

**AGENDA**  
**MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION**  
**TRANSPORTATION POLICY COMMITTEE AND**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE**  
**SEPTEMBER 26, 2017**

**CALL TO ORDER:** 6:00 p.m.

**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.

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)**  
**TRANSPORTATION POLICY COMMITTEE MEETING**

1. Motion approving appointment of Public Works Director John Joiner to Statewide Urban Design Specifications (SUDAS) Board of Directors
2. Certification of projects in Iowa Clean Air Attainment Program grant applications to conform to AAMPO's regional transportation planning process:
  - a. Resolution certifying conformance of South Grand Avenue Extension project
  - b. Resolution certifying conformance of CyRide #9 Plum Weekday Route Expansion project

**POLICY COMMITTEE COMMENTS:**

**ADJOURNMENT:**

**REGULAR CITY COUNCIL MEETING\***

\*The Regular City Council Meeting will immediately follow the meeting of the Ames Area Metropolitan Planning Organization Transportation Policy Committee.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of September 12, 2017, and Special Meeting of September 19, 2017
3. Motion approving Report of Contract Change Orders for September 1-15, 2017
4. Motion approving nomination of Ames Main Street Historic District to National Register of Historic Places
5. Motion directing staff to work with Main Street Cultural District for submittal of Iowa Great Places Grant application for improvements to Bandshell Park
6. Motion approving new Class C Liquor License & Outdoor Service for Grandpa Noodle Gallery, 926 S. 16<sup>th</sup> Street (pending dram)

7. Motion approving 5-day (October 9 - October 13) Class C Liquor License for Gateway Hotel & Conference Center at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (October 19 - October 23) Special Class C Liquor License & Outdoor Service for Gateway Market MLK at ISU Alumni Center, 420 Beach Avenue
9. Motion approving ownership change for Class B Beer Permit for Mongolian Buffet, 1620 S. Kellogg Avenue, Ste. 103
10. Requests from ISU Homecoming Central Committee for ISU Homecoming Events on Friday, October 27, 2017:
  - a. ExCYtement in the Streets
    - i. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
    - ii. Resolution approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, and Pearson Avenue from 7:30 p.m. to 11:00 p.m.
    - iii. Resolution approving suspension of parking regulations for closed areas from 7:00 p.m. Thursday, October 26, until 11:00 p.m. Friday, October 27
    - iv. Resolution approving waiver of fee for blanket Vending License
  - b. Central Campus Events
    - i. Motion approving request for Fireworks Permit for display from ISU Central Campus at midnight on Friday, October 27, for Mass Campaniling
11. Resolution approving 2017 Street Finance Report
12. Resolution approving 28E Agreement with Story County for Snow and Ice Control
13. Resolution approving 2017 Edward Byrne Memorial Justice Assistance grant
14. Resolution releasing property locally known as 300 S. Bell Avenue from Development Agreement dated 6/01/1992
15. Resolution committing to 20-year maintenance of Grand Avenue Extension/Vet Med Trail as a condition of grant application for Iowa Federal Recreation Trails Program
16. Resolution awarding contract to OneNeck IT Solutions of Urbandale, Iowa, for purchase of Hewlett Packard Servers for Information Technology Division in the amount of \$51,287.93
17. Resolution approving renewal of contract with LawnPro, LLC, of Colo, Iowa, in an amount not to exceed \$74,543 for Right-of-Way Street Tree Removal for FY 2017/18
18. Resolution approving Change Order No. 24 for New Water Plant Contract No. 2
19. Resolution approving Change Order No. 2 for purchase of Electric Services LED Luminaires
20. Resolution accepting final completion of City Maintenance Facility Roof Replacement, Phases 2 & 3
21. Resolution approving Plat of Survey for 725 and 729 East Lincoln Way
22. Resolution approving Plat of Survey for 2408 and 2410 Chamberlain Street
23. Resolution approving completion of public improvements and releasing security for Crane Farm Subdivision

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

**ORDINANCES:**

24. First passage of ordinance establishing six-month moratorium on new Rental Occupancy Permits for single- and two-family homes within the boundaries of the city limits of Ames

**(second and third readings and adoption requested)**

25. Second passage of ordinance to allow parking along west side of Kingsbury Avenue

**HEARINGS:**

26. 1125 Maxwell Avenue:
- a. Hearing on Sale of City-owned property to Dennis and Dawn Heaberlin:
    - i. Resolution approving sale
  - b. Hearing on Sale of City-owned property to Habitat for Humanity of Central Iowa:
    - i. Resolution rescinding Resolution No. 16-500
    - ii. Resolution approving sale
27. Hearing on Amendments to Fiscal Year 2017/18 Budget:
- a. Resolution amending current budget for carry-over amounts for Fiscal Year ending June 30, 2017
28. Hearing on 2017/18 Traffic Signal Program (E. 13<sup>th</sup> Street/I-35 Northbound Exit Ramp):
- a. Resolution approving final plans and specifications and awarding contract to Voltmer, Inc., of Decorah, Iowa, in the amount of \$183,273.84

**PLANNING & HOUSING:**

29. Staff Report on North Growth Gap Area Fringe Plan Major Amendment:
- a. Motion to confirm the scope of the proposed Fringe Plan Amendment
30. Staff Report on Lincoln Way Corridor Plan implementation

**POLICE:**

31. Beer Permits, Wine Permits, and Liquor License Renewals:
- a. Motion approving the following renewals:
    - i. Class C Liquor, B Wine, Catering, & Outdoor Service – +39 Restaurant, Market, & Cantina, 2640 Stange Road
    - ii. Class C Liquor & Outdoor Service – Wallaby’s Grille, 2733 Stange Road
    - iii. Class C Liquor – Hy-Vee #1 Clubroom, 3800 W. Lincoln Way
    - iv. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
  - b. Discussion of renewal of Class C Liquor & Outdoor Service for Blue Owl Bar, 223 Welch Avenue
32. Staff report on cameras in Campustown:
- a. Motion approving proposed installation and operation of security cameras and ongoing expense of maintenance

**PUBLIC WORKS:**

33. Grant Avenue Paving Assessment:
- a. Resolution rescinding Resolution No. 17-298
  - b. Resolution approving Final Assessment Plat and Schedule and confirming and levying assessments
34. Resolution approving Addendum to Agreement with ISU for public improvements at Ames Municipal Airport

**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*.**



**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)  
TRANSPORTATION POLICY COMMITTEE ACTION FORM**

**SUBJECT: SUDAS BOARD OF DIRECTORS REPRESENTATIVE APPOINTMENT**

**BACKGROUND:**

The Ames Area Metropolitan Planning Organization is allocated one member on the Statewide Urban Design and Specifications (SUDAS) Board of Directors, as is each metropolitan planning organization (MPO) in the state. A total of 37 members make up the Board of Directors. It is required that the individual serving on the board must be a registered professional engineer in Iowa. The City of Ames Public Works Director has served as the AAMPO representative on the Board of Directors since the inception of SUDAS in June of 2004.

**ALTERNATIVES:**

1. Approve the appointment of the City of Ames Public Works Director, John Joiner, as the AAMPO representative to the SUDAS Board of Directors.
2. Appoint another staff representative to the SUDAS Board of Directors.

**ADMINISTRATOR'S RECOMMENDED ACTION:**

The City of Ames Public Works Director has served ably as the Ames Area MPO appointed representative to the SUDAS Boards of Directors since SUDAS was established and incorporated in 2004.

It is recommended by the Administrator that the Ames Area MPO Transportation Policy Committee adopt Alternative No. 1, thereby approving the appointment of the City of Ames Public Works Director, John Joiner, as the Ames Area MPO representative to the SUDAS Board of Directors.

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)  
TRANSPORTATION POLICY COMMITTEE ACTION FORM**

**SUBJECT: APPROVAL OF IOWA CLEAN AIR ATTAINMENT PROGRAM GRANT RESOLUTIONS**

**BACKGROUND:**

The Iowa's Clean Air Attainment Program (ICAAP) helps to fund transportation projects and programs that result in attaining or maintaining the national ambient air quality standards (NAAQS). While the Ames Area MPO is "in attainment" of the NAAQS, ICAAP funds are available for projects in the area which result in reductions in vehicle emissions and traffic congestion.

The Ames Area MPO is required to review all potential ICAAP applications within the area for the following three items: 1) completeness; 2) financial feasibility; and 3) conformity with Ames Area MPO transportation planning processes and plan. If these three items criteria are met, the MPO is to adopt formal resolutions stating that the proposed projects conform to the regional transportation plan. These resolutions are needed by the project sponsors in order to submit their project to the Iowa Department of Transportation for consideration. Project sponsors are responsible for delivering their completed application to the Iowa Department of Transportation by the State deadline of October 1, 2017.

The following projects have been submitted to the Ames Area MPO for the FY 2019 ICAAP grant cycle:

<b>Project Sponsor</b>	<b>Project Name</b>	<b>ICAAP Request</b>	<b>Total Project Cost</b>
City of Ames	South Grand Avenue Extension	\$1,800,000	\$12,500,000
CyRide	#9 Plum Weekday Route Expansion	\$212,980	\$266,225

**ALTERNATIVES:**

1. Certify that the projects shown in the Iowa Clean Air Attainment Program grant application conform to the MPO's regional transportation planning process.
2. Do not move forward with approving either of both grant applications.

**ADMINISTRATOR'S RECOMMENDED ACTION:**

The Ames Area MPO Transportation Technical Committee has reviewed the proposed grant applications, found them to meet the noted criteria and unanimously recommended approval. The work accomplished under this grant could lead to future ICAAP funding that will free up local funds to be reprioritized for other local regional projects.

Therefore, it is the recommendation of the Administrator that the Transportation Policy Committee adopt Alternative No. 1, as described above.



CITY OF  
Ames™

*Caring People ♦ Quality Programs ♦ Exceptional Service*

# MEMO

**TO:** Mayor and City Council  
**FROM:** Diane Voss  
**DATE:** September 22, 2017  
**SUBJECT:** Item No. 2

The Minutes of the Regular Meeting of September 12, 2017, and Special Meeting of September 19, 2017, are still being edited. Both sets of Minutes will be forwarded to you on Monday, September 25.

Thank you.

/drv



## REPORT OF CONTRACT CHANGE ORDERS

<b>Period:</b>	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – End of Month
<b>Month &amp; Year:</b>	September	
<b>For City Council Date:</b>	September 26, 2017	

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)
Water & Pollution Control	Ames Water Treatment Plant - Contract 2	23	\$52,479,000.00	Knutson Construction	\$1,146,282.00	\$46,270.00	S. Schainker	MA
Electric Services	Unit 8 Feedwater Pump Inspection and Repair	3	\$92,559.96	Superior Industrial Equipment	\$88,318.04	\$4,198.56	D. Kom	CB
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

**COUNCIL ACTION FORM**

**SUBJECT:** NATIONAL REGISTER ELIGIBILITY FOR  
THE AMES MAIN STREET HISTORIC DISTRICT

**BACKGROUND:**

The City has received a request for a recommendation of National Register eligibility for the proposed Ames Main Street Historic District, including all properties located between the boundaries of 5<sup>th</sup> Street on the north, Duff Avenue on the east, Clark Avenue to the west, and the south property lines of lots abutting the south side of Main Street as the southern boundary (*See Attachment A – Location Map*). The Ames Main Street Cultural District prepared the application, with support from the City, and submitted it to the State Historical Preservation Office (SHPO). A copy of the National Register Nomination for the Ames Main Street Historic District is available at the Ames Public Library and on the City of Ames website.

The proposed Ames Main Street Historic District includes a total of 83 buildings. Of these buildings, 68 (sixty-eight) have been classified in the National Register application as “Contributing.” There are 14 (fourteen) “Non-Contributing” buildings, and 2 (two) buildings which are already individually listed on the National Register, which include the Youth & Shelter Services, Inc. offices at 420 Kellogg Avenue, and the former Masonic Temple at 413, 417, 427 and 429 Douglas Avenue (*See Attachment B – Classification of Structures*).

As a Certified Local Government (CLG), one of the City’s responsibilities is to review National Register nominations for any properties that lie within the jurisdiction of our local Historic Preservation Commission. Nominations are first submitted to the State Historic Preservation Office, and a copy of the nomination is then sent to the CLG for review and comment. **After allowing for public comment, the question to be answered by the Historic Preservation Commission, as well as by the Mayor and City Council, is whether the nominated historic district meets the National Register of Historic Places Significance Criterion A and C and is supported by the City.**

The applicant has selected ***National Register Criterion A and C*** as being applicable to this application. ***Criterion A and C*** are described as follows:

- ***Criterion A*** are those properties that are associated with events that have made significant contribution to the broad patterns of our history;
- ***Criterion C*** are those properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The completed nomination forms include a summary of the significance of the Ames Main Street Historic District (*see Attachment C – Summary of Significance*).

The State Nominations Review Committee (SNRC) plans to consider the nomination of the Ames Main Street Historic District at their meeting on October 13, 2017, in the State of Iowa Historical Building at 600 E. Locust Street, Des Moines, Iowa.

**Historic Preservation Commission Recommendation.** At the Historic Preservation Commission meeting on September 11, 2017, the Commission voted 4-0, with two abstentions, to find that the nomination of the Ames Main Street Historic District to the National Register of Historic Places meets National Register Significance Criterion A and C, and recommended National Register eligibility to the State Nominations Review Committee.

**ALTERNATIVES:**

1. The City Council finds that the nomination of the Ames Main Street Historic District to the National Register of Historic Places meets National Register Significance Criterion A and C and recommends National Register eligibility to the State Nominations Review Committee.
2. The City Council finds that the nomination of the Ames Main Street Historic District to the National Register of Historic Places does not meet the National Register Significance Criterion and recommends National Register ineligibility to the State Nominations Review Committee.
3. The City Council can postpone this request for additional information from the applicant or City staff.

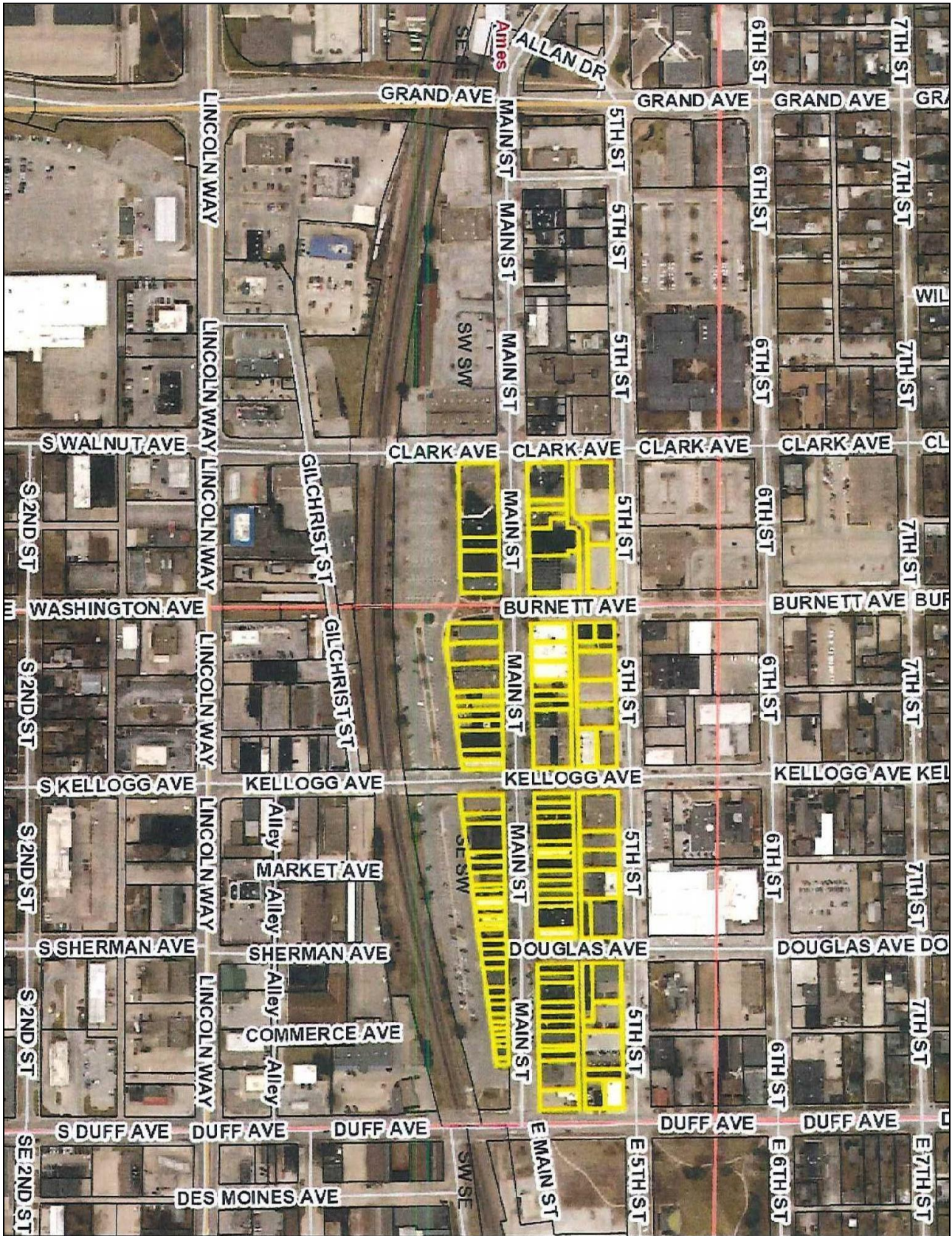
**MANAGER'S RECOMMENDED ACTION:**

City staff believes that the information provided in the application provides a solid basis for a determination of significance under Criterion A and C and can be supported for listing on the National Register. If the nomination is ultimately approved and listed on the National Register, it does not create historic review requirements for the City. The City Council would need to establish by local ordinance a historic district for it to be subject to historic review.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby finding that the nomination of the Ames Main Street Historic District to the National Register of Historic Places meets National Register Significance Criterion A and C, and recommends National Register eligibility to the State Nominations Review Committee.



Attachment A – Location Map  
Proposed Ames Main Street Historic District





# Attachment B – Classification of Structures

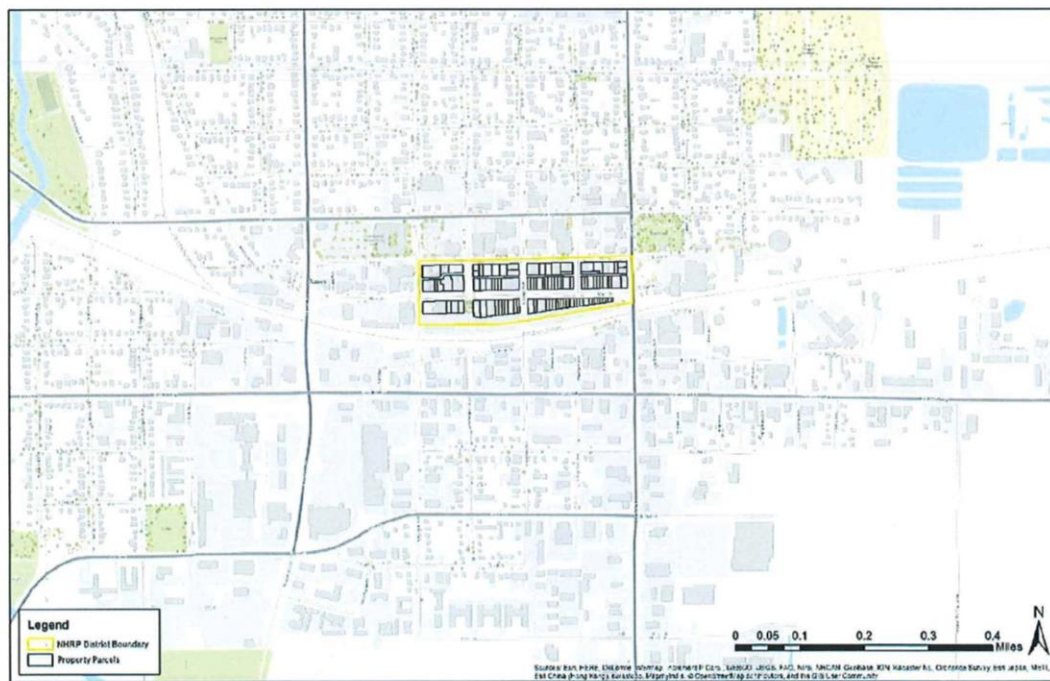
United States Department of the Interior  
 National Park Service / National Register of Historic Places Registration Form  
 NPS Form 10900 OMB No. 10240018

Ames Main Street Historic District  
 Name of Property

Story, IA  
 County and State



Figure 15. Aerial view with sites labeled and contributing resources identified



## Attachment B – Classification of Structures

United States Department of the Interior  
 National Park Service / National Register of Historic Places Registration Form  
 NPS Form 10900 OMB No. 10240018

Ames Main Street Historic District  
 Name of Property

Story, IA  
 County and State

Figure 16. Aerial view of district



Figure 17. Simplified Aerial view with contributing resources marked.

## Attachment C – Summary of Significance

United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form  
NPS Form 10900 OMB No. 10240018

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Name of Property

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County and State

### Significant Person

\_\_\_\_\_  
\_\_\_\_\_

### Cultural Affiliation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Architect/Builder

Cowgill, Clinton H.  
Kimball, Allen H.  
Cole, Ben  
Bailie, Robert

### Statement of Significance Summary Paragraph

The Ames Main Street Historic District is eligible for the National Register under Criterion A because it calls attention to the development of commerce in Ames as a response to the nearby railroad and the economic opportunities provided by Iowa State College (later Iowa State University).

The Ames Main Street Historic District is also eligible for the National Register under Criterion C. It is an outstanding example in Iowa of the widespread influence, sustained over a long period of time and with contributions by both professional architects and local contractor-builders, of the commercial style of architecture. The commercial influence is further reflected in the numerous renovations and modernizations which allowed Ames to retain prosperity and accommodate growth throughout the 20<sup>th</sup> century. Because of these themes, the period of significance has been set between 1891-1967.

The significant dates previously mentioned in this nomination are 1891, 1937 and 1966. 1891 relates to first construction boom of brick buildings in downtown. 1937 marks a year of large concentration of building renovations as response to infrastructure growth. 1966 signifies the year for movement of railroad tracks, development of the main parking lot. These dates were chosen to reflect the major trends which formed were most influential in shaping the appearance of Ames today.

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### Narrative Statement of Significance



## Attachment D – Statement of Integrity

United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form  
NPS Form 10900 OMB No. 10240018

Ames Main Street Historic District  
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### STATEMENT OF INTEGRITY

Overall, the Ames Main Street Historic District retains a high level of integrity based on the seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association.

As it relates to **location**, the Ames Main Street Historic District retains a high level of integrity. No contributing buildings have been moved or relocated since their erection. Because of this, the historic Victorian core of Ames remains as it would have stood in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Later into the 20<sup>th</sup> century, Ames expanded west due to expanding population prompted by rising admissions at Iowa State College. These 20<sup>th</sup> century buildings retain their original locations.

The Ames Main Street Historic District holds a high level of integrity as it relates to **design**. As Ames' primary commercial district, Main Street developed a distinct commercial design in the 20<sup>th</sup> century that reflected business trends and transportation developments. These trends and developments emerged as the city's population grew, spurred by increased enrollment at Iowa State College. This established rail conduit between town and campus, along with the opening of the Sheldon-Munn Hotel in 1916 and the subsequent stream of hotel guests and conference-goers, ensured Ames business owners that their downtown location would continue to attract custom. The local rail line that brought the customers, however, also brought the need to repair cracked and grimy building façades after the *Fort Dodge, Des Moines & Southern* moved its Interurban Service track to Main Street. This necessity for repair presented an opportunity for building owners to upgrade the design of storefronts. While the brick buildings of the late 1800s still stood, few Victorian-era façades were left as businesses strove to stabilize façades and stay relevant in the 20<sup>th</sup> century. At the time of the second wave of storefront repairs and updates in the 1930s, after the Interurban track had been removed in 1929, the local newspaper coined the term "Facelifts on Main" to characterize all the façade work being done, which was putting a new face on familiar buildings downtown. Such a transformation is seldom seen elsewhere in Iowa, where Victorian façades still line many communities' downtown streets. Ames is one of a few cities in the state where such a decisive commercial style emerged. Many of these buildings on Main Street pay homage to Ames' Victorian origins by retaining elements of late 19<sup>th</sup>- and early 20<sup>th</sup>-century designs in façade structure. Yet, the many renovated façades also reflect the aesthetic taste of a later, more modern, era. In this case, the changes made to Ames buildings enabled the continuing vibrancy of the historic commercial function of the downtown while allowing facelifted buildings on Main Street to acquire significance in their own right. These changes enhance the integrity of design, rather than subtract from it, because they were an authentic reaction to local economic, demographic, and transportation trends through the 20th century.

Ames Main Street Historic District has a high level of integrity in relation to **setting**. Ames also holds high setting integrity in regard to its placement and relation to transportation infrastructure in the area; Ames continues to exist just north of the railroad which is still highly active with freight as it was in Ames' youth. Furthermore, crucial surrounding streets such as Duff Avenue, Lincoln Way, and Grand Avenue (including the Grand Avenue Underpass) continue to serve Ames Downtown as ways into the Main Street District. Moreover, the Ames Old Town

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Historic District, which is already listed on the National Register, is located just north of Main Street: between 7<sup>th</sup> and 9<sup>th</sup> streets; Duff and Clark avenues.

A high level of **material** integrity also exists in the Ames Main Street Historic District. However, some recent façade renovations, while often sympathetic to original design materials, have altered parts of Main Street District buildings. Most notably, window replacements have become common in the 21<sup>st</sup> century. However, the majority of buildings in Ames Main Street Historic District retain high integrity with original materials. Most contributing buildings contain original brickwork from their respective dates of significance. Many buildings feature appropriate wood bulkheads or window frames that retain high levels of integrity. Moreover, original windows appear on numerous buildings in the district.

The Ames Main Street Historic District retains a high level of **workmanship** integrity. Much of the brickwork and design detail on Main Street buildings may be attributed to the skilled workmanship of local contractor-builders Ben and John Cole and James Thompson and Sons, who executed the designs of prominent Ames architects, like Clinton Cowgill, Allen Kimball, Robert Bailie, and Barney Slater.

The Ames Main Street Historic District retains integrity in **feeling** via an atmosphere that is reminiscent of an earlier era. For example, the Ames Main Street Historic District continues to be a hub of local business and employment in the city. In conjunction to its retained proximity to a very active railway, the feeling of historic integrity is experienced through the active sights and sounds of commercial activity in a “railroad town” historic area.

As for overall levels of integrity through combination, Ames retains very high levels of **association** integrity. Perhaps the most striking aspects of the Ames Main Street Historic District are threefold: 1.) the commercial design trend of Facelifts on Main; 2.) the correlation between the changes and formation of Main Street buildings and trends in transportation as a response to population growth in the city caused by Iowa State College; 3.) the continuation of commerce in downtown Ames.

The history of the Ames Main Street Historic District is one of association. It is one which used location and setting to its advantage in order to craft a commercial district utilizing local architects, builders and styles to create the heart of the city which remains to this day.

### FUTURE PLANS

The future of the Ames Main Street Historic District is focused on creating and maintaining a place where people want to live, work and play, ensuring the integrity of the district for generations to come. This includes promoting historic preservation and development of buildings and infrastructure through adaptive-use projects, upper story rehabilitation, façade improvement, residential development, and sensitive infill construction. As a nationally-accredited Main Street community Ames has resources to accomplish these goals. This includes a city-funded façade grant that makes \$50,000 available every year for the district property owners to make improvements to the façades of their buildings. Those improvements must meet



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standards of historic preservation regulation set by city code. As residents of a Main Street community, Ames' property owners are also eligible to apply for a \$75,000 state Challenge Grant to make improvements to their buildings. In the past five years, four Ames Main Street Historic District property owners have received this grant to preserve their buildings.

Several owners of property within the Ames Main Street Historic District have expressed interest in the Federal and State historic tax credit as a means of helping offset the costs of rehabilitation work that complies with Secretary of the Interior's Standards for Rehabilitation. The local Main Street manager, City of Ames Historic Preservation Commission, and partners at Iowa State University will work with owners to avail themselves of these financial incentives and further strengthen the downtown both in terms of its retail capacity and as a location for additional residential units. The latter, in particular, will help Ames become a more walkable and sustainable small city.

As a Main Street Iowa and Main Street American community, the district will continue to showcase the vitality of arts and cultural venues, unique businesses, and the heritage of downtown Ames, which will add to the quality of life for residents and visitors while promoting a culturally-diverse and inclusive environment and atmosphere where everyone is welcome. In order to maintain the relevance of our historic buildings, Ames will work to retain current and recruit new businesses to create a healthy balance and variety of retail, professional, and service entities.

**COUNCIL ACTION FORM**

**SUBJECT:** IOWA GREAT PLACES GRANT APPLICATION

**BACKGROUND:**

The Ames Main Street Cultural District (MSCD) recently received designation as an Iowa Great Place. This designation recognizes communities that take action to enhance their local places while staying true to the qualities that make them unique. A benefit of this designation is the ability to apply for Iowa Great Places grants which are administered through the Iowa Arts Council. Cindy Hicks, MSCD Executive Director, approached Parks and Recreation staff regarding applying for this grant opportunity to make improvements to Bandshell Park. Staff was in favor of this idea and thus Ms. Hicks submitted a Letter of Intent for grant funding in August. The Iowa Arts Council reviewed the letter and invited MSCD to submit a grant application which is due November 1, 2017.

**IOWA GREAT PLACES GRANT:**

**Available Funding and Grant Request Amounts**

Funding for the Iowa Great Places Program is made possible through an appropriation by the Iowa Legislature from the Rebuild Iowa Infrastructure Fund. Grant awards are made on a case-by-case basis by the Iowa Great Places Citizen Advisory Board. As a reference, from fiscal years 2012-2017, grant awards ranged from \$41,500 - \$475,000, with an average grant award of \$185,331.

**Match Requirement**

Applicants are required to demonstrate investment in projects by providing a cash match that is a minimum of 50% of the total grant amount requested. The cash match must be secured, dedicated to eligible vertical infrastructure expenses, a legitimate part of the proposed project, and must be expended within the eligible funding period.

**Funding Period**

All project activities and incurred expenses must occur within the eligible contracted funding period of January 1, 2018 – December 31, 2020. Funding is

awarded to grant recipients on a reimbursement basis after expenses have been incurred for approved project activities within the eligible funding period.

**Project and Budget Requirements**

Iowa Great Places funding supports eligible vertical infrastructure expenses that are essential to the completion of proposed projects. Eligible projects must involve the creation or renovation of vertical infrastructure for the benefit of the public. Examples of eligible projects include but are not limited to development of cultural facilities and amenities, public art, building rehabilitation, way-finding signage, mixed use developments, streetscape enhancements, and development of trails and parks.

**THE PROJECT:**

Bandshell Park is the City’s oldest park and is home to the Durham Bandshell which was constructed in 1935 and renovated in 2005-06. There are additional improvements needed to preserve the building as well as making upgrades to meet the needs of today’s performers. **Below is a summary of proposed improvements and whether the funding is provided through the City’s Capital Improvement Plan (CIP) or the Iowa Great Places Grant (IGPG).**

PROJECT	CIP		IGPG AMOUNT	TOTAL AMOUNT
	FY	AMOUNT		
Master Plan Development		\$ 0	\$ 5,000	\$ 5,000
Electrical Upgrades	17/18	\$ 110,000	\$ 50,000	\$ 160,000
LED Archway Lighting	15/16	\$ 50,000	\$ 20,000	\$ 70,000
Painting the Shell	15/16	\$ 30,000	\$ 0	\$ 30,000
Changing Room Renovation	19/20 & 20/21	\$ 55,000	\$ 0	\$ 55,000
Additional Lighting along Sidewalks		\$ 0	\$ 10,000	\$ 10,000
Sidewalk along East Side of Park		\$ 0	\$ 20,000	\$ 20,000
Widen Sidewalk in Front of Stage		\$ 0	\$ 10,000	\$ 10,000
Basement Renovation (Address water issues, painting, etc.)		\$ 0	\$ 125,000	\$ 125,000
Irrigation Upgrades		\$ 0	\$ 10,000	\$ 10,000
Install Period Appropriate Fencing Around Park Perimeter		\$ 0	\$ 150,000	\$ 150,000



Hallway and Restroom Upgrades		\$ 0	\$ 55,000	\$ 55,000
<b>TOTALS</b>		<b>\$ 245,000</b>	<b>\$ 455,000</b>	<b>\$ 700,000</b>

To date, \$190,000 has been carried forward and available for the renovations identified above. Since the funding period ends December 31, 2020, the changing room renovation would need to be completed by this date. Not knowing what the construction climate will be in 2020 or delays that may be incurred, it is possible this project would not be finished in time to meet the matching requirements. Options include moving this CIP project to FY 19/20 or not including this project in the match and thus reduce the grant request.

**ALTERNATIVES:**

1. Approve a motion directing staff to work with Main Street Cultural District Executive Director for submittal of an Iowa Great Places Grant application for improvements to Bandshell Park as shown above.
2. Approve a motion directing staff to work with Main Street Cultural District Executive Director for submittal of an Iowa Great Places Grant application for improvements to Bandshell Park with changes to the above projects as directed by City Council.
3. Refer back to staff for more information as directed by City Council.
4. Decide not to submit an application for the Great Places grant program at this time.

**CITY MANAGER’S RECOMMENDATION:**

Bandshell Park is the City’s first and oldest park and the Durham Bandshell is over 80 years old. The 2005/06 renovation to the Bandshell addressed some issues, but not all of them. **City Council recognized the need to make improvements by already allocating \$190,000 for this purpose with another \$55,000 in the CIP. By collaborating with MSCD, the City can leverage these funds to secure additional funds through this grant opportunity for Bandshell Park improvements.**

The proposed improvements will afford the City an updated venue that better meets the needs of potential performers. It also makes the Bandshell a more marketable venue as we look to secure additional shows in the years to come.

Therefore, it is the City Manager’s recommendation to approve Alternative #1 as stated above.

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>Shuyu LLC</u>		
<b>Name of Business (DBA):</b> <u>Grandpa Noodle Gallery</u>		
<b>Address of Premises:</b> <u>926 S 16th Street</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b>	<u>(515) 450-5398</u>	
<b>Mailing</b>	<u>926 S 16th Street</u>	
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b> Sara Kaucher
<b>Phone:</b> (224) 420-0654 <b>Email</b> grandpanoodlegallery@gmail.com

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

**Term:**12 months

**Effective Date:** 09/24/2017

**Expiration Date:** 01/01/1900

**Privileges:**

- Class C Liquor License (LC) (Commercial)
- Outdoor Service
- Sunday Sales

**Status of Business**

<b>BusinessType:</b> <u>Sole Proprietorship</u>
<b>Corporate ID Number:</b> <b>Federal Employer ID</b>

**Ownership**

**shuyu Wang**

**First Name:** shuyu                      **Last Name:** Wang  
**City:** Boone                      **State:** Iowa                      **Zip:** 50036  
**Position:** Owner  
**% of Ownership:** 100.00%                      **U.S. Citizen:** **No**

**Lu Li**

**First Name:** Lu                      **Last Name:** Li  
**City:**                      **State:** Iowa                      **Zip:** 50036  
**Position:** Spouse  
**% of Ownership:** 0.00%                      **U.S. Citizen:** **No**

**Insurance Company Information**

<b>Insurance Company:</b> <u>Illinois Union Insurance Company</u>
---

**Insurance Company:** Illinois Union Insurance Company

**Policy Effective Date:**

**Policy Expiration**

**Bond Effective**

**Dram Cancel Date:**

**Outdoor Service Effective**

**Outdoor Service Expiration**

**Temp Transfer Effective**

**Temp Transfer Expiration Date:**

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>GATEWAY HOTEL &amp;</u>		
<b>Name of Business (DBA):</b> <u>Gateway Hotel &amp; Conference Center</u>		
<b>Address of Premises:</b> <u>420 Beach Ave</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50011</u>
<b>Business</b> <u>(515) 268-2207</u>		
<b>Mailing</b> <u>2100 Green Hills Drive</u>		
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50014</u>

**Contact Person**

<b>Name</b> <u>Curt Miller</u>	
<b>Phone:</b> <u>(515) 268-2207</u>	<b>Email</b> <u>curt.miller@gatewayames.com</u>

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

**Term:**5 days

**Effective Date:** 10/09/2017

**Expiration Date:** 01/01/1900

**Privileges:**

Class C Liquor License (LC) (Commercial)

**Status of Business**

<b>BusinessType:</b> <u>Limited Liability Company</u>	
<b>Corporate ID Number:</b> <u>465157</u>	<b>Federal Employer ID</b> <u>46-4160164</u>

**Ownership**

**Doug Drees**

**First Name:** Doug

**Last Name:** Drees

**City:** Waukee

**State:** Iowa

**Zip:** 50263

**Position:** Manager

**% of Ownership:** 0.00%

**U.S. Citizen:** Yes

**Insurance Company Information**

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



**% 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:** 10/19/2017

**Policy Expiration** 10/23/2017

**Bond Effective**

**Dram Cancel Date:**

**Outdoor Service Effective**

**Outdoor Service Expiration**

**Temp Transfer Effective**

**Temp Transfer Expiration Date:**

<b>Name of Applicant:</b> <u>W&amp;Z Mongolian Buffet INC.</u>		
<b>Name of Business (DBA):</b> <u>Mongolian Buffet</u>		
<b>Address of Premises:</b> <u>1620 s. kellogg ave suite 103</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b> <u>(515) 232-2338</u>		
<b>Mailing</b> <u>1620 s. kellogg ave suite 103</u>		
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b> <u>Wen Yi Zheng</u>	
<b>Phone:</b> <u>(646) 706-2593</u>	<b>Email</b> <u>peihui100800@yahoo.com</u>

**Classification** Class B Beer (BB) (Includes Wine Coolers)

**Term:**12 months

**Effective Date:** 11/10/2018

**Expiration Date:**

**Privileges:**

Class B Beer (BB) (Includes Wine Coolers)

**Status of Business**

<b>BusinessType:</b> <u>Privately Held Corporation</u>	
<b>Corporate ID Number:</b> <u>509579</u>	<b>Federal Employer ID</b> <u>47-5345443</u>

**Ownership**

**wenyi zheng**

**First Name:** wenyi

**Last Name:** zheng

**City:** Ames

**State:** Iowa

**Zip:** 50014

**Position:** owner

**% of Ownership:** 100.00%

**U.S. Citizen:** No

**Insurance Company Information**

<b>Insurance Company:</b> <u>Allied Insurance</u>	
<b>Policy Effective Date:</b> <u>11/10/2017</u>	<b>Policy Expiration</b> <u>11/10/2018</u>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective</b>	<b>Temp Transfer Expiration Date:</b>

**COUNCIL ACTION FORM**

**SUBJECT: REQUESTS FROM ISU HOMECOMING CENTRAL COMMITTEE FOR ISU HOMECOMING EVENTS**

**BACKGROUND:**

The Homecoming Central Committee at Iowa State University is again planning to host its annual Homecoming activities from October 22-28. The events this year include the traditional ExCYtement in the Streets lawn displays and mass campaniling on Friday, October 27. Earlier this year, the City Council approved the second annual downtown Homecoming parade as a kickoff to the activities, to be held on Sunday, October 22.

ExCYtement in the Streets consists of two activities on Friday, October 27<sup>th</sup>: the Greek System lawn displays, and fireworks on Central Campus in conjunction with Campaniling. The lawn displays will be exhibited between approximately 8:00 p.m. and 10:00 p.m. To facilitate this event, organizers are asking the City Council to approve the following requests:

- Closure of Sunset Drive from Ash Avenue to just west of the intersection with Beach Avenue
- Closure of Ash Avenue from Gable Lane to Knapp Street (Knapp and Gable will remain open)
- Closure of Gray Avenue from its intersection with Gable Lane to Greeley Street
- Closure of Pearson Avenue between Greeley Street and Sunset Drive
- Temporary Obstruction Permit for the closed areas as well as the Greek Triangle, which will be used for judging displays and fundraising activities.
- Blanket Vending License
- Waiver of fee for Blanket Vending License (\$50 loss to City Clerk's Office)

Streets will be closed at approximately 7:30 p.m. and will be reopened by 11:00 p.m. On-street parking will also be prohibited on these streets from 7:00 p.m. on Thursday, October 26, to 11:00 p.m. on Friday, October 27.

Public Works will provide the barricades necessary for the street closures along with "No Parking" signs. **Organizers will be responsible for staffing the barricades while they are in place. Organizers have indicated they will notify affected non-Greek residents by going door-to-door with information.** A letter of support from the Campustown Action Association is attached.

Organizers also plan to hold the annual fireworks display on Central Campus as part of mass Campaniling. **Therefore, a fireworks permit is requested for a ground effects**



**fireworks display on Central Campus to begin at midnight (12:00 a.m.) on Friday night, October 27.**

**In the past three years, concerns regarding noise from the fireworks component of this event were raised during the City Council discussion and approval. However, the City Council has continued to approve this component of the event as planned. Event organizers have been made aware of the concerns regarding noise from fireworks and wish to proceed with conducting the fireworks shoot at midnight in the same manner as previous years.**

**ALTERNATIVES:**

1. Approve the requests from the Homecoming Central Committee for:
  - a. ExCYtement in the Streets on Friday, October 27, including street and parking closures, a Temporary Obstruction Permit, blanket Vending License, and waiver of Vending License fee as requested above by the event organizers.
  - b. A Fireworks Permit for a fireworks display on Central Campus at midnight on Friday night, October 27<sup>th</sup>.
2. Deny the requests.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Homecoming Central Committee has a long track record of successfully hosting lawn displays as part of ExCYtement in the Streets. Homecoming Central Committee has indicated a desire to continue conducting a fireworks shoot on Central Campus at midnight as part of the celebration. Staff has informed the organizers that concerns exist regarding the noise from the fireworks and the effect on the surrounding neighborhood. However, the organizers wish to proceed with a midnight fireworks display. The City Council has been supportive of the fireworks display in the past and has given City staff no formal direction regarding the fireworks. City staff therefore assumes that the City Council continues to be supportive of the fireworks display.

Assuming the City Council continues to support the midnight fireworks display, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1a&b, thereby approving the requests for ExCYtement in the Streets and the midnight fireworks display as described above.



# SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

### DESCRIPTION

Event Name

#### Description

ExCYtement in the Streets is a long standing tradition where Greek chapters produce and perform skits on their front lawns to be judged by Iowa State faculty as a part of the Greek Homecoming competition. In addition, other Greek chapters will be raising money for their national philanthropies by selling prepackaged food and or drink. Finally, Iowa State clubs are invited to show case their pride for Iowa State and what their club involvement is.

#### 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  Time  Day of Week

Event Starts Date  Time  Day of Week

Event Ends Date  Time  Day of Week

Teardown Complete Date  Time  Day of Week

Rain Date, if applicable

Rain Location, if applicable





# SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

### DESCRIPTION

Event Name

#### Description

On Friday night of Homecoming on Central Campus, hundreds of students come to eat unlimited pancakes, watch fireworks at midnight and mass campanile to continue on with Iowa State's strong traditions.

#### 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  Time  Day of Week

Event Starts Date  Time  Day of Week

Event Ends Date  Time  Day of Week

Teardown Complete Date  Time  Day of Week

Rain Date, if applicable

Rain Location, if applicable

## LOCATION

### Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

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

Downtown - Main Street Cultural District: (515) 233-3472

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

### Local Contact (Required)

#### Name

#### Address

#### Telephone

#### Cell Phone

#### Email

**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? \_ **20 years**

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



campustown  
action  
association

Campustown Action Association  
119 Stanton Ave, Suite 602  
Ames, IA 50014

CAA is supportive of both the ExCYtement in the Streets event and the fireworks display planned for Friday, October 27, 2017. The Homecoming group is making an effort to inform the affected neighborhoods of the extra noise, street closures and to keep any inconvenience to Ames residents at a minimum. We will be assisting them in this process through our contacts with the property management companies as well as the nearby Neighborhood Associations. Last year's Homecoming events were quite successful, and we don't foresee any issues this year. The committee is extremely invested in another successful series of events. I think Homecoming week can be a great example of how the students and the Ames community really can work together.

Sincerely,

Karin Chitty  
Executive Director

# Homecoming Central Committee



420 Beach Ave • Ames, Iowa 50011 • Phone: 7636075703  
E-Mail: hccgenco2017@gmail.com

Date: Tuesday, August 1, 2017

Honorable Mayor Campbell and City Council  
City of Ames  
City Hall - 515 Clarke Ave. Ames, IA 50010

Dear Honorable Mayor Campbell and City Council:

We are writing on behalf of Iowa State University's Homecoming Central Committee regarding the 2017 Homecoming Celebration. In past years, we have had ExCYtement in the Streets the Friday prior to the Saturday game. This year, we are adding a philanthropic portion to the event. Greek teams that are not participating in the Lawn Display portion will be promoting one or more philanthropies. In addition, the Greek teams that are participating in Lawn Displays (the large structures and skits on Greek properties) have the option to promote an organization of their choice as well.

The Greek Community prides themselves on their service efforts, as it is one of the Greek Pillars. Due to this, many of the Greek organizations reached out to Homecoming Central at the end of last year suggesting that we implement more service opportunities. That being said, our committee has come up with this idea to go along with ExCYtement in the Streets. To raise funds for the various philanthropic events, each chapter and/or team will be allowed to sell pre-packaged items to those attending the event. We would like to have tables set up around Greek Triangle. Those selling would be on the edge of Greek Triangle and all event attendees outside of the Triangle to maintain the area as much as possible.

With that, we would like to ask you to waive waiving the \$50 vendor fee for Friday, October 27, 2017. Although food and drink items will be sold, all profits will be going to various philanthropic causes.

Sincerely,

Emily Costa and Kate Fjelstad  
Homecoming Central Co-Directors

City of Ames Fireworks Permit Application



CITY OF AMES, IOWA
APPLICATION FOR PERMIT TO DISPLAY FIREWORKS

(The outdoor use or exploding of "fireworks," as that term is defined by the Code of Iowa, is prohibited except when done in accordance with a permit authorized by the City Council.)

Name of Event: ISU Homecoming 2017
Name of Organization Sponsoring Event: ISU Alumni Association
Address of Organization: 420 Beach Avenue, Ames, IA 50011
Name of Applicant: Mary Kate Misak
Telephone: 515.294.2632 E-mail address: mkmisak@iastate.edu
Organization's On-site Manager/Contact for Day of Display: Jenny Long
Contact's Cell Phone Number on Day of Display: 319.491.2532
Date & Time of Event: Fri 10/27/2017 11:59 p.m. Rain Date(s) & Time: N/A
Exact Location of shoot/display: ISU Central Campus North of Campanile

[X] Attach diagram of display location.
Size of shells and/or type of display: No Aerial Shells - Close Proximity Effects

[X] Attach effects list or schedule.
Name of Display Operator/Responsible Shooter: Kelm Brueschke / Lee Munson
(This person is to be present on the day of the event.)

[X] Attach a resume showing pyrotechnic certification or qualifications of this person.
Shooter's Work-week Phone: 515.321.2761 Cell Phone (for day of display): 515.321.2761
Name of Insurance Company: Britton Gallagher - Everest Indemnity Ins. Co.

See below for detailed information about insurance requirements.

Display sites are subject to examination by the City Fire Inspector or his/her designee. The Ames Fire Department has authority to cancel/postpone any display if it is determined that there are safety concerns.

Signature of Applicant: Mary Kate Misak Date: 8/17/17
Signature of Display Operator: Kelm P Brueschke Date: August 14th, 2017

- City of Ames Insurance Requirements:
• Comprehensive General Liability limits in the amount of \$1,000,000 combined single limit and Excess Liability limits in the amount of \$5,000,000. Coverage shall be at least as broad as the ISO Form Number CG0001 covering commercial general liability written on an occurrence basis only.
• Applicant and/or Sponsor must be named as certificate holder(s).
• The City of Ames, its officers and employees must be named as additional insured.
• A copy of the current insurance certificate must be filed with the City Clerk.



**NOTE: This application not to be used for displays originating on Iowa State University property. Instead, use the form found at <http://www.riskmanagement.iastate.edu/events/fireworks> or contact the Office of Risk Management at 515-294-7711. (ISU will forward the application and the City's portion of the fee to the Ames City Clerk.)**

For Office Use:

Date Fee Paid (\$25.00)

Approved by Fire Inspector

*Richard Higgins*

**For displays on property owned by Iowa State University, an alternate application must be submitted to ISU Risk Management at least six (6) weeks prior to the event. Please refer to forms and information found at: <http://www.riskmanagement.iastate.edu/events/fireworks> or contact the ISU Office of Risk Management at 515-294-7711.**

For Iowa State, the following insurance requirements must also be met:

- The company must be at least A-rated by Best's.
  - The State of Iowa; Board of Regents, State of Iowa; and Iowa State University must be named as additional insureds for liability coverage.
  - Certificates must be complete and indicate "occurrence" coverage.
  - Limit Requirements:
    - General Liability – at least \$1,000,000 combined single limit per occurrence for bodily injury including death, personal injury and property damage.
    - Automobile Liability – \$1,000,000 combined single limit each accident.
    - Worker's Compensation and Employer's Liability – must provide for the Statutory Limits of \$100,000/\$500,000/\$100,000 and a Waiver of Subrogation in favor of Iowa State University/State Board of Regents.
    - Excess Liability – policy must provide \$5,000,000 Excess Liability coverage.
- The insurance policy term must be for the duration/term of contract or be specific to the event date(s). The term of coverage shall coincide with the dates of the agreement. The certificates shall provide for thirty (30) days notice of cancellation or material change of coverage to the certificate holders.

**Iowa State University Approved Locations**

Central campus  
Parking Lots G3 & G7  
Cross Country Course west of Wilson Hall  
Jack Trice Stadium, parking lots or grounds  
Stuart Smith Park  
VMRI green space northeast of Building 29

**Restrictions**

2.5" maximum shell size  
5" maximum shell size  
5" maximum shell size  
Per Environmental Health & Safety (EH&S)  
Per EH&S  
Per EH&S; EH&S will contact LAR (for animal coordination) and Vet Med Child Care Center

ITEM # 11  
DATE: 09-26-17

**COUNCIL ACTION FORM**

**SUBJECT:** ANNUAL STREET FINANCE REPORT

**BACKGROUND:**

Section 312.14 of the Code of Iowa requires each city receiving allotments of Road Use Tax funds to annually prepare and submit to the Iowa Department of Transportation (IDOT) by September 30 a Street Finance Report of expenditures and receipts for the fiscal year then ended. Those cities not complying with this section of the Code of Iowa will have Road Use Tax funds withheld until the city complies.

The report to be submitted is for the fiscal year ended June 30, 2017.

**ALTERNATIVES:**

1. Approve the 2017 Street Finance Report.
2. Do not approve the 2017 Street Finance Report.

**MANAGER'S RECOMMENDED ACTION:**

In order for the City of Ames to continue to receive Road Use Tax funds, it is necessary to submit an annual Street Finance Report to the IDOT. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the attached 2017 Street Finance Report.



Form 517007 {5-2017}  
Office of Local Systems  
Ames, IA 50010

# City Street Financial Report

Report Generated

9/20/2017 4:37 PM

Fiscal Year

2017

Sheet

1 of 13

<b>City Name</b>
AMES
<b>City Number</b>
155

## Cover Sheet

Now therefore let it be resolved that the city council AMES, Iowa  
(City Name)

On 09/26/2017 did hereby approve and adopt the annual  
(month/day/year)

City Street Financial Report from July 1, 2016 to June 30, 2017  
(Year) (Year)

### Contact Information

Name	E-mail Address	Street Address	city	ZIP Code
Diane R. Voss	dvoss@city.ames.ia.us	515 Clark Avenue	Ames, IA	50010
Hours	Phone	Extension	Phone(Alternative)	
8-5	515-239-5262		515-239-5116	

### Preparer Information

Name	E-mail Address	Phone	Extension
Tina Stanley	tstanley@city.ames.ia.us	515-239-5116	

### Mayor Information

Name	E-mail Address	Street Address	city	ZIP Code
Ann Campbell	acampbell@city.ames.ia.us	515 Clark Ave	Ames, IA	50010
Phone	Extension			
515-239-5105				

Resolution Number \_\_\_\_\_

**Ann Campbell**

Signature Mayor

**Diane R. Voss**

Signature City Clerk



Form 517007 {5-2017}  
Office of Local Systems  
Ames, IA 50010

# City Street Financial Report

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Fiscal Year

2017

Sheet

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<b>City Name</b>
AMES
<b>City Number</b>
155

## Summary Statement Sheet

Column 1    Column 2    Column 3    Column 4  
Road use    Other Steeet    Street Debt    Totals  
Tax Fund    Monies

Column 1    Column 2    Column 3    Column 4  
Road use    Other Steeet    Street Debt    Totals  
Tax Fund    Monies

Round Figures to Nearest Dollars

Round Figures to Nearest Dollars

A. BEGINNING BALANCE				
1. July 1 Balance	\$5,557,974	-\$111,726	\$8,522,872	\$13,969,120
2. Adjustments (Note on Explanation Sheet)	-\$5	\$0	\$0	-\$5
3. Adjusted Balance	\$5,557,969	-\$111,726	\$8,522,872	\$13,969,115
B. REVENUES				
1. Road Use Tax	\$7,320,132			\$7,320,132
2. Property Taxes		\$680,588	\$6,655,150	\$7,335,738
3. Special Assessments		\$297,444	\$0	\$297,444
4. Miscellaneous		\$5,569,854	\$225,842	\$5,795,696
5. Proceeds from Bonds, Notes, and Loans		\$0	\$5,535,000	\$5,535,000
6. Interest Earned		\$7,186	\$37,183	\$44,369
7. Total Revenues (Lines B1 thru B6)	\$7,320,132	\$6,555,072	\$12,453,175	\$26,328,379
C. Total Funds Available (Line A3 + Line B7)	\$12,878,101	\$6,443,346	\$20,976,047	\$40,297,494

EXPENSES				
D. Maintenance				
1. RoadWay Maintenance	\$3,430,219	\$2,093,070	\$567,386	\$6,090,675
2. Snow and Ice Removal	\$872,908	\$0	\$0	\$872,908
E. Construction, Reconstruction and Improvements				
1. Engineering	\$850,608	\$887,152	\$117,732	\$1,855,492
2. Right of Way Purchased	\$0	\$0	\$0	\$0
3. Street/Bridge Construction	\$398,049	\$1,839,311	\$4,873,194	\$7,110,554
4. Traffic Services	\$0	\$0	\$0	\$0
F. Administration	\$808,552	\$5,958	\$78,561	\$893,071
G. Equipment	\$0	\$0	\$0	\$0
H. Miscellaneous		\$621,328	\$0	\$621,328
J. street Debt				
1. Bonds, Notes and Loans -Principal Paid	\$0	\$0	\$5,496,566	\$5,496,566
2. Bonds, Notes and Loans - Interest Paid	\$0	\$0	\$1,158,584	\$1,158,584
TOTALS				
K. Total Expenses (Lines D thru J)	\$6,360,336	\$5,446,819	\$12,292,023	\$24,099,178
L. Ending Balance (Line C-K)	\$6,517,765	\$996,527	\$8,684,024	\$16,198,316
M. Total Funds Accounted For (K + L = C)	\$12,878,101	\$6,443,346	\$20,976,047	\$40,297,494



Form 517007 {5-2017}  
Office of Local Systems  
Ames, IA 50010

## City Street Financial Report

Report Generated

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Fiscal Year

2017

Sheet

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<b>City Name</b>
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### Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
110---Parking Revenues	\$264,951.00	\$0.00
193---Fines & Fees	\$360,589.00	\$0.00
144---FHWA Participation (Fed. Hwy. Admin.)	\$1,063,458.00	\$0.00
190---Other Miscellaneous	\$113,860.00	\$225,842.00
123---Various State Grants	\$2,078,124.00	\$0.00
121---State Reimbursement	\$77,961.00	\$0.00
172---Labor & Services	\$18,485.00	\$0.00
112---Utility Revenue	\$1,557,487.00	\$0.00
170---Reimbursements (misc.)	\$2,989.00	\$0.00
191---Licenses and Permits	\$31,950.00	\$0.00
<b>Line B4 Totals</b>	<b>\$5,569,854.00</b>	<b>\$225,842.00</b>

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
230---On Street Parking Only	\$621,328.00	\$0.00
<b>Line H Totals</b>	<b>\$621,328.00</b>	<b>\$0.00</b>



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### Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
<input checked="" type="checkbox"/>	General Obligation	Street Improvements	101	06/30/2017	\$5,535,000	100	2028	\$5,535,000	\$603,386	\$130,594	\$603,386	\$130,594	\$4,931,614
<input type="checkbox"/>	General Obligation	Paving & Construction	304	10/15/2008	\$485,000	100	2020	\$190,000	\$190,000	\$2,502	\$190,000	\$2,502	\$0
<input type="checkbox"/>	General Obligation	Paving & Construction	306	10/25/2011	\$6,605,000	100	2023	\$4,004,550	\$529,650	\$78,317	\$529,650	\$78,317	\$3,474,900
<input type="checkbox"/>	General Obligation	Paving & Construction	307	08/28/2012	\$5,703,653	100	2024	\$3,957,039	\$438,743	\$118,711	\$438,743	\$118,711	\$3,518,296
<input type="checkbox"/>	General Obligation	Paving & Construction	308	05/14/2013	\$6,025,000	100	2025	\$4,645,000	\$470,000	\$119,950	\$470,000	\$119,950	\$4,175,000
<input type="checkbox"/>	General Obligation	Paving & Construction	317	10/29/2009	\$11,165,000	100	2021	\$5,265,000	\$980,000	\$164,150	\$980,000	\$164,150	\$4,285,000
<input type="checkbox"/>	General Obligation	Paving & Construction	319	09/30/2010	\$6,079,000	100	2022	\$3,321,192	\$513,399	\$74,352	\$513,399	\$74,352	\$2,807,793
<input type="checkbox"/>	General Obligation	Paving & Construction	320	08/26/2014	\$7,255,000	100	2026	\$6,076,389	\$594,918	\$128,150	\$594,918	\$128,150	\$5,481,471
<input type="checkbox"/>	General Obligation	Paving & Construction	321	09/22/2015	\$9,374,325	100	2027	\$8,256,679	\$1,176,470	\$341,858	\$1,176,470	\$341,858	\$7,080,209
New Bond Totals					\$5,535,000	\$5,535,000	Totals	\$41,250,849	\$5,496,566	\$1,158,584	\$5,496,566	\$1,158,584	\$35,754,283



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### Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

[Check here if there are no entities for this year](#)

### Project Final Costs Sheet (Section A)

1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
7568	\$184,071	TRAF	Yes	2015-16 Traffic Signal Program (US 30 & University Traffic Signal)
8159	\$1,206,258	RDWY	Yes	2014-15 Downtown Street Pavement Improv (5th Street- Burnett Ave to Grand Ave)
8875	\$113,037	MISC	Yes	2015-16 Shared Use Path System Expansion (S. Dakota Ave)
8163	\$317,972	RDWY	Yes	2015-16 Concrete Pavement Improvements Program #1 (Friley Road)
8129	\$1,650,000	RDWY	Yes	2014-15 CyRide Pavement Improvements Program (24th Street and Bloomington Rd)
8124	\$2,867,083	RDWY	Yes	Grant Ave (Hyde Ave) Pavement Improvements
7751	\$2,529,652	BRID	Yes	2015-16 Bridge Rehabilitation Program (6th Street over Squaw Creek)
8192	\$4,607,746	RDWY	Yes	ISU Research Park Phase III - Roadway Paving
8119	\$1,762,335	RDWY	Yes	2015-16 Asphalt Street Pavement Improvement (Dotson, Baughman, Beedle, Wellons, Jeffrey, Harris)
8585	\$68,496	MISC	Yes	2015-16 Clear Water Diversion
8613	\$324,747	MISC	Yes	Squaw Creek Water Main Protection Project
8194	\$160,440	RDWY	Yes	2014-15 Right-of-Way Restoration Program

### Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/ Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
7568	Iowa Signal, Inc.	\$184,071	\$1,638	\$0	\$0	\$0	\$0	\$185,709
8159	Construct, Inc	\$1,206,258	\$1,519	\$0	\$0	\$0	\$0	\$1,207,777
8875	Construct, Inc	\$113,037	-\$2,733	\$0	\$0	\$0	\$0	\$110,304
8163	Manatt's, Inc	\$317,972	-\$14,299	\$0	\$0	\$0	\$0	\$303,673
8129	Construct, Inc	\$1,650,000	\$33,009	\$0	\$0	\$0	\$0	\$1,683,009



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### Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/ Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
8124	Manatt's, Inc	\$2,867,083	-\$176,374	\$0	\$0	\$0	\$0	\$2,690,709
7751	Peterson Contractors, Inc	\$2,529,652	\$97,094	\$0	\$0	\$0	\$0	\$2,626,746
8192	Mannatt's, Inc	\$4,607,746	-\$13,831	\$0	\$0	\$0	\$0	\$4,593,915
8119	Mannatt's, Inc	\$1,762,335	-\$76,938	\$0	\$0	\$0	\$0	\$1,685,397
8585	Ames Trenching	\$68,496	\$25,244	\$0	\$0	\$0	\$0	\$93,740
8613	Peterson Contractors, Inc	\$324,747	\$5,971	\$0	\$0	\$0	\$0	\$330,718
8194	Miner Hardscape & Landscape	\$160,440	-\$54,686	\$0	\$0	\$0	\$0	\$105,754





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### Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost /Unit	6. Rental Cost /Unit	7. Used On Project this FY?	8. Status
566	2015	Ford F550 Truck	\$125,948	\$0	\$0	Yes	NOCH
596	2015	Zetor, proxima 120 Tractor	\$63,359	\$0	\$0	Yes	NOCH
532	2014	Ver-Mac PCMS-320 Message Board, Trailer Mounted	\$18,320	\$0	\$0	Yes	NOCH
573	2014	Ver-Mac PCMS-548, Message Board, Trailer Mounted	\$17,067	\$0	\$0	Yes	NOCH
609	2014	Ver-Mac PCMS-548, Message Board, Trailer Mounted	\$16,043	\$0	\$0	Yes	NOCH
610	2014	Ver-Mac PCMS-548, Message Board, Trailer Mounted	\$16,043	\$0	\$0	Yes	NOCH
702	2005	Chevrolet Blazer Utility Vehicle	\$21,392	\$0	\$0	Yes	NOCH
774	2005	ADDCO AD6200, Message Board, Trailer Mounted	\$15,845	\$0	\$0	Yes	NOCH
845	2006	Ford Explorer Utility Vehicle	\$22,225	\$0	\$0	Yes	NOCH
846	2006	Chevrolet Silverado 2500 Pickup Truck	\$26,400	\$0	\$0	Yes	NOCH
853	2008	Ford F150, Pickup truck	\$24,102	\$0	\$0	Yes	NOCH
873	2007	Ford F150, Pickup truck	\$25,082	\$0	\$0	Yes	NOCH
159	2010	Ford F150 Pickup	\$23,395	\$0	\$0	Yes	NOCH
326	2012	Chevrolet Colorado Pickup	\$20,638	\$0	\$0	Yes	NOCH
452	2001	Ford F450 Dump Truck	\$52,256	\$0	\$0	Yes	NOCH
474	2001	Ford Ranger Pickup	\$15,251	\$0	\$0	Yes	NOCH
500	2014	Kubota L4760 HSTC	\$41,120	\$0	\$0	Yes	NOCH
535	2003	Ford F350 Pickup Truck	\$30,707	\$0	\$0	Yes	NOCH
021	2009	Crafco SS125, tar heater, Trailer Mounted	\$29,413	\$0	\$0	Yes	NOCH



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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
057	1993	Layton Paver, Asphalt	\$26,465	\$0		\$0		Yes	NOCH
064	2011	Ford F350, Pickup	\$26,543	\$0		\$0		Yes	NOCH
069	2011	International 7300, Dump Truck	\$119,718	\$0		\$0		Yes	NOCH
070	2011	International 7300, Dump Truck	\$116,718	\$0		\$0		Yes	NOCH
071	2011	International 7300, Dump Truck	\$116,643	\$0		\$0		Yes	NOCH
072	2011	International 7300, Dump Truck	\$116,689	\$0		\$0		Yes	NOCH
073	2011	International 7300, Dump Truck	\$116,602	\$0		\$0		Yes	NOCH
151	2010	Ford F150, pickup	\$24,237	\$0		\$0		Yes	NOCH
156	2010	Falcon P4D2RID, Asphalt Recycler	\$23,851	\$0		\$0		Yes	NOCH
178	1997	Kiefer ILU914T, Trailer	\$5,023	\$0		\$0		Yes	NOCH
382	2012	Ring-O-Matic 550-VACEX, Vacuum, Hydro, Trailer Mounted	\$54,618	\$0		\$0		Yes	NOCH
383	2012	Wanco WT5P55-L5AC, Arrow Board	\$5,103	\$0		\$0		Yes	NOCH
441	2002	Target Pro 35 III, Concrete Saw	\$8,930	\$0		\$0		Yes	NOCH
475	2000	Cronkhite Trailer, Flatbed, Tandem Axle	\$3,889	\$0		\$0		Yes	NOCH
522	2013	ODB LCT650, Leaf Vacuum, trailer mounted	\$27,354	\$0		\$0		Yes	NOCH
523	2013	ODB LCT650, Leaf Vacuum, trailer mounted	\$27,391	\$0		\$0		Yes	NOCH
567	2014	H&H TC 20, Trailer	\$7,682	\$0		\$0		Yes	NOCH
572	2014	Deere 544K, Wheel Loader	\$120,254	\$0		\$0		Yes	NOCH
601	2014	Bobcat M7017, Pavement Milling Machine, Hydraulic	\$14,343	\$0		\$0		Yes	NOCH
611	2002	Ingersoll Rand P185WJD, Air Compressor	\$11,496	\$0		\$0		Yes	NOCH



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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
670	2002	Bobcat WS18, Wheel Saw	\$9,926	\$0		\$0		Yes	NOCH
700	2015	Bobcat S-770, Skid Steer	\$46,903	\$0		\$0		Yes	NOCH
720	2006	Wanco WTSP110, Arrow Board	\$5,709	\$0		\$0		Yes	NOCH
729	2003	Chevrolet Malibu, Car, sedan	\$11,800	\$0		\$0		Yes	NOCH
749	2005	International 7400, Tandem Dump Truck	\$91,257	\$0		\$0		Yes	NOCH
754	2005	Ford F250, Pickup	\$20,005	\$0		\$0		Yes	NOCH
755	2005	Ford F250, Pickup	\$17,965	\$0		\$0		Yes	NOCH
805	2005	MacLander Trailer, Falt Bed, Tandem Axle, 20TFBW (14)	\$6,057	\$0		\$0		Yes	NOCH
850	2006	Wanco WTSP110, Arrow Board	\$5,724	\$0		\$0		Yes	NOCH
866	2007	Dynapac CC102, Ashault Roller	\$28,200	\$0		\$0		Yes	NOCH
929	2013	Caterpillar CB22, Asphalt Roller	\$34,048	\$0		\$0		Yes	NOCH
931	2009	Freightliner M2106, Dump Truck	\$109,683	\$0		\$0		Yes	NOCH
932	2009	Freightliner M2106, Dump Truck	\$107,595	\$0		\$0		Yes	NOCH
933	2014	International 7300, Dump Truck	\$133,249	\$0		\$0		Yes	NOCH
968	2014	Felling FT-12IT, Trailer	\$6,215	\$0		\$0		Yes	NOCH
061	2011	Ford F350 Pickup Truck	\$37,493	\$0		\$0		Yes	NOCH
066	2010	Ford F350 Pickup Truck	\$45,507	\$0		\$0		Yes	NOCH
115	2010	Graco Paint Machine IV 5900	\$5,148	\$0		\$0		Yes	NOCH
116	2010	Graco Paint Machine 231-378	\$43,596	\$0		\$0		Yes	NOCH
117	2010	Graco Paint Machine IV 3900	\$4,219	\$0		\$0		Yes	NOCH



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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
118	2010	Graco Paint Machine 262-004	\$4,258	\$0		\$0		Yes	NOCH
225	2012	Ford F350 Pickup Truck	\$102,488	\$0		\$0		Yes	NOCH
935	2012	Chevrolet, Colorado Pickup	\$21,835	\$0		\$0		Yes	NOCH
939	2008	Graco Paint Machine 262-004	\$4,351	\$0		\$0		Yes	NOCH
973	2013	Smith Concrete Grinding machine SPS10	\$4,118	\$0		\$0		Yes	NOCH
209	2011	Fair B4251, Snowcrete, Snow Blower	\$78,384	\$0		\$0		Yes	NOCH
304	1985	Fair 74251, Snowcrete, Snow Blower, 8-feet	\$32,000	\$0		\$0		Yes	NOCH
054	2009	IMAGO (ADDCO) Sign, Solar, Arrow Board, Trailer Mount	\$14,675	\$0		\$0		Yes	NOCH
161	2013	Honda EB3000CKA, Generator, portabl,e gas powered	\$1,578	\$0		\$0		Yes	NOCH
336	2012	Ford Expedition EL, Utility vehicle	\$47,801	\$0		\$0		Yes	NOCH
917	2016	Peterbilt 220, Johnson Street Sweeper	\$240,788	\$0		\$0		Yes	NEW
934	2017	International 7300, Dump Truck	\$157,839	\$0		\$0		Yes	NEW
967	2017	International 7300, Dump Truck	\$157,807	\$0		\$0		Yes	NEW
1007	2016	RAM 5500 Dump Truck	\$68,862	\$0		\$0		Yes	NEW
1050	2017	Ford F150 Pickup Truck	\$34,919	\$0		\$0		Yes	NEW
1051	2016	Ford F150 Pickup	\$33,157	\$0		\$0		Yes	NEW
1060	2016	Stanley Breaker MBX15	\$12,575	\$0		\$0		Yes	NEW
1064	2016	Motor Grader, Deere 672GP (Dec 1, 2016 - March 31, 2017)	\$0	\$6,000	/Month	\$0		Yes	NEW
1065	2014	Loader Deere 644K (Dec. 1, 2016 - March 31, 2017)	\$0	\$4,110	/Month	\$0		Yes	NEW
1066	2016	Case 590SN Tractor Loader Backhoe	\$110,563	\$0		\$0		Yes	NEW



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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
1073	2016	Huskvarna Concrete Saw FS5000D	\$22,595	\$0		\$0		Yes	NEW
1089	2017	Caterpillar 430F2 Tractor Loader Backhoe	\$124,151	\$0		\$0		Yes	NEW
1091	2017	Chevrolet Equinox Compact Crossover	\$23,263	\$0		\$0		Yes	NEW
1092	2017	Ford Escape Compact SUV	\$20,043	\$0		\$0		Yes	NEW
1093	2017	Ford F150 Crew cab 4x4 Pickup	\$33,898	\$0		\$0		Yes	NEW



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## Explanation Sheet

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## Monthly Payment Sheet

Month	Road Use tax Payments
July	\$548,763.15
August	\$806,387.23
September	\$760,440.66
October	\$586,190.35
November	\$657,802.38
December	\$545,230.59
January	\$657,999.91
February	\$688,380.81
March	\$581,147.62
April	\$413,005.53
May	\$463,654.97
June	\$611,128.57
<b>Totals</b>	<b>\$7,320,131.77</b>



**COUNCIL ACTION FORM**

**SUBJECT: INTERGOVERNMENTAL AGREEMENT WITH STORY COUNTY FOR  
SNOW REMOVAL AND GRAVEL ROAD MAINTENANCE**

**BACKGROUND:**

For many years the City of Ames and Story County have shared responsibilities for snow removal on county road extensions into the City of Ames. This understanding allows both governmental bodies an efficient method for the removal of snow on streets and roads that are adjacent to the corporate borders of the City of Ames. The last agreement was approved on March 3, 2009.

With the changes in the corporate borders of Ames due to recent annexations, staff from both agencies determined there was a need to update our agreement. After meeting with Story County, an updated list and agreement has been developed.

**ALTERNATIVES:**

1. Approve the 28E Intergovernmental Agreement between the City of Ames and Story County with respect to ice control and snow removal on segments of streets and roads in and around Ames.
2. Do not approve the revised agreement.

**MANAGER'S RECOMMENDED ACTION:**

**The listing of the individual street segment responsibilities for each governmental entity is reflected in the attached agreement. An effort was made to balance the square footage maintained by each agency while also accounting for ease of operations.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

***AGREEMENT BETWEEN THE CITY OF AMES  
AND STORY COUNTY  
WITH RESPECT TO ICE AND SNOW CONTROL  
ON SEGMENTS OF STREETS AND ROADS  
IN AND AROUND AMES, IOWA***

**THIS AGREEMENT**, made and entered into effective as of the \_\_\_\_\_ day of \_\_\_\_\_ 2017, by and between the CITY OF AMES, IOWA (hereinafter called "CITY") and STORY COUNTY, IOWA (hereafter called "County"), is entered into pursuant to Chapter 28E of the Code of Iowa, providing as follows:

**WITNESSES THAT:**

**WHEREAS**, for many years the City and the County have shared the work load for snow control on county road extension into the City under a formal agreement; and

**WHEREAS**, the most recent prior agreement between the parties was dated March 3, 2009, and recorded March 24, 2009, with the Recorder of Story County as Instrument No. 09-03060, and

**WHEREAS**, annexations have changed the corporate limits and the jurisdiction on some roadways have changed so an update is needed to the formal agreement as to where on those streets and roads the work of snow control will be done by the County and where it will be done by the City,

**NOW, THEREFORE**, the parties hereto have agreed and do agree as follows:

1. County shall perform snow plowing and ice control on the following segments of city streets:
  - a. R38 starting 1300' north of Lincoln Way then north 880'
  - b. South Riverside Drive south of VisionAire Place (gravel)
  - c. State Avenue south of Oakwood Road (gravel)
  - d. 570<sup>th</sup> Ave. north of 13<sup>th</sup> St. (gravel)
  - e. University Blvd. south of the south roundabout (gravel)

- f. All of Zumwalt Station Rd. (gravel)
- g. Dayton Avenue from the north line of Sec. 36 Franklin Twp. north
- h. George Washington Carver Avenue north of Weston Dr.
- i. All of W. 190<sup>th</sup> St.
- j. 566<sup>th</sup> Ave. from Lincoln Way south to Cornerstone property (gravel)
- k. All of Dartmoor Road (gravel)

2. The City shall perform snow plowing and ice control, with respect to the following segments of county roads:

- a. South Dakota Avenue north of 240<sup>th</sup> Street
- b. All of Cedar Lane
- c. University Blvd. from the south roundabout north to Wessex Dr.
- d. Stagecoach Rd. north of 13<sup>th</sup> St. (paved portion only)
- e. Ontario Road between Story County line and the west corporation limit of the City (just west of British Columbia)
- f. State Avenue from Oakwood Road north to Hwy 30
- g. North Dakota Avenue from north city limits to Martin St. including Martin St.
- h. 580<sup>th</sup> Ave. from Hwy 30 north to 13<sup>th</sup> St. then west on 13<sup>th</sup> St. to 570<sup>th</sup> Ave.
- i. Dawes Dr. from city limits north to Hwy 69
- j. Grant Avenue from Harrison Road north to W. 190<sup>th</sup> St.
- k. All of Oakwood Rd.
- l. 500<sup>th</sup> Ave. south of Lincoln Way (paved portion only)
- m. Dayton Ave. from 13<sup>th</sup> St. north to the north line of Sec. 36 Franklin Twp.
- n. Lincoln Way from 590<sup>th</sup> Ave. west one quarter mile

3. GRAVEL ROADWAYS. For all roads in Section 1 that are gravel, County shall be responsible for regular blading of the roadway year-round and will add rock to roadway when it is deemed necessary by the County. County shall also issue all dust control permits and will coordinate the dust control applications on these gravel roadways.

4. RECIPROCAL HOLD HARMLESS and INDEMNIFICATION.

- a. The City shall hold Story County, and the Board of Supervisors and its officers and employees harmless from any and all liability for acts of negligence or intentional acts of the City, its officers, and employees, and shall defend the County and its employees from any and all claims for damages based upon any negligent or intentional acts of the City, its officers, or employees.
- b. The County shall hold City, and its officers and employees harmless from any and all liability for acts of negligence or intentional acts of the County, its officers, and employees, and shall defend the City and its employees from any and all claims for damages based upon any negligent or intentional acts of the County, its officers, or employees.
- c. Both Story County and the City of Ames shall maintain liability insurance insuring their respective interests and performance under this contract. Each

party may require proof of insurance and certification of insurance from the other and compliance with such a request shall not be unreasonably withheld.

- d. Notwithstanding any of the foregoing, the agreed upon work allocations herein are not intended to absolve the respective governmental entities from liability with respect to the care and maintenance of the streets and roads within their respective legal jurisdictions.
- e. The Parties to this Agreement do not waive any defenses, immunities, or other limitations applicable to a respective party and nothing herein shall be so construed. Each party to this Agreement reserves the right to fully defend all claims arising from loss of or damage to private property and/or death of or injury to private persons who are not parties to this Agreement including, but not limited to, asserting defenses of immunities available under applicable law.
- f. This article shall survive the termination of this Agreement where necessary to protect each party to this Agreement.

5. EMPLOYMENT STATUS. The City shall not be the employer of any personnel of the County performing services under this agreement and shall have no liability for payment of any salaries, wages, other compensation or benefits to such personnel. Story County shall provide workers' compensation insurance on all employees of the Board of Supervisors hereunder and the City shall not be liable for compensation of any kind to any County employee for injury or sickness arising out of any employment. The County shall hold the City harmless for any such claim.

The County shall not be the employer of any personnel of the City performing services under this agreement and shall have no liability for payment of any salaries, wages, other compensation or benefits to such personnel. The City of Ames shall provide workers' compensation insurance on all employees of the City hereunder and the County shall not be liable for compensation of any kind to any City employee for injury or sickness arising out of any employment. The City shall hold the County harmless for any such claim.

6. NO SEPARATE ENTITY ESTABLISHED. No separate legal or administrative entity is created by this agreement.

7. DURATION. This agreement shall remain in effect until either party sends thirty days' prior written notice of termination.

8. FINANCING. Both parties agree that the exchange of services described above provide equal mutual benefit and that no billing or payment will be made by either for work done under this agreement.

9. ENTIRE AGREEMENT. This instrument constitutes the entire agreement between the parties with respect to the subject matter thereof and supersedes all prior oral or written agreements, statements, representations, and promises. No addition to or change in the terms of this Agreement shall be binding upon the parties unless it is expressed in a writing signed and approved by both governmental entities.

10. **AMENDMENTS.** This Agreement represents the entire agreement of the parties. Any amendments must be in writing, approved by the governing bodies of both Parties, and executed by the authorized representatives of both Parties. All executions, terminations, and amendments of this Agreement will be filed in the office of the Iowa Secretary of State, in accordance with Chapter 28E.8 of the Code of Iowa.

11. **VALIDITY.** In the event any part or paragraph of this Agreement is declared void as being contrary to Iowa law, the remaining portions of the Agreement that are valid shall continue in full force and effect.

12. **APPLICABLE LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa (excluding conflict of laws rules), and applicable federal law.

13. **AUTHORITY.** Each party to this Agreement represents and warrants to the other that it has the right, power and authority to enter into and perform its obligations under this Agreement; and that it has taken all requisite actions necessary to approve the execution, delivery and performance of this Agreement.

**IN WITNESS WHEREOF,** each of the parties hereto has executed this 28E agreement effective as of the date first written.

**STORY COUNTY, IOWA**

**CITY OF AMES, IOWA**

By: \_\_\_\_\_  
Rick Sanders, Chair  
Board of Supervisors

By: \_\_\_\_\_  
Ann Campbell, Mayor

Witness:

Attest:

By: \_\_\_\_\_  
Lucy Martin, Auditor

By: \_\_\_\_\_  
Diane R. Voss, City Clerk

**COUNCIL ACTION FORM**

**SUBJECT: 2017 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT**

**BACKGROUND:**

On August 4, 2017, the Ames Police Department received notice that it was eligible for grant funds through the 2017 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The Police Department developed a proposed project for use of these funds and on September 5, 2017, the Police Department submitted an application for this grant. An award will not be made until the application and grant conditions are approved by the City Council.

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

Because the Story County Sheriff provides jail services for the county, the grant conditions require that the Sheriff participate in the grant application for funding under this JAG program. The Police Department proposes that the City enter into a Memorandum of Understanding with Story County for acquisition and use of the funds.

Total funding potentially available to the Ames Police Department and the Story County Sheriff's Office through this grant offering is \$11,119. **This year the two law enforcement agencies propose to use the funds in a project to enhance the capabilities and expertise in mental health and wellness.**

If awarded, grant funds will be used to:

1. Support an extension of the concepts of the City's Healthy4Life program targeting employee health improvements. This will involve the City's Wellness Coordinator and will focus these concepts specifically on the 24/7 law enforcement environment.
2. Support two training activities: a. Two individuals will attend a national mental health crisis intervention conference designed to provide advanced training on issues affecting mental health. b. Train one individual from Human Resources on Yoga for First Responders through a train-the-trainer event. This will then allow offering classes to local law enforcement personnel.
3. Finally, the grant will fund the furnishings necessary to allow the Mental Health Advocate's office space to also serve as a "quiet space" in the Police Department. This will allow for 24/7 use of the advocate's space for mental health related activities. Local funds will be used to support supervision of the room, information about stress and healthy lifestyles, and alternative nutrition to improve wellness. Grant funds will be used to purchase office equipment necessary to redesign the space and relocate some of the existing parking technology and staff members into the media management room.

The conditions of this year's grant require that the City certify that there is no conflict between the City's actions and federal policies as established by 8 U.S.C. section 1373 (Communication between government agencies and the Immigration and Naturalization Service). In general, 8 U.S.C. section 1373 provides that provisions of local law may not prohibit, or in any way restrict, any government entity or official from sending to, or receiving from, the Immigration and Naturalization Service information regarding the citizenship or immigration status, lawful or unlawful, of any individual. The certification requires that the City Attorney review the provisions of 8 U.S.C. section 1373 at attest to the following statement:

*As of the date of this certification, neither the jurisdiction nor any entity, agency or official of the jurisdiction has in effect, purports to have in effect, or is subject to or bound by, any prohibition or any restriction that would apply to the "program or activity" to be funded in whole or in part under the FY 2017 OJP Program (which for purposes of this paragraph 6, shall not be understood to include any such "program or activity" of any subrecipient at any tier) and deals with either – (1) a government entity or official sending or receiving information regarding citizenship or immigration status as described in 8 U.S.C. section 1373(a); or (2) a government entity or agency sending to, requesting from, maintaining, or exchanging information of the types (and with respect to the entities) described in 8 U.S.C. section 1373(b).*

**The City Attorney has reviewed this issue and has determined that no conflict exists. The Chief Executive of the applicant agency must also certify the review has occurred and accept the findings of the City Attorney.** These materials are included as attachments to this Council Action Form with the most relevant information highlighted.

There is no match requirement with this grant.

**ALTERNATIVES:**

1. Approve a Memorandum of Understanding with Story County for use of grant funding under the 2017 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program, and authorize the Police Department to accept that grant should it be awarded.
2. Do not approve the agreement with Story County or participation in the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

**MANAGER'S RECOMMENDED ACTION:**

JAG funds have been used productively during the past few years to purchase equipment and provide training. The program has proven to be a valuable source of funds for special purchases and programs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving an agreement with Story County to accept funding under the 2017 Edward Byrne Memorial Justice Assistance Grant (JAG) Program, and authorizing the Police Department to utilize the grant funds, if awarded, as described above.

**COUNCIL ACTION FORM**

**SUBJECT: RELEASE FROM DEVELOPMENT AGREEMENT FOR PROPERTY AT  
215 ALEXANDER AVENUE**

**BACKGROUND:**

Story Construction is seeking to have the City Council affirm that the terms of the 1992 development agreement with the City have been satisfied and to release the property from the Development Agreement in order to allow a clean title for the sale of the property at 300 South Bell Avenue.

The City of Ames and Ford Street Development Co., L.C. entered into a development agreement on June 1, 1992 (subsequently amended) with the establishment of the Ames Community Industrial Park Tax Increment Finance District.

The development agreement specified a timeframe by which the developer had to construct speculative buildings. In addition, the sale prices of vacant land were capped in order to avoid speculative purchases. The agreement also established minimum assessed valuations in order to finance the public improvements within the subdivision.

Story Construction is in the process of selling the property at 300 S. Bell to Renewable Energy Group (REG). 300 S. Bell is subject to a development agreement and Story Construction is seeking a resolution expressing that the terms of the agreement have been satisfied. Staff has reviewed the terms of the agreement and find that they have been satisfied in regards to this property. In addition, the Finance Director has verified there is no outstanding TIF debt for this district.

**ALTERNATIVES:**

1. The City Council can approve the resolution stating that the terms of the 1997 development agreement, as they apply to 300 S. Bell, have been satisfied and that this property is released from the development agreement.
2. The City Council can deny the request.
3. The City Council can refer this item to staff for further information.

**MANAGER'S RECOMMENDATION:**

Because this TIF district is fully developed and the debt issued to pay for the infrastructure improvements has been paid off, there is no benefit to the City to retain the company's participation with the terms of the agreement. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1,



thereby acknowledging that the terms of the 1997 development agreement, as they apply to 300 S. Bell have been satisfied and approving the release of this property from the development agreement.

## **COUNCIL ACTION FORM**

**SUBJECT: IOWA FEDERAL RECREATION TRAIL GRANT FOR SOUTH GRAND AVENUE AND VET MED TRAIL**

### **BACKGROUND:**

This application is for grant funding to make trail improvements as part of the S Grand Avenue Extension and Vet Med Trail projects. The grant funding would include a portion of the Squaw Creek bridge crossing to be integral with the S Grand Avenue bridge. The grant funds would also cover part of paving the trail. The area covered by the grant application is noted in Attachments A and B as Phase 1.

Through coordination with Story County Conservation, the grant application demonstrates regional significance of this trail to the region including connection to the Highway R38 on street bike lanes. This regional connection is shown on Attachment B.

As part of the grant application, Iowa Department of Transportation officials request a resolution from the authority to be responsible for the maintenance and operation. **The authority must provide written assurance it will adequately maintain the trail for its intended use and maintain the total trail used to justify the project in public use for a minimum of 20 years following project completion.**

The Grand Avenue Extension continues to be included in the Capital Improvements Plan (CIP) with funding identified since 2013/14 and continuing through 2018/19. Funding shown in the CIP for 2017/18 and 2018/19 includes \$7,700,000 in G.O. Bonds, \$4,300,000 in MPO/STP Funds, and \$3,450,000 in Federal/State Grant Funds. In general, construction is anticipated to commence in 2018 with hopeful completion in 2020.

The Vet Med Trail paving project is included in the 2017-2022 CIP for paving in years 2019/20 and 2020/21 as a part of the S. Grand Avenue Extension construction. As shown on the attachment, additional future recreational trail grant funding is planned to be pursued for completion of this project.

### **ALTERNATIVES:**

1. The City Council indicates its support for submission of the Iowa Federal Recreational Trail grant application in the amount of \$484,100 with assurance that any funded improvements will be adequately maintained for 20 years.

These funds are included in the \$3,450,000 of federal/state funding for the Grand Avenue Extension Project reflected above.

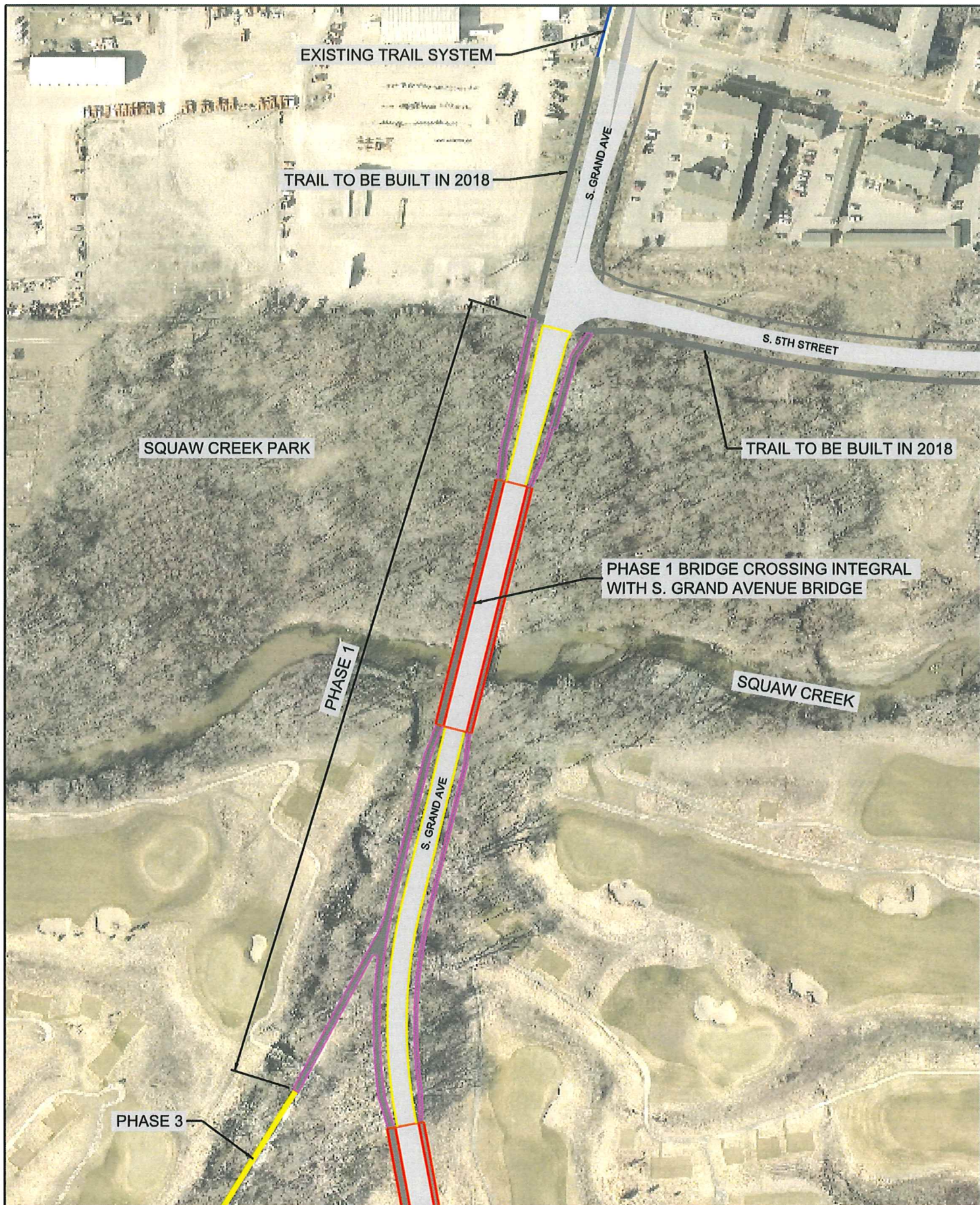
2. The City Council can direct staff to pursue alternative funding sources for this bridge and trail.

**CITY MANAGER'S RECOMMENDED ACTION:**

Adopting a resolution showing support for the Iowa Federal Recreational Trail grant application is one step in the continuing process of accomplishing the Grand Avenue Extension and Vet Med Trail projects.

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





SQUAW CREEK PARK

EXISTING TRAIL SYSTEM

TRAIL TO BE BUILT IN 2018

S. GRAND AVE

S. 5TH STREET

TRAIL TO BE BUILT IN 2018

PHASE 1 BRIDGE CROSSING INTEGRAL WITH S. GRAND AVENUE BRIDGE

PHASE 1

SQUAW CREEK

S. GRAND AVE

PHASE 3

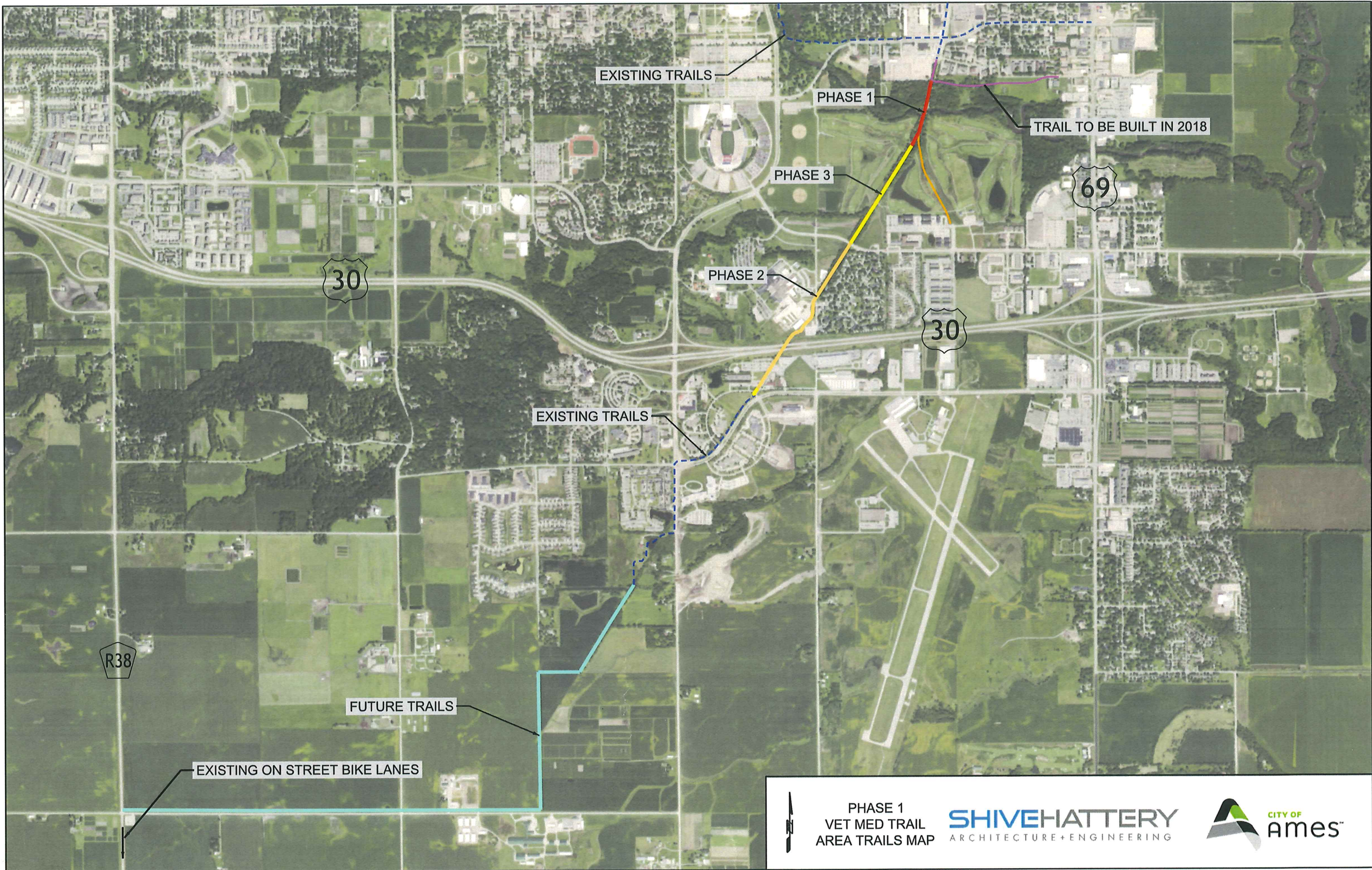


PHASE 1  
VET MED TRAIL

**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING







PHASE 1  
VET MED TRAIL  
AREA TRAILS MAP

**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING

 **CITY OF  
Ames**



**COUNCIL ACTION FORM**

**SUBJECT: AWARD OF CONTRACT - INFORMATION TECHNOLOGY HEWLETT  
PACKARD ENTERPRISE DL380 SERVERS**

**BACKGROUND:**

The City uses magnetic tape as part of the City data backup and recovery operations. The use of tape as a backup medium is an older technology with long backup times and is susceptible to damaged tapes and lost data. It is also difficult and time consuming to locate and restore data from a tape. A solution to the problems inherent to magnetic tape backup is to move to a disk-based backup and recovery solution.

Approved in the FY 2016/2017 budget and carried over to FY 2017/2018 is a \$49,274 project to add a disk-based backup and recovery for the City's Intel-based servers. Funding for the servers will come from a larger pool of funding budgeted for City technology equipment replacement and improvements.

Moving from tape to disk-based backups improves reliability, greatly reduces potential data loss, and decreases file restoration times. As part of this disk-based solution, the City needs to acquire two storage servers. The primary storage server will be at City Hall, and the backup storage server will be at the new Water Treatment Plant. This provides redundancy in the City's backup system.

Seven bids for the disk-based backup system servers were received on August 30, 2017, and are summarized below.

<u>Bidder</u>	<u>Bid Amount</u>
OneNeck IT Solutions, Urbandale, IA	\$51,287.93
GearOne Enterprise, San Clemente, CA	\$51,976.00
Frontier Communications Corp, Norwalk, CT	\$53,906.58
EmbarkIT, Inc., West Des Moines, IA	\$54,505.52
PCMG, Inc., Dayton, OH	\$55,010.00
Howard Technology Solutions, Laurel, MS	\$58,562.00
American Digital Corp, Elk Grove, IL	\$61,685.19

**ALTERNATIVES:**

1. Accept the report of bids for the Information Technology Hewlett Packard Enterprise DL380 Servers and award the contract to OneNeck IT Solutions of Urbandale, IA in the amount of \$51,287.93.

2. Do not award this project at this time.

**MANAGER'S RECOMMENDED ACTION:**

Moving from tape to disk-based backups improves reliability, greatly reduces potential data loss, and decreases file restoration times. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids for the Information Technology Hewlett Packard Enterprise DL380 Servers and awarding the contract to OneNeck IT Solutions of Urbandale, IA in the amount of \$51,287.93.

**COUNCIL ACTION FORM**

**SUBJECT:** RIGHT OF WAY TREE TRIMMING & REMOVAL PROGRAM

**BACKGROUND:**

In the fall of 2016, Lawn Pro L.L.C., Colo, IA, was awarded the contract for tree trimming, tree removal, and stump removal in the City right-of-way as directed by City staff. Most of the contracted work is for removal of trees too large or trimming that is too high for the equipment owned by the City. With the Parks and Recreation Department taking over right-of-way maintenance on April 1, 2017, the renewal of the Right-Of-Way Tree Trimming & Removal Program contract was overlooked. This contract expired June 30, 2017. However, the contract has a renewable option for FY 17/18 and FY 18/19. The contracted price per crew hour for FY 17/18 is \$50.98 which represents a three percent increase from the FY 16/17 contract.

The FY 17/18 budget includes \$87,000 for this work. Since July 1, \$12,457 has been spent for contracted tree work leaving \$74,543 available for the contract. Staff is proposing awarding the contract in an amount not to exceed \$74,543.

It is staff's goal to perform as much tree work as possible with staff during the winter months and have the contractor perform needed tree work April through June. By doing this, we are utilizing staff when they have the capacity to do this type of work. In April, the demands of staff to accomplish non-tree related tasks in the park system and the right-of-way become much greater. By having the contractor start doing tree work at this time allows staff to perform other duties. Please note the contractor may perform tree work during the winter months as needed.

**ALTERNATIVES:**

1. Award a contract to LawnPro L.L.C. of Colo, IA, in an amount not to exceed \$74,543 for the 2017/18 Tree Trimming and Removal Program.
2. Do not renew the contract with LawnPro L.L.C of Colo, IA and direct staff to rebid.
3. Do not renew the contract with LawnPro L.L.C. of Colo, IA and attempt to contract tree removal, tree trimming, and stump grinding on an as-need basis.



**MANAGER'S RECOMMENDED ACTION:**

This work is an important part of maintaining the City's right-of-way and renewing the contract will provide the largest amount of value for this program. Renewing the contract will also give an opportunity for staff to evaluate the current program and recommend changes for future contracts.

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

**COUNCIL ACTION FORM**

**SUBJECT: NEW WATER PLANT CHANGE ORDER NO. 24 – CONTRACT 2**

**BACKGROUND:**

The new Water Treatment Plant project is budgeted to wrap up in the current fiscal year. Table 1 below shows the entire project budget from 2008 through the final budget amendment approved by Council.

**Table 1: Total Project Budget**

	Water Fund	SRF Loan
All Prior Years	\$ 813,792	\$ 39,728,135
Current Year	756,002	29,667,686
Subtotal	\$ 1,569,794	\$ 69,395,821
<b>Total</b>		<b>\$ 70,965,615</b>

On October 14, 2014, City Council awarded a construction contract to Knutson Construction of Minneapolis, Minnesota for the City's new water treatment plant. This contract, along with all other project expenses, is summarized in Table 2.

**Table 2: Total Project Costs To Date**

Contract	Amount	Total
FOX Engineering		
Original Contract	\$ 8,240,000	
Change Orders 1-11	763,986	\$ 9,003,986
Contract 1: Utilities – S.M. Hentges & Sons		
Original Contract	\$ 3,197,273	
Change Orders 1-4	54,566	\$ 3,251,839
Contract 2: Treatment Plant – Knutson Construction		
Original Contract	\$ 52,497,000	
Change Orders 1-23	1,192,552	\$ 53,689,552
All Other Expenses		\$ 3,163,437
(e.g., land acquisition, lime sludge disposal, environmental investigations, etc.)		
Subtotal		\$ 69,108,814
Contingency		\$ 1,856,801
<b>Total</b>		<b>\$ 70,965,615</b>

Twenty-three previous change orders have been executed for Contract 2 with Knutson Construction (see the attached summary for a description of each). Additional items have been identified that need to be addressed and require a change to the contract. Knutson has provided a proposed change order for the work. Each item is described below.

- Light poles needed to be shortened because of a conflict with a gas line. **Total cost is \$942.**
- Omit part of fence removal work. **Total savings is \$1,233.**
- Omit painting overhead doors. **Total savings is \$4,697.**
- Modifications are needed to make the height of the fluoride feeder easier to maintain and operate. **Total cost is \$21,508.**
- Modifications to service water piping were needed to avoid a conflict with a hatch. **Total cost is \$1,919.**

**The net cost for this change order is an increase of \$18,439. It is the opinion of the consulting team that this is a fair and reasonable price for the requested changes.**

The table below shows project contingency before and after approval of this change order.

**Table 3: Contingency Balance**

	Total
Available Contingency Before Change Order 24	\$ 1,856,801
<b>Contract 2 Change Order 24 (this Council Action)</b>	<b>18,439</b>
<b>Remaining Project Contingency</b>	<b>\$ 1,838,362</b>

There are a few additional changes needed for the project that will result in additional change orders to Contract 2. The contractor and consultant are working to determine appropriate pricing for these changes. As these are completed, they will appear on future change orders.

**ALTERNATIVES:**

1. Approve Change Order No. 24 for Contract 2 with Knutson Construction, increasing the contract amount by \$18,439.
2. Do not approve the change order at this time.

**MANAGER'S RECOMMENDED ACTION:**

The proposed changes are to improve reliability and function of the Water Plant. The consulting engineers, City staff, and Knutson Construction have worked together to come up with reasonable, cost effective recommendations. After approving Change Order No. 24, the remaining contingency available for the project will be \$1,838,362. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**New Water Treatment Plant  
Summary of Change Orders to Construction Contracts**

**Contract 1: S.M. Hentges & Sons (Pipeline)**

Description	Net Change
Contract 1, Change Order #1 Raw water realignment, site work, communication structure	\$ 9,256.45
Contract 1, Change Order #2 Piping changes, bypass structure changes, hydrant valves	\$ 21,687.60
Contract 1, Change Order #3 Air relief hydrants, pedestrian ramp, thrust block removal and replacement	\$ 16,974.83
Contract 1, Change Order #4 Road stone, replace lime sludge line laterals, repaint hydrants	\$ 6,647.12
Contract 1, Change Order #5 Adjust final material quantities	(\$48,860.92)
Contract 1, Change Order #6 Abandoned pipe removal, pipe crossing modification, tracer wire testing	\$25,668.67
Contract 1, Change Order #7 Settlement Agreement	(\$155,000)
Total Approved Changes to Contract 1	(\$123,626.25)

**Contract 2: Knutson Construction (Treatment Plant)**

Description	Net Change
Contract 2, Change Order #1 Sanitary Sewer Realignment	\$ 127,023.00
Contract 2, Change Order #2 Second water service line; additional gate valve; change in pipe material; manhole waterproofing.	\$ 55,634.00
Contract 2, Change Order #3 Minor plumbing changes, tree removal, minor electrical change to elevator, process valve simplification	\$ 5,457.00

Contract 2, Change Order #4 Clearwell access hatches	\$ 6,192.00
Contract 2, Change Order #5 Debris removal, analyzers, access doors, lime pond gates, structural clarifications	\$ 21,790.00
Contract 2, Change Order #6 Electrical modifications, valve floor stand, tracer wire, loss of work time	\$ 22,624.00
Contract 2, Change order #7 Piping modifications to eliminate maintenance in a confined space	\$ 8,985.00
Contract 2, Change order #8 Flooring changes, plumbing modifications, concrete construction changes, valves, concrete pad	\$ 19,341.00
Contract 2, Change order #9 Miscellaneous construction modifications and process piping adjustments	\$ 3,659.00
Contract 2, Change order #10 Service water piping rerouting	\$ 6,027.00
Contract 2, Change order #11 Glass revisions	(\$ 2,360.00)
Contract 2, Change order #12 Natural gas pressure reducing valve and concrete pad	\$ 5,211.00
Contract 2, Change order #13 Lime pond work, water service lines, interior finish selections, hose bib modifications	\$ 21,136.00
Contract 2, Change order #14 Technology revisions, building modifications, equipment relocation, hardware revisions, code requirements	\$ 564,932.00
Contract 2, Change order #15 Finished water sample system, flooring, cabinet modifications	\$ 36,671.00
Contract 2, Change order #16 Low voltage modifications	\$ 130,298.00
Contract 2, Change order #17 Glass modifications and telephone system modifications	\$ 39,825.00
Contract 2, Change order #18 Framing, driveway deletion, painting changes, light fixtures, seeding changes, door lintel	(\$ 10,900)
Contract 2, Change order #19 Elevator safety requirements	\$ 4,153
Contract 2, Change order #20 Minor piping changes, computer monitors, HVAC equipment and safety switches, electric disconnect switch	\$ 29,903

Contract 2, Change order #21 Piping modifications, electrical additions, geogrid, pressure transducer, sample lines	\$ 29,093
Contract 2, Change order #22 Benches, coating deletion, exit devices, lime slurry piping changes	\$ 21,588
Contract 2, Change order #23 Wiring for new generator at old high service pump station, adding GFI outlets, concrete pad removals, additional exit signs	\$ 46,270
<b>Contract 2, Change order #24</b> <b>Light pole height adjustment, fluoride feeder modification, delete part of fence removal, delete painting, service water modification</b>	<b>\$ 18,439</b>
<b>Total Approved Changes to Contract 2, including this request</b>	<b>\$ 1,210,991.00</b>

**COUNCIL ACTION FORM**

**SUBJECT: LED LUMINAIRES FOR THE ELECTRIC SERVICES DEPARTMENT –  
CHANGE ORDER NO. 2**

**BACKGROUND:**

The purchase of LED luminaires is to replenish inventory for the Electric Services Department. LED luminaires of this type are kept on hand in order to ensure availability for the needs of the department. Typically, these LED luminaires are used to provide lighting service for both roadway and security light applications in residential and commercial areas and are necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance projects.

On January 24, 2017, City Council awarded a contract to Kriz Davis, Ames, Iowa, for the purchase of Electric Services LED Luminaires in accordance with bid in the amount of \$128,796 (inclusive of Iowa sales tax). On April 25, 2017 City Council approved Change Order No. 1 to this contract in the amount of \$96,621 (inclusive of Iowa sales tax) for the purchase of an additional 575 fixtures at the same unit prices the vendor offered in its bid.

**This proposed Change Order No. 2 in the amount of \$135,000 (inclusive of Iowa sales tax) is for the purchase of approximately 800 additional fixtures at the same unit prices the vendor offered in its bid.** Electric Services has run out of LED fixtures on two prior occasions, which has hindered their ability to change out as many fixtures to LED style as planned under the CIP for LED Street Lights-Maintenance Retrofits. In order to advance the LED-retrofit plan and take advantage of the very-good competitive pricing the City has received on this particular bid, staff is requesting this additional change order. There are three different sizes of fixtures covered by this purchase order and Lumec, who is the manufacturer, will permit the City to adjust actual item quantities as-needed, provided the minimum order quantity of 400 is met. **This amount is inclusive of applicable Iowa sales tax. The total amount with this change order will be \$360,417 (inclusive of Iowa sales tax).**

These will be initially purchased to the Inventory Account. However, the fixtures are charged out to LED Street Lights--Maintenance Retrofits under the FY2016/17 CIP as they are used. There is currently \$300,000 budgeted for 2017/18 in addition to the \$230,571 carried over from the 2016/2017 budget.



**ALTERNATIVES:**

1. Approve contract Change Order No.2 with Kriz Davis, Ames, Iowa, for the purchase of Electric Services LED Luminaires in the amount of \$135,000 (inclusive of Iowa sales tax). This will bring the total amount to \$360,417 (inclusive of Iowa sales tax).
2. Do not approve the change order.

**MANAGER'S RECOMMENDED ACTION:**

It is important to have LED luminaires available to meet department's needs for roadway and security light applications in residential and commercial areas and will facilitate the implementation of the CIP project approved for the retrofit of existing higher-wattage fixtures to more-efficient LED fixtures. **This change order will ensure a continuous supply of LED fixtures through June of 2018 at competitive pricing.**

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

**COUNCIL ACTION FORM**

**SUBJECT: CITY MAINTENANCE FACILITY ROOF REPLACEMENT PHASES 2 AND 3 FINAL ACCEPTANCE**

**BACKGROUND:**

The City's 34,600 square-foot Maintenance Facility is located at 2207 Edison Street. A significant portion of the City's Public Works and Fleet Services Departments operate from this location. The building has been expanded three times over the past 45 years to accommodate increased requirements for services to the growing community. The first and second sections, approximately 20,000 sq. ft., were completed in 1968. These two sections are referred to as the (East) and (Center) sections. In 1977, the addition on the (West) side of the existing building added another 11,000 sq. ft., and the most recent expansion northward onto the (West) section occurred in 1993, bringing the total area under the roof to 34,600 square feet. The East section was 27 years old and was replaced in Phase 1 of the Roof Replacement Project; Phases 2 and 3 completed the rest of the roof.

Haila Architecture & Engineering of Ames, Iowa, was hired in May 2014 to prepare plans for all three phases of the roof replacement. Haila was paid \$14,300 for the completed 3-phase plan in 2014. The portion of this amount that was related to phases 2 and 3 is \$9,533.33.

Phase 1 construction was completed in FY 2014/15. To take advantage of economies of scale, Phase 2 (originally scheduled for FY 15/16) and Phase 3 (originally scheduled for FY 16/17) were combined. Phase 2 had funding in the amount of \$140,521, which was \$111,000 budgeted in FY 15/16 and \$29,521 carried over from Phase 1. Phase 3 was budgeted in the amount of \$135,000 in FY 2016/17 bringing total funding available to \$275,521.

On June 14, 2016, City Council awarded construction of Phases 2 and 3 to Reliable Roofing, of Des Moines, Iowa, for \$206,850. An amount of \$941.25 is being deducted for repairs to exterior outlets and conduit damaged during construction, for which Reliable was responsible. The total project amount less the \$941.25 is \$205,908.75. To date, Reliable has been paid \$196,846.

During construction of Phases 2 & 3, Haila provided project oversight and inspection for \$8,175. Ames Heating and Cooling was paid \$16,260 to remove and replace rooftop exhaust fans and remove one air exchange unit. Kurrent Electric of Ames was paid \$1,314 for disconnecting electrical service to rooftop equipment and reconnecting at the end of the project. Including design costs for Phases 2 & 3, the final two phases cost

\$241,191.08. The funding for the project is equally split between the Water Utility, Sewer Utility, Road Use Tax, and the Fleet Services Fund.

A letter from the engineer stating the project is complete in accordance with the approved specifications is attached.

**ALTERNATIVES:**

1. Accept the Maintenance Facility Roof Replacement Project Phase 2 & 3 as completed by Reliable Roofing of Des Moines, Iowa, in the amount of \$205,908.75.
2. Direct Staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

The roof replacement has eliminated the leaking and requirement for ongoing patching of the structure. The new roof 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.

## PROJECT COMPLETION

**Project:**       **Maintenance Facility Roof  
Replacement Phases 2 & 3  
City of Ames**



Based on site observation on June 15, 2017, the Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be completed.

Respectfully,

A handwritten signature in black ink that reads 'Eric Badding'. The signature is fluid and cursive.

Eric Badding, A-AIA  
HAILA Architecture | Structure | Planning, Ltd.

EB/jd

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 725 & 729 EAST LINCOLN WAY**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code 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 for the consolidation of conveyance parcels and for boundary line adjustments.

**This proposed Plat of Survey is for a boundary line adjustment of existing Lots 2 and 3 of Friedrich's Commercial Subdivision 2<sup>nd</sup> Addition.** The sites are zoned General Industrial zone (GI) and have industrial buildings on each parcel. The current lots were created in their present configuration with the Friedrich's Commercial Subdivision 2<sup>nd</sup> Addition approved in 2010. Access easements and sidewalk improvements were agreed upon with the 2010 subdivision. **There is a shared ingress/egress easement through the site. The proposed change shifts approximately 2.7 acres of the site from the rear of Lot 3 to Lot 2. The proposed new parcels are labeled as B and C. The proposed parcels are currently occupied by a commercial/industrial use and United Parcel Service Inc. The increased land area will serve the needs of the United Parcel Service Inc.**

The site was reviewed to ensure that setbacks and building coverage complied with requirements found in the zone development standards of the General Industrial zone (GI). Staff reviewed the proposal to ensure that existing parking stalls provided on both parcels would not be adversely affected by the proposed boundary line adjustment. The rear of the site is unimproved with no indication that there are to be any improvements at this time.

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

### **ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed Plat of Survey.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

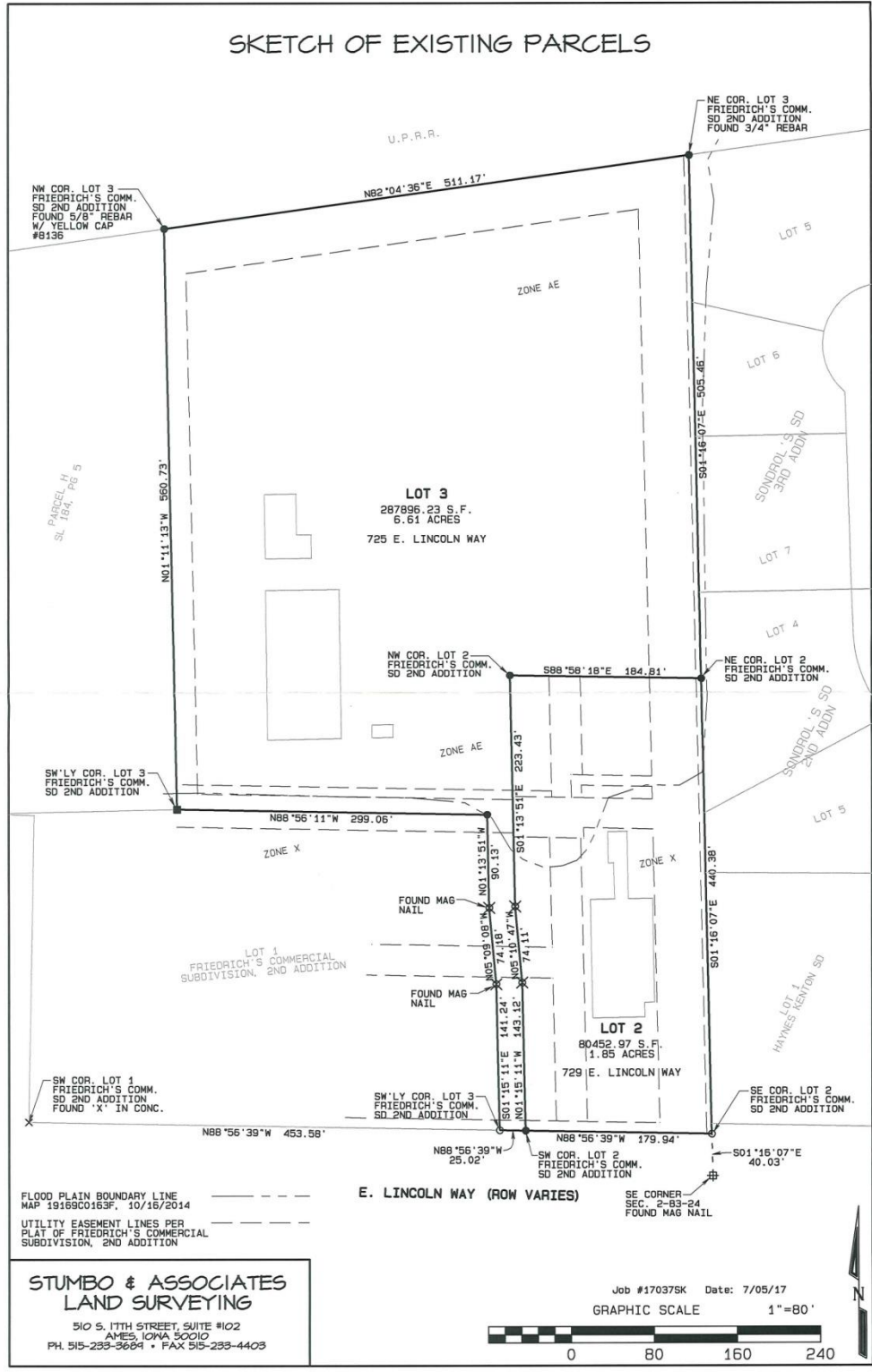
### **CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed Plat of Survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval. The resulting two lots are designed to be conforming to underlying design standards and building setbacks of GI zoning. The boundary line adjustment does not trigger infrastructure requirements for the sidewalk gap along Lincoln Way because the frontage is not adjusted with this proposal. Future development on the UPS parcel would require completion of the sidewalk.

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



# SKETCH OF EXISTING PARCELS



Attachment B- Plat of Survey





Survey Description-Parcel 'S':

A part of Lot 3 in Friedrich's Commercial Subdivision, 2nd Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of Lot 2 in said Friedrich's Commercial Subdivision, 2nd Addition; thence N88°56'39"W, 25.02 feet along the south line of said Lot 3 to a Southwesterly Corner thereof; thence N01°15'11"W, 141.24 feet; thence N05°09'08"W, 74.18 feet; thence N01°13'51"W, 90.13 feet; thence N88°56'11"W, 299.06 feet; thence N01°11'13"W, 560.73 feet to the Northwest Corner of said Lot 3; thence N82°04'36"E, 239.51 feet along the north line thereof; thence S01°16'07"E, 463.16 feet; thence S88°58'18"E, 85.24 feet; thence S01°13'51"E, 223.43 feet; thence S05°10'47"E, 74.11 feet; thence S01°15'11"E, 143.12 feet to the point of beginning, containing 3.61 acres.

Survey Description-Parcel 'C':

Lot 2 and part of Lot 3 in Friedrich's Commercial Subdivision, 2nd Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 2; thence N88°56'39"W, 179.94 feet to the Southwest Corner thereof; thence N01°15'11"W, 143.12 feet; thence N05°10'47"W, 74.11 feet; thence N01°13'51"W, 223.43 feet to the Northwest Corner of said Lot 2; thence N88°58'18"W, 85.24 feet; thence N01°16'07"W, 463.16 feet to the north line of said Lot 3; thence N82°04'36"E, 271.66 feet to the Northeast Corner thereof; thence S01°16'07"E, 945.84 feet along the east line of said Lots 3 and 2 to the point of beginning, containing 4.85 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2017, with Resolution No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

---

Planning and Housing Director

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2408 & 2410 CHAMBERLAIN STREET**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code 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 for the consolidation of conveyance parcels and for boundary line adjustments.

**This proposed plat of survey is for a boundary line adjustment of existing parcels addressed as 2408 and 2410 Chamberlain Street to create one parcel. These parcels are currently occupied by commercial and residential uses. The parcels are zoned Campustown Service Center (CSC). The proposed change creates one new parcel, labeled as Parcel AF.**

The site was reviewed to ensure that setbacks and building coverage complied with requirements found in the zone development standards of the Campustown Service Center zone (CSC). The buildings were approved for a Campustown Façade Grant in March of 2017.

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

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. The current parking is non-conforming by its location in front of the building, but the proposed boundary line adjustment does not create or exacerbate the nonconformity. The resulting parcel is designed to be conforming to underlying design standards and building setbacks of CSC zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure.

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

**ADDENDUM**  
**PLAT OF SURVEY FOR 2005 & 2017 E Lincoln Way**

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

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

The site is located at:

Owner: Clocktower Place, LLC  
Existing Street Address: 2408 & 2410 Chamberlain Street  
Assessor's Parcel #: 0909131030 and 0909131020

Legal Description: LEGAL DESCRIPTION - PARCEL 'AF'  
A PORTION OF LOT 1, PARKER'S ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, BEING A PART OF THE NORTH 60 FEET OF THE SOUTH 180 FEET THEREOF, LYING NORTHWESTERLY OF THE ABANDONED R.R. RIGHT-OF-WAY; AND A PART OF THE RIGHT-OF-WAY OF CHAMBERLAIN STREET ACQUIRED FROM THE CITY OF AMES, STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN BOOK 6, PAGE 229 IN THE STORY COUNTY, IOWA RECORDER'S OFFICE; THENCE S89°39'30"E, 147.8 FEET ALONG THE SOUTH R.O.W. LINE OF CHAMBERLAIN STREET TO A 490 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE 102.58 FEET ALONG SAID CURVE WHICH IS ALSO ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED RAILROAD, LONG CHORD BEARS S40°41'35"W, 102.39 FEET; THENCE S89°56'46"E, 80.74 FEET TO THE WEST LINE OF LOT 1, PARKER'S ADDITION, CITY OF AMES; THENCE N00°13'09"W, 78.39 FEET ALONG THE WEST LINE OF LOT 1, PARKER'S ADDITION, CITY OF AMES TO THE POINT OF BEGINNING, CONTAINING 8,742 SQUARE FEET MORE OR LESS.

**Public Improvements:**

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

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

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







Survey Description-Parcel 'L':

Part of Parcel F in the Southeast Quarter of Section 1, Township 83 North, Range 24 West of the 5<sup>th</sup> P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in Slide 233, Page 1, said part being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel F; thence S89°50'01"W, 241.04 feet to the Southwest Corner thereof; thence N00°11'07"W, 382.56 feet along the west line thereof and said line extended; thence N89°49'45"E, 241.06 feet to the east line of said Parcel F; thence S00°10'59"E, 382.57 feet along said line to the point of beginning, containing 2.12 acres.

Survey Description-Parcel 'M':

Parcel G and part of Parcel F in the Southeast Quarter of Section 1, Township 83 North, Range 24 West of the 5<sup>th</sup> P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in Slide 233, Page 1, all together being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel G; thence S89°50'01"W, 159.05 feet to the Southwest Corner thereof; thence N00°10'37"W, 556.52 feet to the Northwest Corner of said Parcel F; thence N89°49'45"E, 400.03 feet to the Northeast Corner thereof; thence S00°10'59"E, 173.98 feet along the east line of said Parcel F; thence S89°49'45"W, 241.06 feet to the northerly extension of the east line of said Parcel G; thence S00°11'07"E, 382.56 feet to the point of beginning, containing 2.99 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2017, with Resolution No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

\_\_\_\_\_  
Planning and Housing Director



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

September 22, 2017

23

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

Ladies and Gentlemen:

I hereby certify that the street lighting, COSESCO, storm water management, street trees, landscaping and public sidewalks/pedestrian ramps required as a condition for approval of the final plat of **Crane Farm Subdivision 1<sup>st</sup> Addition** 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.

The financial security can be fully released.

Sincerely,

John C. Joiner, P.E.  
Director

cc: Finance, Contractor, PW Analyst, Planning & Housing, Subdivision file

**COUNCIL ACTION FORM**

**SUBJECT:**           **TEMPORARY MORATORIUM ON ISSUANCE  
OF NEW RENTAL LETTERS OF COMPLIANCE**

**BACKGROUND:**

For several decades the City of Ames has limited the number of unrelated people who can share a rental unit as a means of controlling over occupancy of rental units and the problems that come from such over occupancy.

Earlier this year, the Iowa Legislature passed a new state law, HF 134, which prohibits municipalities, after January 1, 2018, from adopting or enforcing any regulation or restriction related to occupancy of residential rental property that is based upon the existence of familial or nonfamilial relationship between the occupants of such rental properties. As the result of this action, the Ames City Council is in the process of reviewing ways to address issues related to rental properties and over occupancy, given the new restriction on the City established by state law.

At the September 12, 2017 Ames City Council meeting, the Council heard from citizens about problems caused by over occupancy and an increasing number of rental properties in some neighborhoods. Citizens from certain neighborhoods spoke about the ever-increasing number of single-family homes being converted to rental properties, and the resulting changed nature of their neighborhoods.

After reviewing numerous alternatives for addressing over occupancy, the Council decided to pursue several courses of action. One course of action was that the Council directed staff to draft an ordinance placing a temporary moratorium on the issuance of new Letters of Compliance for single-family and two-family residences. A Letter of Compliance is the necessary permit issued by the City for property owners to lawfully rent or lease a property. Letters of Compliance are established in Section 13.300 of the Ames Municipal Code and are often informally referred to as “rental occupancy permits.” This moratorium would stop, on a temporary basis, property owners from converting single and two-family homes into rental properties, while the Council addresses broader issues.

The City Attorney’s office, with assistance from the Inspection Division and the Department of Planning and Housing, drafted an ordinance to establish the moratorium. Although a Council resolution could be used to establish a moratorium in some situations, it is necessary in the current situation to establish the moratorium by ordinance, since a resolution cannot trump an existing ordinance.

Subsection (1) of the ordinance states the purpose of the ordinance.

Subsection (2) creates a moratorium on the issuance of new Letters of Compliance during the moratorium period.

Subsection (3) addresses issues that staff believes may arise during the moratorium period. **Staff felt the need to have the ordinance state clearly, so that there are no misunderstandings or misinterpretations, that renewals of Letters of Compliance are allowed during the moratorium, and that property owners who sell their property to another person during the moratorium may transfer the Letter of Compliance to the new owner.**

Subsection (4) is designed to address issues that staff considered during the drafting of the ordinance. There are two situations the Council may wish to consider: How does the Council wish to address: 1) property owners who have already completed and filed a rental registration application (which is the application to receive a Letter of Compliance), and 2) potential property owners who have started the process by filing a pre-sale inspection form (this is the process where the potential buyer of property starts the process to make certain the property can be turned into a rental property. These applicants are not yet owners of the property at issue).

Under the language in subsection (4) as drafted, a Letter of Compliance still could be issued during the moratorium period in situations where an applicant has already begun the registration process to receive a Letter of Compliance. This sentence states that property owners who have filed a rental registration application or a pre-sale inspection form prior to the effective date of the moratorium could still potentially receive a Letter of Compliance.

**The City Attorney's office believes there might be potential liability from a due process standpoint for property owners who have actually filed a rental registration application, and recommends that the Council allow the application process to proceed and potentially a Letter of Compliance to be issued during the moratorium period for those in this situation.**

The Council directive was for a six-month moratorium. For clarity, staff felt it was best to set a specific date for the moratorium to expire, rather than having it expire six months from the date it becomes effective, as it is not easy for a member of the public to determine when an ordinance became effective. Staff chose March 31, 2018, which is approximately six months from now.

**An ordinance requires three readings. If the Council determines the need for a moratorium is urgent, the Council can vote to suspend the rules and proceed with the second and third readings.**

## **ALTERNATIVES:**

1. Council may approve the ordinance establishing a temporary moratorium on issuance of new rental Letters of Compliance, but allowing Letters of Compliance to be issued during the moratorium for those who had begun the process of obtaining a Letter of Compliance either by filing a rental registration application or a pre-sale inspection form.
2. Council may approve the ordinance establishing a temporary moratorium on issuance of new rental Letters of Compliance, but amend the ordinance by deleting the words “or a pre-sale inspection form” from subsection (4).

This alternative would allow for new Letters of Compliance to be issued during the moratorium only for those who have filed a rental registration application before the effective date of the ordinance. This approach would require a motion to be approved deleting the words “or a pre-sale inspection form” from subsection (4) before the vote on the ordinance.

3. Council may approve the ordinance establishing a temporary moratorium on issuance of new rental Letters of Compliance, but amend the ordinance by deleting the subsection (4).

This alternative would mean that no new Letters of Compliance would be issued during the moratorium, even for those who have begun the process in any way prior to the effective date of the ordinance.

4. Council may not approve the proposed ordinance.

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

The City Council directed the City Attorney to draft this ordinance creating a moratorium in order to temporarily address the increasing number of homes being converted to rental properties and resultant problems in neighborhoods, while the Council considers other methods of addressing these issues. **Because of potential due process concerns raised by the City Attorney about including in the moratorium property owners who have already filed a rental registration application, it is the recommendation of the City Manager that the City Council approve Alternative #2 as highlighted above.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW CHAPTER 13 SECTION 13.303 THEREOF, FOR THE PURPOSE OF TEMPORARY MORATORIUM ON ISSUANCE OF NEW RENTAL LETTERS OF COMPLIANCE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ENACTED**, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section as follows:

**DIVISION III  
RENTAL REGISTRATION AND INSPECTION PROGRAM**

**“13.303. TEMPORARY MORATORIUM ON ISSUANCE OF RENTAL LETTERS OF COMPLIANCE.**

(1) The purpose of this ordinance is to provide a temporary means to protect neighborhoods by preserving the current level of rental properties in the City while the Council considers other options to address issues regarding increasing number of rental units in residential neighborhoods.

(2) A moratorium on the issuance of new rental Letters of Compliance for single-family and two-family homes is established and in effect within the Ames City limits. Except as noted in subsections (3) and (4) below, no new rental Letters of Compliance will be issued by the City during the moratorium period.

(3) Nothing in this section shall be construed to prohibit a property owner with a current rental Letter of Compliance from renewing the Letter of Compliance during the moratorium period. Nothing in this section shall be construed to prohibit a property owner with a current rental Letter of Compliance from transferring the Letter of Compliance to a new owner if the property is sold during the moratorium period.

(4) Property owners that have filed with the City a completed rental registration application or a pre-sale inspection form prior to the effective date of this section may continue with the process, and the City may issue a Letter of Compliance in such cases during the moratorium period.

(5) The moratorium is effective until March 31, 2018, at which point this section shall become null, void and of no future effect.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
Ann H. Campbell, Mayor

**COUNCIL ACTION FORM**

**SUBJECT: SALE OF A PORTION OF THE CITY-OWNED PROPERTY AT 1125  
MAXWELL TO DENNIS & DAWN HEABERLIN**

**BACKGROUND:**

CDBG funds were used to purchase the property at 1125 Maxwell in 2015 for \$28,500 as part of the Acquisition/Reuse Program. The property was a foreclosure at the time of its purchase by the City. The City demolished an existing structure and entered into an agreement in 2016 with Habitat for Humanity to purchase the property for \$5,000 and to construct a new home on the property.

The housing construction at 1125 Maxwell Avenue was scheduled to begin at the end of July 2017, however, due to the size of the lot and property line complications with the neighboring property at 1123 Maxwell Avenue have delayed construction. The neighboring property owner (Heaberlin) contends the common lot line between the properties should be based upon the location of a fence erected by a prior property owner. The fence varies in distance from the platted lot line of between approximately 3 and 7 feet. The 1123 Maxwell property also has a minor driveway encroachment over the platted property line for the area in front of the 1123 Maxwell house.

A fair and equitable compromise to resolve the issue was determined to be the granting of 3-feet from the property line along the south side of the property at 1125 Maxwell to the property located at 1123 Maxwell owned by Dennis and Dawn Heaberlin. At the September 12, 2017 City Council meeting, City Council approved a Plat of Survey that provides for the 3-feet of the boundary line to be adjusted to the 1123 Maxwell lot. This transfer is based upon the condition that the Heaberlin's sign the attached Quit Claim Deed and Release that they make no other claim of ownership of land that is part of the 1125 Maxwell lot.

This adjustment to the south boundary line will still allow for a buildable lot that will conform to the zoning requirements for the construction of a single-family home by Habitat, and will also allow the Heaberlins to maintain a reasonable width for access of their driveway.

**ALTERNATIVES:**

1. The City Council can approve a resolution to grant a 3 feet boundary line adjustment along the south property line lot at 1125 Maxwell Avenue to the 1123 Maxwell Avenue owned by Dennis and Dawn Heaberlin as approved in the Plat of Survey and approve the issuance of a Quit Claim Deed and acceptance of Release of no further claim of ownership from the Heaberlins.
2. The City Council deny the adoption of a resolution to grant a 3 feet boundary line adjustment along the south property line lot at 1125 Maxwell Avenue to the 1123 Maxwell Avenue owned by Dennis and Dawn Heaberlin as approved in the Plat of Survey and not approve the issuance of a Quit Claim Deed and acceptance of Release of no further claim of ownership from the Heaberlins.
3. The City Council can refer this item back to staff for further information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Granting 3-feet of the south property line at 1125 Maxwell Avenue to the 1123 Maxwell will allow the agreement between the City of Ames and Habitat for Humanity of Central Iowa to proceed with the construction of a single-family home to address the housing needs for low and moderate income first-time home buyers.

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



**RELEASE**

KNOW ALL PERSONS BY THIS INSTRUMENT: That Dennis Heaberlin and Dawn G. Heaberlin (hereinafter "Heaberlins"), their successors and/or assigns, forever discharge the City of Ames (hereinafter "City"), its successors and/or assigns, from any claims they may have to any portion of the real property owned by the City locally known as 1125 Maxwell Avenue, and legally known as "Lot 1, Block 2, Sunrise Addition to Ames, Story County, Iowa.

Heaberlins hold title to the property at 1123 Maxwell Avenue, in the City of Ames, and claim a property interest related to a boundary line dispute in "Lot 1, Block 2, Sunrise Addition to Ames, Story County, Iowa." In full settlement of this claim, Heaberlins have agreed to relinquish any claim to the City property in exchange for an adjustment in the boundary line between Lots 1 and 2, Block 2, Sunrise Addition to Ames, Story County, Iowa. As part of the settlement, the City will convey to Heaberlins the South 3 feet of Lot 1, Block 2, Sunrise Addition to Ames, Story County, Iowa, to adjust the boundary line between the properties. In exchange for this adjustment to the boundary line between the two properties, Heaberlins will relinquish any and all claims that they may possess by adverse possession, or otherwise, to the City property as part of the settlement and convey any and all interest they, or their successors and/or assigns possess in the City property.

This release shall be binding and effective upon successors and/or assigns of Dennis Heaberlin and Dawn G. Heaberlin and the City of Ames.

Heaberlins agree: (1) That this release covers all injuries and damages, whether known or not and which may hereafter appear or develop arising from the matter referred to. (2) That said boundary line adjustment is all that we or either of us will receive for our claim and no promise for any other or further consideration has been made by anyone. (3) That this release is executed as a compromise settlement of disputed claims, liability for which is expressly denied by the party released, and that the consideration does not constitute an admission of liability on the part of the City of Ames. (4) That each party is executing this release solely in reliance upon our own knowledge, belief and judgment and not upon any representations made by the party released or others on behalf of the party released.

Dated the \_\_\_\_ day of September, 2017.

\_\_\_\_\_  
**DENNIS HEABERLIN**

\_\_\_\_\_  
**DAWN G. HEABERLIN**

**STATE OF IOWA, COUNTY OF STORY, SS.:**

This instrument was acknowledged before me on September \_\_\_\_\_, 2017, by Dennis Heaberlin and Dawn G. Heaberlin.

\_\_\_\_\_  
**NOTARY PUBLIC**

**S P A C E   A B O V E   R E S E R V E D   F O R   O F F I C I A L   U S E**

**Exemption claimed:** Iowa Code § 428A.2(6) Grantee is a governmental body without additional consideration

**Return /Send tax statement to::** City Clerk, 515 Clark Avenue, Ames IA 50010

**Document prepared by:** Victoria Feilmeyer, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

## Quit Claim Deed

**KNOW ALL PERSONS:** The Grantors, **Dennis R. Heaberlin and Dawn G. Heaberlin**, husband and wife, for valuable consideration, do hereby quit-claim and convey unto the Grantee, **City of Ames**, an Iowa Municipal Corporation, all right, title, interest, estate, claim, and demand in the Real Property described as follows:

Lot One (1), Block Two (2), Sunrise Addition, Ames, Story County, Iowa.

This deed is given to establish that Grantors claim no interest in the subject property.

The Grantors relinquish all rights of dower, homestead, and distributive share in and to the Real Property.

Dated \_\_\_\_\_, 2017.

\_\_\_\_\_  
DENNIS R. HEABERLIN

\_\_\_\_\_  
DAWN G. HEABERLIN

**STATE OF IOWA, COUNTY OF STORY, SS.:**

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Dennis R. Heaberlin and Dawn G. Heaberlin.

\_\_\_\_\_  
NOTARY PUBLIC

**COUNCIL ACTION FORM**

**SUBJECT: SALE OF THE CITY-OWNED PROPERTY AT 1125 MAXWELL TO HABITAT FOR HUMANITY OF CENTRAL IOWA**

**BACKGROUND:**

As part of City's Community Development Block Grant (CDBG) Neighborhood Sustainability Program, the acquisition/reuse program component seeks to acquire single-family properties and/or lots for reuse for affordable housing to assist low- and moderate-income (80% or less of AMI) families. The program also makes health and safety repairs to the properties, as needed. Where possible, the properties are matched with eligible first-time homebuyers through the City's CDBG Homebuyer Assistance Program. Program parameters also permit the sale of properties to qualified non-profit organizations in the community.

CDBG funds were used to purchase the property at 1125 Maxwell in 2015 for \$28,500 as part of the Acquisition/Reuse Program. The property was a foreclosure at the time of its purchase by the City. The City demolished an existing structure and entered into an agreement in 2016 with Habitat for Humanity to purchase for \$5,000 and to construct a new home on the property.

The housing construction at 1125 Maxwell Avenue was scheduled to begin at the end of July 2017, however, due to the size of the lot and property line complications from the neighboring property at 1123 Maxwell adjustments needed to be made to the lot boundary lines on the property. Therefore, staff requested and received approval at the City Council meeting on August 22, 2017, for a 4-foot vacation of right-of-way along the north property line.

At the September 12, 2017 City Council meeting, City Council approved a Plat of Survey that includes the 4-foot vacation of right-of-way along the north property line and modifies the boundary line adjustment with the 1123 Maxwell property to the south and provides 3-feet of the property line along the south side of the property be severed and added to the property line located at 1123 Maxwell.

These adjustments to the two boundary lines creates a lot size that will conform to the zoning requirements for the construction of a single-family home by Habitat. Additionally, the above boundary line adjustments required changes to the legal description of the property at 1125 Maxwell, thereby causing the June 26, 2016 City Council Resolution approving the proposed sale to Habitat to be rescinded and the attached Amendment to the proposed sale to be created for City Council review and approval.

**ALTERNATIVES:**

1. The City Council adopt a resolution approving the Amendment to the agreement between the City of Ames and Habitat for Humanity of Central Iowa for the sale of 1125 Maxwell Avenue in the amount of \$5,000 as approved in the Plat of Survey.
2. The City Council can decline a resolution approving the amendment to the agreement between the City of Ames and Habitat for Humanity of Central Iowa for the sale of 1125 Maxwell Avenue in the amount of \$5,000 as approved in Plat of Survey.
3. The City Council can refer this item back to staff for further information.

**CITY MANAGER'S RECOMMENDED ACTION:**

The sale of 1125 Maxwell Avenue to Habitat for Humanity of Central Iowa will assist the City in its efforts to continue to address the housing needs for low and moderate income first-time home buyers. Because this was a property in foreclosure and in deteriorating conditions, this partnership will also upgrade the housing stock located in one of our vital core neighborhoods.

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

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

Prepared by: Victoria A. Feilmeyer, City of Ames Legal Department, 515 Clark Ave., Ames IA 50010; 515-239-5146

Return to: Diane R. Voss, Ames City Clerk, Ames City Hall, 515 Clark Ave., Ames, IA 50010

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**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF  
AMES AND HABITAT FOR HUMANITY OF CENTRAL  
IOWA, INC., FOR THE PROPERTY AT 1125 MAXWELL  
AVENUE, AMES, IOWA**

**THIS IS AN AMENDMENT** to an Agreement made by and between the City of Ames, Iowa and Habitat for Central Iowa, Inc., upon the following terms and conditions:

**1 DEFINITIONS.** When used in this Amendment, unless otherwise required by the context:

- 1.1 “City” means the City of Ames, Iowa, an Iowa Municipal Corporation, the seller of the property herein.
- 1.2 “Habitat” means Habitat for Humanity of Central Iowa, Inc., an Iowa Nonprofit Corporation.
- 1.3 “Agreement” means the recorded Agreement presently in force between the City and Habitat dated August 23, 2016, and filed in the office of the Recorder of Story County, Iowa, on August 29, 2016, as Instrument No. 16-08391, governing the construction of certain improvements upon the Real Property by Habitat and the sale by the City and the purchase by Habitat of the Real Property.
- 1.4 “Amendment” means this instrument as signed by the City and Habitat.
- 1.5 “Real Property” means the real property (together with all easements and servient estates appurtenant thereto) situated in Story County, Iowa, locally known as 1125 Maxwell Avenue, Ames, Iowa, and legally described as follows: Lot 1, Block 2, in Sunrise Addition to the City of Ames, Story County, Iowa.

**2 AMENDMENT.** The Agreement is hereby amended by deleting from Part I, Paragraph (A), the reference to the legal description “Lot 1, Block 2, in Sunrise Addition to the City of Ames, Story County, Iowa, and substituting in lieu thereof “Parcel 'H' in a part of the vacated right-of way of East 12<sup>th</sup> Street and a part of Lot 1, Block 2, Sunrise Addition, Ames, Story County, Iowa.”

**3 FURTHER AMENDMENT.** The Agreement is hereby amended by substituting the date “June 20, 2018” for every instance in which the date “December 31, 2017” occurs within the Agreement

(Part I, paragraph E; Part II, paragraph (A)(3); Part II, paragraph (C) and Part II, paragraph (D)).

4 **FURTHER AMENDMENT.** The Agreement is further amended by substituting the date “May 31, 2018” for every instance in which the “November 30, 2017” occurs within the Agreement (Part II, Paragraph (D)).

5 **FURTHER AMENDMENT.** The Agreement is hereby amended by substituting the date “June 30, 2028” for every instance in which the date “December 31, 2027” occurs within the Agreement (Part III, paragraph A and Part III, paragraph (D)).

6 **CONSENT TO SALE.** As provided in paragraph II(C) of the Agreement, the City of Ames expressly approves of the transfer of the property by Habitat to **Brandy Percival**, who has been determined by the City Housing Staff to be an eligible homebuyer.

7 **CONTINUED FULL FORCE.** The Agreement shall continue to have full force and effect in accordance with the terms thereof, subject, however, to this Amendment.

**IN WITNESS WHEREOF**, the City and Habitat have executed this Amendment on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CITY OF AMES, IOWA**

**HABITAT FOR HUMANITY OF CENTRAL IOWA, INC.**

By \_\_\_\_\_  
Ann H. Campbell, Mayor

By \_\_\_\_\_  
Annette Forbes, Board President

Attest \_\_\_\_\_  
Diane R. Voss, City Clerk

By \_\_\_\_\_  
Sandi Risdal, Executive Director

STATE OF IOWA, STORY COUNTY, ss:

STATE OF IOWA, STORY COUNTY, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known, and who, 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 \_\_\_\_\_, 2017, 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.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Annette Forbes and Sandi Risdal, to me personally known, who being by me duly sworn, did say that they are the Board President and Executive Director, respectively, of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and the said Annette Forbes and Sandi Risdal acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

\_\_\_\_\_  
Notary Public in and for the State of Iowa

ITEM # 27  
DATE: 09-26-17

**COUNCIL ACTION FORM**

**SUBJECT: AMENDMENT TO FISCAL YEAR 2017/18 ADOPTED BUDGET FOR CARRYOVERS FROM FISCAL YEAR 2016/17**

**BACKGROUND:**

The Code of Iowa requires that city spending by program not exceed Council approved budget amounts at any time during the fiscal year. To maintain this level of compliance, the City's budget is typically amended three times during the fiscal year. The first amendment is submitted in the fall for carryovers of uncompleted projects from the prior fiscal year. A second amendment is approved with the new fiscal year budget in March, and a final amendment is prepared in May.

At this time, the fall amendment has been prepared for City Council approval. Each year the City has capital projects and specific operating projects that either span fiscal years or are delayed due to unforeseen circumstances. A summary is attached describing the carryovers, which total \$69,131,709.

Please note that all the projects and associated budgeted expenditures and funding sources were approved by City Council as part of the fiscal year 2016/17 budget, but were not completed during the year. This amendment provides formal Council authority to carry forward the appropriation for projects and other work that will not be spent until fiscal year 2017/18.

Amending the budget for carryover amounts at this time improves the ability of departments to monitor project spending and for Finance staff to track budget compliance.

**ALTERNATIVES:**

1. Adopt a resolution amending the fiscal year 2017/18 budget upwards by \$69,131,709 for carryover amounts from fiscal year 2016/17.
2. Refer this item back to staff for additional information or other adjustments to the amendments.

**MANAGER'S RECOMMENDED ACTION:**

Amending the FY 2017/18 budget for carryover amounts from the FY 2016/17 budget early in the fiscal year will provide for improved budget monitoring and tracking. It will also provide assurance that Council-approved projects and work not completed in the prior year will not be delayed for spending authority.

Therefore it is recommended that City Council approve Alternative No. 1, thereby adopting a resolution amending the fiscal year 2017/18 budget upwards by \$69,131,709 for carryover amounts from fiscal year 2016/17.



**CITY OF AMES, IOWA**

**2017/18**

**FALL BUDGET AMENDMENT  
SUMMARY**

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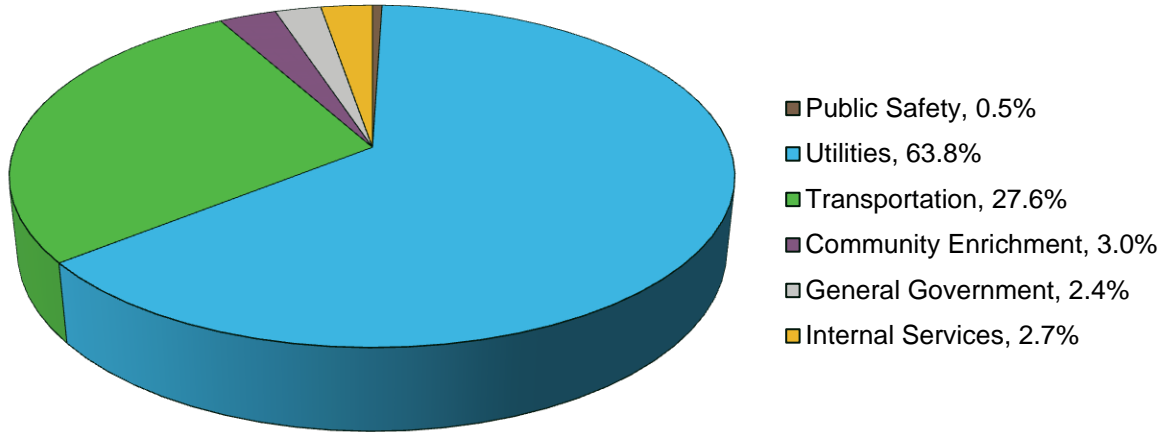
## EXPENDITURE CHANGES BY PROGRAM

	2017/18 Adopted	2016/17 Carryover	2017/18 Adjusted	%Change From Adopted
<i>Public Safety:</i>				
Law Enforcement	9,479,825	172,750	9,652,575	1.8%
Fire Safety	7,004,861	10,972	7,015,833	0.2%
Building Safety	1,543,376	-	1,543,376	0.0%
Animal Control	401,346	81,693	483,039	20.4%
Other Public Safety	877,700	-	877,700	0.0%
Public Safety CIP	50,000	49,302	99,302	98.6%
<i>Total Public Safety</i>	<u>19,357,108</u>	<u>314,717</u>	<u>19,671,825</u>	<u>1.6%</u>
<i>Utilities:</i>				
Electric Services	54,887,414	40,000	54,927,414	0.1%
Water and Pollution Control	7,960,030	25,815	7,985,845	0.3%
Public Works Admin/Eng	818,109	-	818,109	0.0%
Water Distribution System	1,104,408	-	1,104,408	0.0%
Sanitary Sewer System	525,582	-	525,582	0.0%
Storm Water Management	581,712	7,000	588,712	1.2%
Resource Recovery	3,990,986	23,000	4,013,986	0.6%
Utility Customer Service	1,587,923	-	1,587,923	0.0%
Utilities CIP	20,079,350	43,989,034	64,068,384	219.1%
<i>Total Utilities</i>	<u>91,535,514</u>	<u>44,084,849</u>	<u>135,620,363</u>	<u>48.2%</u>
<i>Transportation:</i>				
PW Admin/Engineering	225,466	7,000	232,466	3.1%
Traffic Engineering/Maint	1,072,171	-	1,072,171	0.0%
Street Maintenance	4,363,999	-	4,363,999	0.0%
Transit System	11,245,935	-	11,245,935	0.0%
Public Parking	917,418	-	917,418	0.0%
Airport Operations	150,793	-	150,793	0.0%
Transportation CIP	20,383,720	19,074,969	39,458,689	93.6%
<i>Total Transportation</i>	<u>38,359,502</u>	<u>19,081,969</u>	<u>57,441,471</u>	<u>49.8%</u>
<i>Community Enrichment:</i>				
Parks and Recreation	4,429,832	41,000	4,470,832	0.9%
Library Services	4,496,776	79,072	4,575,848	1.8%
Human Services	1,375,216	68,000	1,443,216	4.9%
Art Services	204,979	-	204,979	0.0%
Cemetery	166,798	-	166,798	0.0%
City-Wide Housing Programs	52,161	-	52,161	0.0%
CDBG Program	490,986	-	490,986	0.0%
Economic Development	2,117,788	-	2,117,788	0.0%
Cable TV	154,122	-	154,122	0.0%
Community Enrichment CIP	1,170,000	1,916,680	3,086,680	163.8%
<i>Total Community Enrichment</i>	<u>14,658,658</u>	<u>2,104,752</u>	<u>16,763,410</u>	<u>14.4%</u>

## EXPENDITURE CHANGES BY PROGRAM, continued

	2017/18 Adopted	2016/17 Carryover	2017/18 Adjusted	%Change From Adopted
<i>General Government:</i>				
City Council	367,270	53,533	420,803	14.6%
City Clerk	402,885	4,937	407,822	1.2%
City Manager	769,076	-	769,076	0.0%
Public Relations	200,589	54,346	254,935	27.1%
Planning Services	845,336	331,447	1,176,783	39.2%
Financial Services	1,864,665	3,000	1,867,665	0.2%
Legal Services	766,451	64,216	830,667	8.4%
Human Resources	502,025	-	502,025	0.0%
Facilities	444,425	48,773	493,198	11.0%
General Government CIP	50,000	1,098,061	1,148,061	2196.1%
<i>Total General Government</i>	<u>6,212,722</u>	<u>1,658,313</u>	<u>7,871,035</u>	<u>26.7%</u>
<i>Debt Service:</i>				
General Obligation Bonds	11,798,504	-	11,798,504	
Electric Revenue Bonds	967,306	-	967,306	0.0%
SRF Loan Payments	4,752,158	-	4,752,158	0.0%
<i>Total Debt Service</i>	<u>17,517,968</u>	<u>-</u>	<u>17,517,968</u>	<u>0.0%</u>
<i>Internal Services:</i>				
Fleet Services	3,285,092	1,288,524	4,573,616	39.2%
Information Technology	2,575,855	550,797	3,126,652	21.4%
Risk Management	2,587,223	-	2,587,223	0.0%
Health Insurance	9,176,166	-	9,176,166	0.0%
Internal Services CIP	-	47,788	47,788	0.0%
<i>Total Internal Services</i>	<u>17,624,336</u>	<u>1,887,109</u>	<u>19,511,445</u>	<u>10.7%</u>
<i>Total Expenditures Before Transfers</i>	<u>205,265,808</u>	<u>69,131,709</u>	<u>274,397,517</u>	<u>33.7%</u>
<i>Transfers</i>	<u>22,373,627</u>	<u>-</u>	<u>22,373,627</u>	<u>0.0%</u>
<i>Total Expenditures</i>	<u><u>227,639,435</u></u>	<u><u>69,131,709</u></u>	<u><u>296,771,144</u></u>	<u><u>30.4%</u></u>

## BREAKDOWN BY PROGRAM 2016/17 CARRYOVERS



Excluding Transfers

## EXPENDITURE CHANGES BY CATEGORY

	2017/18 Adopted	2016/17 Carryover	2017/18 Adjusted	% Change From Adopted
Personal Services	61,376,390	-	61,376,390	0.0%
Contractual	62,057,560	1,145,259	63,202,819	1.9%
Commodities	10,893,436	364,777	11,258,213	3.4%
Capital	41,599,111	67,023,697	108,622,808	161.1%
Debt	17,517,968	-	17,517,968	0.0%
Other (Allocations, rebates, insurance claims, etc)	11,821,343	597,976	12,419,319	5.1%
<b>Total Expenditures Before Transfers</b>	<b>205,265,808</b>	<b>69,131,709</b>	<b>274,397,517</b>	<b>33.7%</b>
Transfers	22,373,627	-	22,373,627	0.0%
<b>Total Expenditures</b>	<b>227,639,435</b>	<b>69,131,709</b>	<b>296,771,144</b>	<b>30.4%</b>

## 2016/17 AMENDMENTS BY PROGRAM

### Public Safety Program \$314,717

Public Safety operating expenses are being increased by \$183,722 for delayed equipment and capital purchases for the Police and Fire Departments. Delayed improvements to the Animal Shelter totaling \$81,693 are also being carried forward to 2017/18.

A total of \$49,302 is being carried over in Public Safety CIP funds for the following projects:

- Fire station improvements \$16,245
- Outdoor storm warning system 33,057

### Utilities Program \$44,084,849

Operating expenses of \$95,815 are being carried over in the Utilities program. Of this amount, \$40,000 is to replace the roof at the Electric Administration building. The \$55,815 balance in Utility operating carryovers is for delayed equipment purchases for Water and Pollution Control and Public Works.

A total of \$43,989,034 of Utility CIP project funds are being carried over for the following projects:

- Electric Utility CIP projects (\$8,761,540):
  - Unit #7 boiler tube repair \$3,719,054
  - 69 kV transmission reconstruction 855,395
  - Power Plant fire protection system 748,978
  - Mortensen Road underground 660,000
  - CEMS equipment 550,000
  - Other Electric CIP projects 2,228,113
- Water Utility CIP projects (\$12,178,149):
  - Water supply expansion 5,226,463
  - New Water Treatment Plant 3,896,284
  - Water distribution improvements 1,549,210
  - East Ames water line extension 1,086,278
  - Other Water Utility CIP projects 419,914
- Sewer Utility CIP projects (\$15,878,486):
  - Sanitary sewer system improvements 6,635,190
  - East Ames sewer system extension 4,155,302
  - WPC Plant digester improvements 1,099,818
  - WPC plant structural repairs 977,558
  - WPC plant bar screen/grinder 911,636
  - WPC residuals handling system 637,188
  - Other Sewer Utility CIP projects 1,461,794
- Flood response/mitigation projects 3,531,256
- Teagarden area storm water improvements 1,273,785
- Other Storm Water Utility CIP projects 1,929,397
- Resource Recovery improvements 436,421

**Transportation Program \$19,081,969**

Public Works is carrying forward \$7,000 in operating funds for delayed equipment purchases.

Transportation CIP funding carryovers total \$19,074,969 and consist of the following programs and projects:

- Street construction projects (\$9,998,246):
  - *Grand Avenue extension* \$1,920,576
  - *South 3<sup>rd</sup> and South 4<sup>th</sup> Streets* 1,378,233
  - *Asphalt pavement improvements* 1,185,373
  - *Concrete pavement improvements* 1,091,160
  - *Seal coat pavement improvements* 1,000,231
  - *Downtown pavement improvements* 845,358
  - *Other street improvement projects* 2,577,315
- Shared use path projects 2,164,373
- Traffic engineering projects 4,247,361
- Street maintenance projects 1,521,956
- Transit system improvements 671,258
- Airport improvements 471,775

**Community Enrichment Program \$2,104,752**

Community Enrichment operating expenses of \$222,328 are being carried forward. Of this amount, \$41,000 is for Parks and Recreation projects and equipment, primarily a study of the City's park system for ADA compliance (\$26,000). The Ames Public Library is carrying over \$79,072 in unspent grant and donation funds for library improvement projects. Funding of \$68,000 is also being carried forward for two years of the City's contribution to the Story County Housing Trust, and \$34,256 for the Public Art program.

A total of \$1,882,424 in funding is being carried over for the following Community Enrichment CIP projects:

- Parks and Recreation CIP projects (\$1,337,341):
  - *Inis Grove Park improvements* 400,000
  - *Brookside Park improvements* 218,875
  - *River Valley Park improvements* 167,020
  - *Municipal pool improvements* 148,456
  - *Healthy Life Center study* 100,000
  - *Bandshell improvements* 83,038
  - *Playground/park equipment* 31,772
  - *Ada Hayden Heritage Park* 28,114
  - *Other park and facility improvements* 160,066
- Cemetery improvements 68,640
- Downtown Façade program 122,423
- Campustown Façade program 54,020
- Human service agency capital grant program 300,000

**General Government Program \$1,658,313**

Operating expenses of \$560,252 are being carried forward in the General Government program. Of this amount, \$331,447 is funding to allow the Planning department to hire outside professional assistance for projects such as the Comprehensive Plan update. The Public Relations program is carrying forward \$54,346 in remaining funding for brand marketing, and, in City Council funding, \$53,533 of unspent contingency funds are being carried forward. The remaining balance of \$120,926 is for delayed equipment purchases and special projects for the City Clerk, Legal Services, Financial Services, and Facilities programs.

The General Government CIP carryover of \$1,098,061 is for the following projects:

- City Hall parking lot \$922,093
- City Hall improvements 156,848
- Community Center HCAV system 19,120

**Internal Services: \$1,887,109**

Internal Services has \$1,839,321 in operating carryovers consisting of the following:

- Fleet equipment purchases \$1,288,524
- Information Technology equipment 550,797

There is also an Internal Services CIP carryover of \$47,788 for improvements at the Fleet Maintenance facility.

**Total Carryovers \$69,131,709**



## 2016/17 CARRYOVERS BY FUND

	2017/18 Adopted	2016/17 Carryover	2017/18 Adjusted	% Change From Adopted
<i>General Fund</i>	35,906,473	2,070,406	37,976,879	5.8%
<i>Special Revenue Funds:</i>				
Local Option Sales Tax	8,479,884	3,046,844	11,526,728	35.9%
Hotel/Motel Tax	2,149,006	-	2,149,006	0.0%
Road Use Tax	7,726,873	3,512,820	11,239,693	45.5%
Other Special Revenue Funds	3,586,968	143,269	3,730,237	4.0%
<i>Total Special Revenue Funds</i>	21,942,731	6,702,933	28,645,664	30.6%
<i>Capital Project Funds</i>	14,947,930	15,569,660	30,517,590	104.2%
<i>Permanent Funds:</i>				
Cemetery Perpetual Care	-	-	-	
Furman Aquatic Center	-	-	-	
<i>Total Permanent Funds</i>	-	-	-	
<i>Enterprise Funds:</i>				
Water Utility	18,162,570	12,278,453	30,441,023	67.6%
Sewer Utility	12,302,747	15,904,301	28,207,048	129.3%
Electric Utility	71,581,750	8,956,715	80,538,465	12.5%
Parking	988,259	-	988,259	0.0%
Transit	14,711,655	671,258	15,382,913	4.6%
Storm Water Utility	1,825,653	4,615,053	6,440,706	252.8%
Ames/ISU Ice Arena	626,024	16,400	642,424	2.6%
Homewood Golf Course	269,295	-	269,295	0.0%
Resource Recovery	4,951,508	459,421	5,410,929	9.3%
<i>Total Enterprise Funds</i>	125,419,461	42,901,601	168,321,062	34.2%
<i>Debt Service Fund</i>	11,798,504	-	11,798,504	0.0%
<i>Internal Services:</i>				
Fleet Services	3,285,092	1,336,312	4,621,404	40.7%
Information Technology	2,575,855	550,797	3,126,652	21.4%
Risk Management	2,587,223	-	2,587,223	0.0%
Health Insurance	9,176,166	-	9,176,166	0.0%
<i>Total Internal Services</i>	17,624,336	1,887,109	19,511,445	10.7%
<i>Total Expenditures</i>	227,639,435	69,131,709	296,771,144	30.4%

**NOTICE OF PUBLIC HEARING  
AMENDMENT OF FY2017-2018 CITY BUDGET**

Form 653.C1

The City Council of Ames in STORY County, Iowa  
will meet at City Hall, 515 Clark Avenue, Ames, IA  
at 6:00 PM on 9/26/2017  
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2018  
(year)

by changing estimates of revenue and expenditure appropriations in the following programs for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
<b>Revenues &amp; Other Financing Sources</b>				
Taxes Levied on Property	1	28,067,952	0	28,067,952
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	28,067,952	0	28,067,952
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	671,076	0	671,076
Other City Taxes	6	10,332,607	0	10,332,607
Licenses & Permits	7	1,592,928	0	1,592,928
Use of Money and Property	8	9,794,597	0	9,794,597
Intergovernmental	9	27,048,779	0	27,048,779
Charges for Services	10	285,084,809	0	285,084,809
Special Assessments	11	489,335	0	489,335
Miscellaneous	12	3,427,446	0	3,427,446
Other Financing Sources	13	11,185,750	0	11,185,750
Transfers In	14	16,154,396	0	16,154,396
Total Revenues and Other Sources	15	393,849,675	0	393,849,675
<b>Expenditures &amp; Other Financing Uses</b>				
Public Safety	16	19,292,608	265,415	19,558,023
Public Works	17	5,843,929	7,000	5,850,929
Health and Social Services	18	1,375,216	0	1,375,216
Culture and Recreation	19	8,612,180	139,328	8,751,508
Community and Economic Development	20	3,660,393	399,447	4,059,840
General Government	21	2,721,296	228,805	2,950,101
Debt Service	22	11,798,504	0	11,798,504
Capital Projects	23	18,344,595	23,303,004	41,647,599
Total Government Activities Expenditures	24	71,648,721	24,342,999	95,991,720
Business Type / Enterprises	25	285,244,975	44,788,710	330,033,685
Total Gov Activities & Business Expenditures	26	356,893,696	69,131,709	426,025,405
Transfers Out	27	16,154,396	0	16,154,396
Total Expenditures/Transfers Out	28	373,048,092	69,131,709	442,179,801
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out for Fiscal Year	29	20,801,583	-69,131,709	-48,330,126
Beginning Fund Balance July 1	30	645,757,888	0	645,757,888
Ending Fund Balance June 30	31	666,559,471	-69,131,709	597,427,762

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

This is the Council-approved amendment per the City Manager's recommendation.

---

There will be no increase in tax levies to be paid in the current fiscal year named above. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget. This will provide for a balanced budget.

Diane R. Voss  
City Clerk/Finance Officer

**COUNCIL ACTION FORM**

**SUBJECT: 2017/18 TRAFFIC SIGNAL PROGRAM (EAST 13<sup>TH</sup> STREET AND INTERSTATE 35 NORTHBOUND OFF-RAMP)**

**BACKGROUND:**

On August 22, 2017, City Council approved the plans & specifications for 2017/18 Traffic Signal Program (E. 13<sup>th</sup> Street and Interstate 35 NB Off-Ramp). Setting the letting date on September 13, 2017, to receive bids. The project involves the installation of a new traffic signal at the northbound off-ramp of Interstate 35 at East 13<sup>th</sup> Street intersection. The project is funded equally by agreement between a grant from the Iowa DOT and the City. The Iowa DOT conducted the signal warrant analysis for this location.

WHKS (the City's engineering consultant) has worked with City and Iowa DOT District 1 to generate plans and specifications that met all technical requirements for this improvement. It is important to note that work on the interchange is on right-of-way under the jurisdiction of the Iowa DOT. A summary of the project funding is shown below:

On September 13, 2017, bids for the project were received as follows:

<b>Bidder</b>	<b>Base Bid</b>	<b>Bid Alternate</b>	<b>Totals</b>
<i>Engineer's Estimate</i>	\$175,182.30	\$15,000.00	<b>\$190,182.30</b>
Voltmer, Inc.	\$183,273.84	\$18,729.00	<b>\$202,002.84</b>
K&W Electric, Inc.	\$197,450.00	\$20,000.00	<b>\$217,450.00</b>

<b>Revenues</b>		<b>Expenses</b>	
U-STEP	\$117,500	Design/Administration	\$21,100
Road Use Tax	\$117,500	Traffic Signal Poles	\$18,267
<b>Total</b>	<b>\$235,000</b>	Construction	\$183,274
		<b>Total</b>	<b>\$222,641</b>

**Contingency Funds \$12,359 (%5.3)**

If City Council awards the contract on September 26, 2017, the project will proceed immediately with an anticipated completion date before December 31, 2017.

**ALTERNATIVES:**

1. Accept the report of bids for the 2017/18 Traffic Signal Program (E. 13th Street and Interstate 35 NB Off-Ramp), thereby also;
  - a. Approving the final plans and specifications for this project.

- b. Approving the base bid only and rejecting all bid alternate pricing.
- c. Awarding the project to Voltmer Inc. of Decorah, Iowa in the amount of \$183,273.84 (base bid only).

2. Reject the bids and direct staff to make modifications to the project

**MANAGER'S RECOMMENDED ACTION:**

The traffic study performed by the Iowa DOT found that there is significant peak hour congestion at the northbound off-ramp of Interstate 35 at the E. 13<sup>th</sup> Street exit such that a traffic signal is now warranted to control traffic. At times, it was found that traffic backs up onto the Interstate, which is a serious safety issue.

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

## Staff Report

**CONFIRMATION OF SCOPE OF THE AMENDMENT TO THE AMES URBAN FRINGE PLAN FOR NORTH GROWTH GAP AREA**

September 26, 2017

**BACKGROUND:**

Kurt Friedrich, representing Friedrich Land Development LLC and R. Friedrich & Sons Inc., seeks an amendment to the Ames Urban Fringe Plan for properties they own south of Cameron School Road and west of George Washington Carver Avenue. The City of Ames is also seeking changes to the Fringe Plan for properties on the east side of George Washington Carver Avenue that are identified as North Growth Area within the Land Use Policy Plan. City Council authorized an application for a Fringe Plan amendment at its May 9<sup>th</sup> meeting. The proposed changes are intended to facilitate future annexation of the area. **City Council is asked at this time to confirm the scope of the Major Amendment prior to holding public hearings on the proposed project.**

Major landowners in the area, other than Friedrich, include the Borgmeyer Trusts, The Irons LLC, and Ames Golf and Country Club. There are other smaller parcels included in the area. Ownership is shown in Attachment A. The current Ames Urban Fringe Plan designations of these properties are Priority Transitional Residential, Rural Transitional Residential, and Parks and Recreation Areas (Attachment B). With the current Fringe Plan map designations none of the properties are eligible for annexation to the City per the terms of the Fringe Plan and 28E agreement with Story County.

City Council was first approached about considering Fringe Plan amendments for the Friedrich properties in the spring of 2016 to allow for either development of single-family homes within the City or potential to do a lower density rural subdivision development. City Council requested staff first evaluate sanitary sewer service capabilities prior to considering the Fringe Plan amendment request. City Council reviewed the findings on options for sewer service to the north and costs at its May 9, 2017 meeting. City Council then allowed Friedrich to propose a Major Amendment to the Land Use Policy Plan and Fringe Plan for the area to be part of the North Allowable Growth area with any costs for development and service of the site by City infrastructure to be at the developer's expense. Staff was also directed to concurrently amend the Fringe Plan on the east side of George Washington Carver Avenue to match the current Land Use Policy Plan designation as North Allowable Growth Area. Story County consented to the initial application. Story County and Gilbert will need to approve any amendment subsequent to Ames's approval.

The proposed designation for both areas is Urban Residential, a subclass of the Urban Service Area. This designation will allow for the eventual annexation and development of the properties within the City. **In addition to an Urban Residential designation, Friedrich seeks a Convenience Commercial Node at the intersection of Cameron**

**School Road and George Washington Carver Avenue.** Friedrich has described an interest in future development of single-family homes, attached and multi-family housing, and commercial uses for the property west of GW. A review of detailed development concepts is not part of this review and more appropriately considered with annexation or rezoning in the future.

The proposed change is a Major Amendment that requires public outreach and meetings with the Commission and Council to refine the scope of the review prior to public hearings on the amendments. City staff held a public outreach meeting in early August to introduce the request, explain the policies of the Ames Urban Fringe Plan, and answer questions. **Several issues were raised which will need further exploration prior to development occurring. These issues include traffic on George Washington Carver Avenue and its intersection with Cameron School Road, possible sanitary sewer extensions north of Cameron School Road to serve existing rural development, ability to extend police and fire coverage to this area, and impacts on the Gilbert School District and Franklin Township.**

The Planning and Zoning Commission, at their September 6 meeting, voted 5-1 to recommend that the proposed scope include amending the Urban Fringe Map to include all the subject properties as Urban Residential and with the requested Convenience Commercial Node. The Commission noted that the current land use designations allow for development at urban densities although not annexation. Some members of the Commission believed that any development at this location would better serve the interests of the city if it occurred within the city limits. There was also some discussion of the future uses, including commercial, but these issues will be addressed later in the process. One member believed any action is premature since the City is soon embarking on updating the comprehensive plan.

A more complete background, identification of issues, and LUPP Policy considerations is included in the addendum.

### **STAFF COMMENTS:**

The issues identified through the public outreach and with the Planning and Zoning Commission are consistent with the prior discussion with Council from May. Staff does not believe any other land use options need to be considered with this request and the proposed plan will be evaluated in greater depth during the public hearing phase of the review.

**The City Council is being asked to confirm the scope of the Fringe Plan Amendments which includes the proposed Urban Residential designation, Convenience Commercial node, and area boundaries and proceed with the application as described in the report. Formal consideration with noticed public hearings will occur subsequent to Council's confirmation. However, the City Council may modify certain aspects of the proposed amendment as members so desire.**

## **Addendum**

### **FRINGE PLAN DESIGNATION:**

The Ames Urban Fringe Plan identifies the primary land use designation for the area as Priority Transitional Residential. Priority Transitional Residential development would need to be built to city density standards (3.75 dwelling units per net acre for single-family homes) with all infrastructure built to city specifications while within the County. The intent is that the developed area would be fully integrated into the city when annexation would later occur. This development pattern is what is currently expected on the Friedrich and Borgmeyer properties.

In this instance, Friedrich is seeking a change to the Urban Fringe Plan and eventual annexation in order to have access to city sanitary sewer service and city water, rather than rely on Xenia Water and a private common sewer system. Staff estimates development within the current allowed densities for the Friedrich properties would be approximately 200 homes.

The property in the east side of George Washington Carver Avenue (Borgmeyer Trusts) has not initiated the proposed change or stated any interest in the change for future development. The Borgmeyer use as farmland would be unaffected by changes to the Fringe Plan. The property is included in the changes to clean up its coordination with the Fringe Plan and its current North Growth designation in the LUPP.

The Ames Golf and Country Club area currently designated as Rural Transitional Residential which anticipates development at lesser densities and with infrastructure needs evaluated at the time of development. The Ames Golf and Country Club received subdivision approval for 35 homes with an agreement that they would seek annexation when the city asks them to. Xenia currently provides water to this development through water lines designed to city specifications. When city water is brought to the site, the water mains will be disconnected from Xenia and connected to the city lines. When city sewer is brought to the site, the septic systems will be abandoned and homes connected to the city sewer. The proposed changes have no effect on the previously approved Irons Subdivision.

### **ISSUES**

Below are issues that staff has identified that will need further investigation prior to development. These issues are similar to others that have been addressed as part of previous North Growth developments.

#### **A. TRAFFIC**

Prior to any development of the site, a traffic study will be needed. The scope of the study is not yet identified but likely would need to include an evaluation of the functionality of the Cameron School Road/George Washington Carver Avenue intersection and how access would be managed into the new development for the Friedrich site. The City's Long Range Transportation Plan identifies the extension of Stange Road through the Borgmeyer property and connection to the intersection of Cameron School Road and George Washington Carver Avenue. A portion of this

road was constructed as part of The Irons subdivision. A shared use path is also planned along the east side of George Washington Carver Avenue. Other trails and paths may be required within in the Friedrich development.

The City's previous traffic modeling for the 2040 transportation plan included an alternative analysis with 600 homes in this area. The effect of this level of development was projected to have approximately an 8% increase in traffic volumes on the adjacent streets serving the area and feeding to 24<sup>th</sup> Street and Stange Road.

#### B. WATER

City water can serve this area by the extensions of existing lines from the Scenic Valley, Northridge Heights, and Rose Prairie developments. The Friedrich development area would connect to the south. The Borgmeyer area would necessitate a connection to the east, as has been previously anticipated.

#### C. SANITARY SEWER

Sanitary sewer service was recently installed along Hyde Avenue. The design capacity allows it to serve everything lying east of George Washington Carver Avenue. Sewer capacity west of George Washington Carver Avenue is not available at this time. A recent sanitary sewer study identified a possible solution that would allow the Friedrich properties to be served by intercepting an existing line near Somerset and Moore Memorial Park. **The estimated cost is between \$500,000 and \$700,000 to be borne by the developer.** This identified sewer fix would serve only the Friedrich properties and could not be extended north to serve the rural subdivisions along Squaw Creek.

The City also analyzed costs of a new trunk line to serve the Friedrich property and further areas north of Cameron School Road. It had cost estimates of approximately \$14 million to serve over 1,000 acres of area and a population of approximately 9,000 people. The May 9<sup>th</sup> Staff report on sewer options can be found at <http://www.cityofames.org/home/showdocument?id=35659>

#### D. STORM WATER

Any development will need to meet the storm water standards of Chapter 5B, retaining water from up to a 100-year storm event and releasing it at a rate no greater than runoff expected from a vegetative meadow. In addition, the standards also address water quality from the first flush of rainfall.

Portions of the Friedrich property lie within the designated flood plain and would be subject to flood plain regulations.

#### E. NATURAL RESOURCES

The Friedrich and Borgmeyer parcels have been row-cropped for years. No evidence of natural resources or native vegetation is present. A cultural and natural resources inventory was prepared for the Ames Golf and Country Club prior to subdivision and development. No significant natural resources were identified and no designated historic sites were found. Development at the south end of the Friedrich properties would infringe land designated as natural area and flood plain and are not planned for development by the developer.



#### F. POST-ANNEXATION LAND USES

Upon annexation, areas designated as Urban Services Area in the Ames Urban Fringe Plan will take the LUPP designation of Village/Suburban Residential. Any commercial node will remain. The inclusion of this growth area as part of the North Growth Area means that incentives for development are not available as they are in the Northwest and Southwest Growth Areas.

Urban Services Areas also, after annexation, become part of the New Lands area. This designation in the LUPP defines densities, land use types, and locations for commercial nodes. Friedrich requests the inclusion of a Convenience Commercial Node. Such nodes are described in the New Lands section of the LUPP and includes locational criteria. While three nodes were prescribed by the LUPP (North Dakota Avenue and UPRR, Lincoln Way and Boone County line, and State Avenue and Oakwood Road), the locational criteria allow for the later inclusion of additional nodes. Since the adoption of the LUPP two additional nodes have been placed adjacent to new residential development in the New Lands area (Bloomington and Stange, Hyde and 190<sup>th</sup>). A map of existing nodes is found in Attachment E.

The criteria for locating new Convenience Commercial Nodes are found on page 61 of the LUPP and are quoted here.

1. To assure clustering, minimize vehicular trips and traffic impact on adjacent neighborhoods, and assure residential compatibility, Convenience Commercial Nodes should not be located within two (2) miles of an existing neighborhood commercial area, convenience commercial node, and/or village commercial center development.
2. Convenience Commercial Nodes should not be located where there are more intense commercial activities (Community Commercial Node, Highway-Oriented Commercial, Regional Commercial, Downtown Service Center) that serve a higher commercial function and as a convenience commercial land use within the location criteria as stated above.

#### **OTHER:**

**Applicant's Statement:** The applicant's Narrative for LUPP Change is included in Attachment D.

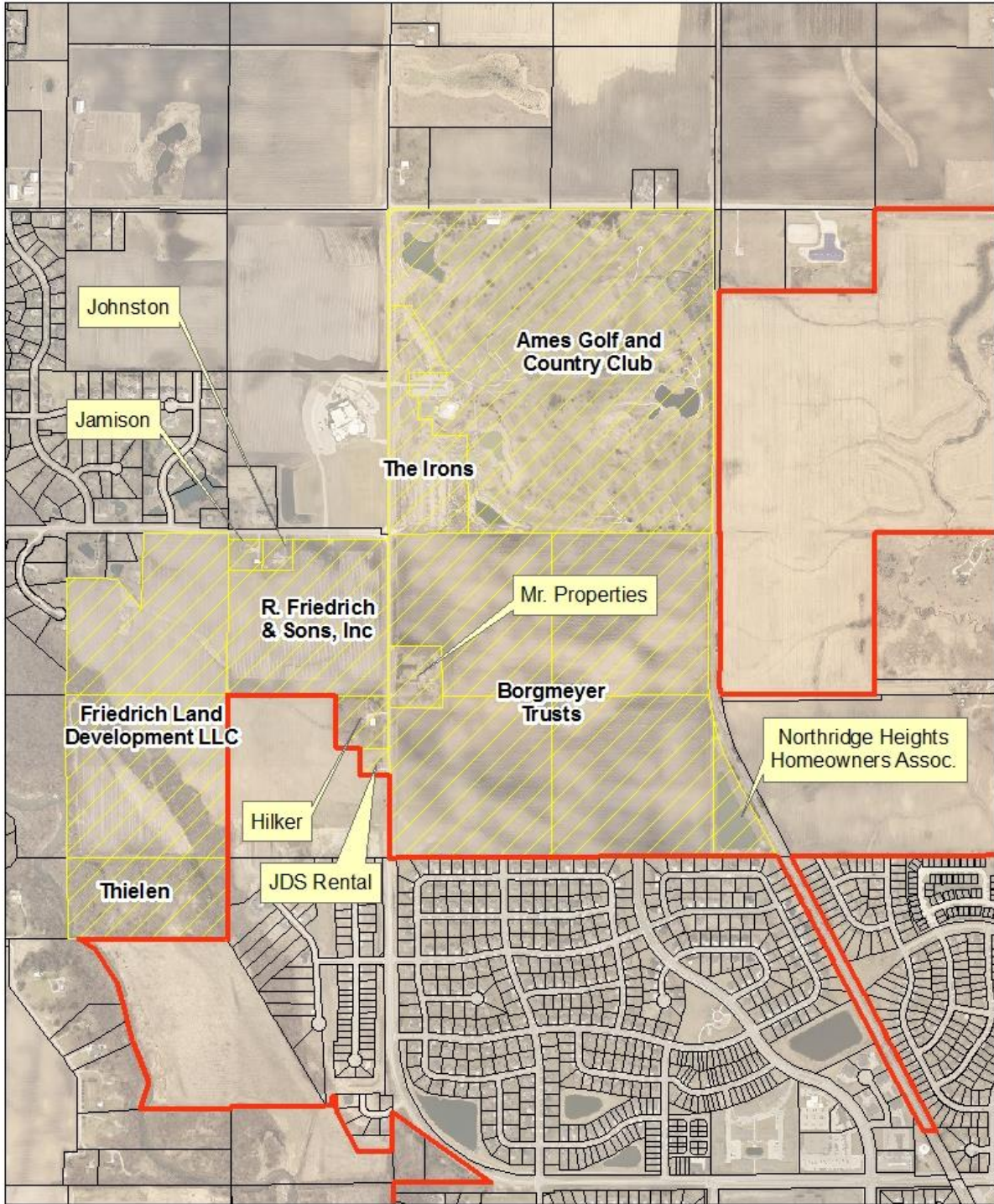
**Amendment Considerations:** The Land Use Policy Plan provides guidance on what considerations should be given for an amendment to the Land Use Policy Plan.

*When reviewing major and minor proposed amendments to the Land Use Policy Plan, consideration should be given to whether or not the proposed amendment is consistent with the Goals for a New Vision described in the Land Use Policy Plan. [Found in Attachment F.] These goals, and the related objectives below each goal, should apply to review of both minor and major amendment. In addition to these, it is also helpful to consider for major amendments:*

1. *City resources, including staff, budget, utilities, transportation, parks and/or schools, necessary to implement the proposed amendment.*
2. *The City's ability to provide the full range of public facilities and services at the planned level of service, or if the proposal will consume public resources otherwise needed to support comprehensive plan implementation strategies.*
3. *How the proposal relates to current land use allocations and growth projections that are the basis of the comprehensive plan.*
4. *Compatibility of development allowed under the proposal amendment with neighboring land uses and surrounding neighborhoods, if applicable.*
5. *Affects of the proposed amendment on historic resources or neighborhoods, or the City's general sense of place.*
6. *The cumulative impacts of the proposed amendment, in combination with other proposed or recently approved amendments.*

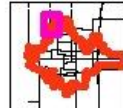
The LUPP Goals for a New Vision are found in Attachment F.

# Attachment A: Ownership



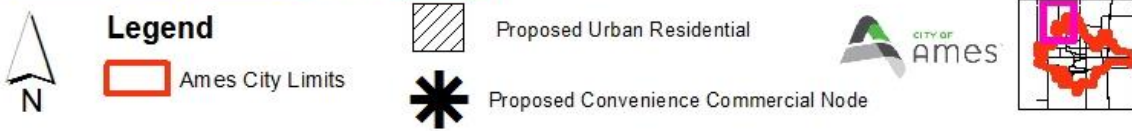
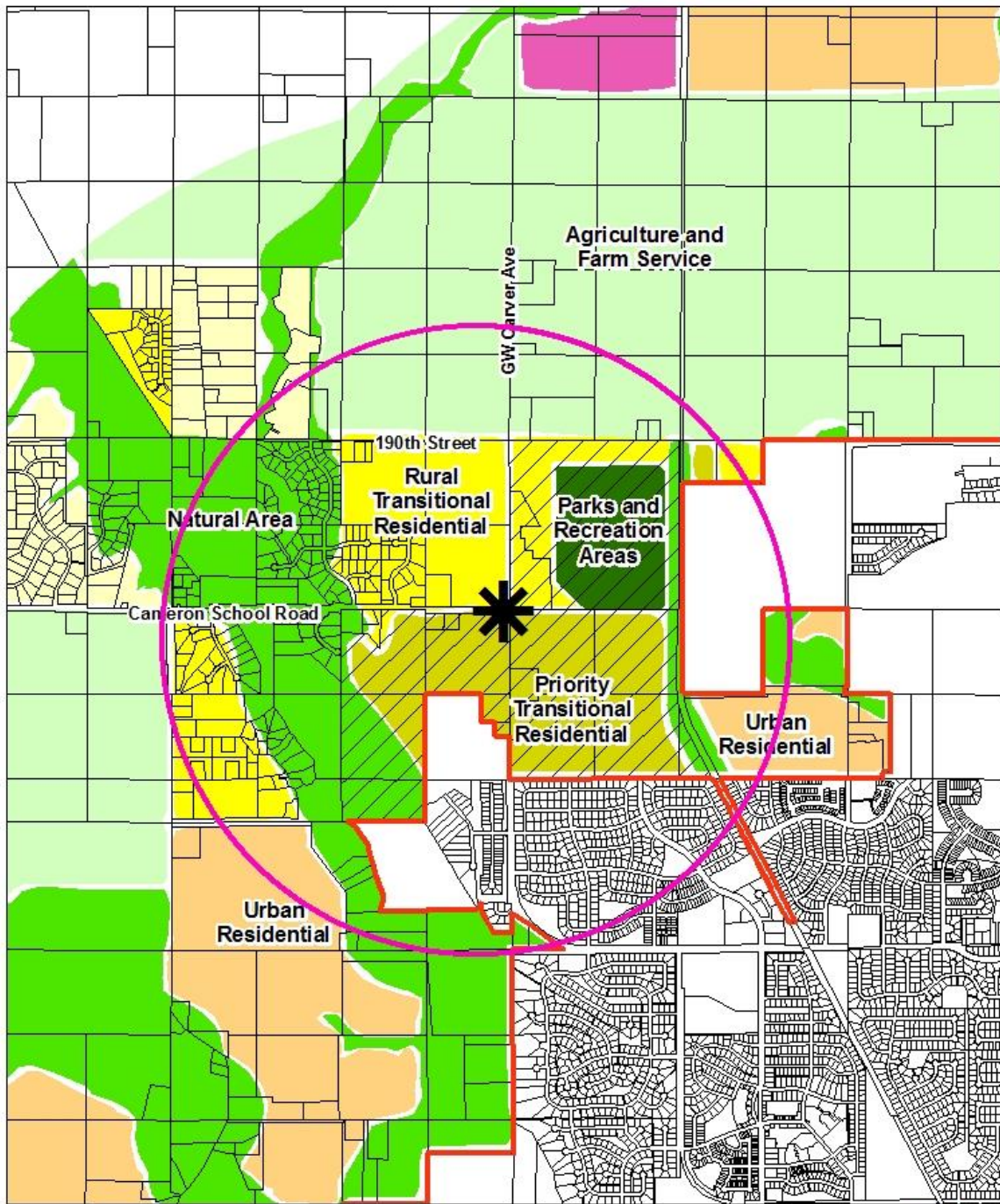
### Legend

 Ames City Limits

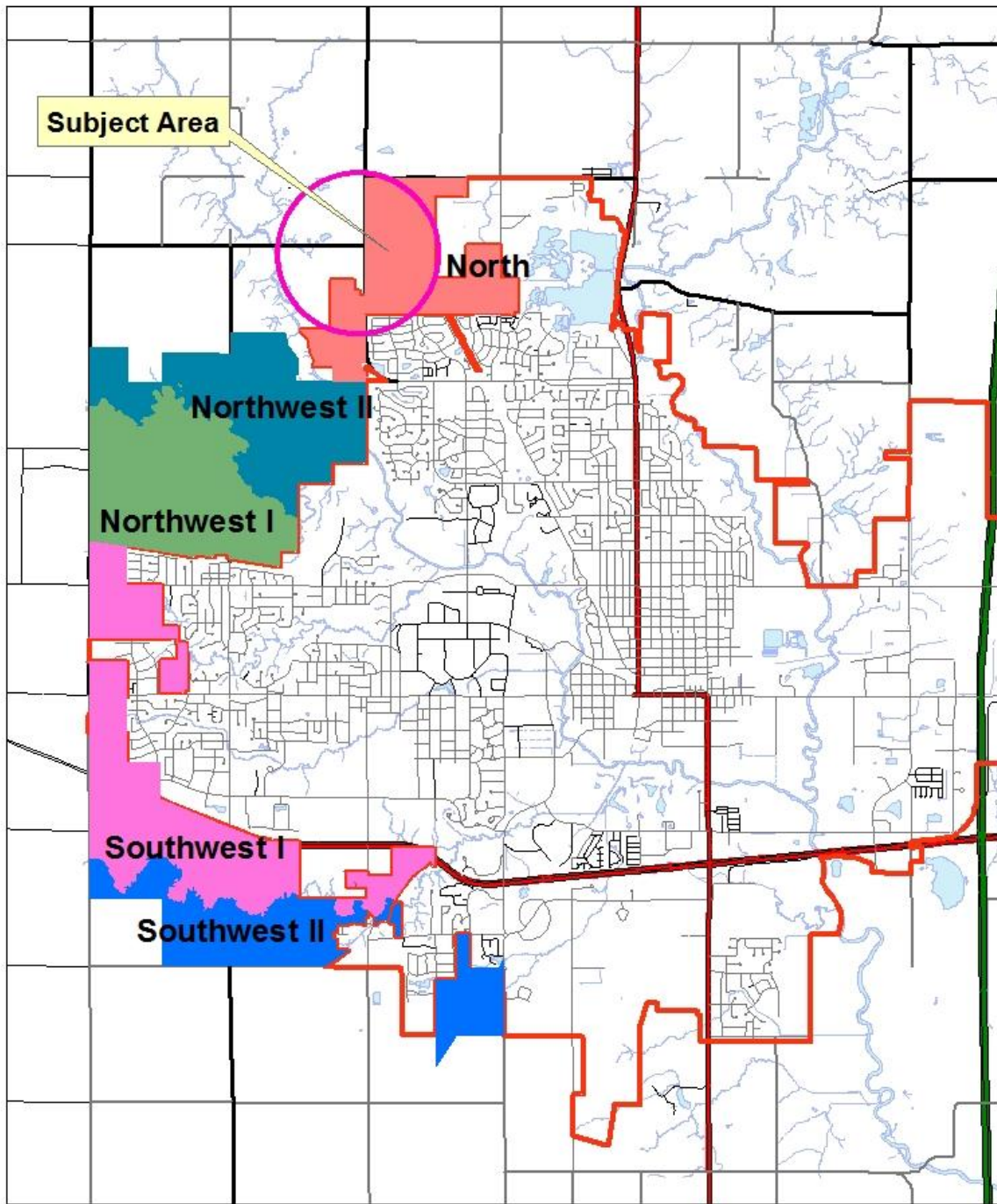




## Attachment B: Fringe Plan Designations



**Attachment C: Allowable Growth Areas [LUPP Map]**



Text



## Attachment D: Applicant's Narrative for LUPP Change

RECEIVED

JUN 19 2017

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

Land Use Policy Plan (LUPP) Map Change  
Dankbar/Muench Properties  
City of Ames  
June 15, 2017

### Explanation of Map Area to be Changed:

The map change involves incorporating the Dankbar/Muench properties into the City of Ames. The parcels are currently designated "Priority Transitional Residential" in the Land Use Framework Map; Ames Urban Fringe Plan.

The Dankbar/Muench properties comprise approximately 103.43 acres. Approximately 25 acres of the Dankbar parcel is undevelopable floodplain and steep, treed slopes.

A south, irregular portion of the Dankbar parcel is designed as Floodplain in the Greenway and Environmentally Sensitive Lands Map of the Ames Urban Fringe Plan. The same area and a portion of the treed slope is designated as "Natural Areas" in the Land Use Framework Map; Ames Urban Fringe Plan. These designations will not change when incorporated into the City of Ames.

As shown on the attached map, a large portion of the Dankbar/Muench properties are requested to change from Priority Transitional Residential to Urban Service Area: Urban Residential. The northeast corner of the Muench parcel is requested to be converted to "Convenience Commercial Node". The Node is at the intersection of Cameron School Road and George Washington Carver Avenue; significant collector and arterial streets.

### NARRATIVE EXPLAINING THE PROPOSED CHANGE

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

***Goal No. 1 – Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures the quality of life.***

These parcels are adjacent to the City of Ames Boundary. This is a logical progression of growth in north Ames. The parcels are bounded by Cameron School Road to the north and George Washington Carver to the east. To the south is the Scenic Valley subdivision currently within the City of Ames. To the west are existing rural subdivisions and the Squaw Creek river valley.

This parcel could be developed in the County. However, utility services are available from Ames from the adjacent Scenic Valley subdivision. Higher density development is possible with the extension of services from the City of Ames. Without integration of these parcels into the City of Ames future northward development of Ames west of George Washington Carver would be restricted and limited.

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

Nothing in this request is contrary to the goal. The change in the plan will allow the City of Ames to guide the character of the development. These parcels follow the natural progression of growth in north Ames.

Dankbar/Muench LUPP Map Change Narrative  
Page 1 of 6



**Goal No. 3 – It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.**

The inclusion of these properties allows them to be serviced by City of Ames services. Sanitary sewer can be provided by the City instead of by localized septic systems. Stormwater is governed under the City’s 5B Ordinance. These requirements are all part of the current Urban Fringe Plan.

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

The inclusion of the Dankbar/Muench properties are extension of the current City to the north along George Washington Carver, an arterial street, and limited to the north by Cameron School Road, a collector street.

The parcels are adjacent to existing and planned residential development within the City of Ames.

The inclusion of a Commercial Service Node at the southwest corner of Cameron School Road and George Washington Carver is an appropriate location for commercial, mixed use development. The Node is at the corner of an arterial and collector street. The next nearest commercial area is a 1.5 miles away in the Stange/Bloomington Road Convenience General Service zone. The Stange/Bloomington area is completed and does not have any undeveloped commercial land available.

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

The parcels are adjacent to the current City boundaries and City roads and services. The Muench property at the corner of the collector/arterial street is a prime area for more intense residential and commercial development. Parks, open space and greenways are increased by 25 acres with the south portion of the Dankbar parcel. This open space comprises approximately 25% of the Dankbar/Muench area. Future development of the multi-modal system is expected to follow the existing collector/arterial street system and will be developed after the rooftops have been built with the northward expansion of the City.

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

The Dankbar parcel is expected to yield 100-120 units under FS-RL zoning. The Muench parcel will yield 200-230 units under FS-RM zoning. *(These projected unit counts were provided to the City for determination of sanitary sewer capacity.)*

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

The parcels are adjacent to the City and County's collector/arterial roads. Future development of the multi-modal system is expected to follow the existing collector/arterial street system and will be developed concurrently with the northward expansion of the City.

**Goal No. 8 - It is the goal of Ames to enhance the role of downtown as a community focal point.**

The Dankbar/Muench properties do not detract from the downtown. The small area of commercial service added to the Muench corner is for the local *needs* as defined under the Convenience General Services type zoning.

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

The inclusion of the Dankbar/Muench properties into the City complements this goal. The Commercial Convenience Node reduces some travel requirements by placing some commercial offerings near more residential development. This commercial offering is to a larger area than the Dankbar/Muench properties. The offering also is to the surrounding residential areas that are developed or will be developed in the future.

**Goal No. 10 - It is the goal of Ames to maintain and enhance its cultural heritage.**

No cultural heritage areas are impacted by this LUPP change in the area designated.

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

In order of this area to be developed within the City of Ames the LUPP map designation must be changed. If it not changed, then it can be developed within the County as per the Urban Fringe Plan requirements.

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

There currently is not a lack of developable residential property in north Ames. However, there is a *considerable* period of time from the LUPP change through all the City processes to the point a house is constructed. There is even a longer period where the last house is constructed and the development is finished. This is part of long process of maintaining housing inventory and choice over the next decade.

There is a small area of commercial planned in north Ames within the Rose Prairie development. However, the Rose Prairie commercial area is approximately 1.25 miles from the proposed Muench commercial area. The amount of commercial needed is based both on location and proximity. Location based on the arterial/ collector street configuration. Proximity based on the distance between commercial offerings.



**As a result of this action, will there be an adverse impact upon other undeveloped property in the designation proposed for this site.**

There will not be an adverse impact on other undeveloped property. This is progressive development next to existing City boundaries. This is NOT a leap frog development that leaves undeveloped land between the City's boundaries and the development. There large lot rural residential that will be integrated into City.

**As a result of this action, will there be an adverse impact upon other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.**

Single family and multi-family (medium density) development is usually not subjected to area redevelopment. Rehabilitation takes places naturally as houses age. Traditionally the Ames market has been consistently strong for housing and encourages reinvestment of dilapidated and/or substandard housing.

Commercial redevelopment is not being restrained by the inclusion of a small area of commercial designed to meet local convenience needs of the residents that live within 0.5 to 1.0 mile of the area.

**Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?**

If Ames continues to grow and create jobs, then there will be a need for additional housing of all types. Commercial service growth follows the creation of the roof tops. Ames becomes a larger and more robust community that benefits the entire community. Ames is in competition with other communities for talent for business, industry, institutional and medical sectors. If Ames was only a source for jobs, *and not houses*, then this talent will live outside of Ames and likely be less likely concerned about the Ames community. Transportation by and reliance on cars will result if housing development is pushed out of the Ames metropolitan area. Traffic issues will increase as commuters make their way from surrounding communities into Ames.

**What impact will the proposed change have upon the following:**

**Transportation**

Dankbar/Muench is at the corner of a collector street, Cameron School Road and an arterial street, George Washington Carver. It is anticipated the City will initiate a transportation study prior to rezoning. The development areas are currently included in the City's long-term transportation plan.

There is a Northern Natural Gas (NNG) high pressure gas line running north-south through the Muench property that limits transportation access. NNG wants to limit the number conflicts with the gas line which results in fewer east-west crossing of the gas line by streets and utilities.

The Dankbar parcel will share road connections with Scenic Valley and Muench. It will have a single point of access on to Cameron School Road directly across Bella Woods Drive.

The Muench properties will share road connections with Scenic Valley and Dankbar. Two connections to Cameron School Road; one for the west residential area and another for the east/corner commercial area. A single connection to George Washington Carver (GWC) will be required. The GWC connection will be at the mid-point or farther to the south. This connection may also be shared with Scenic Valley to the south.

### **Sanitary Sewer**

This issue was before the City Council on May 9, 2017. Resolution of this item allowed for the Dankbar/Muench LUPP change to move forward. There are downstream improvements that need to be completed to allow for the complete development. The sanitary model used a Dankbar housing number of 100-120 units under FS-RL zoning and the Muench parcel housing of 200-230 units under FS-RM zoning.

The Dankbar parcel will be serviced by 8" mains. Due to grade issues in the north part of the development area it is anticipated the sanitary sewer may only be deep enough to provide service to first floors and not to basements. It may not be possible to extend the sewer to allow for service of the homes within the Bella Woods development.

The Muench parcel will be serviced by 8 inch mains. The City will need to determine if extension of the sewer to the north of Cameron School Road is required. Service is possible to two large residential lots and the Christ Community Church.

There are two large lot residential properties at the northwest corner of the Muench property. These can be served by sewer from either the Muench or Dankbar properties.

### **Water**

The area is currently within the Xenia service territory. It is anticipated that the developer will buy out the Xenia development rights and transfer them to the City of Ames.

The site will be connected to water mains from the Scenic Valley subdivision in the early parts of the development. As development proceeds it is expected there will be additional connections to the east across GWC to the Borgmeyer property. There is not expected to be an issue with capacity or pressure with the extension of the City's mains.

### **Storm Sewer**

All drainage work will be determined at the time of the development in accordance with the City's ordinances.

The Muench property drains to the north and to the west. The proposed commercial area drains to the north under Cameron Road to the Christ Community Church property via a small 6" tile. The remainder of the property drains to the west to Dankbar and will be incorporated into the Dankbar drainage system. The NNG gas main does present issues that limit the subsurface drainage options for Muench parcel.

The Dankbar parcel drains to the south and to the northwest. The south area includes the flood plain and the steep wooded slopes. The drainage pattern of the south Dankbar area will not change.

The Dankbar drainage north of the tree line drains to the northwest between 3 large, rural, residential lots. It is anticipated that most of the northwest drainage will be redirected to the south part of the Dankbar properties. Fringe and greenspace areas will continue to drain to the northwest. However, the total area of drainage to the northwest will be *substantially* reduced from the present condition as part of development.

The Dankbar drainage and drainage from the Scenic Valley and Muench parcels will be collected and treated in the floodplain area of the south Dankbar property. Both quantity and quality will be addressed in this area. The floodplain area is currently

farmed. This area will be converted to ponds/wetlands/natural areas as part of the stormwater management system and plan.

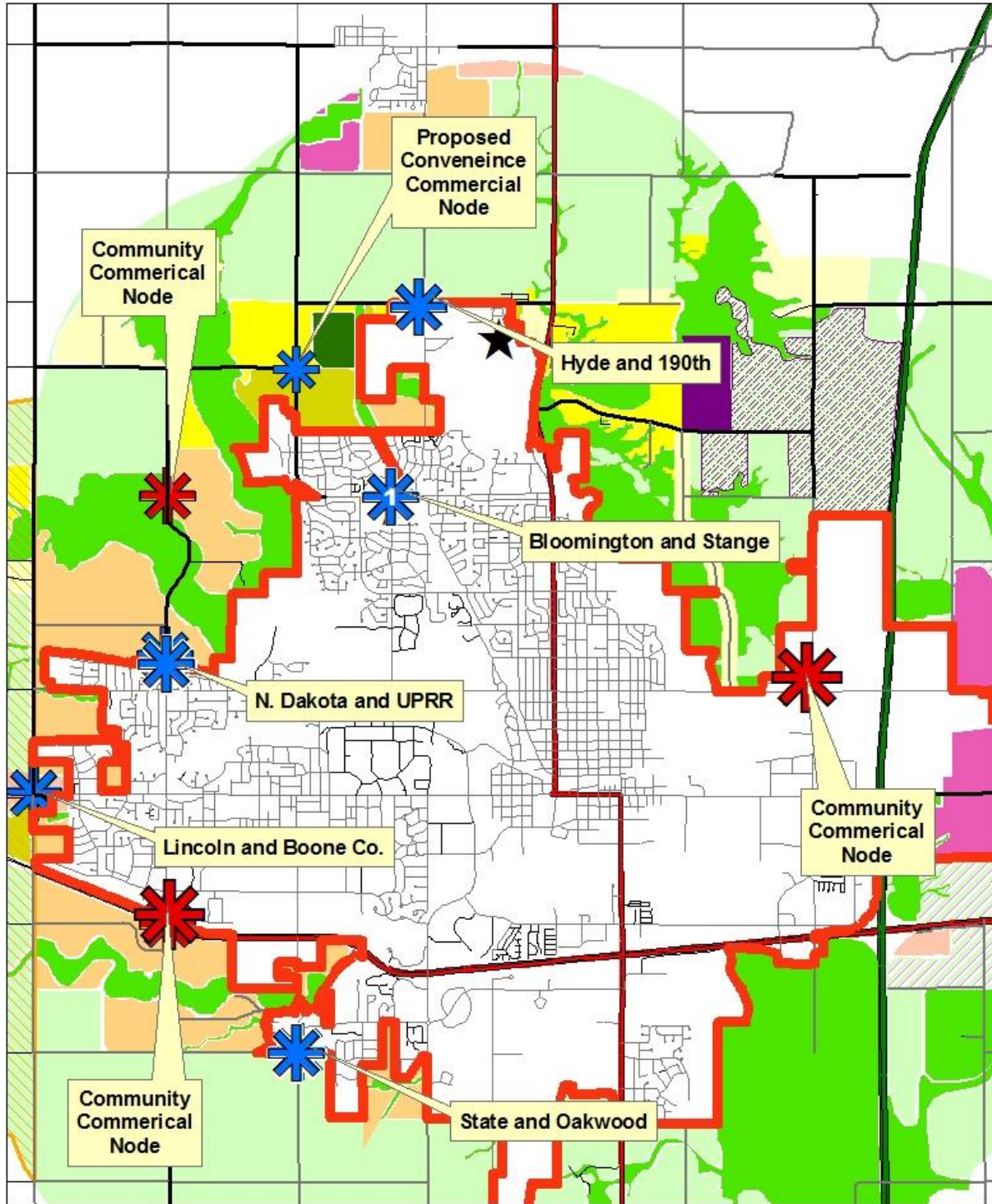
#### **Housing and Employment**

The Dankbar parcel is expected to yield 100-120 units under FS-RL zoning. The Muench parcel will yield 200-230 units under FS-RM zoning. This is a project increase in population of 800-1,000 people.

Employment during construction is expected to include a portion of the 3,000+ people that are part of the construction and building trades, suppliers and services in Ames and surrounding area in Story County. Long term employment for the 8-10 acres of commercial is expected to be 250-400 depending on the services and businesses within the commercial area.

K:\proj\5000\5406-15A Dankbar\LUPP Map Change\LUPP Narrative 2017 06 15.doc

# Attachment E: Existing Convenience and Community Commercial Nodes



Community and Convenience Commercial Nodes



**Attachment F: Goals For a New Vision  
(Excerpt from Land Use Policy Plan, Chapter 1)**

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

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

Goal No. 3. It is the goal of Ames to assure that it is an "environmentally-friendly" community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

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

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

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

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

Goal No. 8. It is the goal of Ames to enhance the role of Downtown as a community focal point.

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

Goal No. 10. It is the goal of Ames to maintain and enhance its cultural heritage.



## Staff Report

**LINCOLN WAY CORRIDOR IMPLEMENTATION PRIORITIES**

September 26, 2017

**BACKGROUND:**

City Council last reviewed the draft Lincoln Way Corridor Plan at its April 11<sup>th</sup> City Council meeting and provided direction to Houseal and Lavigne (H&L) on edits to the plan to finalize the document. City Council gave direction on three issues at the prior meeting. City Council wanted to proceed with finalizing the Plan with edits and corrections, including specifically removing alley improvements from the south side of Lincoln Way in the Oak Riverside area, direction to accept the final plan as advisory, and for staff to provide an implementation plan for priority areas in the Plan.

The final draft of the Plan is available online through the Planning Division's website under "[What's New.](#)" Background materials from the past 17 months are also available at the same link. This report addresses implementation priorities and does not review the final Plan in detail as the concepts are consistent with the prior draft from April.

**OVERVIEW OF CORRIDOR PLAN:**

The objectives for the Lincoln Way Corridor Plan are to create identity along Lincoln Way as a place and not just a thoroughfare, to support enhancements for multi-modal transportation, and to identify opportunities to revitalize properties with land uses that are contextual and support Corridor identity and placemaking. To meet these objectives, the consultants have prepared a final plan that looks at the corridor in two ways – as the entire corridor through the Framework Plan, and as more detailed Focus Areas.

The **Framework Plan** identifies the overall principles for the Corridor by looking at the various "districts" within the Corridor for land use, mobility, and community character. The Plan identifies six districts for the overall Corridor (Attachment A). The Framework Plan looks at development potential with redevelopment areas; bike, pedestrian, and vehicular improvements; and opportunities for streetscape improvements to increase the overall aesthetics and character of the Corridor. The Framework Plan is intended to guide overall strategies that improve the Corridor and connect it together.

The **Focus Areas** address five different local areas along the Corridor. The Focus Areas allow for more in-depth review of contextual redevelopment options, rather than broad and general interests in redevelopment and intensification along the Corridor. The Focus Area concepts also could be applied to other areas along the Corridor that are of a similar

nature. The five Focus Areas identified in the Plan area as follows:

1. Downtown Gateway (Clark Avenue to Duff Avenue)
2. Lincoln Way and Grand Avenue (Oak Avenue to Grand Avenue)
3. Oak to Riverside Neighborhood
4. Campustown Transition (Sheldon Avenue to Campus Drive)
5. Westside Mixed Use (West Hy-Vee Area, Beedle Drive to Colorado Avenue)

### **IMPLEMENTATION STRATEGY:**

Staff recommends that City Council prioritize Focus Area #1 (the Downtown Gateway Area) and to direct staff to create a streetscape plan for the entire Corridor. Staff believes Focus Area 1 is the highest priority due to immediate interest and apparent support for redevelopment adjacent to Downtown. Additionally, staff recommends the streetscape plan as means of addressing improvements through the entire corridor related to gateways, landscaping, and other aesthetic elements. The streetscape plan will help to inform City initiated projects and potentially improvements needed with future private redevelopment.

With City Council's recent direction to restrict student rental occupancy in low density areas and to restrict the total concentration of rental properties in certain neighborhoods, it appears these decisions could substantially affect the areas shown with single-family housing types in Focus Areas #3, #4, #5. All three of these focus areas include some proposed changes to low density zoned properties with redevelopment options that would likely become additional rental housing options. **Therefore, these three focus areas should be deferred until the City resolves the recent direction on rental occupancy controls.** Once the City Council has resolved its approach to managing rental concentration, staff could address redevelopment priorities for these areas. This would likely result in the Council reconsidering priorities for these other focus areas in 2018.

Focus Area #2 is a unique area compared to the other focus areas in that it was envisioned to substantially change in both use and appearance. Focus Area# 2 also relies upon DOT controlled property north of Lincoln Way as an anchor site for redevelopment within this area. Staff does not propose to proceed with implementation plans for this area as a priority for implementation at this time because the DOT property is not available for redevelopment and the general vision for flex space uses is a long term option. If the DOT property on the north side of Lincoln Way were to become available for redevelopment, City Council would then consider this a priority area for planning.

### **IMPLEMENTATION MEASURES OF FOCUS AREA #1 AND CORRIDOR STREETScape PLAN:**

#### **LUPP Amendment**

City Council previously directed that the Lincoln Way Corridor Plan be used as an advisory tool. Therefore, Staff proposes to add a section to Chapter 2 of the Land Use Policy Plan acknowledging the Lincoln Corridor Plan and the related objectives for the Corridor. The new LUPP language would identify the Corridor Plan as advisory to future

Land Use Policy Plan and zoning decisions. The description would support use of the Minor Amendment process for changes initiated by the City Council that correspond to the objectives of the Corridor Plan.

Additionally, the Corridor Plan description would identify Focus Area #1 as a priority for zoning changes to implement the Corridor Plan and describe the use interests within this Area. Use priorities includes maintaining a strong commercial presence in the Focus Area, creating allowances for mixed use, identifying Kellogg as a gateway to downtown, incorporating entertainment and activity uses into developments, and supporting a boutique hotel. Design features for high quality materials, varying architectural features, and supporting a walkable environment are also highlights for the area. Staff would proceed with preparing a Minor LUPP amendment for review in October by the Planning and Zoning Commission and for City Council adoption in November.

### **Zoning Amendments**

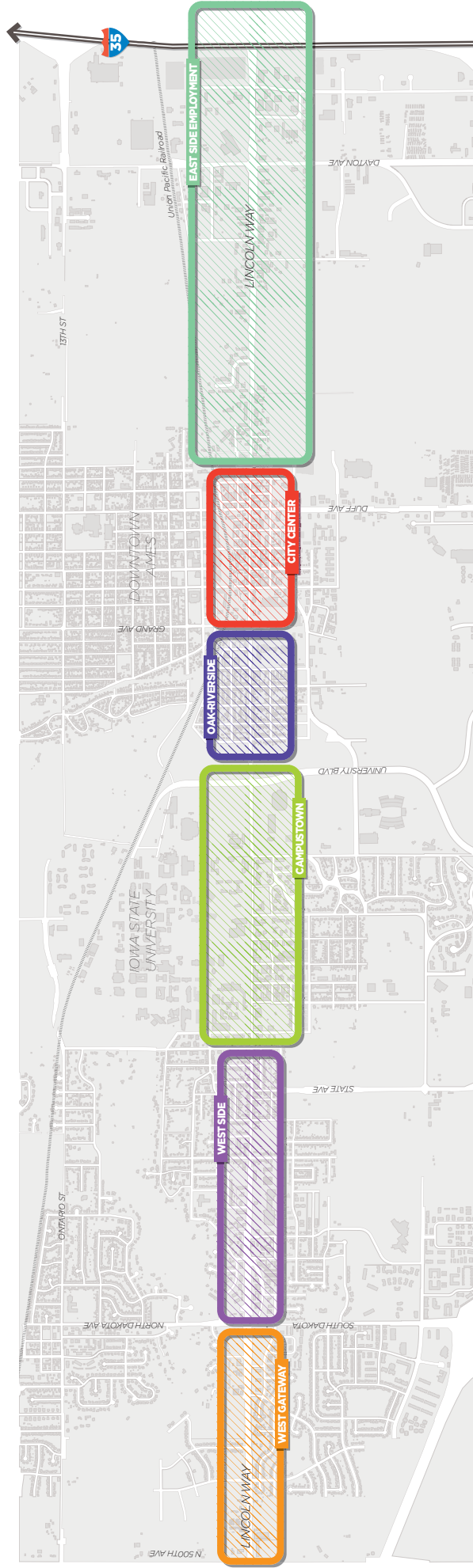
No zoning changes are proposed for areas outside of the Downtown Gateway Focus Area #1. The Downtown Gateway Focus Area includes the area generally bounded by Clark Avenue to Duff Avenue on both sides of the street. The most intense redevelopment options are planned for the north side of Lincoln Way. Current zoning is a mix of Highway Oriented Commercial and Downtown Service Center. Neither of these zoning districts quite match the desired vision and flexibility of use outlined in the Corridor Plan.

Staff proposes creating a new commercial zoning and overlay for the Focus Area #1 to facilitate redevelopment options identified within the Plan. Due to the wide range of development choices in this area, staff believes a Planned Commercial zoning overlay is appropriate to allow for case-by-case review. The Planned Commercial zoning method would be more expedient on allowing for development plan application compared to writing a new zoning district with standards that can address multiple variations in sites. Long term, it may be appropriate to write corridor commercial zoning standards that apply to more areas of Lincoln Way. Staff would proceed with rezoning map amendments and text amendment in October with Council review before the end of 2017.

### **Streetscape Plan**

The streetscape plan would be a coordinated effort with Planning and Housing, Public Works, and Parks and Recreation Departments to develop streetscape treatments and gateway features that can be added to the corridor. Staff recommends hiring a landscape architectural firm with experience creating gateways and streetscape features as part of this process. The Planning and Housing Departments has funding included in its current budget to support hiring a consultant. The staff team would formulate options for streetscapes and gateways and present them to Council for acceptance. Staff estimates approximately a six month process to create, review, and adopt streetscape plan concepts.





## DISTRICT FRAMEWORK

Lincoln Way is a 6.6-mile corridor that is made up of distinct "places" defined by local land uses, character, and priority in terms of types of mobility. This section establishes a series of districts that reflect these distinctions and are used in subsequent sections to present plan recommendations. Some recommendations aim to "stitch together" these districts to create a cohesive character across the entire Ames community, while others address specific local opportunities or challenges shaped by the context and conditions within a given district. The districts and their key characteristics are as follows.

### WEST GATEWAY DISTRICT

- Mixed residential densities that expand home ownership choice
- Local commercial uses at key inter-sections
- Larger planned development possible due to available sites
- Bike path infill to create a continuous network
- Enhanced pedestrian crossings
- Attractive greenway and screening where uses back up to Lincoln Way
- Community gateway announcing entry into Ames

### WEST SIDE DISTRICT

- Mix of neighborhood commercial uses, corridor commercial uses, mixed-use, and mixed residential densities
- Awkward block sizes accommodate unique housing formats
- Reduction in the number of parking access points
- New bike trail paralleling Lincoln Way south of shopping center
- Commercial corridor streetscape improvements in wide parkways
- Screening of large parking areas

### CAMPUSTOWN DISTRICT

- University facilities and educational buildings
- Student housing (dorms, fraternities/sororities, etc.)
- Citizen-oriented institutions (i.e. churches) and commercial mixed-use
- Emphasis on pedestrian and bicycle mobility
- Balance of non-motorized access and vehicular parking
- Build upon investment in medians and streetscaping
- Transition in scale and intensity to the west

### OAK RIVERSIDE DISTRICT

- Transition from single-family residential to more intensive townhouse development
- Appropriate land use buffers against neighborhoods to the north and south
- Replanning/development of excessively small residential lots
- Maximize the use of existing and future alleys to alleviate access to Lincoln Way
- Road diet along Lincoln Way to allow for bike paths
- Decorative residential streetscape
- Attractive townhouse design that reinforces residential character

### CITY CENTER DISTRICT

- Transition to traditional commercial or mixed-use
- Retail/restaurant on primary frontages, with office or service mid-block and off of Lincoln Way
- Strategic land assembly to allow for larger project sites
- Road diet along Lincoln Way to allow for bike path
- Internal block circulators to alleviate access points from Lincoln Way
- Enhanced pedestrian crossings along Lincoln Way
- "Character" corridors to connect Lincoln Way to Downtown Ames
- Intersections and building design that give hint of nearby Downtown
- Decorative commercial streetscape treatments

### EAST SIDE EMPLOYMENT DISTRICT

- Primarily light industrial or industrial/office
- Low priority in terms of character and design
- Set the stage for eastern multi-modal access across I-35
- "Clean up" access along Lincoln Way for industrial users
- Connecting the existing bike path segments is a priority over a comprehensive pedestrian network
- Community gateway from the east
- Enhanced landscaping in right-of-way to screen industrial development

*Caring People  
Quality Programs  
Exceptional Service*

**31a&b**

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

**FROM:** Lieutenant Dan Walter – Ames Police Department

**DATE:** September 19<sup>th</sup>, 2017

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for September 26<sup>th</sup>, 2017, includes beer permits and liquor license renewals for:

- Class C Liquor, B Wine, Catering, & Outdoor Service - LC0040413 - +39 Restaurant, Market, & Cantina, 2640 Stange Road
- Class C Liquor & Outdoor Service - LC0022381 - Wallaby's Grille, 2733 Stange Road
- Class C Liquor & Outdoor Service - LC0042058 - Blue Owl Bar, 223 Welch Avenue
- Class C Liquor - LC0040412 - Hy-Vee #1 Clubroom, 3800 W. Lincoln Way
- Class C Beer & B Wine - BC0029640 - Hy-Vee Gas #5018, 636 Lincoln Way

A routine check of police records for the past twelve months found no liquor law violations for +39 Restaurant, Wallaby's Grille, HyVee #1 Clubroom and HyVee Gas #5018. The police department recommends renewal of licenses for these businesses.

A records review for **Blue Owl Bar** disclosed one disorderly charge, one public intoxication arrest, and five underage on premise citations in the past year. The underage citations were all issued on one date during a single visit to the bar. After this incident, the owner made changes to the ID management and there have been no additional underage charges.

**However, the licensee in this case has outstanding parking fines in excess of \$3,800. On September 21, 2017 the licensee paid approximately one-third of these outstanding fines. The state license requirements allow local entities to consider 'financial standing' and 'good reputation' when evaluating liquor licenses. In the past, the Council has denied renewal or made renewal contingent on payment of outstanding city charges. In this case, the operation of the bar is satisfactory but the accumulation of unpaid fines leads us to recommend against unconditional annual renewal of this liquor license.**

**COUNCIL ACTION FORM**

**SUBJECT:**                   **SECURITY CAMERAS IN CAMPUSTOWN**

**BACKGROUND:**

Security cameras for the Campustown area were originally discussed by the City Council in July 2011. At that time, the City Council directed staff to report on the feasibility of security cameras in this area. The Police Department staff met with the Student Affairs Commission and various stakeholder groups to gather input on this concept. There was general support for the crime prevention benefits, noting that security cameras are quite common in local business and on the university campus. However, stakeholders suggested there be limitations on the storage of images and that utilization generally be limited to the investigation of crimes.

The Police Department conducted a camera trial with a local vendor and reported back to the City Council in June 2012. The Council accepted the staff report, but at that time deferred any action on a camera system for the Campustown area.

**On May 27, 2014, the City Council again requested a camera report. This report was to study available technologies, bring back a specific camera proposal, and include data on the deterrent effect of camera systems.**

**IMPACT OF SECURITY CAMERAS:**

**As noted in the original report to the City Council, the cameras may have some modest crime deterrent effect, but the primary benefit is expected to be as an aid in solving crimes.** With respect to the deterrent effect, there are a number of evaluation reviews that have been published. Phillips (1999) found that cameras were generally effective against property crimes, but the impact was less clear when looking at personal crime or public order offenses. Similarly, Welsh and Farrington (2002, 2004) reviewed 13 studies finding five that showed a crime reduction, three that did not, while another five had inconclusive results. Some of the reasons for lack of effect included low base rates of crime and the fact the cameras documented crime that may otherwise have been missed or not reported.

The US Department of Justice (DOJ) drew the following conclusions in their Problem-Oriented Policing Guide (2006):

- Camera systems are more effective at combatting property crime than violent crime or public order offenses.
- Camera systems appear to work best in small, well-defined areas.
- The individual context of each area and the way the system is used appear to be important.

- Achieving statistically significant reductions in crime can be difficult for a variety of reasons.
- A close relationship with the police appears important in determining a successful program.

In concluding their analysis, DOJ states: To move beyond a strictly statistical interpretation, it is possible to say there was some evidence of crime reduction in most of the systems reported (in the appendices to their report).

### **STAKEHOLDER FEEDBACK:**

The FY 2011-2012 camera trial demonstrated the feasibility of camera deployment in the Campustown area. The Campustown Action Association and ISU Student Government were contacted and invited to comment on the concept. After surveying their members and having various discussions, study, and deliberation, the Campustown Action Association endorsed the concept in a letter sent June 6, 2016. Iowa State University Student Government had passed a resolution in FY 2011-2012 in support of security cameras. This position was reiterated in a unanimous January 27, 2016 resolution and an August 23, 2017 resolution in support of security cameras.

### **VARIOUS OPTIONS WERE EXPLORED:**

Several approaches for the deployment of a camera system were explored. These included:

- Utilize existing private camera security systems on buildings to provide coverage of public areas in Campustown.
- Utilize the City's traffic management cameras in the Campustown area to provide coverage of public areas in Campustown.
- Create a new unique security camera system that is owned and operated by the City to provide coverage of public areas in Campustown.
- Create a partnership with Iowa State University to utilize their security camera system to provide coverage of public areas in Campustown.

### **COST OF A PROPOSAL:**

Student leaders, ISU staff, and the Ames Police Department met and discussed potential camera locations and costs. **Based on those conversations, a basic proposal was developed for cameras in five locations operating on the ISU Security Camera System. These locations would provide coverage of Chamberlain Avenue from the Intermodal facility to Stanton Avenue and Welch Avenue from Lincoln Way into the area south of the Clocktower. This proposal includes the cost of a camera near the middle of the 100 block of Welch Avenue.**

**It is possible that this area will be adequately covered by cameras at the Clocktower and Lincoln Way. Should that be the case, the midblock camera would not be installed.**

The camera system that is being proposed will be managed by ISU Facilities Planning and Management as part of their campus-wide services. The projected costs for six cameras in the five locations that would be added to the ISU system are as follows:

	On-Time Cost	On-Going Annual Costs	Comments
Cameral Installation	\$49,875		
IP Charges		\$720	Monthly Jack Fee (6X\$10X12)
Monthly Management Fee		\$2,160	Monthly Per Camera Fee (\$30X6X12)
<b>Total Cost</b>	<b>\$49,875</b>	<b>\$2,880</b>	

**CONCERNS WITH CAMERAS:**

The American Civil Liberties Union has noted three general areas of concern with security cameras:

1. Cameras have the potential to change the core experience of going out in public in America because of its chilling effect on citizens.
2. This surveillance carries very real dangers of abuse and "mission creep."
3. Would not significantly protect us against terrorism.  
Given that, its benefits - preventing at most a few street crimes, and probably none - are disproportionately small.  
(<https://www.aclu.org/other/whats-wrong-public-video-surveillance>)

**The staff believes that the proposal offered above acknowledges these concerns, in part, by having this information stored and managed by non-police entities at Iowa State University. Access to this information would be granted to Ames Police as necessary to investigate or prevent crimes in the Campustown area. There is no intention for routine monitoring of this system by City of Ames staff. While the public may have concerns about excessive surveillance, both the ISU Student Government and the Campustown Action Association have noted their support of this concept.**

**ALTERNATIVES:**

1. Approve the proposal for the installation and operation of security cameras in Campustown and the ongoing expense of maintaining these cameras on the Iowa State University Security Camera System. Funding for this system will be included

in the budget development process for consideration by the City Council in the FY 2018-19 budget year.

Given the uncertainty of the State Legislators' intent to continue to "backfill" the General Fund, it would seem advisable to delay any action to implement this proposal until March when more information is available regarding the status of the General Fund for FY 2017/18 and FY 2018/19.

2. Approve the proposal for the installation and operation of security cameras in Campustown and the ongoing expense of maintaining these cameras on the Iowa State University Security Camera System, but direct the staff to move ahead to implement the unbudgeted proposal immediately with funding coming from the available balance in the General Fund.
3. Approve only those camera locations in the intersection of Welch and Chamberlain and proceed with developing a budget for the installation and operation of these camera on the Iowa State University Security Camera System. Funding for this system should be included in the budget development process for 2018-2019.
4. Do not approve the installation and operation of security cameras in Campustown.

**MANAGER'S RECOMMENDED ACTION:**

Iowa State University Student Government representatives have consistently supported security cameras in Campustown. The Campustown Action Association sought input from the community and their board subsequently voted to endorse the placement of security cameras in Campustown. Placing cameras on the University Security Camera System is a more cost effective solution than creating a new system for this purpose. In addition, having a system that is not under the control of law enforcement is responsive to some of the citizen concerns that were raised in previous discussions about security cameras.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the proposal for the installation and operation of security cameras in Campustown and the ongoing expense of maintaining these cameras on the Iowa State University Security Camera System. Funding for this system will be included in the budget development process for consideration by the City Council in the FY2018-19 budget year.

**COUNCIL ACTION FORM****SUBJECT:** GRANT AVENUE PAVING ASSESSMENT**BACKGROUND:**

The City fronted the costs for paving the gravel portion of Grant Avenue (now Hyde Avenue) from Hyde Avenue north to West 190<sup>th</sup> Street. Street construction costs were to be shared among the three developers and the City and recovered through the special assessment process. The Pre-Annexation Agreements approved by the City Council on December 30, 2013, and signed by the three developers (Rose Prairie, Quarry Estates, and Hunziker Land Development Co.) confirmed that financing arrangement. Each Pre-Annexation Agreement included a Special Assessment Contract and Waiver executed by the respective developers.

The Paving Project was bid on May 6, 2015, and a contract with Manatt's, Inc., of Brooklyn, Iowa, was approved on May 26, 2015. On January 24, 2017, the City Council accepted the roadway construction as complete in the amount of \$2,690,709.35. Engineering, Administration, and Acquisition costs were \$338,340.44, which brought the total roadway costs to \$3,029,049.79. The project assessment also included installation of street lighting, which had final costs of \$79,544.20. **The final assessment costs totaled \$3,108,593.99.**

The Developer's Agreement called out for the Project is to be split as shown below:

Rose Prairie	37%	\$1,150,179.77
Hunziker	23%	\$ 714,976.62
City	23%	\$ 714,976.62
Quarry Estates	<u>17%</u>	<u>\$ 528,460.98</u>
	100%	\$3,108,593.99

On May 9, 2017, the City Council adopted Resolution No. 17-298 adopting the Final Assessment Schedule and Levying Assessments; however, the wrong Schedule was attached. Therefore, that Resolution needs to be rescinded and a new Resolution adopted with the correct Schedule attached.

In addition, despite the waivers contained in the Special Assessment Contracts, it has been determined that in order for the City to collect the unpaid assessments, *Iowa Code* Section 384.60 must be followed. This will allow the City Clerk to certify the unpaid amounts to the County Treasurer and file the Schedule spreading the assessments to be collected through property taxes.

**ALTERNATIVES:**

1. Rescind Resolution No. 17-298 and adopt a new Resolution adopting the Final Assessment Schedule and Amending, Confirming, and Levying Assessments with the correct Schedule attached with the Grant Avenue (now known as Hyde Avenue) Paving Project.
2. Take no action.

**MANAGER'S RECOMMENDED ACTION:**

By approving Alternative No. 1, staff can take the actions required in Iowa Code Section 384.60 to collect the assessments. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.



**COUNCIL ACTION FORM**

**SUBJECT:**           **APPROVAL OF SECOND ADDENDUM TO AGREEMENT WITH ISU FOR PUBLIC IMPROVEMENTS AT AMES MUNICIPAL AIRPORT**

**BACKGROUND:**

On February 10, 2015, the City entered into the attached airport improvements funding contract with ISU whereby the University agreed to pay to the City any shortfall as required under Section VII of the agreement as shown below:

- A. *The City shall provide funding in the amount of \$867,000 to help finance construction of the terminal building and associated site improvements noted in Section VI.*
- B. *In order to fund the remainder of the anticipated terminal building costs, the City shall take action to issue additional general obligation bonds beyond the amount specified in Paragraph A up to an estimated principal amount of \$943,000 with a twenty (20) year final maturity. It is the parties' expectation that these bonds will be retired with the revenues derived from the FBO (Fixed Based Operator) agreement in combination with other revenue from airport operations (exclusive of the airport farm).*
- C. *For any fiscal year during which debt payments are made pursuant to Section VII(B), in the event that the combined revenues generated by the FBO agreement and by all other airport operating revenues (excluding airport farm revenue) are not adequate to cover the sum of (1) all airport operating expenses (excluding airport farm expenses) and (2) the City's annual debt service obligation for the debt specified in Section VII(B), ISU agrees that it shall guarantee and pay to the City any shortfall.*
- D. *For any fiscal year during which ISU must make payment under Section VII(C), the parties further agree that ISU's maximum financial obligation shall be no greater than that same year's annual debt service payment for the bonds specified under Section VII(B).*

Because of a premium payment made to the City by the purchaser of the bonds, the City was able to issue the University's portion of the debt over a twenty year term in the amount of \$915,000 in order to finance the site work for the itinerant hanger/terminal and the construction of the new terminal building. It was expected that the contract with the new FBO would be completed shortly thereafter. Unfortunately, it took significantly longer than expected to complete the FBO selection process, and the effective date for the new FBO to assume responsibilities at the Airport was not until April 2017. Because of this delay, the additional revenue expected from a new FBO agreement to minimize the University's obligation under the first two years of this agreement, was not be realized as planned. As a result, if the existing agreement is adhered to, the University would owe the City in excess of \$105,000 for the first two years.

Realizing this might not be fair, on October 11, 2016 the Council directed staff to prepare an addendum to the existing agreement that would delay the University's obligation to backfill any shortfall by two years with the creation of an 18 year debt service schedule that will end in conjunction with the City's actual debt schedule for the airport improvements. As is evidenced in the attached comparison sheet, the original 20 year debt service schedule is re-amortized over 18 years. The ISU guarantee of debt service remains the same as in the original contract. The only adjustment is in the term to reflect the delay in the implementation of the FBO contract.

**ALTERNATIVES:**

1. The City Council can approve the second addendum to the agreement that reflects a new maximum financial obligation schedule for the University to backfill any shortfall for each year that non-farm revenues do not exceed non-farm expenditures at the Airport.

Under this alternative, the University would not be subject to any financial responsibility under the agreement until June 30, 2018.

2. The City Council can decide not to approve the proposed second addendum.

Under this alternative, the University would owe the City \$107,251 by the end of October.

3. The City Council can refer this issue back to the staff to negotiate different terms for the second addendum.

**MANAGER'S RECOMMENDED ACTION:**

When the agreement was negotiated with the University to pay any shortfall each year for the difference between non-farm expenditures plus the debt service obligation minus non-farm revenues, it was anticipated that the new FBO contract would be in place by the time the bonds were issued. Therefore, more revenue would be available to the City to cover the operating and debt service costs. Thus, the financial exposure to the

University would be reduced. Unfortunately, it took longer than expected to select an FBO which resulted in a delay in receiving the anticipated revenue from the new FBO agreement.

In order to prepare the construction site and to be able to move ahead expeditiously with the building construction, the City issued bonds for the total project before the FBO start date was finalized. Because this date was later than anticipated, it seems appropriate to recalculate the debt service for purposes of determining the possible financial obligation of the University under Section VII of the agreement. **What is being recommended, therefore, is a new schedule inserted as an addendum to the contract that recalculates the University's debt service exposure based on retiring the City's debt over 18 years with the same final maturity of the actual debt service schedule of June 1, 2035.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and approve the attached second addendum to the agreement with Iowa State University for Airport Improvements.

## **AGREEMENT FOR PUBLIC IMPROVEMENTS AT THE AMES MUNICIPAL AIRPORT**

**THIS CONTRACT AND AGREEMENT**, made and entered into this 10<sup>th</sup> day of February, 2015, by and between IOWA STATE UNIVERSITY (hereinafter called "ISU") and THE CITY OF AMES, IOWA (hereinafter called the "City");

**WITNESSETH:**

**WHEREAS**, the City is the owner and operator of the Ames Municipal Airport, which is a public airport bound by all pertinent regulations of the Federal Aviation Administration; and

**WHEREAS**, the Airport serves as an important entry point to the City and to ISU; and

**WHEREAS**, the Airport sits immediately adjacent to the Iowa State University Research Park; and

**WHEREAS**, current and potential tenants at the Research Park have expressed particular interest in having certain improvements made to support and strengthen their business operations; and

**WHEREAS**, it is the desire of both the City and ISU to facilitate certain improvements that will expand the operational capabilities and enhance the attractiveness of the Airport to visitors to the City and to businesses within the City; and

**WHEREAS**, it is agreed that these improvements should include a new aircraft storage hangar and a new airport terminal building; and,

**WHEREAS**, the City's original plan to finance these improvements called for the City, ISU, and the private sector to each contribute \$867,000 to finance these facilities; and,

**WHEREAS**, a new funding strategy has been identified to accomplish these improvements; and

**WHEREAS**, the City operates the Airport as a self-supporting venture; and

**WHEREAS**, ISU has space available in an existing hangar that could be used by a new Fixed Base Operator to provide aircraft maintenance at the Airport; and

**WHEREAS**, a new Fixed Base Operator (FBO) contract will not yet have been negotiated prior to initiation of the planned terminal and hangar projects;

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

**I  
PARTIES**

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

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

**II  
DURATION**

This agreement shall endure and remain in effect until the debt incurred by the City for financing the new terminal has expired, unless both parties mutually agree to terminate or extend this agreement earlier for whatever reason and upon whatever terms they may then agree.

**III  
PURPOSE**

**In general.** The purpose of this agreement is to provide for a joint and cooperative effort by the parties hereto to enhance the facilities available at the Ames Municipal Airport in accordance with the financing strategy outlined herein.

**IV  
AIRCRAFT MAINTENANCE HANGAR SPACE**

A. ISU agrees to make available approximately half of its existing hangar (located as shown on Exhibit I) for the City's designated Fixed Base Operator to utilize for providing aircraft mechanical and maintenance services.

B. The City agrees to include a provision in its lease agreement with the Fixed Base Operator that the designated portion of this hangar building shall be used solely as an aircraft maintenance facility.

C. The City shall require the Fixed Base Operator to obtain and maintain both liability and property insurance while utilizing its portion of this maintenance hangar in accordance with terms and limits prescribed by ISU.

D. Any revenue derived from the use of this hangar by the Fixed Base Operator shall be paid to the City and not to ISU, based upon the City's separate agreement with the Fixed Based Operator.

**V.**  
**NEW AIRCRAFT STORAGE HANGAR**

A. ISU shall be responsible to ensure that the following responsibilities are accomplished by a third party of its choosing:

1. The third party shall design and construct an aircraft storage hangar approximately 11,500 square feet in size to temporarily store aircraft overnight. This hangar shall be constructed on a site designated by the City in accordance with the City's site specifications. The plans and specifications for the hangar building shall be approved in advance by the City. The estimated cost of this hangar is \$1,000,000.

2. The third party shall construct the hangar structure and any other improvements on the hangar site in compliance with all ordinances, policies, and regulations of the City. All requirements for plans, permits, and approvals shall be adhered to by the third party.

3. The third party, in the use of the land on which the airport storage hangar is constructed, will not, on the grounds of race, color, or national origin, discriminate or permit discrimination against any persons or group of persons in any manner prohibited by Part 15 of the Federal Aviation regulations.

4. The third party shall complete construction of the aircraft storage hangar by no later than December 31, 2016.

5. Once the aircraft storage hangar has been constructed and the City's Building Official has issued a Certificate of Occupancy, ownership of this structure shall be transferred from the third party to the City by quit claim deed within thirty (30) days after issuance of the Certificate of Occupancy.

6. Prior to the issuance of a building permit for construction of this hangar, the third party shall confirm with the City in writing its commitment to comply with the provisions specified in this section.

B. The Parties agree that the above list of responsibilities is essential to this contract. Therefore, the Parties confirm that the City shall be allowed to obtain from ISU specific performance of the requirement for ISU to arrange for a third party to fulfill the responsibilities in Section V(A) in the event the initial third party does not or cannot perform these responsibilities.

**VI.**  
**NEW AIRPORT TERMINAL BUILDING AND SITE IMPROVEMENTS**

A. The City shall construct a new terminal building approximately 6,500 square feet in size, as well as associated site improvements adjacent to the terminal building and the



aircraft storage hangar referenced in Section V. The estimated cost of this building, including design, engineering and inspection, is \$1,700,000. The estimated cost of the site improvements is \$710,000.

B. In recognition of ISU's guarantee of a portion of the debt needed to construct the terminal improvements, in the event that the terminal building construction bid exceeds an amount that can be guaranteed by ISU, the City shall, at ISU's request, reject all bids for the terminal building construction. If a decision is made to reject all bids for the terminal building construction, the parties agree to work together to modify the design specifications in order to reduce the estimated cost of the terminal building.

## **VII. ISU GUARANTEE OF TERMINAL DEBT SERVICE**

A. The City shall provide funding in the amount of \$867,000 to help finance construction of the terminal building and associated site improvements noted in Section VI.

B. In order to fund the remainder of the anticipated terminal building costs, the City shall take action to issue additional general obligation bonds beyond the amount specified in Paragraph A up to an estimated principal amount of \$943,000 with a twenty (20) year final maturity. It is the parties' expectation that these bonds will be retired with the revenues derived from the FBO agreement in combination with other revenue from airport operations (exclusive of the airport farm).

C. For any fiscal year during which debt payments are made pursuant to Section VII(B), in the event that the combined revenues generated by the FBO agreement and by all other airport operating revenues (excluding airport farm revenue) are not adequate to cover the sum of (1) all airport operating expenses (excluding airport farm expenses) and (2) the City's annual debt service obligation for the debt specified in Section VII(B), ISU agrees that it shall guarantee and pay to the City any shortfall.

D. For any fiscal year during which ISU must make payment under Section VII(C), the parties further agree that ISU's maximum financial obligation shall be no greater than that same year's annual debt service payment for the bonds specified under Section VII(B).

E. For any fiscal year during which the combined revenues generated by the FBO agreement and by all other airport operating revenues (excluding airport farm revenue) exceed the sum of (1) all airport operating expenses (excluding airport farm expenses) and (2) the City's annual debt service obligation for the debt specified in Section VII(B), the parties shall equally share any such additional revenue. However, the maximum amount credited to ISU under this provision shall be equal to the annual land lease payment for the land upon which ISU has its hangar shown on Exhibit I.

F. By September 30<sup>th</sup> following the end of each fiscal year, the City shall provide ISU with an annual accounting of the non-farm operating revenues, of the non-farm operating expenses, and of the annual debt service paid under Section VII(B) for the previous fiscal year. If an amount is owed to the City as required by Section VII(C) above, ISU shall make such payment to the City within 30 days of the receipt of this accounting. If a credit is due ISU, the credit shall be applied against the current year's land lease payment.

**VIII.  
ADDITIONAL PROVISIONS**

A. During construction of the airport storage hangar, the City reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent ISU from erecting or permitting to be erected, any other permanent or temporary building, structure or obstruction on the airport which, in the opinion of City, would limit the usefulness of the airport or constitute a hazard to aircraft.

B. This lease shall be subordinate to the provisions of any existing or future agreement between the City and the United States, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the airport.

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

IOWA STATE UNIVERSITY

CITY OF AMES

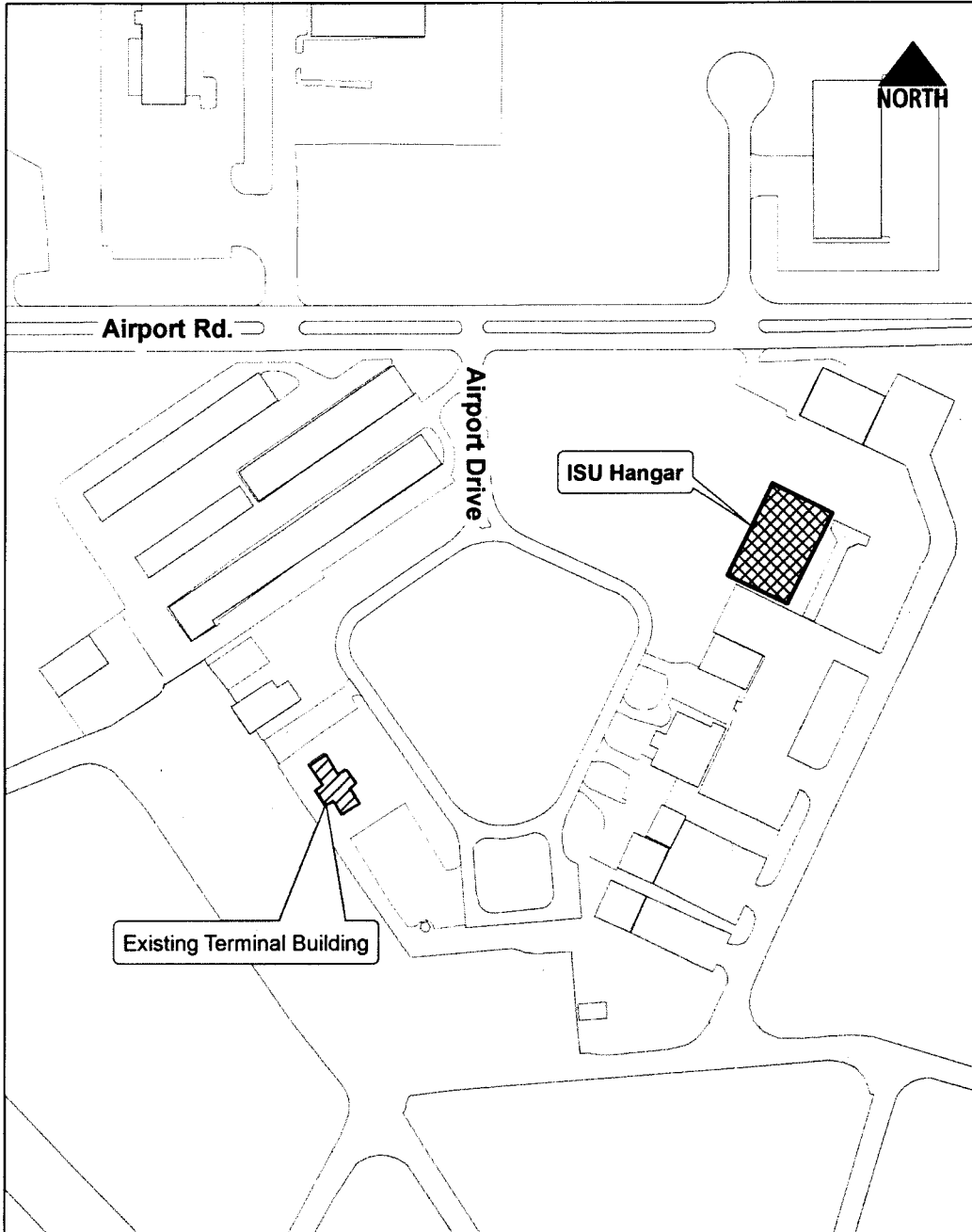
By: Warren R. Madden 2/8/15  
Warren R. Madden,  
Senior Vice President for  
Business & Finance

By: Ann H. Campbell  
Ann H. Campbell, Mayor

Attest: Diane Voss  
Diane Voss, City Clerk



# Exhibit I



**SECOND ADDENDUM TO FEBRUARY 10, 2015 AGREEMENT FOR PUBLIC IMPROVEMENTS  
AT THE AMES MUNICIPAL AIRPORT**

**THIS ADDENDUM TO THE CONTRACT AND AGREEMENT** made and entered into by and between IOWA STATE UNIVERSITY (hereinafter called "ISU") and THE CITY OF AMES, IOWA (hereinafter called the "City"); for purposes of making public improvements to the Ames Municipal Airport, is effective as of September 27, 2017. The original agreement was entered prior to the issuance of bonds to fund the airport improvements. This addendum is made to reflect the terms of the debt service guaranteed by ISU as part of the original agreement.

**SECTION VII.  
ISU GUARANTEE OF TERMINAL DEBT SERVICE**

Paragraph B. of Section VII is replaced as follows: In order to fund the remainder of the anticipated terminal building costs, the City issued general obligation bonds beyond the amount specified in Paragraph A. The bond issue is the City of Ames \$18,445,000 General Obligation Corporate Purpose and Refunding Bonds Series 2015A with a bond delivery date of September 22, 2015. Of this issue, proceeds with a principal amount of \$958,990 and a final maturity on June 1, 2035 were dedicated for funding improvements at the Ames Municipal Airport. The debt service schedule for this portion of the bond issue was determined by Securities and Exchange Commission Registered Municipal Advisor PFM Financial Advisors, LLC. The schedule of debt service subject to the ISU guarantee as described in VII.(C). is provided below:

<b>Fiscal Year Ending June 30</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Guarantee Sept 30 Payment (If Due)</b>
2018	\$38,150	\$32,829.46	\$70,979.46	2018
2019	40,060	30,921.96	70,981.96	2019
2020	42,060	28,918.96	70,978.96	2020
2021	44,160	26,815.96	70,975.96	2021
2022	45,050	25,932.76	70,982.76	2022
2023	47,300	23,680.26	70,980.26	2023
2024	49,660	21,315.26	70,975.26	2024
2025	50,910	20,073.76	70,983.76	2025
2026	52,430	18,546.46	70,976.46	2026
2027	54,010	16,973.56	70,983.56	2027
2028	55,630	15,353.26	70,983.26	2028
2029	57,290	13,684.36	70,974.36	2029
2030	59,010	11,965.66	70,975.66	2030
2031	60,780	10,195.36	70,975.36	2031
2032	62,610	8,371.96	70,981.96	2032
2033	64,560	6,415.40	70,975.40	2033
2034	66,580	4,397.90	70,977.90	2034
2035	<u>68,740</u>	<u>2,234.06</u>	<u>70,974.06</u>	2035
<b>Totals</b>	<b>\$958,990</b>	<b>\$318,626.36</b>	<b>1,277,616.36</b>	

Paragraph F. of Section VII is replaced as follows: By September 30 following the end of each fiscal year, beginning with the fiscal year ending June 30, 2018, the City shall provide ISU with an annual accounting of the Ames Municipal Airport non-farm operating revenues and non-farm operating

**SECOND ADDENDUM TO FEBRUARY 10, 2015 AGREEMENT FOR PUBLIC IMPROVEMENTS  
AT THE AMES MUNICIPAL AIRPORT**

expenses for the previous fiscal year. If an amount is owed to the City as required by Section VII(C); ISU shall make payment to the City within 30 days of the receipt of this accounting.

The City maintains sole discretion for decisions related to refunding or pre-payment of the outstanding bonds at any time during this agreement. In the case of early retirement of the debt for refunding or early repayment, a Registered Municipal Advisor will be engaged to determine a new debt service schedule as provided in Paragraph B. In no case shall the new payment schedule include an increase in the debt service guaranteed by ISU in total or any individual fiscal year.

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

IOWA STATE UNIVERSITY

CITY OF AMES

By: \_\_\_\_\_  
Miles Lackey, Chief Financial  
Officer/Chief of Staff

By: \_\_\_\_\_  
Ann H. Campbell, Mayor

Attest: \_\_\_\_\_  
Diane Voss, City Clerk

**ISU Guarantee of Debt Service for Ames Municipal Airport Terminal  
Schedule of Debt Payments Guaranteed.**

ISU Debt Svc. Per Bond Issue	Adjusted Payment 2 Year Delay	Difference	ISU Payment Date	Debt Svc Guarantee for FY Ending
42,250.05	-	(42,250.05)	9/30/2016	6/30/2016
66,168.76	-	(66,168.76)	9/30/2017	6/30/2017
64,418.76	70,979.46	6,560.70	9/30/2018	6/30/2018
62,668.76	70,981.96	8,313.20	9/30/2019	6/30/2019
65,918.76	70,978.96	5,060.20	9/30/2020	6/30/2020
63,918.76	70,975.96	7,057.20	9/30/2021	6/30/2021
63,118.76	70,982.76	7,864.00	9/30/2022	6/30/2022
61,118.76	70,980.26	9,861.50	9/30/2023	6/30/2023
64,118.76	70,975.26	6,856.50	9/30/2024	6/30/2024
62,993.76	70,983.76	7,990.00	9/30/2025	6/30/2025
61,643.76	70,976.46	9,332.70	9/30/2026	6/30/2026
65,293.76	70,983.56	5,689.80	9/30/2027	6/30/2027
63,793.76	70,983.26	7,189.50	9/30/2028	6/30/2028
62,293.76	70,974.36	8,680.60	9/30/2029	6/30/2029
65,793.76	70,975.66	5,181.90	9/30/2030	6/30/2030
64,143.76	70,975.36	6,831.60	9/30/2031	6/30/2031
62,493.76	70,981.96	8,488.20	9/30/2032	6/30/2032
65,775.00	70,975.40	5,200.40	9/30/2033	6/30/2033
63,900.00	70,977.90	7,077.90	9/30/2034	6/30/2034
61,950.00	70,974.06	9,024.06	9/30/2035	6/30/2035
<u>1,253,775.21</u>	<u>1,277,616.36</u>	<u>23,841.15</u>		

Based on City of Ames Bond Issue Series 2015A

Schedule is adjusted based on Interest Deferral and addition to Principal

First Column is original debt service. Second column is debt service with 2 year delay and credit for interest earned on proceeds.