)	15	3.2

When asked if they need more information about opportunities to reduce waste, only 35% (n=168) said yes. Another 37% use educational materials or attend seminars/workshops focused on waste reduction.

City of Ames Overall Service Quality

An overall evaluation of the quality of services received from the City of Ames is asked every year. This year 43% of respondents provided a “very good” rating, which is an increase over the 36% received in 2015. The number of respondents rating the City of Ames as “good” was 56% in 2016 (61% in 2015). When the ratings are combined, 99% of Ames residents ranked their overall satisfaction with City services as good or very good. This is higher than 2015 (97%). (Figure 12)

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



Other issues the City should focus

An open-ended question was asked on what other issues the city should focus on. About 46% (or 228 respondents) expressed their opinion. Figure 13 shows the “tag crowd” presentation of the responses using <http://tagcrowd.com/>.

The most common issue mentioned was related to traffic. It was mentioned 19 times. Traffic concerns include traffic flow, turning lanes, timing of stop lights, and speed limits. The most frequently mentioned issue was the traffic flow at South Duff being congested.

Bike path or bike trails was also mentioned by 19 respondents. They want the town to be bike friendly. They want a separate bike paths especially on busy streets like Duff, Grand and Lincoln Way. With this, a respondent mentioned laws to make it safer for bikers.

The second issue mentioned was housing (mentioned 15 times). Housing issues mentioned were:

- Affordable and decent housing for:
 - Single family households
 - Young professionals
 - Low income
- Apartment or multifamily housing
 - Abuses by landlords
 - Lowering rent on properties
 - Inadequate housing for students
 - Rental apartment standards as very poor and high rents

The third most concerned issue was street maintenance and repair all over the town. This issue was mentioned 11 times. These refer to the following:

- Road maintenance and upkeep all year round
- Paving street with potholes
- Snow plowing and ice roads both neighborhood road and main streets
- Would like to see Ames extend Grand Ave all the way to Airport Road. Two lanes only with left turn lane where required.

Other issues mentioned were businesses (bringing in more industries, retail and mall improvement, improving downtown Main Street, diversity of restaurants and other shopping opportunities, improvement of medical services). Also, comments included more and improved bike paths, walking trails, flooding issues, renewable energy such as solar or wind energy, recycling (i.e. year-round yard waste disposal site, improving recycling options), and long-term planning for the city.

For exact wording of the responses, please refer to the appendix.

Figure 13. Other issues the city should focus



Best thing about living in Ames

Seventy-one percent of the respondents mentioned good things about living in Ames. Their responses ranged from social, cultural, and emotional attachment to the city as well as economic features. The most common response was Ames being a safe place to live. Respondents mentioned the low crime rate and feeling being safe in their neighborhoods and around the town. This was mentioned 46 times. The second asset of the city is the attributes of people living and/or working in Ames. This was mentioned 42 times. Respondents were very appreciative of the presence of good people living in Ames. Descriptions used were good people, great, nice, friendly, helpful, classy, competent, culturally diverse, and educated.

Other best things about living in Ames were the presence of Iowa State University and all the resources it brings to the city. Respondents were happy to live in a college town with access to the university, the ability to enjoy amenities that ISU brings such as sports, events, diverse atmosphere, and connection to the world through the university, cultural events, and economic benefits.

Parks and recreational facilities/services and events were frequently mentioned. The presence of Ada Hayden Park and Furman Aquatic Center were singled out as important community amenities.

Attributes of the city as being physically clean, small in size, and having a small-town atmosphere were the other positive attributes of the city. Respondents felt that they live in a comfortable environment with a high quality of life. They are pleased with the availability of amenities.

For exact wording of the responses, please refer to the appendix.

Figure 14. Best things about living in Ames



What would make Ames cool?

A new question added this year asked what would make Ames cool? Sixty-four percent (n=315) responded to this question. Figure 15 shows the visual presentation of the responses. The most common response was that Ames is “already cool” and nothing needs to done.

The second most common response pertained to restaurants and businesses. Comments included need for more restaurants; more non-chain restaurant/businesses, locally owned, unique, more diversity, and even higher-end restaurants were suggested. Also entertainment facilities or services such as bars or hangout places for younger adults, an indoor pool, water parks, more outdoor activities, more parks, more public music and art activities (free if possible), outdoor movie theaters, concerts aside from the other sponsored by ISU, etc. Improvement in shopping - particularly the mall - and a variety of locally owned retail stores were also mentioned. Improvements in traffic flow would also make Ames cool.

In terms of communication, city-wide wireless internet and more Wi-Fi options were suggested. Rail service, Amtrak services, trolley to downtown, and Sky Tran were also mentioned.

See Appendix for respondent’s individual suggestions.

Figure 15. What would make Ames cool?



APPENDIX 2016

Residential Satisfaction Actual Open-Ended Responses

Comments on Police Department activities

- Accidents
 - My comment relates to #12. With all of the expansion on South Duff and the exit/entry for Wal Mart there, it's amazing that there hasn't been more accidents with southbound cars attempting to turn into that entry/exit.
- Attitude
 - The Ames Police Department should require a course on being a human being. This above-the-law superior mentality needs to cease.
- Crime
 - Ames has grown in population in the last decade, so has the crime. It is best to focus on these crimes.
- Cyber Crime
 - Cyber crime should be emphasized more
- Drinking Issue
 - Main Street bars from midnight to 2 a.m. – step up driving drunk! Also, college tenant areas.
- Drugs
 - No longer actively investigate low drug offenses, primarily from marijuana.
- Education
 - Education of police AND residents.
 - Not sure how much of the education activities they do now; think that's important for all ages, preschool then high school and college for alcohol and sex related offenses.
- Foot Patrolling
 - More foot patrols. More traffic control after games and Fourth of July fireworks. Love the Ames PD twitter feed!
- Jaywalking
 - Jaywalking needs to be addressed. It is frustrating as a driver to have to slam on my brakes in front of the university on Lincoln Way because the kids just stroll into the street. A pedestrian bridge is not the answer. The jaywalkers need to be taught how to cross the street properly.
- Marijuana
 - Ignore marijuana.
- Mental Health Training
 - Mental health training.
 - Would like to see law enforcement actually investigate and enforce laws regarding crimes that are a threat to residents and property over petty things. Better training in how to deal with mental health issues and domestic violence and assault greatly needed. Officers should also be expected to follow laws themselves. Only city service that doesn't serve.
- More Programming
 - Is the purpose of the Police to enforce the current laws, or to increase the safety of the neighborhood? If the former, then laws such as alcohol and recreational drugs should be enforced strictly. If the latter, these can be relaxed in favor of reforming (rather than strictly punishing) juvenile crimes, and an increase in patrolling. The assumption being that patrolling is a deterrent.

- Neighborhood Patrolling
 - I would like to see officers stroll through neighborhoods more to connect with people, but I know it's not a priority. They are doing a fine job overall but getting involved in domestic and party enforcement can create legal problems where it could be handled off the books.
 - Residential patrolling. I never see a police go by!
- Parking
 - I feel that certain parking laws should be altered or updated, particularly the ones that restrict parking on one side of a street or the other depending on the day – just make one side of the street no parking – this is confusing for residents and must be for enforcement as well.
 - ISU football parking enforcement on side streets could be better in my neighborhood. Illegally parked vehicles cause congestion and would make EMS response more difficult.
 - Less enforcement on parking because there is hardly any parking in Ames. Try to add more or open up more lots for parking
 - Parking Division is incredibly rude.
 - People should not be punished with parking tickets for making the SMART decision of a safe ride home, based on revenue! Pedestrians crossing the streets during the hand yield signal is out of control; it's just a matter of time until someone is killed!
 - Suggest giving serious consideration to a permit parking system on residential streets from roughly Country Club to State and Lincoln Way to Storm (Model: Neighborhood south of University of St. Thomas in St. Paul, MN).
 - The parking division is terrible. Parking tickets after parking tickets. Even if it is 2 minutes after the switch time. It is absolutely disgusting if you are paying a salary to do this.
- Patrolling on bikes
 - Enforcement of traffic LAWS involving bicycles and vehicles. More time patrolling on bicycles.
- Positive Comment
 - All seems fine.
 - I do not hear much about the violent crimes particularly in Ames, but when and if they do happen, I think additional resources must be spent to investigate. The recent incidents around the university were handled well; however, I think additional resources may have helped.
 - I don't see any current problems that Ames could improve on. One of the better PDs I've seen.
 - I'm very satisfied with the Ames Police Department. I had an officer come to my door the other day to inform me someone backed into my vehicle which was parked on the street. He was extremely polite and efficient and I was very grateful for his service and professionalism.
 - It's very safe in the city of Ames.
 - I've had fantastic experiences with Ames police.
 - Thanks for the speed trailer on Garden Road off Duff Avenue! Lots of little holes there and drivers go way to fast.
 - The Ames and joint ISU Police Departments are highly active and friendly within their community. As a student, the campus and student body recognize these police departments with positive, friendly attitudes. Thank you for all that you do!
 - The Ames Police Department is outstanding. They are very professional and handle the job at patrolling a college town with class and common sense.
 - They do a great job. I only marked "more" because those are areas of importance to me.
 - Was proud of Ames and campus police's measured approach to Campustown incident during VEISHEA. It was a terrible situation based on the videos – bunch of drunk kids outnumbering the police tremendously but they all kept their heads. The injury was awful and I know the police wish they could have done something to prevent it. This citizen's

opinion is that they did a very good job given the specific situation they were in. (There may have been precursor events that could have been handled differently, but I don't know enough to opine on it.) I live near Campustown. I like to see friendly and helpful policing of the young people as they try to figure out how to be a responsible adult.

- We are really happy with our police department!
- We have THE BEST police force EVER! They have provided me many services and I am very happy with them. They keep us in the know on Facebook. Whoever is in charge of that deserves a raise!
- You guys are doing a wonderful job! However, I do have one singular complaint. Allow parking overnight on streets with nearby bars and clubs. Issuing tickets for those who choose to leave their car after drinking seems like you're promoting those who are consuming alcohol to drive their cars home. Not charging the overnight fees will allow a more conducive environment and discourage drunk driving offenses.
- Public intoxication.
- I think Ames police are overzealous about "public intoxication." Young people with multiple offenses and up with warrants that they could pay and more jail time if stopped and have a warrant and it's just for drunken walking. Not a useful arrest for anyone.
- More community outreach on identity theft prevention. Also better education on computer harassment and solutions, like who to contact, etc.
- More lenient on public intoxication.
- Public relations
 - Educating officers in dealing with the public in any activity listed above should also be of concern. Public Relations. Continuing Education.
- Recommendation
 - Fire department is more proactive in community relations, building trust. PD might do well to increase community visibility in non-enforcement situations. I'm thinking about, for example, the FD visits to summer block parties, public school family events, etc.
 - Increase mental health advocacy.
 - It breaks my heart how many young individuals have/are being put through the system due to minor drug and/or alcohol offences. It would be nice if instead of incarceration, we sought to provide treatment.
- Sex trafficking
 - I'm unconcerned about prostitution, but extremely concerned about sex trafficking and sexual abuse. In a college town we have a large percentage of alcohol and drug users and I don't want them driving under the influence. I don't want them making travel dangerous for the rest of us.
 - The Ames PD does a good job balancing the realities of being in a college town. The real danger is in sexual misconduct and abuse, not alcohol or light drugs so they should focus on that. We had an interaction with a police officer investigating an assault and she took her job very seriously and that's what I'd expect. The police should be seen as a positive force trying to help people graduate and succeed in high school and at ISU. A couple times the police came to my home for public nuisance complaints. Both times they quickly realized we were not a nuisance and left. That said, it seems they shouldn't have come in the first place.
- Speed
 - People do not stop at stop signs and driving over the speed limit.
 - Texting while driving.
 - Most drivers do not appear to know the rules, nor do they know how to drive efficiently. And there is texting while driving of course.
- Traffic control
 - More traffic control at residential stop signs for both motorists and bicycle riders. Some signs are totally ignored!!!

- Vandalism
 - Lots of crimes involving car vandalism lately, so it seems.
- Youth
 - I think it's important for the police to present a positive model for juveniles and children. I think there are ways Ames PD can reach out to the youth in the community that would ultimately help kids respect the police!
 - I've been alarmed at the stories I hear about kids at Ames High School attending school drunk or stoned.
 - Prevention at early ages is important.
- Other
 - Compliance of our police officers with the same laws they expect us to follow. For example, I have observed most patrol cars (non-emergency) exceeding speed limits, rolling stops, failure to signal. Need more interaction with community neighborhoods. Get out of the car and greet people or stop and introduce yourself to the residents working in yard.
 - Hard to answer. Satisfied, but is cost reasonable? I don't know. Tell officers not to talk on phone while driving. Very bad example.
 - How can I answer this if I don't know how they emphasize it?
 - I did not feel I had enough information about the above question to answer them.
 - I have called the Ames PD about a strange man following me and they did not even take my name down, despite obviously threatening actions on his part. Perhaps they should spend less time on petty alcohol and drug offenses and more time on keeping the community safe. Furthermore, I once called them to remove a drunk/passed-out man from my yard. They acted very rough with him. They asked me to close my door but I could hear them kicking him and yelling derogatory things at him. This was during VEISHEA of (illegible year) at the address 404 Welch Ave.
 - Stopping at stop signs seldom exists and running yellow and red lights is the norm.
 - The cops should spend more time on serious crimes instead of writing silly tickets and arresting college kids
 - The police need to keep the growing student population from getting out of control. The riot that caused VEISHEA to be cancelled was a very negative advertisement for our community.
 - West Mortensen Road becomes a drag strip at night with trucks and rice burners revving their engines at ALL hours!
- Can't comment
 - Can't comment on issues not involved in.
 - Do not know about police department enforcement. I have no contact with them.
 - Don't know current issues.
 - Hard to rate as have had no direct contact with police.
 - I don't know.
 - I haven't lived here long enough to know.

Comments on Fire Department activities

- Did not use
 - Have not required service from fire dept.
 - I live near the fire station so I know they are busy but I have no experience with their services.
 - I'm aware of outreach efforts but fortunately have never had a fire, etc.
 - I've not had contact with the fire department.
 - Never had the need for any of these yet.
 - Never had to deal with the local fire department.
 - Never used them.
 - No occasion to use services.
- Doubts
 - Very good but are they equipped to deal with increased needs?
- Enforcement
 - Enforcement and public education of yard waste is lacking.
- Fire codes
 - I wrote dissatisfied for safety inspections because I feel like a lot of rentals would fail to meet fire code, and the landlords don't care because they never get inspected, especially property managed homes.
- Inspectors
 - Have not requested inspectors.
- Ladder
 - Believe it's time for Ames Fire Department to have a second aerial ladder truck due to the increasing number of multi-story buildings in Ames.
- No Knowledge
 - Did not know we had fire prevention outreach. Not visible enough. My rental unit is always inspected, yet my friends who are homeowners never have their homes inspected except when the home is first for sale, never after.
- Other
 - It is funny to see a huge fire truck at Hy-Vee to get their food for the station. It would seem to be more efficient to see a smaller city vehicle for this purpose rather than remove the crew and truck from service so they can shop.
 - Not sure what safety inspections are offered.
 - Overcapacity happens in Campustown a lot.
 - Seems redundant to have firemen doing EMT work; we have EMTs for that.
 - Sometimes slow.
 - The amount of fires they deal with in Ames is very small. The firefighters need a broader training for smaller issues such as ambulance assist.
 - The inspections department can be a real pain, it seems they have a power trip, rather than interest in what's safe for the community.
 - Why does a big fire truck always accompany ambulance calls, it seems, even for elderly person in their home?
 - Why does the Fire Department seemingly respond to all ambulance calls?
- Positive Comment
 - Ames Fire Department does fantastic work, but how exactly can you rate putting out fires or ambulatory care if your property hasn't been on fire, or someone hasn't USED emergency transport. Unsung heroes!
 - Ambulance response time and staff assistance was excellent when we had medical emergency.
 - Feel very safe.
 - I really like the outreach they have for schools.

- I should call the fire department and have them check our house - good service - thank you! They are very prompt and comforting when need for a medical emergency.
- I've never had any interaction with the Fire Department. I do know that they frequent the assisted living location near me showing that they are available when needed.
- Medical assistance is outstanding for elderly falls. This allowed me to keep my husband here 1 and 1/2 years. Thank you all so much! I love you all; you were regulars since Jack had advanced Parkinson's.
- No deadly fires 10/10.
- Outreach to elementary kids when Fire Station One opened was great.
- The fire department came and talked to my sorority about fire safety, and I found it very beneficial!
- Very well impressed, as an elementary teacher, with their education programs in schools. Also, they come quickly and were helpful to me when the smoke alarms in my new house went off. Eventually all of them were replaced, after two calls to the fire department.
- We had experience with a car fire and the department was VERY professional and timely!
- We have an excellent fire department. I had to use their ambulance and they were GREAT.
- Recommendation
 - From prior experience it seems like there is always a (union?) push for more fire protection. I don't think it's necessary. Often times the fire departments have more trucks, staff, and stations than are really needed for public safety.
 - More public outreach from fire department.
 - Possibly reach out to college students.
 - There is no community outreach with the Fire Department. Fire and rescue teams are normally very proactive in their community. We used to have meet and greets and other social events to meet our firefighters in my home town. They also provided education and safety training.
 - Very dissatisfied with ambulance service. Fire department does a good job, but many times there is no ambulance in town. Need to move Fire Station #2 out of Welch Avenue area.
 - Would like to see more Fire Department involvement in rental/business and home inspections, rather than relying on realtor influenced personnel.
 - It is obvious the city is not inspecting the new houses being built. The quality is very poor and they do not meet basic national codes. This is out of control!

Comments on Ames Electric Department services

- Cost
 - Ames is a very expensive town to live in; need to look at all costs and reduce them.
 - Depending on cost and if it would eventually help lower utility bill, not increase it. Also, would there be any federal tax incentives offered? See question H. If I were to buy in?
 - Depending on the premium cost.
 - Depends if premium seems reasonable, I might because I am very aware we need to control our environment in a much nicer, natural manner.
 - Depends on the cost increase. If a large increase per watt, then no. If only 25 cents per watt, then yes.
 - I think people utilize solar power and other electric alternatives less because of costs. If solar power became more accessible, I would be interested!
 - I understand the expense of the unit and cost of supplying it to the community but the actual cost of the energy should decrease. Don't these sort of balance out over time?
 - I'd pay a premium for solar, but not too much of a premium.
 - If the premium was not too high.
 - If the price is not higher than regular electricity.
 - Maybe! I am retired and on a fixed income. So, big increases in anything are a PROBLEM.
 - Not too high, please!
 - The rates are great, but solar power would be way too expensive to start.
 - It all depends what the premium is. I am happy to support renewable energy so long as I am not being gouged.
- Depends
 - If the upfront cost is paid by savings over a 5-year period, I'd be willing to consider paying for solar and wind energy.
 - It depends what the total amount of the monthly service bill is.
 - I don't know.
 - Incentive.
 - It would be great if the city offered an incentive for individuals to add solar panels to their home. We support doing a premium on solar power, but distance is an important factor that might change our support.
- Infrastructure needed
 - This is a qualified yes. I am not certain how much new infrastructure would be required to transmit the power to Ames. I would have questions if infrastructure installation required was significant (lots of wires, towers, trees removed, etc.).
- Maybe
 - Maybe.
- More Info
 - Above question requires more information from someone who rents.
 - Do not know how it would be in mobile home courts. Would it be individual or complete mobile home court?
 - Don't have enough information.
 - I can't comment as I do not know that much about it.
 - I don't feel I can answer it since I do not feel I have an understanding on its cost. I'm not against using solar energy.
 - I don't know enough about it to say. I don't know what buying a unit means. Maybe. I would need to know what the benefit is to me and the city would be and the cost.
 - I don't know enough about solar power to really answer this intelligently.
 - I don't know enough about this possibility.
 - I don't know what a "unit" buys nor how this compares to current rates.

- I don't know; it really depends on price.
- I need lots more info to answer this (referring to first question of part H). It would depend. Generally speaking, I approve of conservation and have the ability to pay (referring to second question of part H).
- I need more information to make my decision. Would this save my family money on electric services?
- I need to know more.
- I would need more information on community solar programs to make a decision. I would not want to care for a solar panel myself, and I would like to see the investment save money long term for myself and others buying in.
- Maybe. Don't know enough about this.
- Maybe. Would need more info.
- Not knowledgeable enough for comments here.
- Not real educated on solar power.
- Not sure. It depends on what a unit is. I would want to see more info on monthly cost and on dependability before I could decide.
- The buy-in investment per unit requires additional information about the options in order to complete item 14. How much more would mean "a premium on your utility bill" for solar power?
- What is the premium?
- Yes. What is a "unit?" A home unit of electricity?
- Definitely interested in solar options, but would need more information to actually participate, etc. Also, issue is that some older homes cannot use energy efficient devices, which is frustrating.
- More options.
- We need more options for renewable power purchase!
- Not sure of solar power.
- I am not completely positive on this, but in general it seems that energy and products from outside an area are more expensive, which is why I said "no" to that. However, if it were the same rate I would be interested, though if we have the resources to produce our own here, why not? We have a great "green" program on campus, and the area is known for being "green," so this would continue to improve this image and way of life.
- I am not sure how the solar power would be transported from outside of Ames, but it must be in a way that doesn't counteract the efficiency and clean benefits that the solar energy provides in order for myself to actually consider buying the solar energy. I would rather be able to create the solar energy ourselves.
- Notification power outages.
- Every time I've dealt with office staff from the Electric Department they've been helpful and nice. I just wish there was a better way to notify residents of outages or issues.
- Payment method
 - Find a better way to sign up for each payment. Shouldn't have to mail in anything to do this. It's not the 15th century.
 - It would be nice to be able to pay my electric bill online, rather than by mail.
 - Ridiculous policy on late payment and shut off if you are late on a single bill (even if the bill is only \$22).
- Positive comment
 - I am very satisfied with City of Ames electricity. Their bills are easy to understand and provide a lot of good information about our past utility usage.
 - Keep up the great work!
 - Overall good experience.
 - Power outage.

- Outage on 12/23/15 was unexpected and interrupted a family Christmas. No power meant no heat and no good. We need to reduce as a country Ames could lead Iowa cities.
- Prefer solar power
 - I wouldn't want to pay more for electricity but I would prefer solar power.
- Recommendation
 - I personally only support solar as long as it is used to cover paved surfaces, roof tops, or non-arable land.
 - I think it is better to have one in Ames.
- Renewal energy
 - Additional renewable energy could be ported by methane from the new water treatment plant. Lower carbon foot print by combustion in the power plant onsite for electricity.
 - Solar power generated by Ames.
 - Cedar Falls, IA has just built a solar farm which seems similar to what you describe in the first options here. It was tremendously successful, more people opted in then anticipated and that made the buy-in per unit less because they got "buy-in-bulk discount." Ames is also a university town and larger, I think you'd get a similar response. I'd be more supportive if the solar power was generated by Ames versus an outside source.
 - Solar power rental property
 - As a current student, the solar power energy is highly appealing, but I'm unsure how that investment would work in a rental property.
 - Solar project
 - Very interested in the community solar project.
 - Unsure
 - Don't know for sure!
 - Unsure actually - I like the idea of using solar power though.
- Other
 - I would pay a premium on the only carbon-free 24/7 source: nuclear.
 - If allowed; we live in an area regulated by a homeowners association.
 - Interested, but very poor community and regional planning student who needs cheap things.
 - Must ask my landlord at Regency Court, Ames.
 - Other options? Wind? Hydroelectric?
 - Park owner will not let anyone put up any renewable energy in their park.
 - Personally I would, but I'll be living in a Village Coop and don't know if majority would agree.
 - Residents who consider renewable energy would be willing to commit money to it if it was on their property or in the community but paying extra to import from afar does not help Ames improve.
 - Screw saving the flowers, trees. Give me cheap power. Give me coal or give me death!
 - Solar investment is great, as long as it is voluntarily invested in. I'm sure ISU can contribute. They like billion dollar projects.
 - Solar power and wind energy are subsidized by the federal government and is not going to work independently in Ames.
 - Solar power doesn't need to occupy new real estate. Decentralized solar generation can be efficient and safe.
 - Solar power in Iowa is not the most efficient source of renewable energy considering our climate. Consider looking into other sources, such as wind (which is plentiful) or geothermal.
 - This would offset the uncompensated damage we do not pay by burning fossil fuels/waste to energy, etc.
 - Whatever it takes to transition to renewable energy sources.
 - Why not subsidize homeowner installed solar?

- Wind Turbines Story County only sourcing.
- Within reason.
- Your survey needs to have numbers for the "premium" on the solar power not generated in Ames. Not sure if I'm willing to pay much more for solar as in the long run solar power pays for itself.

Comments on Water and Pollution Control department

- Bad taste
 - If water sits out more than 24 hours it tastes bad.
- Calcium
 - Issue with calcium blocking lines in faucets.
- Dirty water
 - We have had so much dirty water our use is way up trying to clear it up.
- Expensive
 - Expensive.
- Hard water
 - Hard water is a HUGE problem! Buildup of calcium deposits are a real problem.
 - I think Ames water has always been somewhat hard, but I don't test for hardness. It has seemed stable. As for the other issues, I always blame our ancient plumbing and cobbled improvements.
 - The water in Ames is generally very hard.
 - Water has always been hard. Okay for beer, bad for shower.
 - Water is generally very hard.
- Leaves stains
 - The water leaves on many stains over time in tubs and sinks.
- Lime
 - Too much lime in water. My dishes feel the lime and my stainless steel has lime build up. I took one of my stainless steel pots to the treatment plant, showed them, and they told me it was my problem. I have ALL new LINES and I know it's not my problem.
- Online payment
 - I would like to be able to pay my water bill online.
- Positive comment
 - Affordable.
 - All good.
 - Although we do usually filter our water for drinking and making coffee, I think our tap water tastes fine.
 - Ames Water is the Best. Although I know some places have low water pressure.
 - Ames water tastes great; no complaints.
 - Best tap water in the country, right? I agree!
 - Excellent water quality.
 - Good stuff. It will be hard to leave the tap water when I leave!
 - Great water.
 - I think Ames water is very good.
 - Love Ames water!
 - Overall good quality water.
 - The water supply has been very good all the time
 - There have been a couple of occasions where we were unaware we were under boil order until the water came out brown. It was fine, and since we are on the edge of the service area it is understandable. But looking into a more reliable method of notification would be nice. I do really like Ames water though. It's fantastic.
 - Usually tastes good. Pressure sometimes a problem.
 - Water is very good in Ames.
- Slight tint
- Sulfur odor
 - Sulfur odor when hot water run for extended period.
- Taste

- I don't like the taste of the water.
- Water pressure
 - Our apartment does not provide nearly enough water pressure to the third floor, but no changes will be made.
 - Too little pressure; might be building, not city.
 - We had some water pressure problems, but the problems were caused by the rental facility's plumbing. Once our landlord fixed the plumbing, our water pressure issues were gone.
- Water softener
 - A city-wide water softener would be great.
- Other
 - Don't answer questions about hard or soft water because not that apparent.
 - I have lived here 12 years. Within 50 yards of my house there have been five main breaks. Your infrastructure seems very questionable.
 - I know it would not be easy but I think it would be helpful to customers to receive a text or a message when hydrants are going to be flushed.
 - Just during hydrant flushing or water main breaks.
 - I don't know if it is hard or soft.
 - My only current concern about water in Ames is the total coliform problem at Meeker School.

Comments on Neighborhood Nuisance enforcement

- Cars
 - Many properties accumulate cars, other vehicles that obviously are not used.
 - Old car at 13th and Marston; 1-plus years.
- Cleanliness
 - I still see couches on front porches near Campustown.
 - I think there is too much emphasis on "looks." Beauty is in the eye of the beholder!
 - Keep Ames clean.
 - Several "problem" properties seem to take a long time to improve/clean up. A more proactive approach is needed instead of waiting for reports.
 - The neighborhoods look well kept.
- Dogs
 - We need an ordinance against barking dogs.
- Eyesore
 - The rental properties on 24th Street west of Northwestern Avenue are an eyesore to the neighborhood.
- Garbage
 - Half of my street leaves their garbage bins out all week!
- Gardening
 - Could the city offer any incentives to promote front yard gardens? It could promote a healthy lifestyle while encouraging community connections and a front-porch culture.
- Motorcycle noise
 - Haven't reported any of above. There are a number of very loud motorcycles in town.
- Noise
 - We have had to call in a couple of noise complaints. It can take a little bit for them to respond, but they always do. I understand a noise complaint isn't the highest priority.
 - Noise, parking, over occupancy.
 - Our next door neighbor routinely parks on their front yard making it difficult to get out. It's no secret students are bad at upkeep, so they do a good job balancing the realities. The noise limits are somewhat unnecessary in single family homes. Yeah, noise is a problem but I have a freaking dog next door (much louder than any party I've had). I called the police on that issue at midnight which wasn't treated the same way a party was. Quite frankly it was upsetting because the noise ordinance is for stopping noise related offenses, NOT just parties. If they aren't going to treat all incidences the same, then noise enforcement shouldn't be a huge deal. Ames is a nice looking town. Over occupancy isn't a problem inasmuch as it doesn't put residents in danger or complicate parking. Frats can have 80 people in a small little house; it would seem an additional person in an apartment isn't the end of the world and quite frankly helps to alleviate the skyrocketing rents. The police should be focused on making people considerate to one another, reducing noise when bothersome, encouraging upkeep when necessary, prevent overcapacity apartments when dangerous or annoying, but they should do so uniformly. The principle here is to not reduce someone else's quality of residency by your own actions and so those issues that are serious should be dealt with in such a way that doesn't lessen the quality of life. For instance if someone needs to pay \$300 more in rent and they weren't hurting anyone that is not necessary.
- Not a problem/experience
 - Never had a problem but that's probably a sign it's working.
 - Not a problem in my neighborhood.
 - Because of where I live we do not have that much nuisance ordinances.
 - Don't have these issues in my neighborhood.
 - Have not seen too many instances of these except around the university.

- I don't feel I have enough information on how well nuisance ordinance is used or reported.
- I don't have any experience with reporting a nuisance. Sorry for the mix up.
- I live in an alley. Not too sure about these things.
- I live in Campustown.
- No experience with this.
- Not sure there is such a nuisance as "overgrown vegetation."
- I live in a HOA where all of those issues are not a problem. I would NOT like to live in neighborhoods (near campus) where people frequently have late, loud parties and have drunk and rude people urinating in my yard.
- Not maintained
 - I have not reported any but have noticed some poorly kept properties.
- Other
 - A bit more requirements and pressure put on rental property owners to address above issues in advance and on occupants who are habitual abusers.
 - All of the above are important elements needing endorsement to provide a pleasant community to live in.
 - Several years ago the city worked to get action on negligent property homes in our neighborhood. A dangerous vacant home was removed and three new homes by habitat were able to be built. Three new families for our neighborhood. Yay!
 - Some rentals are okay with more than 3. Law is rigid - but perhaps needed -
 - Property on Freel Drive.
 - The city lets the developers do whatever they want which stress the normal limited resources of city government. Start giving fines to the owners of these rental properties.
 - This is a difficult area for the City to stay on top of, with so many renters, and so much turnover. It's an area to consider devoting more resources to.
- Over occupancy
 - I haven't complained so I don't know. Over-occupancy might be overdone, too much concern.
 - Over-occupancy in rental properties in Ames is prevalent due to limited housing and affordability. As a student, there's no way I could afford to live at the Ritz, 2320, or the other new apartments on Lincoln Way. Unless affordable housing is being built, I think the enforcement of over-occupancy is going to disproportionate numbers of low-income students.
- Parking
 - 3804 Toronto parks on yard next to driveway; has also put down cement squares for two wheels. Have parked sideways so four cars "fit" in yard. Too many people in that house. Also 1320 Garfield has four to five boys living there and each one has a car or truck parked in the street. "Nice" for snow plow.
 - Alternative side street parking is very inconvenient. It creates a lot of work on the parking division and stress about moving cars or explaining parking to visitors.
 - But I am dissatisfied with people parking their cars blocking the public pedestrian walkways. Inconsiderate!
 - Every noise or parking complaint that I make goes to University people, so none of these apply to my situation.
 - Tow on game days in South Campus area neighborhood. Double parking is unsafe.
- Party
 - Give the kids a warning once in a while. You remember what it was like to be young. A lot you could drink at 18 so these big house parties wouldn't happen or people didn't care. It's a massive double standard by the baby boomers. To tell the current generation that they cannot do what they did and then brag about the stupid crazy s**t they could get away with! Yes some parties need to be busted, but just telling them to quiet down and showing up will work too. Not everyone deserve a ticket!

- Patrolling
 - Need to patrol college areas better.
- Reporting
 - I don't want the police taken away from their critically needed functions but neighborhood nuisances could be improved. What about appointing people in an area to write up a report – an address/what needs to be done – and then someone from City Hall could talk to the property owners about fixing up. If all that fails, then arrest them!
- Trashy
 - As Ames grows, more properties are looking trashy. Sometimes there are a lot of panhandlers, last fall and before Easter this year, but I've noticed after Easter the number has dropped dramatically, so Ames must be doing something about it and I applaud your efforts.
- Volunteer program
 - I understand the importance of keeping neighborhoods clean and safe, but maybe organizing volunteer programs rather than fining people who might be struggling with resources (time, mobility and/or money) to care for property.
- Weeds
 - Tons of weeds grow outside my fence and I end up dealing with it as it progresses into my yard (from apartment). The garages at the apartment do not have overhead doors and they are cluttered in my view.

Comments on Transportation/Street Maintenance

- Adams St.
 - Our neighborhood has been in front of the City Council many times trying to get a little portion of Adams Street paved. With two city parks at either side of Adams we feel the city should pave that. Right now there are so many deep potholes which are hazardous driving. They cannot even lay stone. We are upset, we pay so much tax, yet we have very poor roads.
- Bike lanes
 - We need more dedicated bike lanes and paths. People need to be taught bike-road-rules. Lights off campus could be timed better.
- Campus Ave.
 - Fix Campus Ave.
- Crosswalk signal
 - Crosswalk signal timer duration is too long. Should be cut in half. Or, add option: Press crosswalk button once for normal (short) duration and press it twice for long duration. Crosswalk button at Stange and 24h Street seems to give pedestrian low priority vs. vehicle traffic. Thanks!
- High traffic area
 - By Mall – high traffic area.
- Intersection
 - Intersection of Hyland and Lincoln Way is not good; lots of cars on Hyland and the signal takes up to five minutes to change sometimes. Only intersection in Ames I have had a problem with.
 - It's horrible!! If I hit a green light on any of the major roads, I shouldn't hit a red at the next intersection. Let the traffic flow!!! Stange is the worst! There needs to be a turning lane to turn on to 13th Street! It takes 20 minutes to go three miles on Stange often after and before work!!
 - Left turns at intersections are confusing in Ames, or maybe in Iowa in general. You let each opposing lane go at the same time and it causes confusion. Let one lane go at a time.
 - Near side of intersections often get very icy.
 - There are particular intersections (e.g. Stange and 13th) where, since work has been done and changes have been made, they have completely altered and needlessly slowed down the intersection and thus fell short of meeting the goal of doing the roadwork/intersection improvement in the first place: to ensure efficiency/to improve the flow of traffic in a city that continues to grow. Unfortunately for some intersections, like the example above, that goal was not met and rather the efficiency has been obviously, markedly reduced after roadwork was complete; a genuine shortcoming for the money and time spent and of the work done.
 - Who let Regency build streets too narrow for city equipment? I live in Bloomington Heights development and the HOA has to contract/pay private companies to remove snow. My driveway is so short even compact cars hang over sidewalk and the sidewalks are unsafe because they aren't even. The intersection of 13th and Northwestern could take out bottom of cars going north. The light is short, but you need to creep through the crossing.
- Light signals for bicycles
 - When on a bicycle it is virtually impossible to legally cross the street at a stop light. The city needs light signals that can be triggered by bikes. Additionally, priority is too often given to cars over pedestrians trying to cross the street. The wait time for pedestrians is too long at most intersections. Why do you think single people in automobiles are more important than a group of people waiting for a light? One person equals one person; stop prioritizing vehicles.

- Lincoln Way
 - I have waited three light exchanges turning left from Sheldon Avenue on to Lincoln Way eastbound. Lincoln Way doesn't always seem to flow smoothly either.
 - Lincoln way is often a nightmare. I usually avoid it.
- Motorcycle
 - Only gripe is that several are not sensitive to motorcycles. Makes me run the red light or sit there until another car comes from other direction.
- Neighborhood snow removal
 - When it gets warmer during the day snow melts, and when it gets colder during the night it gets hardened. The road in that neighborhood becomes slippery, and people fall! It would be nice if there were people to shovel the ice during warmer day.
- Neighborhood street
 - Street in our neighborhood is terrible; needs to be resurfaced. Prairie View East; come on Ames you can do better than this.
- Streets in my neighborhood are in poor condition. Only half of our street gets plowed (and the plow pushes snow into cars), so sometimes it is very difficult to get out after a storm.
- Ontario Street
 - Please pay better attention to Ontario Street.
- Other
 - Sporadic problems (throughout town).
 - South Third/Fourth getting rough, but on schedule to improve. Grand between about 16th and 20th needs help. I was recently in Champaign/Urbana and was reminded what very poor street conditions are really like. We are generally okay.
 - University going east from Lincoln to Third never lines up and it definitely should be able to.
 - The newly reformed intersection at 24th and Northwestern has a car-damaging dip.
- Pathway maintenance
 - Biggest issue with maintenance of pathway is that it seems there is always some sort of road construction going on, and this may tear up or block off pathways.
- Road closing
 - Don't close Stange Road and all other roads north/south all at once.
- Road widening
 - West entrance of west Hy-Vee needs fixed. So glad Mortensen Road got widened!
- Signal light
 - 13th and Grand signal control is abysmal. Installation of signal by fire station is pointless and activates when no vehicles are present.
 - 13th and Stange is horrible since the new lights were installed. What was wrong with the prior pattern?
 - I drive Lincoln through Campustown every day. There is no coordination of signals.
 - Sometimes you have to wait though two signal changes before you can proceed.
- Snow removal
 - At certain hours after a big snowfall, some of the roads are not cleared or deiced in the west part of Ames residential.
 - Cleaning of on-street bike lanes of snow in winter could be improved.
 - Ice/snow removal is TERRIBLE!! I come from Minnesota so I deal with ice and snow often but I am terrified to drive my four-wheel-drive truck in questionable conditions because the roads are that bad.
 - Snow removal has gotten better since I've lived in Ames. I live on a cul-de-sac, and I GENUINELY APPRECIATE the last two years how they plow it into the middle. Whether or not it gets hauled away, plowing it into the middle is AWESOME and PLEASE KEEP DOING THAT! Thanks!!!

- Snowplows often take chunks out of curbing and run over grass in parking strips, creating tracks deep in the grass/dirt once snow melts.
- There are times in the winter that they never plowed our streets.
- Worst snow removal system of any city I've lived in. Buy more plows and some salt.
- South Duff
 - PLEASE PLEASE PLEASE improve the South Duff/South Fifth Street intersection. I'm a civil engineering student and live right next to it, and the number of near-misses I have seen there is astounding. I'm scared to cross the street because drivers are confused. I've had someone swerve to miss another car and almost hit me. It's the most unsafe kind of intersection in the East/West direction. The signage is inadequate to alleviate confusion, and the directing pavement markings have almost worn off.
- Speed limit
 - Because I drive the speed limit.
- Stange Road
 - On Stange there is a serious problem between the lights at 13th and Freddy and Pammel. Pammel should always have a green arrow, not a green circle. Traffic backs all the way up Stange onto Pammel sometimes.
 - Stange gets extremely backed up during the afternoon when people are getting off of work and many buses running.
 - The Stange lights are always backed up between 4:30 and 6.
 - Stange and 13th Street.
 - The lack of a turn arrow East/West on 13th at the corner of Grand is a nightmare. I have had to avoid several impatient drivers who don't want to wait a third cycle. 13th and Stange also needs a longer left turn going east around 4-6 pm.
- Street conditions
 - Some roads/streets need to be renewed like South Third Street.
- Street lamp
 - A street lamp has been out at Woodland and Campus Avenue for several months!
- Street repair
 - Street repair needed: Area in right on South Fifth Street right before South Hazel intersection.
 - We bike a lot, and on minor streets there are many places where roads are potholed, cracked, etc.
 - The section of Welch Avenue going past Towers dorms REALLY needs to be repaved as well as widened!
- Street replacement
 - IDAHO AVENUE NEEDS A STREET REPLACEMENT. I am pretty sure it is the worst street in Ames. Sometimes I hit all the red lights going down Lincoln Way.
 - Terrible roads.
 - Roads are terrible in Ames.
- Traffic congestion
 - Lincoln Way and Duff are often highly congested.
- Traffic lights
 - Coordination of traffic lights is non-existent. Wait times at lights vary wildly, some very long even when there is no other traffic! Traffic engineer is doing a very poor job! South Duff traffic improvements needed!
 - I have to wait forever at stop lights frequently and there is no traffic using the green lights.
 - I hit reds going down Lincoln either direction no matter the time of day. Crossing at Sheldon and at Welch takes forever. Pedestrian bridges!
 - I often have to stop at Grand, Northwestern and Ridgewood in sequence on 13th. It is frustrating. Will the light at Kellogg and 13th be removed? Its resting state is red for 13th and green for Kellogg which is ridiculous and only slows traffic on 13th.

- I really don't like the flashing yellow arrows, specifically in areas with high foot traffic. There have been several times when someone tries to turn while I have the right to walk and they don't see that I or others are crossing and they end up stuck in the lane with oncoming traffic. It's dangerous for the driver and the pedestrians.
- Duff heading south to Highway 30 is always interesting. I'll admit it's now the area of town that I try to avoid because it's so busy, especially during football season. It's extremely congested at Target's intersection frequently. Not impressed with how everything had to be developed on South Duff and created a traffic flow nightmare. It's as if everyone (developers/and officials) forgot about the north side of Ames with some aspects.
- For major roads, i.e. Lincoln Way, Grand, Duff, would like to see a system that controls all the lights in the same. E.g., green lights all the intersections on the same street instead of having irregular green lights that slows down the traffic.
- I should be able to get a green light and continue on until the end of the roadway. Example: If I get a green light on 24th street, heading south, I should not be stopped at a light until I hit Lincoln Way. This is particularly true for one to two hours before and after morning and evening rush hour
- Sometimes on some major roads there is only enough time for a couple of cars to turn left before traffic is allowed to start moving. If you are in a line waiting to turn left, that can be frustrating.
- Stoplights suck. At some point Ames needs to move towards onramps, one ways and other traffic control. Game days are the worst.
- The new street light out by the hospital is possessed! It changes randomly. Always have to wait going north on Kellogg for green, even without traffic on 13th. You get out there walking , some people just go through red when there is no traffic in sight on 13th and you're just sitting.
- There are a few lights, especially near campus, that the signals or sensors are not triggered when I'm on a bike. Could this be addressed? If I am at a light and a car pulls up behind me, we both end up waiting longer and it causes frustration for both biker and driver.
- Too many stops on South Fourth near Hy-Vee. Also extra lights on 13th and Kellogg still needed?
- Traffic signal coordination is poor at Mortensen and University, and 13th and Grand. Otherwise pretty good.
- Travelling on Grand north or south is terrible. Traffic lights are not well coordinated or timed and this increases travel time and wastes fuel. It is impossible to travel north or south without having to stop at traffic lights several times along the route.
- When the signal was changed at 13th and Stange it tripled the time it takes to get through the right going south into campus in the morning and night. Often sitting through three light changes.
- Because the population varies so much throughout the year, it's hard to get the timing "right" all year long. I would encourage you to look at the left hand turn lights on South Street as it turns on to Duff. It seems the east/west traffic has green too long, and people are still turning on to Duff when north/south traffic has a green light.
- Traffic signal
 - Areas with poorly effective traffic signals: Lincoln Way at Hayward Avenue (turning lane signals) and Lincoln Way at Knoll Road (turning signal delay or ineffectiveness). Also, I highly recommend installing a traffic signal at the intersection of Mortensen Road and State Avenue.
 - Not happy with traffic signal on 13th Street by McFarland Clinic.
 - The coordination between traffic signals on Lincoln Way is nonexistent. Regardless of what time one travels down that road, getting stopped at each and every traffic light is unavoidable.

- The signals need to be set differently to assist the flow better. Some intersections are very slow to change when no cars are present.
- Turning lanes
 - Need turning lanes on 13th Street and Grand Avenue
- Winter roads
 - Ice on the roads is a large problem in the City of Ames during the winter. It doesn't appear that salting/sanding of roads is done soon enough so ice/snow accumulates too quickly and ends up sticking for longer. I think there is room for improvement in plowing as well.
 - The roads are terrible in winter!!!
- Positive Comment
 - Great work done last year on Garden Road and neighboring streets!
 - Has significantly improved over last several years.
- Walk lights
 - Walk lights can be a problem, e.g., Lincoln Way and Kellogg. I want to cross Lincoln Way. All lights say "Don't walk." Lights to cross Kellogg say "Walk." (I pressed button to cross Lincoln Way). Now I have to wait through the whole process before my walk light comes on. Another problem, at Lincoln Way and Kellogg and Hayward – only walk light on side that is pushed goes on. Sometimes I push button on one side of the street and walk across. If I don't push the button on the other side in time, that walk light won't go on.

Comments on CyRide

- Bus routes
 - The routes don't even extend near our house - 8 blocks away and it would take 45-60 min to go anywhere.
 - We live 1.5 miles from campus; it takes me longer to walk to CyRide than it does for me to bike to ISU. In the winter I would much prefer to use CyRide if it was more convenient
 - We live on the east side of Duff and the service does not operate very often
 - Would love to have buses closer to Ames schools. We live too close to qualify for regular school bus, but on cold or rainy days it would be nice to be able to get closer to (and not across Grand Ave from) Meeker school.
 - I work with individuals with disabilities that live on the edges of town and/or utilize services that may be on the edge of town. CyRide would be beneficial to go more regularly on the edges of town.
 - We have used it is very important. There should be Ames to DSM every 2 hrs.
- Bus schedule
 - 6 Brown could have more frequent routes in morning. It would also be great if there was one around 6am or 6:15am.
 - Before 6:00 am
 - Better connections from South Ames - i.e. Jewel Drive to Central part of downtown. Mid-day times are in need of improvement.
 - I find it inconvenient having to wait for the bus in the evenings for commuting.
 - Increased access on weekday nights. Express services to certain areas.
 - It'd be great if 1A Red West functioned past 6:42 pm.
 - More runs later in the evening and weekends.
 - Need more service during ISU breaks on S16th St.
 - The above would make me use it more often
 - The bus that comes to/from my house does not come very often. Consider adding more times revolving around the University daily class schedule
 - Would like earlier start on Sunday mornings. I usually ride the bus - unless I have to be there before early service starts. An hour earlier starting time would be great.
- Bus size
 - Could use the smaller bus during the slow time.
 - Better shuttle service out to E. Lincoln to business park
- Bus stops
 - Add more bus stops by public parks and other outdoor activities.
 - Closer bus stop to my home. But we have 2 wheels so no need to ride at this time.
 - It would be nice to have a bus stop for the neighborhood directly south of West Hy-Vee. Sunflower, Tripp, Marigold, Dotson area
- Don't use CyRide
 - Commute to work. Used to use and it was very helpful!
 - Difficulty getting on a bus
 - Have a car at this time. Might use or would use if unable to drive.
 - I am able to get around by car, motorcycle and bicycle in the amount of time I would be standing at a bus stop.
 - I bike
 - I bike everywhere
 - I don't drive to get to work. I drive so that I have a way home.
 - I live at Green Hills and we have our own transportation.
 - I live on the route, but work requires an auto.
 - I prefer to bike everywhere. Invest more money into greenway systems and less into CyRide. Let's make Ames the most bike-friendly town in Iowa!

- Own 2 autos, no children.
- Retired and don't need to depend on bus service.
- Long time
 - Public Transportation does consume a lot of time during a commute. This may be a reason why some don't use it
 - The routes should be more direct to campus. Everybody goes to campus anyway. Why should I ride a bus 30 min over town for a 5 min drive?
- Negative comment
 - CyRide is a money sucking, eye sore - Ames is dinky. In a 5 minute drive I probably see 3 empty CyRide
- Other
 - Although we don't use on a regular basis, we do use occasionally to get to campus.
 - I haven't learned how, but plan to use!
 - I may use it in the future if I can no longer walk, bike, or drive.
 - I think there are too many routes now every time I go to the mall there are no one on the buses, stops are too close to one another.
 - I usually cluster my errands so that they are close, but I do ride the bus to attend university events. I would like to use CyRide more.
 - I was a CyRide user and it was an effective mode of transportation but my current needs do not require me to transport much, therefore I do not use CyRide
 - If I could no longer drive would use this service as well.
 - Let's not kid ourselves!
 - When I cannot drive myself
 - With the increase of ISU students- they need to start paying additional fines. Ames residents cannot afford too much more for riding CyRide and supporting free ridership.
 - Would encourage commuting by faculty and staff. Parking on campus is getting worse but little incentive for bus.
- Over crowding
 - Live in west Ames and walk to work. Used to take CyRide but needed exercise plus with the huge growth in student housing here, I dislike being packed in like sardines in a bus!
- Positive comment
 - CyRide comes in handy when I need it - I appreciate that.
 - CyRide is a great feature for the community. Keep up the good work!
 - CyRide is important for our community and all staff are great.
 - CyRide is nice
 - I appreciate the service we have. People know that use it regularly pay it is good here compared to others - such as Iowa City.
 - I use CyRide every day, every week. They're extremely dependable and I encourage them to keep offering the same great level of customer service. Please, consider making changes to the 23 Orange Route. I attended those open forums and rely on the routes effectiveness in the future.
 - I use CyRide to get from athletics/commuter parking lot onto ISU central campus, and sometimes for around campus if weather is bad.
 - I use more in semesters where i have to go further. Next semester I will utilize constantly
 - I used to use CyRide more but this semester I only had classes MWF.
 - I was a daily Cy-Ride patron for year when I would. Great Service. I'm retired now and don't drive that close to a route.
 - We rely on CyRide to get to campus. Service is good and very highly valued.
 - We support CyRide but because of our age would not be using it as stops are not near us.
 - We're lucky to have CyRide.
- Price
 - I used to use CyRide but the ticket price goes up and I have my own transportation now.

Comments on Parks and Recreation services

- Bike lanes
 - Need more bike lanes and bike paths.
- Dog park
 - Would be nice if Dog Park was cleared of snow so A.D.A. people could use it all year not just part but still have to pay for full year.
- Funding
 - We need to spend more on our parks. How about developers donating money or providing parks for areas they develop? All those apartment dwellers contribute nothing to the quality of life in Ames
- Grills
 - More grills please! On-line shelter reservation system would be useful.
 - Some parks have tables/ grills that are OK, but others not OK.
 - Tables and grills are very dirty
 - The park next to my building has a grill in it, but it's all rusted through on the bottom.
 - I would love to see more picnic areas and grills!
- Indoor Activities
 - There needs to be more area for basketball playing for teens.
 - Indoor space
 - There should be more indoor space to take advantage of as Ames is cold most of the year
- Landscaping
 - I would like to see the City spend more on landscaping in the parks (mulching, flower beds, etc.)
 - Rocks in the swing sets, not woodchips
- Maintenance
 - Ames' parks are one of the absolute best aspects of Ames, and distinguish Ames from other places to live in central Iowa. Maintaining these spaces seems like a priority. The one thing that wasn't on the list was clearing fallen trees or tree limbs from trails or public spaces, that's the only thing I would say they need more people for.
 - Mowing is very poor; needs to be cut more often. Bike paths are dirty and maybe dangerous when riding, dog waste bags should be available, I will NEVER pay to take my dog to a park, that's why I pay taxes.
 - Our parks look very unkempt
 - Picnic areas need to be surfaced every year
 - Some hard surface trails need repair (especially 16th Street between the AHS and Aquatic Center on the upper slope)
 - The cleanliness of the Ames Skate park is poor on average
 - The creek by Daley Park is a mess. The beavers have dammed areas and chewed down trees. They seem to be gone. Now the geese are coming in and wandering around the Wilder and areas. Bird flu? I hope you can control the mosquitoes.
 - Upkeep is needed, check bathrooms more for paper towels and toilet paper.
 - We are blessed with beautiful parks. Upkeep is important. Thanks go to Holubs and volunteer gardeners.
- Mosquito
 - Wish to avoid mosquito fogging in neighborhood parks, especially summer evenings when families are still outside. Woods in many places overrun with invasive.
- Pets
 - The biggest problem with city parks is lack of enforcement of the rule that pets must be on a leash. I have seen this law abused hundreds of times. But I've never, ever seen an officer

warn or cite a pet owner for this. We've had family members bitten 3 or 4 times in Ames parks. It's obnoxious and unsafe.

- Playgrounds
 - Better playgrounds
 - I wish there were more and more varied playground equipment - some of it is in disrepair.
 - Playground equipment at Lloyd Kurtz Park needs maintenance of slides and climbing equipment
 - We could use more play equipment - or adventure areas for older kids; upper elementary and middle school kids. Weeds tend to overgrow dirt trails at Brookside.
- Pool
 - Furman Aquatic center A+
 - It is essential that the city and school district partner up to build and maintain excellent indoor aquatics, including both 50m x25y fitness pool and warm water facilities.
 - Recreational facilities
 - Leave parks alone. If you want recreational facilities find some place other than a park!
- Restrooms/bathrooms
 - Give dates when park bathrooms will be open/closed for the season!
 - Hard to find public restrooms
 - It would be great if restrooms were opened earlier in the season once weather is nice.
 - Need improvement on restrooms.
 - Parks are in good condition overall. Some bathrooms could be updated or added to other parks.
 - Portable toilet at Ada Hayden didn't have a door lock during off season.
 - Restrooms can use upkeep. They also need to be added to several parks. Streams in wooded areas could be cleared.
 - Shelters, restrooms, picnic area all very old
 - The restrooms at the parks (or those parks that have them) are in poor condition. It would be nice to have restrooms at every park as well as lights on basketball parks.
 - Would be nice if all parks could have a bathroom, for example Lloyd Kurtz park.
- Shelter
 - City park needs an enclosed shelter residents can use
 - Need more year round shelters
- Tennis court
 - Need high output tennis court lighting; playing at night is impossible.
 - Our neighborhood park (Hillside) does not have many sports facilities. Is it possible to build a tennis court?
 - Use tennis courts hearing and see a decline. Really would like to see Ames be a strong tennis community in the future.
- Biking/Walking Trails
 - Pave trail from Hy-Vee (Lincoln Way to Airport Rd).
 - I adore running in Carr Park - the natural surface trails are a special value in Ames. Please keep it as is!
 - I think adding another trail would be beneficial to the city
 - It would be nice to have more bike trails to ride on. Also, the current bike trails are very disconnected. It's hard to go out for a day ride on the current trails in Ames because there are many trails but they are all short and not connected.
 - More bicycle trails. Would be nice to one of the old rails lines to Kelley, Iowa and on to Slater.
 - More bike trails
 - More bike trails would be great
 - More designated walking trails closer to Campus or West Ames would be fantastic
 - More nice trails. Outdoor ice rink.

- More/better hard rock and gravel trails, as well as better preservation of wooded areas. Also, zone out on off-road area for trail enthusiasts. K thanks.
- Need more trails for walking and/or biking
- Re-mulch trails. Add lights to Brookside tennis courts.
- Some bike trails need resurfacing.
- The bike trail near Ames High + the water park is very uneven + almost dangerous to bike on seeing as it is at the bottom of a hill. Wouldn't mind a few more tennis courts either.
- The trail by vet med linking S16th and A 5th St. is often in poor condition and would benefit greatly by being paved. The trail from jewel and S16th (by the fire department, forestry, etc.) would also be better if paved but this has less traffic the others and is a lower priority.
- Too many trails are paved! Very tough on your body when running. I would really appreciate more dirt or gravel trails!
- Trails are good, but could be extended - especially to safely get to locations that are high traffic.
- Trails should not be used as storage place for equipment during construction in nearby areas
- We need a better trail system in Ames, so that biking becomes a viable option
- Would be REALLY nice to eventually connect bike trail at Hunziker Sports Complex to the Riverview park trail, etc.
- Would like to see bike trails connect and go toward DSM
- Website
 - P and R website needs improvement. Hard to find general map of parks (where they are, etc.)
- Wooded area
 - More wooded area would be nice.
 - Need better management of wooded areas and trails (logs on path, invasive removal, etc.) Tennis court nets left up during winter in Brookside which wears them out and requires them to be replaced more often.
 - Would like to see more properly managed wooded areas (removal of honeysuckle, presence of spring ephemerals, controlled burn).
 - Would volunteer to help rid wooded areas of honeysuckle etc. Lots of junk brush and trees
- General positive comment
 - Although I only use parks when grandsons visit, I think good parks are an important plus to our community. It's very important to me (though I'm wealthy) that we have opportunities for especially poor people (and especially poor kids) to have free access for exercise, sociability, and pleasure.
 - Ames has an amazing park system distributed across the city. It takes a lot of work to keep them all in useable condition. Great job on this.
 - Ames has great parks, but they are loved to death and overdeveloped. We need a few more large parks. So far out large parks have mostly been donated to the community. Ames needs a mechanism to generate funds for purchasing larger tracks of sensitive lands.
 - Called about wasps in Inis Grove, was treated very professionally by staff
 - Good reason for moving to Ames!
 - Great city parks!
 - I am most satisfied.
 - I didn't really spend time in the parks, but when I drive by the look nice.
 - I don't use the services in the Parks very much but by their appearances and what others tell me, everyone seems to be fairly satisfied.
 - I like the public spaces listed above, but I rarely use other Parks and Rec services
 - I love the parks in Ames. They are almost always well taken care of with no clutter or garbage.

- I recently moved to Ames and am very impressed with the parks/rec system here. All parks are well kept and the large number of them is impressive.
- I'm a huge supporter of the parks and think staff does a good job. But it's hard to rate the parks given how different they are in terms of age, use, etc. Time of year (now there is way too much lumber, tree debris needing to be dealt with e.g. in Brookside)
- Improving and expanding the parks would encourage more use. When people have excellent parks they will use them more. The development of Ada Hayden Park had been the best thing to occur in Ames in the 40+ years I have live here!
- Love Ada Hayden
- Overall, parks look nice and are fairly clean.
- Parks should be left as wild as possible. No need for restoration (as happening in Ada Hayden) - leave things alone
- They do a great job. I have rarely seen parks so stunning.
- Very much enjoy walking path at Ada Hayden. One summer called in about birds with nests diving at us while walking. Haven't noticed this last few summers.
- We do not use the Parks real often but where we have everything looked good
- We have excellent parks
- We have lovely parks.
- Other
 - Fairly recent arrival. Playing softball this summer so will get more experience.
 - I don't use many of the services, but I have noticed that there are more little parks scattered around than I would expect. Do they see enough usage to justify paying to maintain them? An example, Top O Hollow park. If its purpose is to look nice though it does that.
 - I have been waiting 8 years for park in Northridge Heights
 - I have spent very little time on any of Ames' Parks and Recreation properties so therefore cannot rate my level of satisfaction.
 - I walk with a walker so some places are hard to get to. I don't use them much anymore.
 - I would like to see the land on the south side of Ontario near county line road preserved again for a park. As the housing just south of it moves closer and closer with no major park north of it either.
 - If there is \$1,276,435 already spent on parks, where is it going and for what? Mowing in the summer, how much is used for playground equipment and restrooms now? Maybe need better use of money and you could do more with it.
 - It is very evident the cash and money the city spends on recreation facilities. We need more spent on traffic flow especially when we keep allowing our student capacity to exceed our means.
 - I've honestly never been to a park in Ames
 - Maybe consider adding fire pits?
 - New to community - no longevity to know
 - Only one issue but it's an issue for me. The water fountains do not function or are not turned on at the parks - runner and joggers as well as children and parents rely on these water fountains (Ada Hayden).
 - Planned parks have been delayed multiple times. Seeing the budget it's no wonder.
 - The parks on the west side of Ames are in need of some love. I see just as many families using these parks and often they are from lower income areas. It would be nice if we could build up the west side to accommodate both current and future residence.
 - Want to turn the water on at Ada Hayden?
 - What budget funds the Ames Municipal Band program?
 - What would the city think of installing a miniature gauge railway at or near one of the larger parks?
 - Would like to see an effort to increase size of story county conservation

- Would like to see the parks retain their independence from the residential encroachment that appears to be occurring at Ada Hayden.
- You put money into PARKS and most of the parks are in the flood plain and you ask us for more money to clean them up. Instead of putting money in floodable park system, put it to use in the prevention of flooding people's homes and businesses.

Comments on Public Library

- Audiovisual support
 - Please provide audiovisual support (i.e. cords and other mediums for using the plasma screens.)
- Business hours
 - Although I would like library access later on Fridays, I understand why it may not be cost effective to be open. Love the library, but didn't indicate more should be spent given the newness of the facilities.
 - Extend business hour
 - I wish the library was open for more time on Saturdays and Sundays
 - Time restraints
 - Would like more hours on weekends, especially in mornings.
- Chairs
 - Metal chairs upstairs are terrible
- Handicap accessibility
 - More handicap accessible parking needed
 - Need more handicapped + free parking
- Internet
 - Computers/internet are slow
- Location
 - I would like to use it more but typically use the university library based on location.
- Merging two libraries
 - I have the Parks Library. Why not merge the two?
- Mobile app
 - Create/use a mobile app. I can stay signed in to my account from the app and manage my items, pay fees, etc.
- No need
 - Don't really see the need for a library in the internet age.
 - No time
 - I love libraries, and just don't have time to use this one.
 - Not available
 - Often books that I want are not available
- Not use
 - Do not use library
 - Don't use
- Parking
 - It would be nice if the parking lot by the library was free parking.
 - Parking is a challenge more than a problem.
 - Parking is challenging and on street bike paths, garbage as well as limited bike lock up.
 - Parking is the only issue I have with the Ames Public Library. It gets annoying to find parking and then pay for a meter. Also, sometimes the library is very busy and the time I expect to be in the library is more than I paid the meter for. Almost every time this happens, I get a ticket. I wish there was less enforcement of the meters or an option for free public parking.
 - They need to level that Elks Lodge or Moose Lodge building across the street, and make it a FREE parking lot. That parking area around the building says Elk Lodge parking only, but I park there anyways. Screw them!
- Parks library
 - I go to the library on campus

- Personnel
 - The lady in the bookends cafe, which is located on the main floor of the parks library. She counts the cash at a table in the middle of a crowded area, and frankly I find it incredibly rude. There has to be somewhere else. She takes up an entire table that could be used by students who are studying or want to hang out with their friends.
- Positive comment
 - APL Rocks! Love the Media Box.
 - Excellent library, both staff and holdings.
 - Great place
 - I absolutely love our library!! It is beautiful and run extremely well. I always rave about the library to others in town and how amazing it is. I also love to take people from out of town there to show off how beautiful it is.
 - I am thrilled that the remodel was done, but have not had time to get back to the library to see it.
 - I think we are lucky to have a high caliber library like the one we have in Ames.
 - It's a good place to be. Like the programs offered. My kid and I visit the library very often.
 - It's a great library!
 - I've had great experiences at the Ames Public Library each time I visited. The staff is exceptional and the selection of books and other media is incredible.
 - Length time on weekends - particularly Sunday hours.
 - Love the library - collections, staff, and facilities. Nice variety of programs. A community hub for a wide range of residents - very inclusive.
 - Love the library - plus they are very good to the volunteers!
 - Love the library and now loving the e-books!
 - Love the library! Great children's programs!
 - Love the library, Bookmobile @ St. Cecelia's and the staff
 - Love the new library!
 - My daughter (adult) uses the library several times a week. I still tend to buy rather than borrow, but it's a high priority to me that we have good, free or at least reasonably priced, library services. I think the stuff at our library cannot be beat!!!
 - Regardless the library in Ames is a GREAT facility.
 - The Ames Library is one of the city's best accomplishments.
 - The new library building is amazing. My daughter loves it there (she is two), and I love taking her there. It is everything that I would want a library to be. Thank you for all the hard work. If I did have one comment, my wife says that the computers at the kiosks are very slow. Almost to the point where they are useless. Otherwise the library is amazing. The staff are great and we love going to all the events.
 - The new library is a little industrial looking but has pleasant seating and good lighting. I like that the books aren't bundled into subjects anymore.
 - We love the library. A beautiful asset to our community. As an online student, being able to access EDSCO from home is fantastic.
 - We love the wide variety of books and DVDs available.
 - We routinely use the library and love it. When my parents come from out of town and need to kill a couple of hours, they will go there as well. The remodeling that was done was excellent. Our kids routinely ask to go to the library to check out materials. The media box is a fantastic idea.
- Private reading rooms
 - I wish there were private reading rooms/chambers.
- Website
 - New website is not particularly easy to navigate.

- Other
 - Currently have not used during past several years - have needed to help parents with health issues. They passed away last year so am hoping to get back to using the library.
 - Due to my disabilities, the library extends home delivery service to me. Ellen is AWESOME! She deserves a raise too. The volunteer who delivers and picks up my books is also fantastic! I love our library and it looks fantastic now.
 - Make the entrance area more welcoming - Fix the smell, add some green plants, tell employees to smile.
 - People and resources at the library are exceptional. The building, however, lacks the same warmth and inviting atmosphere as the old interiors gave visitors. Was not happy that the overall exterior and interior did not reflect the plans provided to residents for voting on.
 - Quit spending so much unnecessary service.
 - Use meeting rooms a few times
 - We have in the past left books for the book sale

Comments on other issues City should focus on:

- Affordable housing
 - Provide more affordable housing
 - Affordable housing / services for lower SES
 - Affordable housing for non-students
 - Decrease subdivision apartments with high starting prices
 - Providing clean affordable housing. Or monitoring property management to ensure codes are not violated
- Airport terminal
 - Someone needs to seriously re-think the contract attached to the new airport terminal. It is a disgrace to an otherwise forward-thinking city. Other towns and cities PAY to have an FBO at their airport, they don't require rent, and they certainly do not require that the FBO is responsible for typical city duties. As an engineer and someone coming from both an aviation and city-planning related background, this is the most disgusting thing I have ever seen.
 - Rental apartment standards are very poor and the rate of monthly rent is very high. Rent is increased every year without any valid reason. Rental properties should be monitored in a better way and during move in move out properties charge a lot
 - Apartment rates are too high.
 - Average rent is too high
 - Cheaper rent
 - Non-ISU students who rent have little flexibility in getting and leaving a lease. The entire city does not revolve around ISU.
 - Rent control
 - Rental construction of student housing!
 - I think a big issue is the regulation of rental housing. I live in a property that many would consider borderline uninhabitable but, technically, it "passes" city regulation. I would like to see more stringent inspections (ours was probably less than 5 minutes, not thorough at all) and stricter regulations of housing.
- Alternate routes
 - Ames is bottled necked between Lincoln Way to Hwy 30. We need alternate routes to ease traffic flow
- Animal control
 - Animal control, barking, leash and clean up issues
- Apartments
 - Better city planning apartments on S 16th
 - 2050's slum West Ames development shameful
 - Quit building apartments in Ames in open spaces
 - Holding slumlords accountable for the state of their buildings.
 -
- Bike path/trail
 - Off-street bike and walking paths for students to use, especially. Ways to get across the main streets (pedestrian bridges or more protective lights) easily.
 - Providing well maintained –safe bike path, particularly for community down east Lincoln.
 - Really need better biking areas and more connected. DM has spent a lot of money on their bike paths and they are great!!
 - Recreational Bike Paths, connect to area bike paths.
 - Safer bike path, better bus service (longer hours, more frequent evenings and weekends)

- Make Ames a more bike friendly town.
- Also a larger map of Ames Bike trails.
- Bicycle commuting and making the city more multi-modal. Stop prioritizing cars and trucks over people and bicycles
- Bike friendly and tree community
- Bike paths
- Bike trails or lanes for community.
- Biking lanes on busy streets or separate bike paths. The layout of the turn lanes on Duff are not intelligent and opposite of how most cities have them. Congestion on Duff and Lincoln way. Traffic at Lincoln way and Duff intersections.
- Commuter bike lanes
- Continued wreck on bicycle infrastructure.
- More bike paths (See Iowa City for Ref.)
- Keeping bicycles off the main roads, Duff, Grand, Lincoln way.
- My two main issues are better bike trails and parking near the library. If those two things could be improved I would be very happy!
- Safer bike and pedestrian access to retail areas
- Would like bikes off main roads. It is unsafe for bikers and for the drivers. There should be a bike lane on all major roads. Improved driving access from north to south Ames. Overpass on Duff and Lincoln Way.
- Business
 - Allocating more business along Lincoln Way.
 - Attract more businesses to west Ames. There aren't many options for restaurants, entertainment, or shopping right now.
 - Attract new business
 - Bring in new business. Best would be tech companies or others that want college grads.
 - Get more businesses to come to town. (Doing good, just keep it up)
 - I'm concerned that small businesses are being pushed out by new development.
 - More assistance to local businesses just getting started.
 - More businesses in North Ames. The South side is overcrowded making traffic a mess.
 - Promoting business development in West Ames.
 - Work more quickly on appearance of businesses and homes in Lincoln Way
- Campustown
 - Campustown west of Welch Avenue needs upgrading.
- Childcare
 - Childcare. This is a big problem in Ames. It's expensive and difficult to find quality (or any) care w/o long waiting lists.
- Communication
 - Need city operated telephone, cable and internet service such as Spencer, IA, which is superior to Mediacom and Century Link.
- Complete street
 - Central city road updates (Main street North to 24th) More complete streets (bike lanes, sidewalks)
 - More emphasis on "complete streets." Better connection between Campustown and downtown areas.
- Construction
 - Campustown construction,
 - Trying to get construction road projects done faster.
 - Decreasing the amount of time spent on road construction projects (e.g., summer 2015 construction on 24th)

- Crime
 - Concerned about apparent crime increase
 - Eliminating prominent crime areas on the east side. Eliminating pot holes.
 - Growing drug and associated violence. Floodplain City has allowed businesses to develop in floodplain. Who is going to pay the cost they profit they should pay.
 - Hate crimes. Gun control. Sexual assault. WE NEED MORE HELP BUTTONS.
 - The safety of communities. It seems that there are more robberies than before.
- Crosswalks
 - There are 2 other unsafe crosswalks. I like the lights near the hospital they are needed at the high school crosswalk across 20th by Northcrest and across 30th between JC Penney and Walmart. These are dangerous for pedestrians and drivers are unaware across all 4 lanes of traffic!!!
- Diversity and Inclusion
 - Awareness in the community on cultural differences and race
 - Diversity and inclusion... students are recruited by ISU but NOT welcomed by the city of Ames when they are students of color.
- Drugs
 - Devoting fewer resources to prosecuting petty drug offences.
- Duff and Lincoln Way
 - Better traffic flow on Duff, intersection of Duff and Lincoln way, under pass on Duff and Main or better traffic flow with the train, better sidewalks, bike paths for bicyclists so they don't need to ride on the street.
 - Duff Ave- overcrowding
 - Not building everything on Duff Ave! Can we build commercial ANYWHERE else???
- Economic development
 - Economic development
- Electric vehicle
 - Electric vehicle infrastructure
- Engineering staffing
 - Increase traffic engineering staffing to meet needs of increased population.
- Fitness center
 - Fitness center like YMCA
- Flooding
 - Because it affects my property and my neighbors, flooding is a very real concern for us. We are very concerned what impact development has on increased flood water levels.
 - Flooding on trails and roads.
 - Stop building in the flood plain
- Gold course
 - Mini Golf course :)
- Gravel roads
 - Fixing gravel roads. The city tore up the intersection of Hoover and Top-O-Hollow last fall. There were many days in the fall and now in the past few weeks that it could have been fixed, but nothing yet. The city has to pay workers to come and fix the holes which all cost money. Then the strip of gravel in Adams. Our cars are being damaged because of the pot hole. Our taxes went up \$1,000 last year along with everyone else in our subdivision. Please use some of our tax dollars and fix our roads. Enough with all the art for the city!!!!
- Green
 - Going as green as possible.

- Neighborhood grocery store
 - Developing a west side grocery store for the developing neighborhoods and apartment complexes that is not along Lincoln way but potentially on or near Mortenson rd.
- Urban sprawl
 - Growth. We're growing too fast. Ames is losing the "small town feeling" and nice neighborhoods are becoming dilapidated. The student enrollment spike isn't guaranteed to last... I'm not opposed to building more cheap housing, but the "high rise" style gives Ames a different personality.
- Handicapped accessible
 - Build a Miracle League playground and general handicapped accessibility wherever possible
 - More paved wheelchair accessible and kid friendly paths
- Homelessness
 - Open up options to take care of homeless population
- Housing
 - Affordable family housing.
 - Also, there is a lack of single family homes.
 - High cost of housing
 - Housing!!! Keeping it affordable and keeping it pet-friendly!!!!!!
 - Improving the appearance of the housing stock and providing reasonable housing.
 - Mostly with home owners not apartment renters.
 - Housing costs
 - Housing for students
 - Amount of housing for students; I believe it would help rent prices in town and also classroom space on campus. Another solution to this problem could be lowering the acceptance rate/heighten the standards of acceptance into the university.
 - The housing is inadequate for the students. The rental companies prey on students by forcing them to re-sign for the next year's least almost 10 MONTHS before the current lease ends. i.e. My rental company, First Property Management wanted us to resign by the end of November on a lease that was started in August. This is ridiculous since there is no way for most students to know their plans for NEXT AUGUST in November. There needs to be something done to curb this process. Tenants should have until at least March or April before they are forced to re-sign the lease.
- Indoor pool
 - Building an indoor aquatic center with 50x25 and warm water facilities.
 - Indoor pool and/or another outdoor pool w/o play equipment.
 - Indoor swimming pool Traffic congestion on Duff
- Infill development
 - Finding good community use of large vacant buildings (i.e. KMART) and rejuvenating existing deteriorating (i.e. NORTH GRAND MALL) buildings so as to draw more consumers into Ames.
- Information
 - Letting people know the options that are available for the people that live here. Most college students that live/rent in Ames have no idea of any of the options that exist
 - More info out on park services.
 - Additional high speed internet options would be nice

- Intersection
 - Grand Ave and 13th St needs left turn lanes and additional right turn lanes. Stange and 13th St needs right turn lanes (I mean additional lanes).
- ISU/Ames relationship
 - Do not make it so difficult for college students to become clients. I literally had to jump through hoops to avoid the \$80 fee and it was ridiculous. The people I dealt with on the matter were very unhelpful requiring 2-3 phone calls a day and border lone rude when I asked for clarification.
 - Ways to become more unified with Iowa State University--more events involving students and student organizations
- Landscaping
 - Increase emphasis on landscape/aesthetics of commercial areas.
- Law enforcement
 - Law enforcement, parks and recreation, library
- Mall
 - Any options on improving the mall? How about a city run, community center mall?
 - Better shopping; mall and independent stores. Road improvement. Duff traffic is so heavy, especially w/ trains.
 - Improve North Grand mall, more dining options with specialty stores.
 - The mall it is a disgrace this size of community does not have a decent shopping area and provide more opportunity for young people to work.
 - Updating the mall, increasing shopping opportunities with new types of businesses, address increased traffic on South Duff.
 - A mall improvement / more shopping
- Medical center
 - Improving medical centers, mental health resources, and better sidewalks on South Duff.
- New business
 - New business rather than new residential.
- Noise
 - Noise reduction in regards to student parties and improving/adding more bike routes, pedestrian safety/education with running out in front of cars.
- All seems well
 - None other than what has already been listed.
- Ordinance
 - Not changing ordinances to accommodate a developer's apartments and businesses are pushed into residential neighborhoods and create or change of life style for residents already there.
- Overpopulation
 - The overpopulation of Iowa State University and the impact it has on traffic flow through the Lincoln way/duff avenue corridor.
- Parking
 - Free parking.
 - On street parking one side only on Narrow streets with duplexes and houses with "over occupancy." Some streets are badly in need of replacement. Not just patching.
 - Parking on campus. Need more!
 - Parking
- Parks
 - Protecting Ada Hayden Lake from urban sprawl north and west.
 - Public use wooded areas and park at west side.

- Pedestrian
 - Pedestrian safety; becoming more bike friendly.
 - Pedestrians crossing street
- Pool
 - Adding a second pool to Ames to reduce the crowding at the current municipal pool center.
- Property tax
 - Cost control. Our property taxes are very high.
 - Lower taxes
 - Property tax reduction way too high for the services provided
 - Reducing property taxes
 - Reducing property taxes; difficult for seniors to pay.
 - Spending less money and decreasing property taxes
- Recreation
 - It would be nice if Ames had a recreational place so it can attract more attention instead of having to go to West Des Moines or Des Moines for "active activities."
 - More recreation.
 - More things to do. When I want to do something I go to Des Moines, because it offers more
- Recycling
 - Determining if the current method of burning garbage is actually safe for air quality (carcinogens?) Power plant is an eyesore.
 - Different garbage can at dumpster for different kind of garbage for recycle.
 - I just really wish there was more recycling options. Also, more bike paths would be great (like 1 to Huxley so people could then take a bike path completely from Ames to DSM w/o riding the road).
 - I love the focus on waste reduction! One of the most important issues in society
 - Improving recycling options
- Renewable energies
 - Renewable energy and energy efficiency.
 - Resource recovery program.
 - Free recycle services
- Residential development
 - Developing areas (residential) with water features (ponds)
- Restaurants
 - Attract restaurant business for more diverse, high-end restaurants
 - More retail stores. Restaurants.
- Retail
 - Retail growth outside of South Duff
- Retirement community
 - Retirement community is too obstructionist.
- Roundabouts
 - Should avoid future development of "roundabouts" vs stop lights
- Safety
 - Lincoln Way corridor is the connection from ISU to the rest of the city. It also is extremely unsafe for cyclists, has terrible curb appeal, busy traffic, and is filled with commercial buildings that are often closed, trashy (pawn shops), and not kept up. The planning division should consider ways to rehabilitate this corridor, especially considering more street trees, bike lanes, etc.
 - Safety along Lincoln Way by campus.
- Shopping
 - Shopping is limited here. I don't shop on line nor do I drive to Des Moines.

- Sidewalk
 - Fixing and extending sidewalks! More left turn signals
 - Sidewalk
 - Sidewalks Trim branches and broken concrete/
- Sidewalks on every residential property i.e. Garnet Drive to Kate Mitchell has no sidewalks. Kids walk in the street to school.
- Skate Park
 - Skate park renaming shouldn't come up with new naming policy AFTER a request
- Snow removal
 - Frequent snow removal
 - Snow removal
 - Snow plowing on side streets!
 - Snow removal is HUGE problem on the main streets, too much snow is left on them making them dangerous to drive on.
- Social services
 - Social services,
- South Duff
 - Beautify South Duff. It's UGLY! Stop bringing in small box store (e.g. Kohl's) still have to go to Ankeny to find clothes!
 - South Duff Development
 - I enjoy living in Ames. However, please stop focusing development on S. Duff (commercial/retail) and campus and all housing North. Please consider spreading it around better.
- Speeding
 - Set more speed traps. People drive way too fast.
- Stop selling property to developers
 - Ames city should stay out of selling property to developers. Look at the mess with the old middle school land.
- Street maintenance/maintenance
 - Continue to improve/maintain streets and sewers.
 - The road issues are quite bad. I have a nice car and the roads really test its shocks.
 - Road and infrastructure improvement.
 - I would like to see Ames extend Grand Ave all the way to Airport Rd. 2 lanes only w/ left turn lane where required.
 - Replacement of Idaho Avenue. It has to be one of the worst streets in Ames.
 - Roads are God awful. Fix them. Duff and Lincoln way need to be redesigned because they are a nightmare. New apartments need to be monitored harder because they are building crap and screwing over students who are half of this town's population! Seriously check all the rental properties because they are lying to students when they will be finished and won't fix problems that arise quickly! Also let people pick their cable and internet provider at apartments because I hate Mediacom because of their crappy service and product but I have no choice but to use them.
 - Sewer, streets and compost site (Aren't we an ag community)?
 - Street conditions.
 - Street resurfacing
 - Streets
 - Cleaning up the grounds. The keepers do a great job of cleaning up snow and keeping the roads clean. They also do great at landscaping and planting new grass. However, there is a lot of trash on campus and in the city of Ames. I am not sure if there is just no one to do this job, or if they aren't doing the job well enough. I realize the task is monotonous and never ending but it's becoming pretty bad.

There are already plenty of trash cans, there is no reason for litter. But it happens and often it is blown away by the wind, not just someone purposely throwing trash on the ground. The trash cans that have the solar compactors make sure that trash doesn't blow away. The other style of trash cans that just have a hole in them can overflow easily and people often just set trash on top of it. ISU clamors how beautiful its campus is and spends a lot of money. But when there is trash everywhere, it doesn't matter how nice the grounds are. This is an issue at a lot of large state colleges and I don't want ISU to become like those get. We have the benefit of a small, compact campus and have no excuse to not have it clean. We can also push students to throw their trash away responsibly and recycle. If students recycle more, there is less of a load on the trash system.

- Fixing potholes in streets
- Mainly street repair and maintenance
- Street repair
- street repair / traffic management
- Street repairs the pot holes are ridiculous around town. Snow/Ice removal have never seen a city less organized with winter weather than Ames.
- Student job
 - Student job opportunities.
- Student safety
 - Student safety
- Too many students
 - Over acceptance of students crowding the city and housing options.
- Traffic flow/lights/regulation
 - TRAFFIC! Not allow building in flood plain!
 - Grand is pretty terrible to drive on during peak hours, it could use some sort of attention. Reiterating: moonlight shuttle on Thursdays. I am scared of the numbers of people that drive home after an evening of drinking. It's not a pull more people over suggestion, there's not much of an alternative to driving for many.
 - I have felt strongly for a while that we need a stoplight at the intersection of Mortenson and State Street. I know they recently did something on Mortenson and Coconino, but it didn't really help the congestion problem. Taking a left turn from Concino onto Mortenson was the problem that held everything up, and that wasn't fixed/addressed.
 - Green spaces and more traffic outlets. We're losing our quiet areas to development, chains, traffic, renters and developers. Don't make Ames into Ankeny.
 - Traffic control, particularly N-S. Campus town construction, parking.
 - Traffic flow around town; Extension of gravel to South Ames. Ames PD has become unknown to community. Improve individual communication with community and have officers comply with laws while on duty!
 - Traffic issues.
 - Stange gets worst every year!!!
 - Transportation way too much traffic; should not take 20 minutes to go 1.5 miles from work to home (via Stange northbound).
 - Keep working on traffic flow a real challenge, of course in a growing college town.
 - Duff congestion. It was poorly planned and is too crowded.
 - Traffic flow on south Duff Traffic in general better stop light utilization
 - Traffic on Duff Ave / Lincoln Way / 24th and 13th street and University Drive
 - Traffic on Duff; traffic on Bloomington (coming out of Stone Brooke). More restaurants / businesses in North Ames.

- Traffic on South Duff. Extension of Ground Avenue South.
- 13th Street and Grand Avenue intersection needs to be redesigned.
- A traffic light on Stange coming out of University Village. There's a bus route there and it can never get out on time in the morning.
- Traffic patterns
- Traffic patterns near campus, recycling programs, bike/commuter safety.
- Traffic safety
- Fewer stop signs. On every (unintelligible word) downtown is absurd.
- Reduce public traffic tickets,
- Traffic laws for bikes
 - I think that they should enforce traffic laws for bicycles.
- Transportation services
 - Transportation services and commuter safety. Making roadways safe for pedestrians and motorists alike.
- Waste reduction
 - Waste reduction is a huge one.
- Water quality
 - Sustainable practices. Water quality in local streams and rivers.
- Wider street
 - Wider streets with bicycle lanes and education about biking. Bike cops.
- Wind energy
 - Getting into wind energy.
 - Wind, solar energy
 - Electric Energy generating from Wind, Solar.
- Yard maintenance
 - Yard maintenance policy. The city knows about an unkempt yard in the neighborhood but does nothing about it.
 - We need a year-round yard waste disposal site to use at our convenience. Other towns have those.
- Other
 - Creating more of a city culture. Everything here is kind of bland. Not much of a personality.
 - Driving around town should be the LAST priority. Biking, walking, and buses should be #2,1, and 3.
 - I have 2 lights out in my alley but no biggie.
 - I-35 access from the NW quadrant Have one larger "Famous Market" not Z
 - Keep tanks low instead of raising them. It is becoming difficult for families in low town homes in Somerset. Too many landlords are buying them up because realtors like the fast turnovers.
 - Long-term planning residential expansion, expansion of retail, and expand beyond Duff Ave (where?)
 - Making sure the city doesn't grow too quickly and not monitor the quality or buildings/attractions coming in
 - Making the major streets (Duff, Grand, Lincoln Way, University Blvd, N and S Dakota) pedestrian friendly. Have had too many close calls with drivers who DO NOT understand a pedestrian 'walk signal' which they make right/left turns!
 - Stop spending money on making the city "pretty" with art and such, and spend more money on things that matter. Animals and people both need help some are homeless and in-need. Spend more money on educating the public and providing city workers with training. For example, City of Ames Animal Shelter Officers need more animal control training - it took them weeks and weeks to catch sick foxes that appeared to have mange. They were driving around in a van (1 person)

essentially chasing the fox around town (It almost was hit by several cars and could have caused many accidents on top of starving and not getting the medical attention it desperately needed). If that officer had been better trained, she would have called in for more people on day 1 or 2 to help block off an area the fox was in to catch it easier. Instead, driving around stopping every 20 feet and getting a catch pole out is INEFFECTIVE. Point being training and education is essential and more important than other things the city works just for cosmetic reasons. Also, the police need all the help and funding they can get, especially in today's world of increasing crime against people and animal cruelty.

- Supporting more efficient vehicles
- Teach drivers what a turn signal is for.
- The city needs to stay focused on city services; Fire, police, street repair, etc. and make an effort to reduce the budget and the burden that is shouldered by property tax payers.
- Tower in middle of town is an eyesore. Add some lights, which would make it look cool from a distance.
- Work on ensuring that the goals of the city and school are not overrun by obviously for-profit businesses: their goals are based on getting more money. The city and school (should be) are about improvement of people. Though money plays a role in caring for the community, it must not overshadow what is right (given the context of Ames) for the residents and students. I am far more comfortable with there being improved/more public services/work because then we (residents and students alike) know that our interests and voices are actually taken into consideration as opposed to being swept aside in favor of getting more cash out of residents, students (and their parents and the government's money via loans) and visitors. Long-term plans/understandings of what the city needs as it and the school grow are more important to consider than just getting more businesses (where their privately-held money and private interests reign) to come here. And being a city with a land-grant college, populated by loyal residents and students from new undergrads to post-doctoral researchers, we have the opportunity every day, every month, every year to employ the skills of those who know this city and those who spend their time engaging in issues/questions/problems/research as their way of life to improve this city and school. Business (bringing more in, giving public land away to them [by the way, are you f**king kidding, why would you ever consider that? What as an incentive? F**k them. This is Ames, a wonderful city as it is. No business gets an (offered or demanded) incentive to come here, they should want to be here because of the city and school as they are, and if businesses do not wish to invest in this city then fine let them go elsewhere for indeed they are hardly the last business to ever be...]) should not be the first, second, third, fourth or fifth thing that comes to mind when considering what we should be doing in this city.
- Not putting fertilizers and pesticides in lawns.

Comments on “What is the Best things living in Ames?”

- Accessibility
 - Access to services
- Easy access to everything and lots going on
 - Easy access to Iowa State University and the events it enables.
 - Easy to get around and lots of things to do.
 - Easy to get around town
 - Everything I need is close
 - Everything is close
 - Everything is very accessible by many modes of transit.
 - The access to resources, parks, activities. The people.
- Activities
 - Availability of variety of activities (cultural, shopping, dining, educational, recreational).
 - Broad range of education, sports, and recreational activities. Production at Stephens Auditorium.
 - If you want to do something, it is here.
 - Lots of things to do.
 - Many opportunities for activities.
 - Opportunities for activities.
 - There is always something to do.
 - All the activity.
- Amenities
 - All the different things to do, places to eat, etc.
 - City amenities with a small town flavor.
 - Smaller but with services of larger town - downtown atmosphere, recreational activities.
 - Smaller city with great amenities. Love the parks, pool, great downtown, smart, educated citizens. University towns are great places to live.
- Beautiful
 - I think we have a very beautiful city, appreciate the local businesses in Campustown and Main Street area, and really love the friendly atmosphere we have.
 - Beautiful area, good education, friendly people.
 - Beautiful town.
 - I love the community!! The trees are beautiful and the city does a great job keeping the city well maintained. I like the ability to shop local and get what I need here without traveling, yet at the same time having that small town feel and a sense of community.
 - Its environmental and architectural beauty!
 - The beautiful city.
- Big City Amenities
 - Big city activities in a small town.
 - Relatively small town with options generally found in larger areas.
 - Small town atmosphere with bigger city opportunities, diversity, small town atmosphere; educational opportunities (city library and ISU); many churches; hospital and medical facilities; recreational, parks golf courses. A beautiful, safe place to live, with so many caring people who live here!!
 - Small town feel with big city amenities.
 - Small town living with big city amenities.
 - Small town with large town benefits because of ISU.
- Bike Path
 - Ease of riding bike to areas.
 - Flat lo biking is possible.

- Business
 - I love how many local businesses and restaurants are supported in Ames!
 - Ames promotes the support of local business and has many opportunities to be involved in the community. It has a good atmosphere and is more environmentally friendly than most cities.
 - Chain stores.
 - There is a Lowe's, O'Reilley's, and Theisens. I can do all the things I need to from these stores.
- Cheap
 - It's cheap.
- City Services
 - Great city service! Parks and Rec is great too!
 - Great community and services.
 - The quantity and depth of services available to such a nicely sized town.
- Clean
 - Clean city, welcoming.
 - Clean environment/safe.
 - Clean, safe community.
 - Clean, safe town. Very friendly.
 - Clean.
 - It is a clean town and has a relatively low crime rate. Abundant services are available.
 - It is a fairly super clean town.
 - It's clean!
 - Pretty nature, clean, people are friendly.
- Close to Des Moines
 - Close to Des Moines, but not too close.
- College Town
 - It is a true college town.
 - It's a great college town with a pretty wide range of things to do.
- Combination
 - Parks system 2) From where I live I can walk to get all services like food, clothing, and postal services. 3) I have a park in my backyard (Parkview Heights subdivision). I don't know of any other place that has a neighborhood park like this. IT'S FANTASTIC.
- Community
 - The community.
 - The community and atmosphere.
 - The community and government.
 - The community thriving and working with the University as one cohesive unit.
 - The community, it's always a well put together neighborhood.
 - The strong sense of community.
- Convenience
 - Calm but lively. Very convenient. Beautiful.
 - Convenience of services, shopping, Iowa State activities.
 - Convenience of size.
 - Convenience of store locations.
 - Convenience of variety businesses.
 - Convenience to amenities, shopping and recreation.
 - Convenience.
 - The vicinity of all the necessary stores.
- Cost of Living
 - Cost of living.
 - Low cost.

- My son lives in Nevada with his family! Cost of living affordable here for myself!
- Cultural Activities/Diversity
 - Access to many different cultures.
 - Cultural opportunities!
 - Diversity.
 - Diversity, rural feel.
 - Diversity of activities and population (compared to most of Iowa).
 - Diversity of opportunity for recreation, culture.
 - The diversity of activities.
- Downtown
 - Downtown, Somerset, people, parks, activities.
 - Lots to do; enjoy Downtown farmers market.
 - Main Street Farmers Market, Ames Public Library.
- Easy Life
 - Easy life style, good people.
- Eating place
 - Eating at the Café.
- Economy
 - The economic stability, cultural diversity, and environmental initiatives brought in by the presence of the university.
- Education
 - Education quality and opportunities. Services provided.
 - Education.
 - Educational and cultural activities provided by ISU.
 - Education.
 - Excellent education available, cultural activities.
 - Number of opportunities for education, entertainment and to volunteer.
- Entertainment
 - As a grad student, there is a niche for everyone – undergrads, grads, permanent residents. Good entertainment and restaurants.
 - Entertainment; restaurants; little traffic concerns; small town feel with just the right amount of shopping and services necessary.
 - Environment.
 - Environmental condition is wonderful!
 - The environment: Clean air, quiet, good water, friendly people.
 - The diversity of establishments (more local/unique places than chain places) and the size (not a sprawling metropolis, but still big enough to have attractions).
- Everything
 - Everything!
 - Everything! But the cleanliness and greenery of the city is by far its most admirable attribute.
 - Everything. Friendliness of people, police, fire, library, animal shelter, Main Street, new businesses, ARTS, ISU basketball, concerts and plays, churches, Mary Greeley and McFarland Clinic, resource recovery program.
 - Hard to pick the best thing – Ames is just good overall
 - It has everything we need. We never have to travel to get stuff.
 - Too many to list.
- Excellent
 - Hooray!
- Family
 - A family community
- Friendly

- Everyone is friendly.
- Family friendly, access to services, parks, good schools, usually easy to get around.
- Friendliness of the people.
- Friendly caring residents. City manager emphasis on quality service.
- Friendly community and great atmosphere and of course ... all Cyclone sports!
- Friendly residents and relatively low crime.
- Friendly, helpful people.
- Friendly, progressive people make Ames a wonderful place to live.
- Great college friendly town.
 - Small community friendly.
- Good Place
 - Ames is a good place to live.
- Great
 - Great community.
- Green Space
 - All the green space.
 - Greenspaces, safety, culture and art.
 - Lots of green space.
- Homey
 - Like a small town. Very homey feeling.
- ISU
 - Close to campus.
 - Close to college, but not too packed as it is in Des Moines.
 - College town.
 - Entertainment opportunities of ISU.
 - Iowa State football and basketball. Iowa state is awesome
 - Iowa State University. Low crime rate.
 - ISU.
 - ISU and Ames Lab. Proximity to DSM and Ankeny.
 - ISU/an educated community.
 - ISU athletic events. Low crime rates (relatively speaking).
 - ISU, diversity, good city service.
 - ISU, schools, safety, medical community, parks, The Cafe, Somerset, Wheatsfield, our water, ARFC.
 - The atmosphere of a college town but also living in a city that cares about its people.
 - The campus.
 - The college.
 - The college connection is fantastic and downtown is a highlight!
 - The college life/atmosphere and the pretty girls ;)
 - The opportunities through the university, the bus system, parks and rec. Involved citizens, the farmers' markets (both).
 - The university.
 - The university I attend is close by.
 - The university provides a lot of resources.
 - The University, by far.
 - University, arts, stores, sports.
- ISU and City
 - The relationship with ISU.
- Job
 - Unemployment is very low; low crime.
- Library
 - Library

- Location
 - Good location, good size, good people.
- Lots to Offer
 - Ames has a lot to offer for a small city.
 - Ames might lack a few things that other big cities have, such as some restaurants and a good mall, but otherwise Ames is sufficiently big enough and has a lot of things to do and places to go available.
- Medical Services
 - Access to medical services.
- Nice
 - Ames is kept up nicely.
 - Everyone is incredibly nice and the town is clean and well taken care of with great outdoor spaces.
 - Everything is nice
 - It is all around nice.
 - Nice atmosphere
- Open Space
 - It is open and spacious throughout most of the city.
 - Small town but still has a wide open space feel
 - Open space.
 - The open spaces and bike paths. The ease of travel.
- Opportunities
 - Small town atmosphere with many opportunities.
- Other
 - Atmosphere and how well kept the University is.
 - Complaints are heard.
 - Is not yet like Ankeny.
 - It is a well taken care of city, there seems to be a lot of concern around taking care of residents and students alike. Though there is much to do, it is not a tall city (there are not lots of 10-plus story buildings around), there is plenty of public land, plenty to do, solid public services.
 - It was the smaller feel but seems to be the students manage Ames now.
 - Nothing better than most Iowa cities
 - The variety of events that happen here. However, as an ISU alum I truly miss VEISHEA. I know it wasn't a city event but it was a part of the identity of Ames that is now gone.
- Parks
 - All the parks!
 - All the parks. It is awesome to have so much space to enjoy the beauty of nature all through town. It seems like I am always finding another park and I love that.
 - City parks.
 - It's still small, parks, great water, entertainment, local small business owners.
 - Nice parks.
 - Parks.
 - Parks and recreational facilities, also bike trails.
 - Parks/green space.
 - The parks and the people!
 - Parks and communication.
 - Public parks and outdoor recreation areas.
 - Parks and Recreation.
 - Love the parks and Munn Woods, Pammel Woods, etc. Also love all the community events like farmers markets.
- Peace

- The peace and tranquility on the streets.
- People
 - Close-knit community, ISU.
 - Educated population.
 - Good neighbors.
 - I love the people of Ames. The size of Ames is ideal for my family. I feel safe here.
 - I really feel like Ames is on the brink of becoming a hub of art and culture. The people in Ames are amazing!
 - It is such a warm, loving, and close community! I also love how supportive Ames is of Iowa State. I grew up in a college town (with 3 colleges actually) and they were not nearly as supportive of their schools!
 - Its people.
 - Its people and parks.
 - It's so chill and the people are very pleasant.
 - Location in state, good people who value good government services, schools, and opportunities provided by city and university.
 - Medium size, people, medical services, proximity to Des Moines airport.
 - Midwest people.
 - Mix between a small town feel, with friendly caring people, with bigger city services and opportunities.
 - Neighborhoods.
 - New people taking an interest. Not always the same cronies.
 - Off campus living with quiet families.
 - Our neighbors.
 - People.
 - People, larger city living with smaller city feel!
 - People are very friendly and willing to help.
 - People that care about making the community a better place.
 - People, clean.
 - People, parks, park and rec services, downtown, schools.
 - Some people do care about the community.
 - The beauty of the city, nice people, lots of fun stuff to do. Love the disc golf courses, Furman Aquatic, Main Street businesses.
 - The people.
 - The people, the hospital, the schools.
 - The people are my age.
 - The people, things to do outside and places to visit for entertaining, Jack Trice Stadium, Hilton Coliseum.
 - Unity, nice people, close to Des Moines – but not too close.
- Potential
 - It's potential!
- Progressive
 - Progressive community and clean.
 - Progressive, yet pragmatic city government.
- Proximity
 - Easy to get around.
 - Having large city feeling without giving up the small city feeling and the closeness of good shopping and variety of good eateries many of which are locally owned.
 - How close everything is.
 - I live on campus near my classes.
 - I live on campus, close to my classes.
 - It only takes 15 to get across Ames. Everything is close together.

- Just about everything we need within 10 minutes driving distance.
- Proximity to things to do, great events on campus.
- Quality and proximity of all services (medical, arts, restaurants)
- Relatively easy to get around, enough to do.
- The proximity to businesses and the public transportation.
- **Quality of Life**
 - The overall quality of life – services are very good and a university town is a great place to live.
 - The quality of life, and good people, good local government and services, ISU, and close to D.M. and access to transportation.
 - Quality of life.
 - Quality of life and convenience.
 - Quality of life is high and public services are good.
 - Quality of life is very high. The college town feel makes it a great place to be a student
 - Quality of life, good schools and Iowa State.
 - Small progressive city, great education and work, great quality of life.
- **Quiet**
 - In the summer it is quiet.
 - It's quiet and I enjoy the small town feel to this college town.
 - My quiet neighborhood.
 - Peaceful place to live.
 - Peaceful, community driven.
 - Quiet.
 - Quiet and fresh air.
 - Quiet, little traffic, quality of life.
 - Quiet, low traffic, short commute.
 - Quiet, safe.
 - The east side of town – the beautiful old homes of quiet neighborhoods.
- **Recreation**
 - Outdoor recreational spaces and paths. Love long walks/hikes/runs!
- **Resources**
 - Being a student and the resources that are devoted to students.
 - Great community, lots of good community resources.
- **Restaurants/Foods**
 - Good food choices, lots of stores, entertainment options.
 - The variety of food places and the culture.
 - The wide variety of food options and the CyRide.
 - Variety of food options and sense of community.
- **Safe**
 - Always feel safe.
 - Ames feels safe, convenient to travel in, and very small percentage of undesirable people live here.
 - Feel safe, quiet.
 - Feeling of safety, small community with larger community recreational benefits, park and rec programs for kids, summer farmers markets and outdoor programs, library programs.
 - General appearance and safety. Can't understand why Stange is completely closed; why can't 2 lanes be open? And why was 24th changed; loss of turn lane at Hayes to Hoover is frustrating.
 - Generally safe.
 - Hilton, CY Stevens, McFarland Clinic, MGMC, Ames is a safe place to live. ISU.
 - I feel safe and the city is clean and welcoming.

- I feel safe in all areas of Ames.
- I feel safe in Ames.
- It feels safe here, it is always nice to see the police car surveying my neighborhood and the people are friendly.
- It's comfortable and safe.
- It's pretty safe probably we are mostly white.
- It's safe and overall friendly.
- It's safe. Iowa State Vet School.
- It's very safe and not very polluted. The traffic is good, but that's due it being a small town.
- Lack of major crime.
- Lots of local shopping. Having a small city that satisfies our needs that is close to Des Moines for the big city items.
- Low crime rate that has sadly been increasing. Need to do background checks nationally, not just in Iowa. Cut back in title 8 housing for the able bodied. Single parents, too!
- Low crime, clean, water, people.
- Low crime, good schools.
- Low crime. Connection with Iowa State.
- Low crime?
- Nice place to live. Low crime (safe place).
- Paths beside the roads; feeling safe.
- Safe.
- Safe and clean.
- Safe community.
- Safe place to be.
- Safe town to live in.
- Safe, friendly, large enough to supply what I need yet small enough to feel safe walking my dog at night.
- Safety.
- Safety. Good medical facilities. College keeps the population younger.
- Safety, easy to get around, high quality K-12 education.
- Safety, no traffic or less traffic. People are nice.
- Very safe.
- Was no crime until Chicago people showed up and all hell broke loose! Thanks for moving them in Ames!
- School
 - School.
- Security
 - Security, education opportunities, good water, and utilities.
- Services
 - Low public costs but very good public amenities; it is a fiscal bargain to live here as compared to other Iowa metros.
 - Our utilities.
 - Services available for many life styles.
 - Services provided and entertainment available.
- Shopping
 - There are many different businesses to fit any need. You don't have to go far to find what you are looking for
- Size
 - Less than 100,000 people.
 - Not too big, not too small.
 - Not too many people.

- Overall size isn't too big or small.
- Size, location.
- Size, cost of living, parks and recreation.
- Size, ease of getting around.
- Size, Iowa State, close to larger cities.
- Small city.
- Small town.
- Slow pace
 - Slow pace.
- Small Town Feel
 - Amazing opportunities at ISU with small-town Midwest charm.
 - Being able to have a small town feel with the amenities of a larger city.
 - I love the small-town feel with the perks of having great services. I am happiest with the library and the materials and services it offers. It helps our family to save money and provides lots of good entertainment!
 - It has a small-town feel while at the same time being modern and hip!
 - It's a large town with a small town feel. It has everything I need and more, and I've really grown to love the town over the 3 years I've been at ISU.
 - Opportunities, has small town access with large-town businesses. Not dependent on one large company so economy is good.
 - Small town feel with city opportunities.
 - Small town feel with city parks.
 - Small town feel!
 - Small town feel, different areas (Campustown, downtown, north Ames, etc.) Great parks and running/biking trails.
 - Small town rich with culture events.
 - Small town, safe.
 - Small-town feel but college atmosphere.
 - Smart town feel, SMART PEOPLE.
 - The small town feel.
 - The small town feel with the amenities of a mid-sized city.
- Summer
 - Summer.
- Traffic
 - Little traffic, downtown farmers market – wish the two would combine. North one has more produce.
 - Low traffic; park-like community; walkable neighborhoods; intellectual offerings.
 - No traffic and a small town feel.
- Transportation
 - CyRide and the parks.
 - CyRide transportation.
 - Good bus system.
 - It is small and the community is great. With the CyRide service I'm able to get around Ames.
 - Public transportation.
 - The best thing about living in Ames is the ability to get to everywhere you need to go by the bus system. It's very helpful. And I like the park system.
- Walkability
 - The fact that the city has centers and has not spread out over a large area. Some areas still have a walking town feel.
 - Walkable green community with great services.
- Water

- Great water, great alumni feel within town. It also nice to live in a very well educated/up to date on current technologies/issues around the country. CyRide is great, and the abundance of public parks makes Ames a very appealing place to live.
- The taste of the water.
- The water and the people.
- The water is good, and cost of living is relatively cheap.
- The water, safety of community, ISU.
- The water.
- Water, small feel but decent food and entertainment, quality parks and rec offerings, waterpark.
- Weather
 - The cold, cold weather.
- Welcoming
 - Welcoming community.
- Well Managed
 - Extremely well managed small campus town. Keeps citizens very well informed about all the activities.

What would make Ames cool?

- Activities
 - Fun things to do.
 - More activities during the evenings and weekends.
 - Northwest winds constantly blowing, unless of course it is 98 degrees out then it is dead calm. Also all the activities that are available to participate in.
 - More things to do.
- Air
 - A nice breeze.
- Already Cool
 - Honestly, not much. It's a homely place in Iowa, can't really make it that cool. It should continue to be a safe place and affordable to live in.
 - I can't think of anything.
 - I don't think Ames needs to try to be "cool." When you try, it usually makes things uncool. I think we already have many great features that make Ames great.
 - I like it just as it is!
 - I think Ames is already pretty cool. Or at least cooler than my hometown.
 - I think Ames is pretty cool.
 - I think it is cool.
 - I thought it already was pretty cool.
 - I'm very satisfied as it is since relocating here.
 - Not an issue, cool enough.
 - Not trying to be cool and working on developing what it already has.
 - Nothing.
 - Ames is already cool, especially Somerset.
 - Ames is already extremely cool, but increasing sustainability efforts.
 - Ames is already very cool.
 - Ames is cool.
 - Ames is cool. Keep doing what you are doing. But argue about it less, and get decisions made more quickly. Be more cordial in your relationship with the school district, which seems to be treated like an unwanted stepchild by the city and the university.
 - Ames is pretty cool, but better connections to the different neighborhoods would be really COOL. Also, a pedestrian only Welch Avenue would be SO COOL.
 - Otherwise, Ames is a pretty cool place.
 - It already is.
 - It already is! Maybe more connections between the student/ISU community/downtown and SE Ames. We are a bit removed. Bike access is good and you get to Airport Road but south of that it's choppy.
 - It is already cool!
 - It is already!
 - It is cool to me.
 - It is cool.
- Amphitheater
 - Amphitheater for bigger acts. New bowling alley. Roller rink. Putt golf. Things for youth to do to keep them busy. (Something with old Kmart building.)
- Amtrak
 - Amtrak service.
- Amusement Park
 - Amusement park.
 - An amusement park. Adventureland stinks. Having Six Flags, college students would come, so would other people. It put Adventureland out of business, which I think it's time

for it to go. That would (having an amusement park like Six Flags) would bring more people and give Ames a chance to grow in a different way.

- Animal Friendly
 - Ames won't be cool. It's in Iowa. I'm only living here because I have to for school. But seriously, more animal friendly attractions. Also, the pet store in downtown is sad. The animals in there aren't well taken care of. That pet store needs to go. Pet stores in general should not be supported by anyone. They lack the veterinary care and knowledge in order to properly maintain health of the animals. SO it would be cool if Ames got rid of that. Perhaps adding more study-friendly coffee areas downtown would make this city more enjoyable; space seems limited (that has good Wi-Fi__33 and plugins) for being a college town.
- Arcade
 - A really cool arcade would do it.
- Art
 - Local stores and public art.
 - More public art and investment in art. More non-chain restaurants/food trucks. More biking trails/connections.
- Art and Music
 - More art and music.
 - More art and music scene and local business presence.
 - Art and music festivals.
 - Better music/arts scene, more density near campus, more retail options in Campustown.
 - Art Festival.
 - Art cinema house, more ways to safely bike or walk in town. Otherwise, Ames is a pretty cool place.
- Attractions
 - More restaurants and attractions.
- Bar
 - Better places to go for fun besides drinking.
 - Bar.
 - GET MORE BARS. If you want to attract young people, attract businesses like bars and restaurants that young people want to hang out in. Des Moines has done a good job of this, so look to them if you want examples.
 - More new bars and areas for 18- to 22-year-olds
 - Ames would be cool if the bars stayed open later.
- Better Infrastructure
 - More things to do. Better infrastructure.
- Bicycle Hub
 - Become a bicycle hub for central Iowa.
- Bike Friendly
 - Being more bike-friendly. Providing better waste removal (recycling/compost). And helping small businesses that want to do something unique and different have access to help from the city. (Better hangout spaces.) Also, Google fiber or at least city sponsored internet. The internet in Ames is a joke.
 - Making it more bike-friendly!
 - REDO Welch Avenue grassy area, pedestrian path, college student friendly. Please consider ways to refigure how to make Ames more bike-friendly and SAFE.
- Bike Lanes Trails
 - More bike lanes! A music scene.
 - Connected trails and bike lanes!
 - More bike paths and walking paths; pretty good now. More really affordable housing!
 - More bike paths. Lincoln "looks" terrible. Move Farmers Market to Bandshell Park.

- More bike paths, more free community things.
 - Bike Paths!!!
 - Off street bike trail to commute from West Ames to downtown.
- Bike Rental
 - Bike rental services.
- Bike Services
 - Better bike services.
- Brunch Place
 - Better brunch places.
- Businesses
 - More independent stores, restaurants, entertainment. Bicycle trails throughout the city to ease commuting and bike transit.
- Businesses
 - More businesses.
 - More businesses not on Duff.
 - More businesses on north end of town, more floral or landscaping around Lincoln Way or Duff.
 - More independent businesses, more interaction between downtown and Campustown.
 - More small business and the good salaries they can bring.
- Campustown
 - Transform Campustown west of Welch Avenue into a historical business district, which would encourage a broader retail base (e.g. addition of a small grocery store like Aldi).
 - Continued Campustown development.
- Carbon Neutral
 - If it were carbon neutral or negative.
- Cheaper cost of living
- Children's Museum
 - Children's museum.
- City Government
 - Less city government.
- Club
 - A club! Or a place for people under 21 to go and have fun dancing and socializing.
- Community Education
 - More ways to meet others with similar interests. I drive to Des Moines weekly for fun community education classes. Ames should do the same. Check out their website comm.dmps.kiz.ia.us or google Des Moines Community Education.
- Composting Bins
 - Composting bins!
- Concerts
 - More outdoor concerts/festivals. Getting more people downtown.
- Concerts
 - A decent concert venue near Campustown! A skateboard/bike pump track. More longboarding options. More student/community involvement in Campustown.
 - More concerts.
 - More arts and entertainment. Concert venues and festivals. Control VEISHEA and use Welch as a controlled drinking street. Destroy Duff and move the cultural district to Campus town.
 - More concerts.
 - More concerts and public outings like Firefly Nights.
 - More family affordable entertainment sports, concerts and the arts
- Contemporize
 - Contemporize.

- Crosswalk
 - Raised crosswalks on Lincoln Way.
- Cultural
 - More culture, less fast food.
- Cultural Hub
 - Giving up on trying to be an old rundown farm town and embracing its college. Leverage that as a cultural hub. (See Iowa City for reference.)
- Date Activities
 - More restaurants/date activities.
- Diversity
 - Acceptance and inclusive activities for people of color.
- Don't Know
 - ?
 - ???
 - I do not know.
 - No ideas.
- Downtown
 - A revival of the downtown area with different shops/boutiques and restaurants would be very cool.
 - More development of Campustown and downtown area.
 - More development that models with Des Moines (Ankeny).
 - Retaining the quaint feel of downtown and remainder of old Campustown building fronts to provide more unique shopping "events" for residents and visitors rather than the cold steel look that now is prevalent both in Campustown and on the new front of the library.
 - The downtown business district.
- Drive in Theater
 - More trails to bike on, a drive in theater.
- Entertainment
 - Less expensive entertainment/cultural opportunities that reach a part of population less wealthy.
 - Lifestyle center (work, live, shop, dine all in one); more entertainment options without alcohol.
 - More entertainment options besides bars
 - More opportunities for college kids to get out and have cheap/free things to do.
 - More town entertainment for people other than college kids. I am a current student at Iowa State. The school puts on events for the students all of the time, they are free and it's a great way for people who struggle with things to do to get out of the house and hang out with friends. It would be really awesome if the city of Ames did that for its residents. Helping people interact with their community in a fun way.
 - We need more things to do for entertainment.
 - Environment.
 - Events.
 - A large venue for music, sports, etc., other than Hilton. Ames could be so much more, shopping, restaurants, etc. We have a large college to support so much more.
- Events
 - Bringing back some sort of alumni supported celebration like VEISHEA.
 - Events and venues for children, families, and visitors.
 - Having more events outside of campus.
- Events/festival
 - More events/festivals. Aside from a few summer activities on Main Street there are few larger events like fairs or concerts. It seems like weekly events would be entirely possible and have the potential to draw people of all ages.

- Some sort of event like Grand Ol' Days that the city of Saint Paul, MN has, but during the school year to attract students.
- Farmers Market
 - Consolidated Farmers' Market
 - Farmers' Market
 - The more farmers' markets and homesteading practices, the cooler it will be.
 - More community activities like the farmers' market.
 - Bigger farmers' market.
- Festival
 - An annual festival like Pella's tulip festival.
 - More outdoorsy festivals close to campus.
- Fewer Students
 - Fewer college students (or at least capping enrollment at a level parking and building and classrooms can handle). More competitive real estate.
- Fiber Connection
 - Expanded fiber connections to homes would make Ames cool.
- Food Coop
 - Food coops.
- Football
 - A good football team.
 - Football.
 - A very large fan?? Really, a winning ISU football team!
- For young adults
 - Not sure; more things available for young adults to do.
- Free stuff
 - More parks, outdoor venues, concerts, free activities.
 - Free ice cream.
 - Music venues, free ice cream.
 - Free Wi-Fi__33.
- Gardening
 - LOL at this question. Millennials are really into minimizing waste, living within our means, reducing our carbon emissions, and doing things like eating less meat or buying produce in season for environmental reasons. The more involved Ames is in community gardening (I know there are options already), the better.
- Green
 - If you stopped giving chains and developers carte blanche to clog up our city with mediocrity. More green space.
 - Implementing my green roof project on something. Visit <http://arcg.is/1MmFqoV> or come to the Design on Main May 3 at 3pm.
 - It would look cool if there was a median with trees and/or plants along the entire Lincoln Way through town, if there was room for it of course.
- Hang Out Places
 - More hang out places.
 - More hangouts/activities for teenagers.
- Historic Building
 - Stopping high rises in campus and restoration of our historic building across town.
- Housing
 - Providing home options for middle level income homes.
 - Lower housing costs
 - Housing Costs
 - No trying so hard; concern about many senior citizens and housing for them; can't everyone live in a \$250,000 home?

- More affordable housing.
- Income Tax
 - No state income tax.
- Indoor Activities
 - More indoor activities for kids and families during bad weather/winter.
- Indoor Pool
 - Afternoon hours for indoor pool exercising. Ames High School and St. Cecilia's education both provide for first rate education.
 - Better indoor pool. Parks in southwest Ames. Businesses like restaurants along any road.
 - Better indoor swim pool/high school facilities.
 - Indoor pools ... more seriously. I think recreational facilities, bike paths, etc. are critical.
 - Indoor swimming pool. High school pool isn't available at convenient times.
 - Indoor tennis courts. Community theater space. Senior Citizen Center. Consolidated farmers' market.
 - Indoor water park/facility.
 - More opportunities to recreate in the winter months. Love the idea of a new indoor pool. Would like to have the city add an indoor walking/running track.
 - More shopping opportunities. Indoor year round aquatic facility.
 - Updated and improved aquatic center that is indoors.
- ISU
 - Iowa State University.
 - ISU.
 - ISU and City.
 - Continued program integration with ISU.
 - Change the Iowa State symbol back to the old Cy.
- Job
 - If there were more job opportunities for the graduates to stay here and work. It seems so empty in the summer when students graduate.
 - If your survey didn't ask "what would make Ames COOL." You're a government run program. You should be worried about being "cool." Instead focus on what will allow Ames to grow and attract quality businesses. Basically, how do you compete with Ankeny? If you want non-college families to move to Ames you need jobs for them.
- Live Music
 - More live music.
 - More restaurants and bars that appeal to graduate students and young professionals. Better live music.
 - More music.
- Local Transportation
 - A bus service that goes to Ledges State Park on the weekends.
- Lower Cost
 - Lower cost of living. Today very poor.
- Mall
 - A better mall.
 - A better mall. Our mall, for a college town especially, is bad!
 - A better, nicer mall.
 - A bigger mall.
 - A new mall, Old Navy, Trader Joe's. Better traffic flows.
 - A new mall.
 - A real mall.
 - Better mall and entertainment options available to college students.
 - Better mall and shopping. Activities to do.

- Developing area at North Grand Mall. Making more eating establishments and shopping available. Quit putting everything on Duff and making traffic worse.
- Get off your high horse and build a mall along I-35!!!!
- Having a better selection of stores at or near the mall.
- More high end businesses/bigger shopping mall, more restaurants, larger bar scene/night life, and more activities to do outside of Iowa State University/Campustown.
- More restaurants (less chains). BETTER MALL.
- Nicer mall.
- Medical care
 - Better medical care.
- Mini golf
 - Mini golf.
- Movie Theater
 - Outdoor movies in the summer.
 - More shopping options. An outdoor mall/shopping center. Get rid of current Ames mall. Art house movie theater.
 - Another \$1 movie theater.
 - Another movie theatre.
 - I like what's happening with the new apartments near (west of) the Memorial Union. It's too bad that I'm graduating and won't get to see that area grow with the shops and all that. We either need another movie theater or one that can accommodate more people because it gets old not being able to see a movie because we can't park or get in on time to see the movie.
 - Something like Englert Theatre in Iowa City.
- Nature Trail
 - Park, the library, and the nature trail.
- Neighborhood Beautification
 - Neighborhood beautification.
- Night Clubs
 - Night clubs.
- Night Entertainment
- More night life options?
 - Having a better night life. Having it not be centered on country life. Having more options for community to hang out instead of the creepy places that exist now. Maybe a gay bar centered on college students or for performances that would attract customers (drag shows).
 - More local businesses.
 - More local establishments.
 - More local shops/businesses within walking distance from campus.
 - More local, unique restaurants and bars.
 - Non-chain business.
 - More locally owned restaurants.
 - More non-chain, traditional shops. More outdoor recreation programs.
 - More non-chain businesses/food places.
 - Improve local shopping.
 - More independent, locally owned businesses.
- Not Want
 - I don't want Ames to be cool. That would attract more residents who most of us do not want.
- Open space
 - Reduce the amount of new buildings taking over open space.
- Other

- A city that gives.
- Cool? You're kidding right?
- Define "cool" for families? College students? Retired citizens?
- George Niang as mayor when Ann retires.
- Getting a new furnace and air conditioner unit installed in my apartment when I moved in! Along with Mediacom bundle package in my rent.
- It is cool. Why would you ask? Also, do not gentrify (the city as a whole or parts); that would be a totally uncalled for step and one that would be in the wrong direction.
- Keeping housing in walking distance of business. Keeping a city feel over a suburban feel.
- Not after you made that Hooray for Ames video. But maybe we'll let that slide ;)
- Not using the word cool probably.
- Really? There are more important things that Ames should worry about than being "cool." For example, make Duff less of a nightmare. Another example will be to stop forcing out local business owners (like Indian Palace) just because you think Campustown needs to be updated. Guess what, the new Campustown looks terrible.
- Snoop Dogg as mayor.
- The college and the students even though it can be a double edge sword at times.
- The tilt of the Earth makes Ames quite cool every winter.
- More restaurants, more indoor recreation facilities.
- Not rhyming with Lames, but actually having more relatively cheap but exiting activities to do off campus such as mini golf, paintball or other recreational group activities.
- Put up a giant climbing structure in one of the many parks in Ames! Something fun for adults and kids.
- There needs to be more things to do in this town! There's tons of empty space. Build something fun for people to do. Like a paintball course or something like that!
- Have more things for the kids.
- Outdoor Arena
 - Concert venue or outdoor arena.
 - Expanded parks and rec offering. More live music options (outdoor).
 - Maybe a public place for a stage where local bands could play.
- Parking Ramps/ parking
 - More parking ramps.
 - Parking.
 - Better parking options in areas like Campustown. Reduce the time it takes to drive down roads like Lincoln Way
- Parks
 - Parks.
 - More parks and green space, especially near campus where students could hang out and not be on campus.
 - More recreation parks.
- Peaceful Quiet
 - Peaceful, quiet.
- Pedestrian Mall
 - Campustown redo – turn into pedestrian mall like Iowa City.
- People
 - Many people here are well educated and that makes ... everyone can find a good job and live happy.
 - People here are really friendly compared to other county.
- Playground
 - A Miracle League playground and ball field.
- Police
 - Cooler cops that help rather than arrest students.

- Program
 - A birdwatching program.
 - Progressive thinking.
 - Progressive. Active thinking! Do not rely on ISU to support city.
- Public Events
 - More public events.
- Public Parks
 - Free public parks.
- Rail Service
 - Light rail service.
- Recreation Facilities
 - More gaming and nonbar activity places.
- Recycling
 - More recycling opportunities
 - Recycling pickup.
- Renewal Energy
 - More renewable energy. The majority of the buildings have flat roofs which can easily accommodate the ballast style solar panels. I know it isn't easy to fit in to the grid and it is expensive, but this is something I would like to see. The university has a lot of money at its disposal and funding renewables would be a good use I believe. They seem far too eager to install natural gas plants and try to get rid of the one turbine we have.
- Resident Involvement
 - Increased resident involvement.
- Restaurant
 - More food in Campustown.
- Restaurant/Bar
 - I think the Campustown area is already pretty cool for students at least. In terms of attracting young professionals, they might find it cool to have another cool area with restaurants, bars, etc., that is more separate from student life.
 - More bars and restaurants in West Ames.
 - More diverse restaurants would make Ames more attractive. This has improved drastically over the recent years, but adding even more dining options (and unique dining options) always adds a "coolness" factor. Better downtown bars for graduate students and young professionals (not college students) would also be nice to add to the Ames nightlife.
 - More restaurants/bars.
 - Restaurant non-chain.
 - More non-chain restaurants and more non-fast food options.
 - More family-oriented restaurants, family fun places to go to as in mini golf, etc.
 - More independent eating opportunities instead of Chik-fil-A or Hu Hot. Do something with the downtown besides hair salons and ho hum businesses make it fun to go downtown.
 - More local businesses, more local good restaurants.
 - Better restaurants away from Duff/Lincoln Way.
 - Good restaurants and bars. Campustown redo. Turn into ped mall like Iowa City.
 - Higher end restaurants.
 - India Palace on Hayward again; I miss lunch buffet.
 - More diversity in restaurants.
 - More eateries which are reasonable in cost and unique.
 - More good restaurants.
 - More restaurants.
 - Trendy shops and restaurants.

- Restaurants (ethnic).
- More ethnic restaurants! Cuisine options are lacking.
- Restaurants/food.
- More restaurants on west and north side.
- More independent food businesses for lunch/dinner options (like The Café).

- Retail Options
 - More retail – reason to stop in Ames.
 - More retail options.
 - Retail stores
 - Attract retail stores we can actually use rather than going to Ankeny/Des Moines. Eliminate gas price difference, between Des Moines and Ames (typically 5-12 cents/gallon).
 - More retail options in Campustown.
 - Better retail.

- Safety
 - Safety
 - Safe pace for underage.
 - Safe space for underage college students to have fun on the weekend
- Sculptures
 - Get rid of the Highway 30 light/sculptures. They really are stupid and ugly.
- Services
 - Ames Trib selects best services.
 - Services provided.
 - Little different services provided.
- Shooting Range
 - A shooting range or another lake that could be used for more fishing.
- Shopping
 - Better shopping. More concerts.
 - Should develop more shopping sites.
 - More shopping stores.
- Shuttle
 - Affordable shuttles to and from airport.
- Sidewalk
 - More sidewalks along busy roads like West Lincoln Way and Mortensen Road.
- Signs
 - If we really bought into the college (light pole signs, etc.).
 - Smaller signs.
- Skewing Younger
 - Skewing younger.
- SkyTran
 - A personal rapid transit system like SkyTran.
- Sports
 - Iowa State sports.
- Stop growing
 - Staying original!
 - Stop growing or else start putting/incentivizing businesses to move out to West Lincoln Way. There are practically no services there. Duff and East Lincoln are too saddled, and it's ridiculous for all traffic to focus on the southeast corner.
- Stores
 - More stores. Put speakers on Welch.

- Street Maintenance
 - Better street maintenance.
 - Better streets.
 - Fixing roads by the parks.
- Strip Clubs
 - Strip clubs.
- Students
 - Campus and the students.
- Tax Break
 - Again the city should not get involved in making Ames cool or politically correct. This is a job for developers not subsidized by city funds or tax breaks. If you want to get tax breaks give them to property owners rather than raising taxes.
- Traffic Flow
 - Safer traffic.
 - Better traffic flow.
 - More traffic out flow options.
 - Increase the number of left hand turn lanes and lights on busy streets. Do something about the South Duff traffic – extend South Grand to South 16th, but only if you improve South 16th.
 - Less car traffic. City officials should show leadership by biking or using the bus. (Night and day events.)
 - Less congestion in the South Duff corridor. Very poor planning as far as traffic flow.
 - Less traffic.
 - More through streets!! Trying to get from one place to another (efficiently) is (and always has been) a hassle. Planning for traffic movement seems to have been historically neglected.
 - Better traffic flow.
- Trails
 - More trails.
 - Trestle Trail.
 - Connecting a bike path between Ames and the High Trestle Trail.
- Trolley
 - Trolley from downtown to campus.
- Underage Drinking
 - Less underage drinking.
- Unique businesses
 - Local businesses that are one of a kind.
- University
 - University atmosphere.
- VEISHEA
 - Bring back VEISHEA as an Ames community event if ISU doesn't do it.
 - More vibrant downtown/Campustown districts. More public events. Things like VEISHEA really gave a good sense of community.
- Visually Appealing
 - Making all the businesses on Duff look more welcoming. Right now it's just a cluster of businesses and it's not visually appealing.
- Walkable
 - Making it more walkable. Pulling some of the "cool" businesses in to the core of the city (e.g. Mucky Duck, Alluvial). Destroying all business on South Duff Bringing soccer fields (Hunziker Youth Sports Complex) into city core.
 - More walkable paths to business areas.

- Walmart
 - Get rid of Walmart.
- Water Park
 - A better water park.
 - A bigger lake, indoor water park, casino.
 - A skate or water park. Wait, don't we have a water park? Okay, skate park then.
 - An authentic downtown, those wonderful upstairs apartments above retail, less emphasis on surface parking, get people out of their cars. More bike trails adequately marked. Larger parks. A great water park indoor year round.
- Weather
 - Winter.
- Welch Avenue cleanup
 - Not trying to be "cool." Also it would be nice to improve the area around campus, clean up Welch Avenue.
- Wi-Fi__33 Options
 - More public Wi-Fi__33 options.
 - Wireless Internet.
 - City wide wireless internet.
 - Municipal wireless network.
- Young kids activities
 - Things for younger kids to do.
- Zero waste
 - A zero waste or zero carbon footprint goal.

General/Additional Comments

- Activities
 - More banquet hall facilities would be nice.
- Alley
 - My alley is between Welch and Hayward (?)
- Bike path
 - Bikers don't use existing paths even if they are provided.
 - I am very happy with the city's recent interest in improving on-street bicycle facilities and connect trails; just wish we could do more faster.
 - Please make Ames more bike-friendly!
 - The city has failed to construct adequate bike paths, which now is painfully obvious.
- Businesses
 - Ames needs more restaurants/cafes and more childcare options at a lower cost (or at least more options even if they are expensive).
- City Relationship
 - City Council and Police Department need to reconnect with community.
- Communication
 - Get alternatives to mediocre Mediacom services.
 - It would be nice to have more than one cable TV option, and more internet options.
- Cost of living
 - The cost of living has increased dramatically in the last few years.
- Crime
 - The crime and littering in this area is troubling (mall area).
- CyRide
 - What are the additional costs of CyRide, i.e. street repair?
- Diversity
 - Please embrace and utilize diversity and inclusion training. Contact the Diversity Network at Iowa State University.
- Downtown
 - I would like to see some help for area from 13th to downtown to improve the housing there. It seems like a nice area for first time homeowners. The neighborhood houses are old but decent; could they be improved without losing character? There are some great properties in that area.
- Energy
 - Energy production
- Future development
 - I do think there needs to be less "red tape" and less talk about development, i.e. Breckenridge. Why was that so messed up? Who didn't communicate with whom? I am not sure P and Z really has our future projects or ideas under control or even have good ideas. I would like to know the process someone has to go through to either 1) open a new business or 2) develop a certain area.
- Growth
 - Ames doesn't need to grow to be cool. Ankeny is Ankeny, and I wouldn't want to live there. Ames is better!
 - Ames is growing too fast. I've stayed here because I liked its size – big enough with campus to have "culture," not too big to be impersonal. A good place for single people looking to start families. Now it's starting to feel more like Ankeny (I've lived there, too) and not the Ames I cherished. It seems illogical Ames' identity will

remain with all the changes. Thank you for giving residents the opportunity to share their thoughts!

- Need more activities, businesses, buildings, more constructions to attract people, students go to the E. Lincoln or SE.
- Stop Jensen's development across from Mucky Dick/ South Duff. No one is asking for hundreds of cars or ruining our peaceful, beautiful area.
- Housing
 - Consider infill as a strategy worth investing in. A city grows from its center, but it can rot from its center. Too many older homes in central and west Ames have outlived their usefulness. They need to be bought, torn down, and the land re-used to provide affordable starter homes – 2 to 3 bedrooms, in a price range around \$150,000.
 - I think the housing options in Ames are bad. New houses are out of most people's price range and lower cost houses are in disrepair. There should be a program to help fix up old houses downtown. We want to move but finding a 4-bedroom that is affordable is nearly impossible.
- Housing
 - I would support an owner-occupied property maintenance code. Property owners need to be held accountable when their property falls into a state of disrepair. A property maintenance code may make enforcement easier for city staff?
 - Need to work more on affordable rental housing that is decent and not run down when you are not a student. We have a service dog and it is incredibly difficult to find decent housing you would be proud and feel safe to live in.
 - Quit building apartments!
 - The city of Ames needs to focus on the availability of homes for purchase. If a family wants to buy a house between \$140,000 and \$190,000, the options are limited and families have to compete with rental companies and flippers. University housing needs to increase or first time homes need to be built. Because of this housing problem, families are forced to move to surrounding communities instead of becoming a part of Ames.
- ISU
 - Lower acceptance rate into the university so Ames doesn't become anymore overly dense.
- Library
 - Public library. If we donate books/ DVDs, they should be kept 10-plus years, not sold in less than 5 years. I was very disappointed in my experience with donations.
- Nuisance
 - Students living in residential neighborhoods difficult. Parents buy the houses and students don't want to live like a neighborhood. Very problematic. University irresponsible in increasing enrollment with no places for them to actually live. Makes housing too expensive here.
- Other
 - A lot of these questions I felt that I could not answer in an informed manner, and maybe having a resource to look over while completing this survey would have helped.
 - As a single woman approaching retirement, I am not sure if Ames is the right place for me. It's geared toward two-income households.
 - I began social security here in Ames but by August 2017 might move to Ohio to be closer to all my family by location. Virginia (DC) and Ohio (Columbus) and Iowa, Ames. It's all about my family's needs!
 - I have fun completing this data. What statistics program do you use?

- I will probably be leaving Ames since I will be getting 400-plus new neighbors because of Breckinridge Aspen Heights. Roads/parking are one lane now. Probably will be calling the police daily about the noise control.
- I would like to have assurance that curb and gutter and driveway approach will be replaced during 2017. (South Second Street)
- If household is me, less than \$25k. If household is me plus family, 150k-199k.
- Please consider replacing Idaho Avenue.
- Please let me win, I am but a poor, humble college student..... :(
- Postage-paid envelope was missing!
- Parking
 - More parking availability would be nice as well.
 - Why do you put up "No Parking" signs on cul-de-sac that only has 7 houses? It is safer to park in the cul-de-sac than on Adams which is on a hill. When coming from Calhoun on Adams, you do not see the slope until you start down the hill. Cars parked on Adams slope are not visible. Our cul-de-sac would like it removed.
- Parks
 - I've thought for a long time now that we are overdeveloping our parks where we really need to acquire large tracks of land for larger parks. Also as far as storm water we need to creatively find a way for the water to permeate and not run off and public lands should employ native plants heavily.
 - Park at old tower location on North Dakota does not have any public space
- Police
 - Many times I see police officers speeding or not making complete stops at stop signs, etc. They need to set a good example if they expect drivers to do the same. Some roads are in bad shape and need to be repaired.
 - The city requires more than 3 minority cops to deal with the diversity issues in a college town our size. More training of cops in mental illness is also recommended.
- Pool
 - The swimming pool on 13th is geared only for young people. An older person cannot swim in a regular length lane. It is expected they just conform with the Lazy River. The swimming pool personnel are uncooperative regarding arrangements.
 - We appreciate discounted rate for Furman each year.
- Positive Comment
 - All is good!
 - Ames is a great city and would be great to raise a family.
 - Ames is really nice. The bus system is phenomenal and should be supported.
 - I like Ames and enjoy living here and I'd like to see Ames make progress
 - I like to live in Ames. It's safe in general. I have a minor child. Safety is important. Thanks to Ames!
 - I live in Somerset. Thanks for the flashing signals that register the drivers' speed. Intersections in Somerset are very dangerous for both pedestrians and turning vehicles wanting to cross traffic. You keep trying to increase safety, please continue.
 - I love Ames!
 - I love the small-town feel of Ames and the proximity to the University and its culture and offerings.
 - I plan to continue to live in Ames for many more years and settle here eventually!
 - I really enjoy living in Ames. It's got a lot of character and yet still retains a smaller-town feel.

- I thank the elected officials and the great city staff and employees for making Ames a great place to live!
- Love that the City Council is so responsive to quality-of-life issues.
- Thank you for providing superb government services to the residents of the City of Ames!
- Thanks for great employees, services, and traditions – July 4 pancake breakfast, eco-fair, city band, etc.
- Thanks to all who have been helping to make the city an awesome college town for me.
- Thanks to the mayor and council for their work.
- We love Ames!
- We love living here!
- Property tax
 - Ames is a very expensive town to live in. My taxes have increased every year since I purchased my home 6 years ago.
 - I believe property taxes are too high, the students need to invest more in this community. They are here usually 4-5 years and move on. They get a lot of Ames benefits for free or no cost. I know I have been hard on CyRide, but seriously it murdered a student, the parents will sue, eventually win millions. Then the city of Ames will have to cough up that money. Who pays? ME, that's who, and I didn't kill anyone!
- Recreation
 - I want a YMCA for kids to use in winter when pool and skate parks are closed. What do we have besides Parks and Rec that offers youth inexpensive opportunities to be physically active year-round to entice them away from spending all waking hours like couch potatoes on technological devices? Marshalltown has fabulous newish Y. I would donate memberships to needy children, but I can't pay to build it.
- Recycling
 - Has anyone considered offering an easily accessible secure disposal option for document disposal? I have participated when local businesses have offered this service. It would be helpful to have this available full-time as a community service.
 - If someone could pick up. We can't lift or have a vehicle to get things to such a place.
 - Need more frequent days that the city provides now. If price is low more people would participate.
 - One Stop Waste Services
 - Why not collect and burn dry autumn leaves for power?
 - Would really like to see improved recycling.
- Reiman Gardens
 - Went to Reiman Gardens today, it was awesome; had so much fun!
- Restaurants
 - We need fast food options in NW Ames. DQ only choice.
- Retail
 - (Regarding question A in 'Non-Formulaic Retail Business' section) I would approve if details shared and were both positive additions to community and reasonable \$ amount.
- School coordination
 - Coordination with Ames school district is important. Keep Ada Hayden water supply by preventing encroachment of building houses.

- Sewer
 - Sanitary sewer we had to replace 6 years ago. City failed inspection when house was built in 1950s. They found mistakes; we had to pay extra \$1,000 for city error. It should be 50/50!!
- Sidewalk
 - Several months ago I tripped and fell because of defective curbing (at 6th and Kellogg). I reported the defect to the city and within a week it was repaired. Clear example of excellent city service.
- South Duff
 - Why are there 8 auto parts stores in 2 block area of South Duff? Make South Duff nice and prettier.
- Street maintenance/repair
 - Basic streets such as North Grand and 13th Street are in very poor condition. Ames has priorities wrong. Fix the basics; don't worry about trails, etc.
 - Only problem I would say I would like to see real improvement in is snow removal and street repair or better yet replacement.
- Survey
 - I like that the city of Ames sends out these surveys. It is the first city I've lived in that actually puts this effort into improving.
 - If I knew more about different services I could/would have provided better and more accurate feedback for this survey.
 - Thank you for letting me partake, i hope some of this is actually read...
 - Thank you for the opportunity to submit my views.
 - Thank you for this opportunity.
 - Thanks for doing this survey! It's really great to participate in making this city even better.
 - Thanks for offering the survey opportunity to us!
 - This survey is way too long and not specific for answers. I hate to know how much this cost tax payers. These surveys always highlight what the city wants to spend money bike trails, recycling. You have no new ideas.
 - This survey was poorly constructed and appears to be designed to elicit "positive" feedback. It doesn't address/ask for issues and concerns to the citizens.
 - Too long.
 - Well developed and thoughtful survey. Are results published at the Ames City website?
- Traffic flow/sign/light
 - Biggest problem to me is all the traffic backups on South Duff; could also use an overpass or something on train tracks near Duff and Main and Lincoln Way.
 - Grand Avenue needs to be extended southbound.
 - Please get rid of some of the stop signs; too many in a compressed space. Ice arena is odd incentive. Perhaps a random drawing to win a dinner at local restaurant or some tangible prize, e.g., iPod, etc.
 - Please do something to slow traffic and accommodate bicycles safely on South 16th Street.
 - Take down or change the flashing yellow lights at crosswalks in Ames. They are too confusing for motorists and pedestrians. It is not a stop signal despite some cars and pedestrians treating them as a stop. Make it a stop signal or nothing at all. The three I can think of are on east side of hospital on Duff, east of Stange intersection on 13th Street and at the west end of Airport Road. In my opinion that is one of the dumbest traffic signals ever. Seriously the whole reason I filled out this survey was to say how stupid those signals are when pedestrians start expecting cars to stop for a flashing yellow.

- Water
 - A right turn lane from Stange Road to 13th would be great.
 - Water Quality

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 2617 BOBCAT DRIVE

BACKGROUND:

Friedrich Land Development Company, LLC is requesting approval of a Major Site Development Plan Amendment to the previously approved October 14, 2014 and revised on May 26, 2016 Major Site Development plan to allow for development of 13 single-family attached homes on area previously designated as landscaped open space. The current Major Site Development Plan includes the existing eight individual apartment lots, independent senior living facility (Village Co-op), and two common lots for the development within the FS-RM (Suburban Residential Zone Residential Medium Density) zoning. The request is related to the Preliminary Plat that is on the same agenda and the Master Plan Amendment approved by City Council on October 11, 2016.

The Planning and Zoning Commission reviewed the Master Plan Amendment on September 21, 2016 and recommended approval (6-0) of the change of use from common space to residential development, subject conditions that included a two-story height limit, providing replacement common open space, landscaping in current outlot B, and approval of a preliminary plat.

The subject site is currently Outlot "A" within the Ringgenberg Park Subdivision 4th Addition and is addressed as 2617 Bobcat Drive (Attachment A Location Map). The accompanying preliminary plat to create the attached single-family is Ringgenberg Park Subdivision, 5th Addition. The preliminary plat subdivides 1.45 acres into 13 buildable lots totaling 1.28 acres and two outlots totaling .27 acres. The subject site is located on the north side of Bobcat Drive west of Cedar Lane with existing apartments to the west and south, single-family homes to the southeast, Village Co-op apartments directly to the east and a farmstead to the north.

The developer of the site proposes a single-family attached residential development configured with four groups of single-family attached homes, each on its own lot. (See Attachment B, Major Site Development Plan) The homes are configured as three 2-story homes arranged in three sets of three and a fourth set of four single-family attached homes. A condition is included that a final plat for the Ringgenberg 5th Addition must be approved to create the required lots for the single-family attached units, otherwise the structures would be classified as apartments and would require different site improvements for parking and landscaping.

The proposed development follows a pattern and orientation that features homes constructed along the north side of Bobcat Drive and facing Bobcat Drive with private driveways leading to each garage door at the front of the home. Access to the site is from Bobcat Drive at one location on each lot. Stormwater treatment is regional and occurs off site within the overall development.

The homes are designed as attached single-family units with 3 bedrooms in each unit. The homes are a two-story pitched roof design with attached garages on the ground level oriented toward the front of the units. Each unit will have its own private driveway leading to Bobcat Drive. The primary materials proposed are vinyl siding with some cultured stone along the bottom portions of the walls just above the foundation. The entries are recessed and set behind the garage doors.

FS-RM includes requirements for common open space as part of development and due to the limited density allowances also has adequate landscaped area on the site. The landscape plan includes detailed descriptions of the required screening and conceptual design of the landscaping. The site includes the FS zoning mandatory 10-foot L3 landscape buffer along the north property line. The developer is removing most of the existing vegetation, but has committed to keep significant trees along the north property line of the site **Staff proposes a condition to review and approve identifiable common amenity space on or immediately adjacent to the site for resident use prior to issuance of a building permit (4th Addition Outlot B).**

The homes are required to comply with parking requirements with both garage and driveway spaces being applied. The applicant is providing for two stall width private driveways leading to Bobcat Drive from each home. The driveways are to be situated with 25 feet between the sidewalk and garage door to allow for parking in addition to the garages.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed site as shown in the attachments with the following conditions:
 - A. Prior to a building permit being issued, a final plat must be approved by the City Council and recorded with Story County.
 - B. Prior to issuance of a building permit, the developer must provide an updated landscape plan with small enhancements for a gathering area as part of Outlot B of the Ringgenberg 4th Addition for staff approval. The improvements must be in place or secured by the developer to be completed within 1 year of the issuance of the first building permit.
 - C. The developer will maintain existing significant trees along the north property line in accordance with an approved landscape plan.

2. The City Council can approve the Major Site Development Plan for the proposed site with alternate conditions.
3. The City Council can deny the Major Site Development Plan for the proposed site if it finds it does not meet the Major site Development Plan criteria.
4. The City Council can refer the matter back to staff or the applicant for further information.

CITY MANAGER’S RECOMMENDED ACTION:

The Major Site Development Plan review is to determine conformance with development standards and for 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 Major Site Development Plan Amendment addresses the individual improvements of this site and the changes to the overall site common spaces that result from the development of this site. Approval of the Major Site Development Plan is predicated upon City Council approval of a Master Plan Amendment and a final plat for replatting of the current outlot. The proposed project is consistent with the Master Plan Amendment and pending Preliminary Plat and its conditions.

The proposed attached single-family homes include landscaped transitions to their surroundings and have private yard spaces to rear of each building. The building design has a basic design aesthetic that is common of front loaded attached homes in Ames 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 in the immediate neighborhood at the proposed 2 stories. The arrangement of the site has a residential appearance that is compatible with its surroundings. Open space and street access details are to be finalized and subsequently agreed upon prior to a public hearing before City Council.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to recommend with conditions that the City Council approve the Major Site Development Plan with the conditions listed.

ADDENDUM

PROJECT DESCRIPTION:

The project site is 1.45 acres and contains 13 dwelling units arranged amongst single-family attached homes. The owner has configured these 13 units into 4 separate clusters of homes. Three of the clusters contain 3 homes each and the fourth contains 4 homes. The density of this project is 11.01 dwelling units net per acre, meeting the required minimum of 10.0 units per acre. The units are 3 bedrooms each for a total of 39 bedrooms.

The parking is configured as individual 2 stall garage spaces located on the front side of the homes facing Bobcat Drive. There is access for vehicles and emergency vehicles through Bobcat Drive to each private driveway.

The project creates 13,044 square feet of building footprint, added to 9,397 square feet of additional impervious surface (parking, sidewalks) for a total impervious area of 22,441 square feet (.52 acres). Landscaped area accounts for the remainder, comprising .93 acres of the parcel. Impervious surfaces are approximately 36% of the total site.

Landscape requirements are met with the installation of L-3 screening located along the north property line of each lot in a 10-foot buffer area as required in FS landscaping standards. The L3 screening consists of purple lilac shrubs that reach a mature height of 10-15 feet spaced every 6 feet on center. Additionally a mixture of overstory trees consisting of Maple and Oak variations as well as Ginko and Catalpa are located along the lilac screening. The overstory trees reach an average of 40-70 feet high at full maturity. A lower scale screen similar to L-2 in nature is proposed along the east property line of Lot 13. Staff finds the proposed mix of plants satisfies design requirements and meets the screening objectives of the Zoning Ordinance.

There are established existing trees along the north and west portion of the site. This includes an existing tree that is well matured and desirable to be retained on the northwest corner of lot 5. The retention of this tree is a condition of approval of the site plan. (See Attachment D)

The landscape plan also includes front yard landscaping with ornamental trees between each unit and four large overstory trees interspersed along the frontage. The remaining area will be lawn.

Site access is from Bobcat Drive. The frontage of the site along Bobcat Drive will have a sidewalk constructed abutting the existing street. Pedestrian connections are proposed to the west and east, providing access to the shared use path along Oakwood Road as well as the sidewalk along Cedar Lane further to the east. Additionally staff is proposing the condition of a sidewalk extending from a point at the sidewalk in front of Lot 7 south across Bobcat Drive to Suncrest Drive between lots 6 and 7 of Ringgenberg Park 4th Addition as part of the preliminary plat.

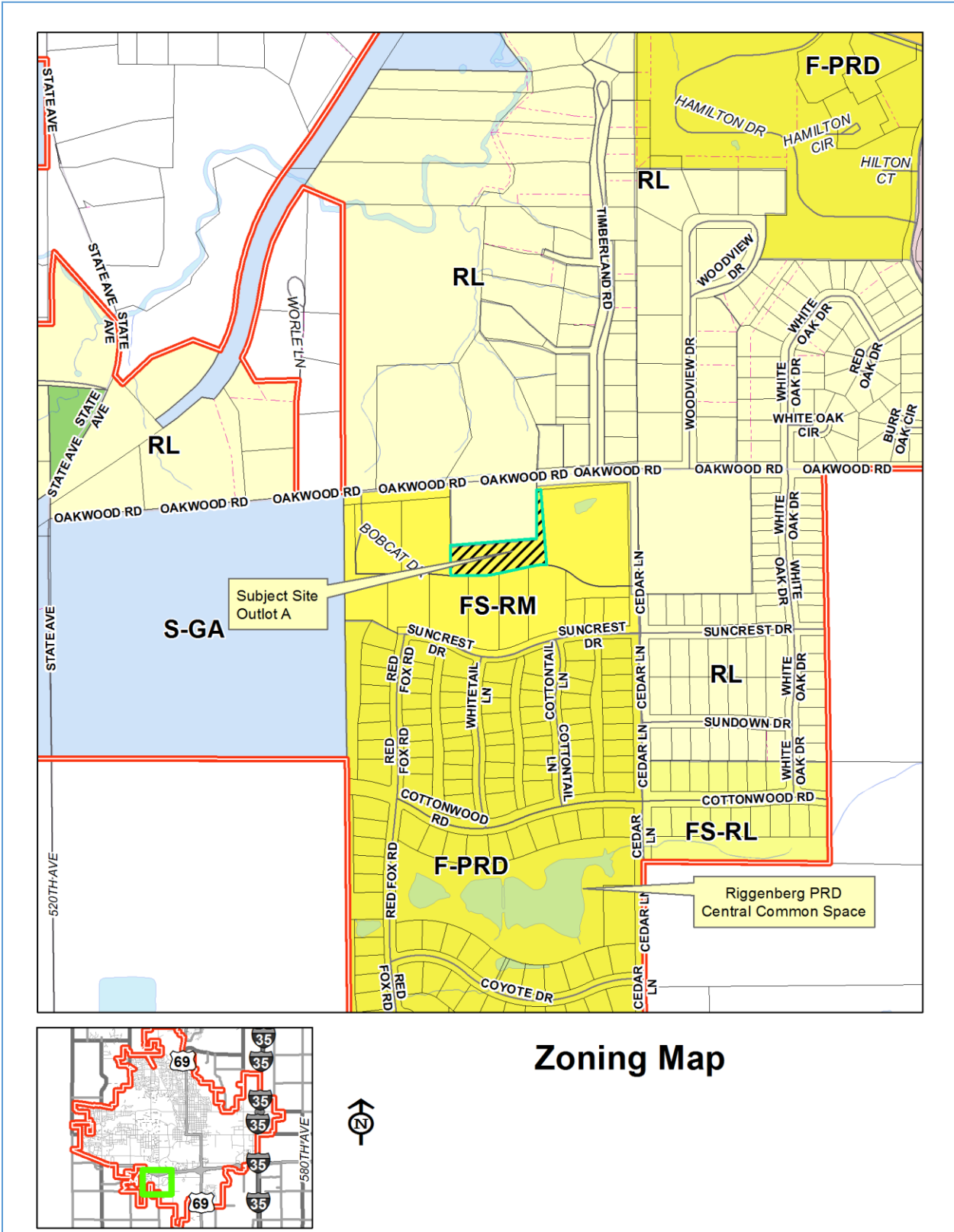
The 13 single-family attached homes are identical in size and shape and feature garages on the front sides of the homes facing Bobcat Drive. Each home has a front door which opens to the front facing Bobcat Drive. The single-family attached homes are generally 1300-1400 square feet per unit on interior units and 1400-1500 square feet on exterior units.

The single-family attached home setbacks measure 25 feet from the front façade and garage face to the back edge of the sidewalk and 30 feet to the edge of Bobcat Drive paving. The rear setback is at least 29 feet. Side property line setbacks measure 10 feet on end units with 20 feet between each set of homes. All required setbacks have been found to meet standards.

The homes are about 23 feet tall from finished grade to midpoint of the roofs. The existing grade of the site transitions downward 6 feet down from the west end of the proposed subdivision to the east end starting to the west at 1007.50 and ending at the east end at 1001.50. The highest grade is in the location of the existing barn (to be removed).

The façades of each home utilize the same materials, with some cultured stone applied along the bottoms of each building. The vinyl siding is two different color variations comprised of light tan and brown. Each façade has some degree of bump out to provide some relief of the vertical sides. These materials are included on the facades of the neighboring structures in the area.

Attachment A- Location and Current Zoning



Attachment B- Site Plan



1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
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 13. DIMENSIONS TO CENTERLINE UNLESS INDICATED OTHERWISE.

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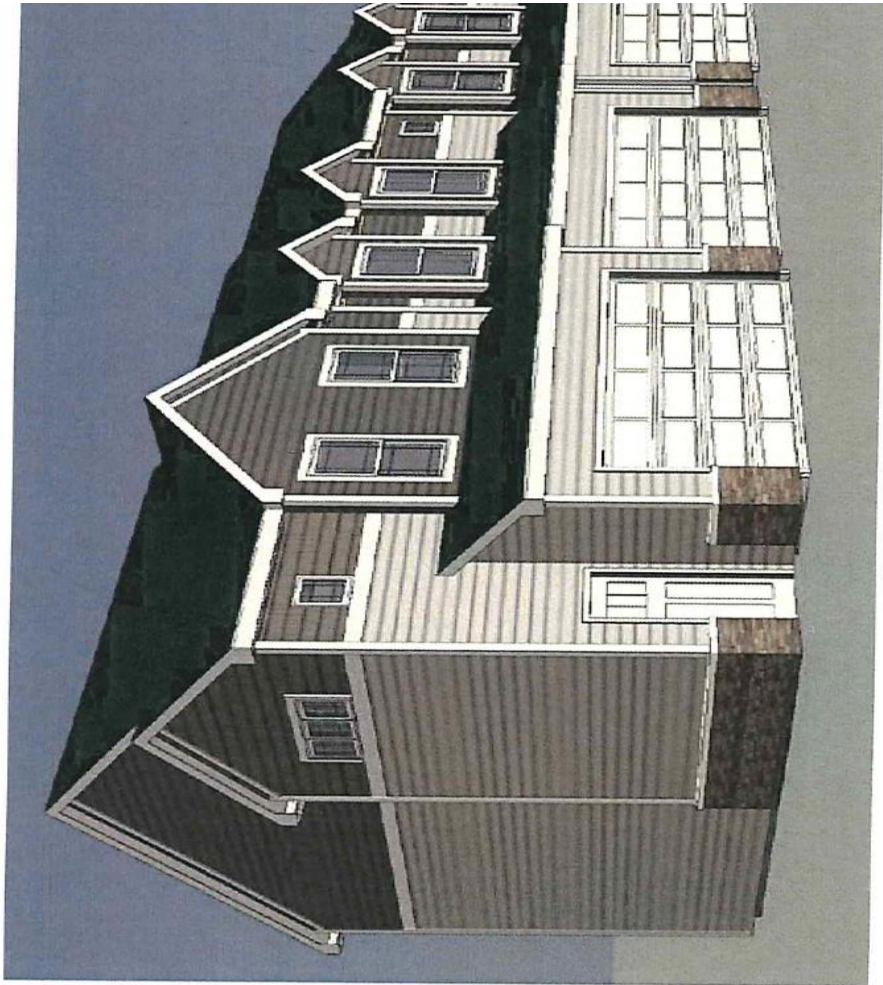
FOX Engineering Associates, Inc.
 4745 South Orange Avenue, Suite 200
 Orange Park, FL 32067
 Phone: (352) 283-9100
 Fax: (352) 283-9100

FOX engineering

SITE LAYOUT & DIMENSIONING PLAN
 RANOCOR CORP. 1000 S. 1ST AVE.
 SUITE 200
 AUSTIN, TX 78701

PROJECT NO.
 5599-5A
 SHEET
 C.2.2

Attachment C- Elevations



Attachment C (Cont.) 3 Unit Townhomes



J&J
P.O. Box 108
Honey, IA 50130
Phone: 515-681-6427
Fax: 515-681-6481
www.jandj.com
RESIDENTIAL ARCHITECTURE



2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 3/16" = 1'-0"

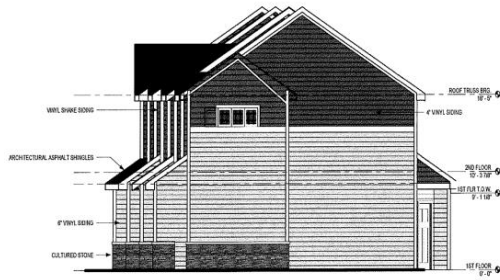


1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

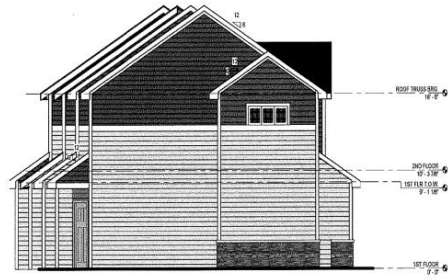
PROJECT: Bobcat Development
3-Unit Townhomes
Ames, IA

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PROJECT NO: 16-046	
OWNER: EnVibes	
SECTION: A-5	

Attachment C (Cont.) 4 unit Townhomes



4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



J. J. O'Connell & Associates, Inc.
P.O. Box 108
Holly, N. Carol
Phone: 810.887.6667
Fax: 810.887.6667
www.jjoa.com

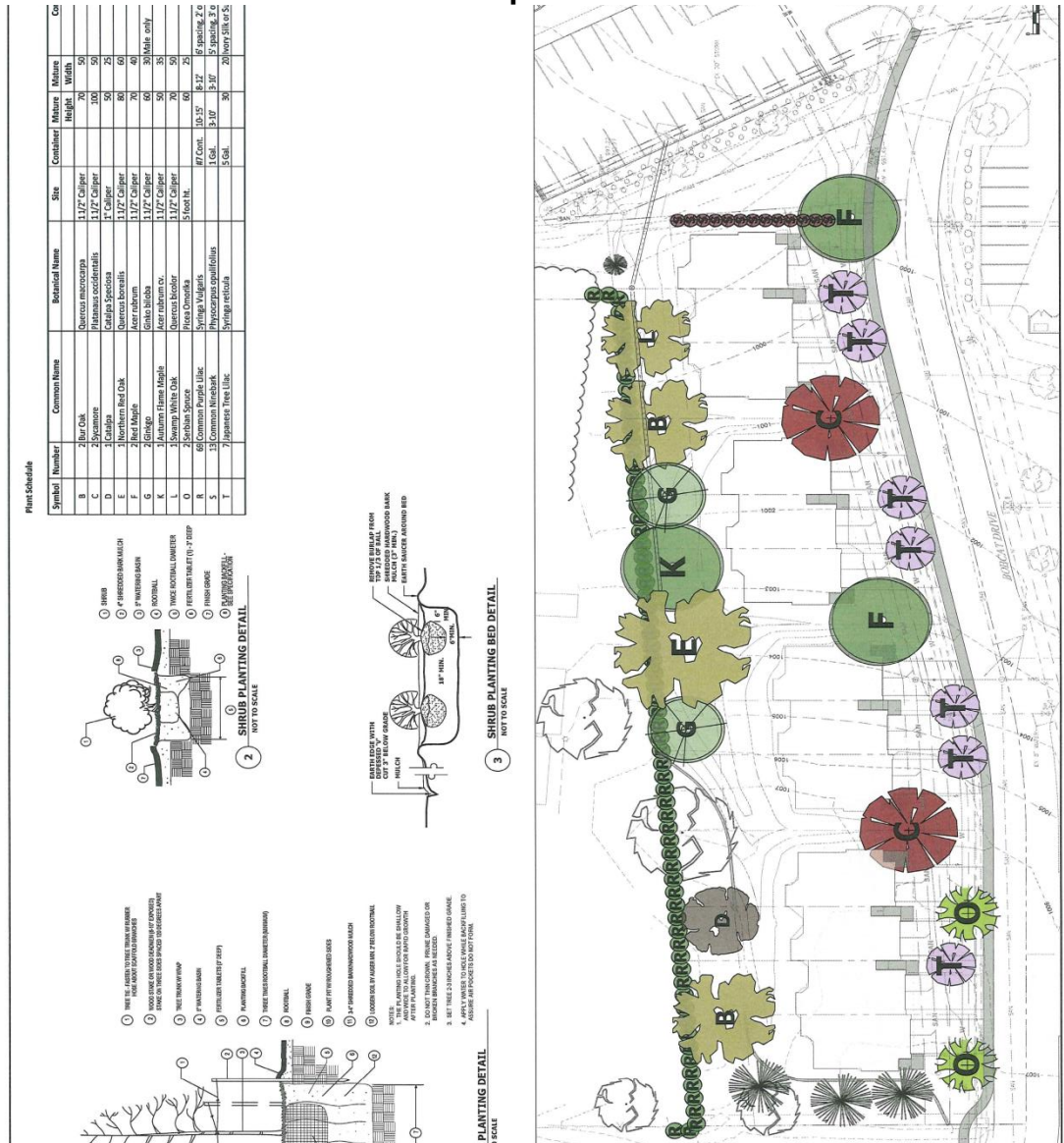
REGISTERED ARCHITECT
REGISTERED ENGINEER

PROJECT: **Bobcat Development**
3-Unit Townhomes
Ames, IA

DATE:	1
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REVISION:	
DATE:	09 / 25 / 16
PROJECT NO.:	15-046
CONTENTS:	Elevation
SHEET NO.:	

A-5

Attachment D- Landscape Plan



Attachment E Major Site Development Plan Criteria.

- 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.**

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures by use of proposed on-site detention options.

- 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 13 dwelling units.

- 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 and found that the needs of the fire department are met. The main access into the site is Bobcat Drive.

- 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 location on the site.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

Currently the property is vacant with a gradual 6-foot slope downward in elevation from west to east. Additionally natural topographic or landscape features that could be incorporated into the development include a large mature overstory tree located on the northwest corner of lot 5.

- 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 the site is proposed from bobcat Drive. Bobcat Drive will provide two access points off Oakwood Road and Cedar Lane. The proposed on-site sidewalks will connect with the existing sidewalk along Oakwood Road as well to the future sidewalk connection to the east along Cedar lane. The Preliminary Plat includes conditions for extension of sidewalks to Cedar Lane.

- 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. Each unit will provide their own private residential garbage collection.

- 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.***

The closest means of access will be to the east from Cedar Lane via Bobcat Drive. Bobcat Drive also provides a second access to the west and north at Oakwood Road. There are no other vehicular access points proposed along the length of Bobcat Drive. Adequate capacity exists for vehicular movement on Bobcat Drive after the construction of this proposal. Acceptance of Bobcat Drive as a private street is part of the preliminary plat consideration for this site.

- 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.***

No specific lighting has been proposed for the development. All lighting will be required to be approved by staff prior to installation and will be required to meet the requirements of the Outdoor Lighting Code.

- 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 use is not expected to generate nuisances.

- 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 layout of the buildings proposed meet the development standards of the FS-RM zone for setbacks, building size, site coverage, and open space requirements. The building design and layout oriented along Bobcat Drive allows for the areas of activity to be focused to the south and east to the common open space areas to the south. Buffering along the north property line will help to provide visual and physical separation of the RL zoning to the north. The proposed height and scale of the proposed buildings (single-family attached homes) is generally compatible with the character and scale of the surrounding structures. With approval of off-site common space and the improvements to the nearby outlot B, appropriate level of common space are provided for. Additionally, each home will have a private rear yard area.

ITEM #: 31b

DATE: 10-25-16

COUNCIL ACTION FORM

REQUEST: PRELIMINARY PLAT FOR 2617 BOBCAT DRIVE (RINGGENBERG PARK SUBDIVISION, 5TH ADDITION)

BACKGROUND:

Friedrich Land Development Company, LLC the property owner of 2617 Bobcat Drive requests approval of a Preliminary Plat subdividing a 1.45 acre site that is currently Outlot A from the Ringgenberg Park 4th Addition Subdivision. The property is located on the north side of Bobcat Drive, south of Oakwood Road and west of Cedar Lane. (See *Attachment A Location Map and B –Amended Master Plan*). The site is zoned FS-RM and subject to a Master Plan Amendment that was approved by the City Council on October 11th.

The proposed Preliminary Plat is a layout of 13 single-family attached home lots and two outlots as the Ringgenberg Park 5th Addition. (See *Attachment C*) **The Preliminary Plat includes a request for approval of a waiver to lot, block, and street improvement requirements for a local residential street of the Subdivision Code to allow for Bobcat Drive to be recognized as a private street in order to comply with street frontage requirements of the FS-RM zoning district.** Bobcat Drive was built as a 26-foot wide private driveway to serve the apartment building sites, but does not include other features of a street for lighting, curbs & gutters, sidewalks, and street trees. The formal findings for a waiver are included in Attachment D and are found in Section 23.103. The addendum contains a complete discussion of the waiver and Attachment D identifies excerpts of applicable laws. Typically, private streets have been allowed as part of Planned Residential Development (PRD) rather than in standard zoning districts as is requested by the developer.

The proposed 13 single-family attached home lots will be accessed from Bobcat Drive. Bobcat Drive is not a public right-of-way, but is the sole means of vehicular access for Lots 1-8 and 12 of the Ringgenberg 4th Subdivision. The three single-family homes on lots 10, 11, and 12 have access to Suncrest Drive. The existing apartment lots each have frontage on a public street, but have restricted access to the internal driveway.

Bobcat Drive overlaps the common property line of the adjacent lots with 20 feet of each lot subject to an existing cross-access easement to allow for access into and through the overall site. Bobcat Drive is a 26-foot wide concrete paved section similar to a local public street improvement, but does not include sidewalks, street trees, or street lights. Additionally, Bobcat Drive exceeds the 660-foot zoning standard for block length and the Subdivision Code street length of 1,320 linear feet. Bobcat Drive as measured from Cedar Lane through the site to Oakwood Road is approximately 1,650 feet with an existing sidewalk connection from Bobcat to Oakwood Road at approximately 800 feet

from Cedar Lane. The proposed improvements with the plat include the construction of a sidewalk along Bobcat Drive for the length of the subject site connecting to a sidewalk to the west that leads to Oakwood Drive and to the east leading to Cedar Lane. Sidewalks are not proposed along the remaining length of Bobcat Drive. The proposed connections address the minimum expectations for pedestrian circulation to provide connectivity to existing sidewalks.

In addition, the Zoning Ordinance articulates a block and lot standard for additional walkways when a new site is greater than 660 feet in length. The existing Oakwood Road sidewalk connection partially addresses the 660-foot block length requirement. The current arrangement of the Bobcat Apartments does not include a walkway that connects to Suncrest that would provide the through connection to the south. The original approval for the Bobcat apartments included a walkway connection for lots 6 and 7 connecting the parking lots and buildings to Suncrest, however this connection to the parking lot was removed by the developer as part of a later revision in 2015. A condition could be added to require an off-site walkway connection to Suncrest. The developer is not in favor of this condition due to location of the walkway along the existing apartments and its additional cost.

The proposed single-family attached lots range in size from 2,613 square feet to 5,662 square feet. All lots meet minimum size requirements and frontage requirements for the FS-RM zoning district with Bobcat as a private street. The proposed lots have adequate space to meet required setback and landscaping requirements of the FS-RM zoning district. The Preliminary Plat includes two outlots with one area located at the northeast edge of the property extending to Oakwood Road and along the south edge of the property containing Bobcat Drive. Review of the configuration of the buildings and landscaping is part of the accompanying Major Site Development permit.

As noted during the review of the proposed Master Plan Amendment, the platting of Outlot A as a developable site requires the developer to secure an interest in the common space area within the Ringgenberg Subdivision to the south. Participation in the Ringgenberg common spaces is needed to ensure the FS-RM 10% open space requirement is met for the entire 16 acre site of the Ringgenberg 4th Addition that includes the subject site. All lots within the FS-RM area must be able to use and enjoy the common open space south of the site to allow for the platting and development of this site. Evidence of participation in the common ownership is needed prior to final plat. The developer has indicated to staff that they are able to meet this condition.

The Planning and Zoning Commission reviewed the Preliminary Plat on October 5, 2016. The Commission discussed the merits of private streets and the types of improvements that are desired for sidewalks, lighting, and design of a street. The Commission also discussed the desire for the additional south walkway connection and its routing along the parking lot to Bobcat and its connection to Suncrest Drive and the trail to the south of the site. The Commission voted 4-2 to recommended approval of the preliminary plat with the waivers, but to exclude the condition requiring installation of

a sidewalk to the south between lots 6 and 7 of the Ringgenberg 4th addition leading to Suncrest Drive.

ALTERNATIVES:

1. The City Council can approve the preliminary plat for Ringgenberg Park Subdivision, 5th Addition, including a waiver of Subdivision Code standards for lot design, block length, and public street improvements for lighting, curbs & gutter, and sidewalks, with the following conditions:
 - A. Prior to final plat approval, the private sidewalk connection to Cedar lane connection shall be completed or financially secured with written acknowledgement by the property owner (Village Co-op) to authorize its installation.
 - B. Prior to final plat approval, to recognize Bobcat Drive as a private street the developer shall provide a common maintenance agreement amongst all beneficiaries of the cross-access easement within the Ringgenberg 4th and 5th Additions. The agreement is to be reviewed and accepted by the City of Ames and recorded prior to recording of the final plat.
 - C. Prior to final plat approval, the developer shall provide evidence to the City that all lots within the Ringgenberg 4th Addition and the proposed 5th Addition have a legal right to use and enjoy the common spaces within the Ringgenberg PRD and participate in its maintenance and upkeep. The documents shall be reviewed and accepted by the City prior to recording of the agreements and the final plat.
 - D. Prior to final plat approval, a five-foot private sidewalk from Bobcat to Suncrest Drive between lots 6 and 7 of the 4th Addition shall be completed or financially secured with written acknowledgement of the property owner(s) to authorize its installation.
2. The City Council can approve the preliminary plat for Ringgenberg Park Subdivision, 5th Addition with the different conditions.
3. The City Council can deny the preliminary plat for Ringgenberg Park Subdivision, 5th Addition if the Council determines the proposed design does not meet the standards of the Subdivision Code or Zoning Ordinance.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDATION:

The layout of the project is unique in its manner of meeting the intent of the Subdivision Code and Zoning Ordinance with its requested waivers for a private street within a previously approved and developed site. The site was originally developed with an external orientation of the buildings and an internal vehicular circulation to address concerns of the neighborhood about the configuration and appearance of the development. The subject Outlot A was planned as 1.4 acres of open space to meet FS-RM requirements, but noted that it could with replacement of common open space be potentially developed.

The developer seeks waivers for street improvement requirements in recognition of Bobcat Drive acting as a private street to serve this new development. Apart from instances under Planned Residence Development zoning districts (F-PRD), the practice of allowing for legal lots of record to be created in standard zoning districts with frontage solely upon a private street is uncommon. With the conditions for improvements to pedestrian connections and appropriate commitments to maintenance to retroactively recognize Bobcat Drive as a street will address the minimum functional necessities of serving the subject site and meeting zoning requirements.

Staff would prefer that all of Bobcat Drive include features associated with streets that meet the City’s intent for proper vehicular and pedestrian circulation and not just the partial implementation that is part of the proposed 5th Addition. It is only in recognition of the practical difficulties of meeting street frontage requirements with the existing developed conditions that support granting of the waiver to allow for development of the site at this time and not defer its development until a time it could be combined with the parcel to the north. Staff doesn’t believe that granting a waiver for this circumstance should be viewed as any precedent of supporting future private streets that are configured in a similar manner that could be viewed as a “work around” of intended development regulations that would be applied completely at the time of initial development.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which recommends approval with conditions of the preliminary plat for Ringgenberg Park Subdivision, 5th Addition.

ADDENDUM

Project Description. The Preliminary Plat of “Ringgenberg Park Subdivision, 5th Addition” includes 13 single-family attached lots for development and two multi-family lots with two Outlots (Outlots A and B). Outlot A (.14 acres) is open area with a utility connection. Outlot B (.13 acres) is indicated as an outlot for the purpose of common street access (*See Attachment C - Preliminary Plat*)

The main access for the development is Bobcat Drive which allows access to Cedar Lane to the east. The proposed subdivision is located upon an existing outlot as part of Ringgenberg Park Subdivision, 4th Addition. The design of the lots fronting on Bobcat Drive is consistent with the vehicular access pattern of the area and is necessary to develop the site as proposed with frontage on Oakwood Drive as only 20 feet in width, which is much smaller than the 35 feet required for a flag lot in the Municipal Code in Chapter 29.401(1) (C). The site is unbuildable at this time without approval of a waiver to the Subdivision Code standards

Density and Lotting. The total development area of the subdivision is 1.45 acres with lots that range in size from .06 acres to .13 acres. Density calculations have been based on net area consistent with the allowance for the FS-RM zone. This meets the minimum required net density of 10 dwelling units per net acre of the FS-RM Zone at 13 units on 1.23 net acres. Additionally, the overall density of the original Master Plan Area of Lot 79 maintains compliance with net density requirements.

The lot pattern is consistent with attached single-family standards and although the request to consider Bobcat Drive as a private street would appear to create a “through lot” situation that is not approvable, it is approvable due to restricted access desired along Oakwood Road as an arterial street.

Public Improvements. The site is subject to an existing development agreement that defined requirements for public improvements. The site does have 20 feet of frontage along Oakwood Road, this frontage was improved with a required shared use path as part of the previous development. The developer has also contributed funds for future Cedar Lane turn lane improvements at a time they are deemed necessary by the City. The City is responsible for sidewalk construction along Cedar Lane. The City recently awarded a contract for the sidewalk construction.

Streets (Bobcat Drive).

The site has approximately 432 feet of frontage along Bobcat Drive. Bobcat Drive is an existing private driveway that connects Lots 1 through 8 and Lot 12 to Cedar Lane and Oakwood Road. It was constructed as a 26-foot wide paved concrete drive. Bobcat Drive is a private drive with the portion of the drive across the site’s frontage proposed to be within a common outlot (outlot B) that provides the main source of access to the proposed subdivision. The remaining area of Bobcat Drive is part of a cross access easement across the abutting properties.

Although Bobcat Drive is a private drive for vehicular access, it does not meet the Subdivision Code standards for create building lots as it does not meet the requirements for block, lots, or residential street improvements. Bobcat Drive acts more as an alley than as a public street. Therefore, the developer has requested a Waiver to these requirements to recognize Bobcat Drive as a private street without meeting all public street and subdivision standards.

Staff has identified that Waivers are needed for block length and lot requirements as it exceeds the maximum block length. This requires waiving site design sections 23.401(2) in regards to block length exceeding 1320 feet, 23.401(3) in regards to lot frontage requirements along a street with dedicated right-of-way, 23.402 in regards to residential landscape standards for street trees, and 23.403 with regard to street design and improvements for its construction and items such as street lighting, curb and gutter and overall street length. Current lighting in the area is produced residually from neighboring properties parking lot lighting along the south side of Bobcat Drive. The lighting produced does not produce light of the intensity produced by a streetlight. The developer has no plans to establish new lighting along Bobcat Drive or with the new homes.

To grant a waiver, the City Council must find by the language of Section 23.103(1) that there is an extreme hardship or the requirements are inconsistent with the purpose of the regulations due to topographical conditions or other circumstances. Staff does not believe there is an extreme hardship as this site was intentionally set aside without development as open space at the time the surrounding properties were developed and there was no intent for development at this time on the site. The site was noted as potentially being incorporated into future development north of the site.

The developer believes that construction of the above required Subdivision Code standards would be problematic to the developer and neighboring properties as the neighboring properties are already fully developed thus requiring major infrastructure retrofitting that would disrupt use of the surrounding developed property. Currently Bobcat is a 26-foot wide access drive which meets city width standards for local residential streets. The concrete paving is of similar design and durability to that of a public street. The developer is also proposing a sidewalk along the north side of Bobcat Drive and a street tree configuration along the north side of Bobcat Drive to meet street tree requirements in a typical subdivision. The developer believes that by providing connections with the 5th Addition, they have met the intent of the regulations when considering the limitations of the existing conditions for providing a true public street and right-of-way. However, the remainder of Bobcat Drive will not receive any additional treatments as a private street as it affects other properties not under control of the developer.

Water. An existing 8" water main connection is located along the front of the site along Bobcat Drive. The 8" water main is adequate to serve the projected needs of the subdivision.

Sanitary Sewer. A sanitary sewer main along the front of the site along Bobcat Drive which will provide sanitary sewer service to the subdivision. The City has concluded that sanitary sewer capacity is available to serve the proposed subdivision.

Transit. Cy Ride currently has bus access locations to the east along University Avenue. Cy Ride currently has no plans to extend service to the area of this proposed site. As such this subdivision will not have direct CyRide service from within the subdivision or the immediate area. Pedestrian access to the University CyRide stops are available from the proposed subdivision site.

Sidewalks, Pedestrian Trails and Street Trees. Chapter 23 of the Municipal Code, requires street trees for residential subdivisions along both sides of the street at a spacing of 30-50 feet on center to allow for the growth of the tree canopy, however, adjusted spacing is permitted by the code for obstructions in the right of way including driveway locations, underground utilities, and the location of street lights. The developer has addressed the street tree requirement with the placement of trees in the front yard areas of the home between the sidewalks and the buildings. This is a good space for the trees to be planted and have room to mature.

A sidewalk is proposed on the north side of Bobcat Drive that can be accessed from the north on the neighboring west and east property connecting to Cedar Lane and Oakwood Road. Staff proposes a condition of verifying ability of the applicant to connect to the sidewalk connection to the east on Village Co-op property to ensure a full sidewalk connection to the east to Cedar Lane. Without these sidewalk connections staff would not support the development.

As discussed above, the Bobcat Drive exceeds block requirements of the Subdivision Code. Additionally, the configuration of the Bobcat apartments does not fully meet the Zoning Ordinance standard for through walkways when a block exceeds 660 feet. The intent of the zoning requirement for this site would be to have a connection north south through the site from Oakwood to Suncrest. The walkway to Oakwood does exist to the west of this site and the developer will connect to it. However, a walkway to the south was not constructed with the apartments. The 2013 Master Plan and 2014 Major Site Development Plans had a walkway that connected the parking lots to the entrances of the apartments and to Suncrest for Lots 6,7,8. There was no internal connection directly to the Oakwood walkway. The Suncrest walkway was not installed with the final improvements and walkways were only constructed that connected the building entrances to Suncrest.

Staff believes the intent of the zoning standard has not been fully accomplished for the site due to the lack of connectivity throughout the site north to south. Although a Suncrest connection is off-site from the subject site, completing a walkway connection through Lots 6 and 7 to Suncrest would be the most logical location due to the grades of the area and the alignment of the walkway with a trail connection that exists in the Ringgenberg Park subdivision to the south. This connection would provide trail access to the primary open space located ¼ of a mile to the south that is meant to meet the

needs of this site. This sidewalk would connect through a small parking lot to Bobcat and then to the new sidewalk constructed by the applicant with the single-family attached homes. A condition is included as part of Alternative 1 to provide the additional walkway to Suncrest.

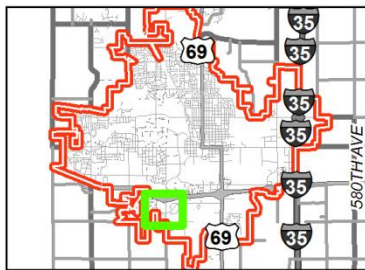
Staff also notes that based upon a recent site visit that required landscaping of the current Major Site Development plan is no longer in place along Bobcat Drive or completed on Outlot B of the 4th addition. Staff will follow up to ensure compliance with the approved plans.

Open Space. The FS zoning requires that 10% of the gross development area be designated as common open space which is intended for usable outdoor area for the residents of the development, this equates to 1.6 acres of open space to meet the needs of the overall FS-RM development. Open space must be part of common ownership and located outside of required setbacks. The developer believes they are able to meet this requirement with securing an interest in the existing common open that is within the Ringgenberg Park PRD located ¼ of a mile south of the site. Private open space will exist for the new attached single-family homes as each will have a rear yard area. The developer indicated with the Master Plan Amendment that Outlot B of the 4th addition would be retained as a small on site open space and gathering amenity area.

Storm Water Management. The Public Works Department has reviewed the submitted Storm Water Management Plan for this subdivision. Public Works has determined that the storm water detention will be sufficient for the projected needs of the development.

Applicable Law. Laws pertinent to the proposal are described on *Attachment D – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302(3), 23.302(4) and 23.103(1).

Attachment A- Location Map



Location Map

Attachment B- Master Plan



RECEIVED

SEP 27 2016

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

FOX ENGINEERING ASSOCIATES, INC.
 414 SOUTH 17TH AVENUE, SUITE 200
 AMES, IOWA 50010
 PHONE: (515) 233-0103
 FAX: (515) 233-0103
 WWW.FOXENGINEERING.COM
 DATE: 09/27/16
 BY: JRM
 CHECKED: JRM
 DRAWN: JRM
 SCALE: AS SHOWN
 SHEET: 1 OF 1

PAVEMENT/ GREENSPACE CALCULATIONS	
LOT AREA = 703,247 S.F.	
PREVIOUS MASTER PLAN	
PAVEMENT = 134,376 S.F. = 19.1%	
SIDEWALK = 19,970 S.F. = 2.8%	
BUILDINGS = 120,639 S.F. = 17.2%	
TOTAL IMPERVIOUS = 264,985 S.F. = 38.2%	
TOTAL GREENSPACE = 438,262 S.F. = 61.7%	
CURRENT MASTER PLAN	
PAVEMENT = 134,543 S.F. = 19.1%	
SIDEWALK = 23,102 S.F. = 3.3%	
BUILDINGS = 133,083 S.F. = 19.0%	
TOTAL IMPERVIOUS = 290,728 S.F. = 41.4%	
TOTAL GREENSPACE = 412,519 S.F. = 58.6%	

PROJECT INFORMATION	
9 MULTI-FAMILY BUILDINGS	
13 SINGLE FAMILY ATTACHED UNITS	
LOTS 1-4, 4TH ADD. BUILDINGS ARE TWO STORY 12 UNIT CONDOS WITH 2 OF EACH - 1, 2, AND 3 BEDROOM UNITS	
118 TOTAL UNITS	
LOT 1-8, 4TH ADD. DENSITY = 96 UNITS/ 9.84 ACRES = 9.75 UNITS/ACRE	
LOTS 9-11, 4TH ADD. SHALL BE SOLD AS SINGLE FAMILY LOTS WITH ACCESS RESTRICTED TO SUNCREST DRIVE ONLY	

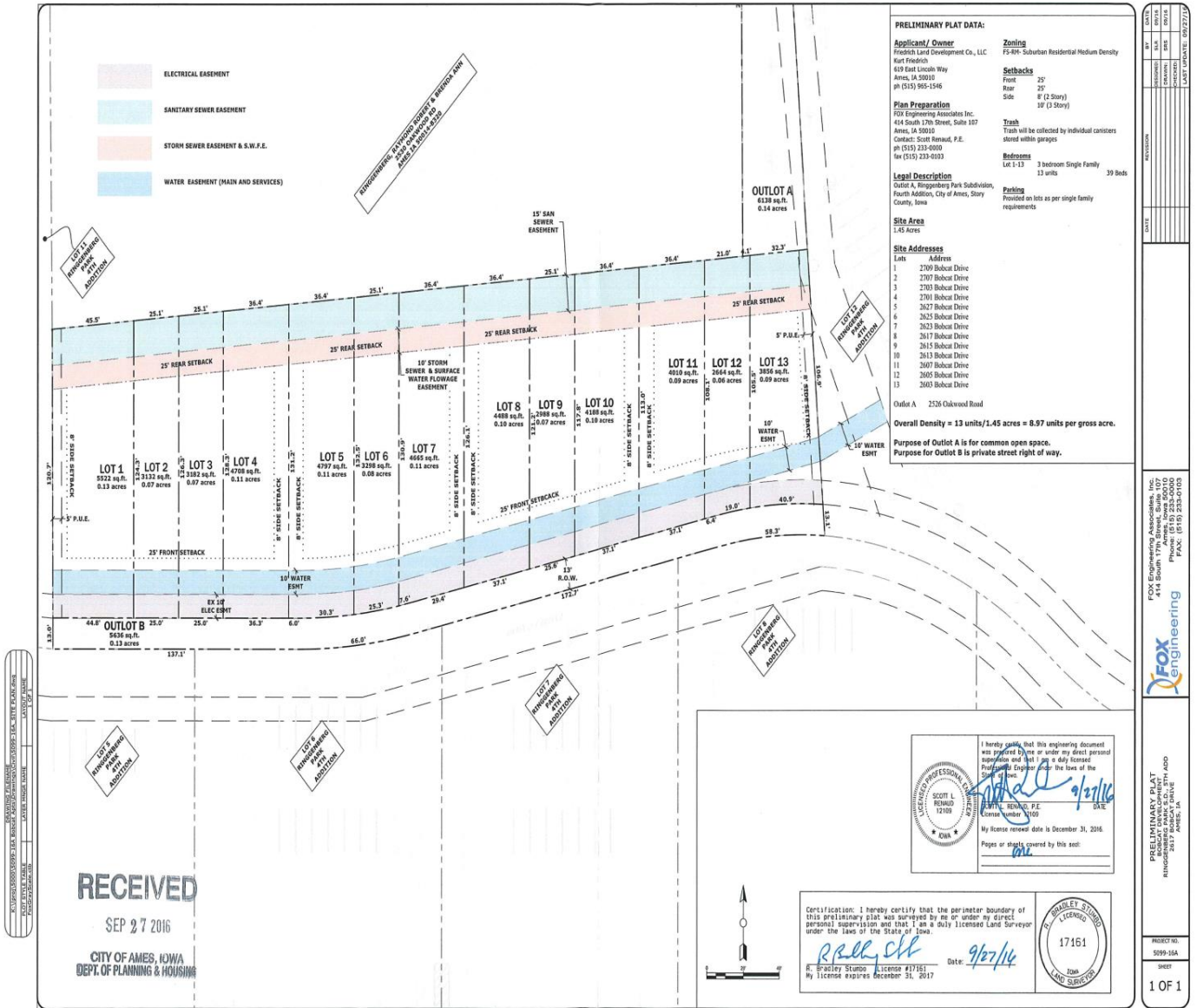
LOT 12, 4TH ADD. SHALL BE AN INDEPENDENT SENIOR LIVING FACILITY 50' MAX HEIGHT
LOT 12, 4TH ADD. DENSITY = 50 UNITS/ 3.57 ACRES = 14 UNITS/ ACRE
LOTS 1-4, 4TH ADD. BUILDINGS ARE TWO STORY 12 UNIT CONDOS WITH 2 OF EACH - 1, 2, AND 3 BEDROOM UNITS
LOTS 1-13 5TH ADD. SHALL BE SOLD AS SINGLE FAMILY ATTACHED
LOT 1-13, 5TH ADD. DENSITY = 13 UNITS/ 1.45 ACRES = 8.97 UNITS/ ACRE

APARTMENT	
PARKING STANDARD = 1.5 STALLS PER 1 BEDROOM UNIT	
2 STALLS PER 2 BEDROOM UNIT	
3 STALLS PER 3 BEDROOM UNIT	
ALL LANDSCAPE BUFFERS ARE TO BE INSTALLED WITH OCCUPANCY OF THE FIRST RESIDENTIAL UNITS.	
THE SHORTER FACADE OF EACH BUILDING SHALL FACE EITHER OAKWOOD ROAD OR SUNSET DRIVE.	

PROPERTY ADDRESS:	2899 CEDAR LANE
PROPERTY OWNER:	FRIEDRICH LAND DEVELOPMENT ATTN: KURT FRIEDRICH 100 6th STREET AMES, IA 50010
CURRENT ZONING:	FS - RH
LEGAL DESCRIPTION:	LOT 79 RINGENBERG SUBDIVISION FIRST ADDITION CITY OF AMES, STORY COUNTY IOWA

FOX ENGINEERING ASSOCIATES, INC.
 414 SOUTH 17TH AVENUE, SUITE 200
 AMES, IOWA 50010
 PHONE: (515) 233-0103
 FAX: (515) 233-0103
 WWW.FOXENGINEERING.COM
 DATE: 09/27/16
 BY: JRM
 CHECKED: JRM
 DRAWN: JRM
 SCALE: AS SHOWN
 SHEET: 1 OF 1

Attachment C- Preliminary Plat



Attachment D- Applicable Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Section 23.103(1) (Waiver)

Where, in the case of a particular subdivision, it can be shown that strict compliance with the requirements of the Regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the Regulations because of unusual topography or other conditions, the City Council may modify or waive the requirements of the Regulations so that substantial justice may be done and the public interest secured provided,

however, that such modification or waiver shall not have the effect of nullifying the intent and purpose of the Regulations. In no case shall any modification or waiver be more than necessary to eliminate the hardship or conform to the purpose of the Regulations. In so granting a modification or waiver, the City Council may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so modified or waived.

COUNCIL ACTION FORM

SUBJECT: ELECTRIC DISTRIBUTION AND ADMINISTRATION ROOF IMPROVEMENTS PROJECT

BACKGROUND:

The Electric Distribution Roof and the Electric Administration roofs are both over 20 years old. Due to its age and roof condition both roofs are leaking and need replaced. It was decided to combine these projects into one bid package to take advantage of the economies of scale.

On October 12, 2016 Bids were received as follows:

Bidders	Lump Sum for Roof replacement	Alternate 1: Extend Warranty from 20 to 25 years	Total Cost With Alt. 1
<i>Engineer's Estimate</i>			\$352,300.00
Central States Roofing, Ames, IA	\$233,000.00	\$2,000.00	\$235,000.00
Academy Roofing, Des Moines, IA	\$232,200.00	\$5,300.00	\$237,500.00
Northern Cedar Services Co., Inc., Mason City, IA	\$240,500.00	\$9,800.00	\$250,300.00
Brockway Mechanical & Roofing, Burlington, IA	\$276,501.00	\$8,410.00	\$284,911.00
Rubber Roofing Systems, Inc, West Des Moines, IA	\$297,000.00	\$2,100.00	\$299,100.00
T & K Roofing & Sheet Metal Inc., Ely, IA	\$321,874.00	\$2,690.00	\$324,564.00

With the bids coming in well below estimate it is recommended to accept Alternate 1 to increase the warranty from 20 years to 25 years. This would bring the total bid to \$235,000. In addition, there will be engineering costs of \$25,000 and construction inspection costs of \$6,600. **This would bring the total project cost to \$266,600.** This project is funded in the amount of \$350,000 from the 2014/15 Capital Improvement Plan and \$40,000 from the Electric operating budget. Due to timing this

roof will likely not be replaced until next year. Because of active leaking in the Electric Distribution roof, it will be necessary to do some patching until the roof can be replaced. The temporary patching will be completed using operating budget funds. Operating funds will also be used for the necessary removal and reinstallation of condensing units during the project.

ALTERNATIVES:

1. a. Accept the report of bids for the Electric Distribution and Administration Roof Improvements Project

 b. Approve the final plans and specifications for this project.

 c. Award the Electric Distribution and Administration Roof Improvements Project including Alternate 1 to Central States Roofing of Ames, Iowa in the amount of \$235,000

2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By replacing the roof the City will eliminate continued maintenance and the possibility of damage caused by a leaking roof. The new roofs will provide a twenty-five year warranty.

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



Rose Prairie - Readings
Torresi, Brian D.

to:

Diane R Voss

10/13/2016 08:54 AM

Cc:

Casey Schafbuch, Terry Lutz

Hide Details

From: "Torresi, Brian D." <BrianTorresi@davisbrownlaw.com>

To: Diane R Voss <DVoss@city.ames.ia.us>

Cc: Casey Schafbuch <casey@tershe.com>, Terry Lutz <tLutz@mecresults.com>

History: This message has been replied to.

Diane – thanks for speaking with me yesterday. As we discussed, due to the lateness in the season and the changing weather conditions, we'd like to request either (a) the combination of the 2nd and 3rd readings of the Rose Prairie rezoning, or (b) the waiver of the 3rd reading thereof at the next Ames City Council meeting on October 25. That would allow the developer to perform at least some work developing the property prior to the season change. This shouldn't be an issue given the lack of objections and the 6-0 vote to approve. Please let me know if you have any questions, and thanks in advance for your cooperation.

Respectfully,



Brian D. Torresi | Attorney (also admitted in New York) | 515-246-7860 | www.DavisBrownLaw.com
2605 Northridge Parkway, Suite 101 | Ames, Iowa 50010 | Fax: 515-243-0654

The Davis Brown Law Firm is committed to providing Exceptional Client Service. For a review of the supporting principles, go to www.davisbrownlaw.com/exceptional.

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