

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**OCTOBER 8, 2019**

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

**CALL TO ORDER:** 6:00 PM

**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 held September 24, 2019, and Special Meeting held October 4, 2019
3. Motion approving Report of Contract Change Orders for September 15 - 30, 2019
4. Motion accepting Abstract of Votes for September 10, 2019, Special Election
5. Motion approving new 5-day (October 23 - 27) Class C Liquor License - Gateway Hotel & Conference Center, 1800 Christensen Drive
6. Motion approving new 5-day (October 23 - 27) Class C Liquor License - Gateway Hotel & Conference Center, 1407 S University Boulevard
7. Motion approving new 5-day (October 19 - 23) Class C Liquor License - Christiani's Events, 420 Beach Avenue
8. Motion approving new 12-month Special Class C Liquor License – Wok N Roll, 120 Welch Avenue - Pending Inspections
9. Motion approving new 12-month Special Class C Liquor License with Sunday Sales – Macubana LLC, 116 Welch Avenue - Pending Inspections
10. Motion approving new 12-month Class E Liquor License with Class B Wine and Class C Beer - Southgate Expresse, 110 Airport Road - Pending Inspections
11. Motion approving new 12-month Class E Liquor License with Class B Wine, Class C Beer (Carry-out Beer), and Sunday Sales – Kum & Go #0217, 1459 Grand Avenue
12. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor License with Sunday Sales - London Underground, 212 Main Street
  - b. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - CVS/Pharmacy #10452, 2420 Lincoln Way, #104
  - c. Class C Liquor License with Catering and Sunday Sales - Arcadia Café, 116 Welch Avenue
  - d. Class C Beer Permit with Class B Wine, Sunday Sales - Aldi, Inc. #48, 108 South 5th Street
  - e. Class C Liquor License with Sunday Sales - North Grand Cinema, 2801 Grand Avenue. Ste. 1300

13. Resolution approving Cooperative Agreement between Ames Human Relations Commission and the Iowa Civil Rights Commission regarding Intake and Investigation of Civil Rights Complaints
14. Resolution approving Leasehold Purchase Agreement with Legacy Golf Associates, Inc., for South Grand Avenue Extension project in the amount of \$103,400
15. Resolution approving Memorandum of Understanding with Friends of Brookside Park
16. Resolution approving Neighborhood Improvement Project Grant for Sunset Ridge Park in the amount of \$5,000
17. Resolution approving preliminary plans and specifications for Inis Grove Park Restrooms; setting November 5, 2019, as bid due date and November 12, 2019, as date of public hearing
18. Unit 7 Turbine Generator Parts:
  - a. Resolution approving Change Order No. 2 to Argo Turboservice Corporation of Rutherford, New Jersey, in the amount of \$12,534.29
  - b. Resolution approving Change Order No. 2 to MD&A Part Division of Clifton Park, New York, in the amount of \$20,471.55
19. 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining):
  - a. Resolution approving Change Order No. 2
  - b. Resolution accepting completion of project
20. 2017/18 Shared Use Path Maintenance Program #2 (Stange Road):
  - a. Resolution approving Change Order No. 1
  - b. Resolution accepting completion of project
21. 2017/18 S. Duff Avenue Improvements:
  - a. Resolution approving Change Order No. 6
  - b. Resolution accepting completion of project
22. 2016/17 Storm Water Erosion Control Program (S. Skunk River-Carr Park to Homewood Golf Course) Contract -A
  - a. Resolution approving Change Order No. 5
  - b. Resolution accepting completion of project
23. Resolution accepting completion of Water Pollution Control Facility Screw Pump Drive Replacement Project
24. Resolution approving Plat of Survey for 2110 Lincoln Way and 117 Beach Avenue

**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 three minutes.

**PUBLIC WORKS:**

25. Motion directing City Attorney to prepare ordinance updating name and speed limit of University Boulevard/530th Avenue

**ADMINISTRATION:**

26. Presentation of 2019 Resident Satisfaction Survey results

**HEARINGS:**

27. Hearing on proposed amendments to Zoning Code (Chapter 29) and the Rental Code (Chapter 13) and the creation of a new Chapter 35 to establish definitions, standards, and enforcement procedures for licensing of guest lodging in specified zoning districts:
  - a. First passage of Ordinance amending Chapter 29
  - b. First passage of Ordinance amending Chapter 13
  - c. First passage of Ordinance creating Chapter 35
28. Hearing on 415 Stanton Avenue Contract Rezoning Agreement: (Continued from August 27, 2019; September 10, 2019; and September 24, 2019)
  - a. First passage of ordinance revising the age-limit restriction for the RH rezoning
  - b. Resolution approving Amended Contract Rezoning Agreement contingent upon Agreement containing signatures of all property owners
29. Hearing on authorization to issue Hospital Revenue Bonds, Mary Greeley Medical Center Series 2019, in an amount not to exceed \$35,000,000:
  - a. Resolution authorizing the sale and issuance, setting parameters and approving a fourth supplemental indenture of Trust, Bond Purchase Agreement and other documents in connection therewith
30. Hearing on 2018/19 Sanitary Sewer Rehabilitation [Siphon] (Continued from 9/24/19):
  - a. Resolution approving final plans and specifications and awarding contract to Synergy Contracting, LLC, of Bondurant, Iowa, in the amount of \$1,440,778
31. Hearing on 2019/20 Sanitary Sewer Rehabilitation [Munn Woods] (Continued from 9/24/19):
  - a. Resolution approving final plans and specifications and awarding contract to Visu-Sewer, Inc., of Pewaukee, Wisconsin, in the amount of \$2,19+960,212.40
32. Hearing on vacation of a Public Utility Easement at 2812 Hyatt Circle:
  - a. Resolution vacating Easement
33. Hearing on Brookside Park Restroom Renovation Project:
  - a. Motion accepting Report of Bids and rejecting all bids
34. Hearing on Water Pollution Control Facility Methane Engine Generator Replacement Project:
  - a. Resolution approving final plans and specifications and awarding contract to The Waldinger Corporation, of Des Moines, Iowa, in the amount of \$1,554,270

**ORDINANCES:**

35. First passage of ordinance assigning Wards and Precincts to newly annexed properties generally located south of the current City limits between University Boulevard/530th Avenue and Cedar Lane
36. ISU Research Park Urban Renewal Area:
  - a. First passage of ordinance correcting boundaries of Tax-Increment Financing District No. 1
  - b. First passage of ordinance creating Tax-Increment Financing District No. 2
37. Third passage and adoption of ORDINANCE NO. 4393 amending Chapter 13 (Rental Code) to add rent abatement as an enforcement tool, to add one year Letter of Compliance prohibition as an enforcement tool, and to freeze the bedroom counts for all properties in the Near Campus Neighborhoods to what would have been allowed on January 1, 2018
38. Third passage and adoption of ORDINANCE NO. 4394 on proposed amendment to Zoning

Code related to bicycle parking incentives in commercial and industrial areas

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

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

**MINUTES OF THE 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**

**AMES, IOWA**

**SEPTEMBER 24, 2019**

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 5:01 p.m. on the 24th day of September, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Tim Gartin, City of Ames; David Martin, City of Ames; Chris Nelson, City of Ames; Juan Bibiloni, Transit; and Lauris Olson, Story County. Amber Corrieri, City of Ames; Jonathan Popp, Gilbert; and Bill Zinnel, Boone County Supervisor were absent.

CyRide Transportation Planner Shari Atwood; City of Ames Traffic Engineer Damion Pregitzer; and the AAMPO Administrator and Ames Public Works Director John Joiner were also present.

**APPOINTMENT OF PUBLIC WORKS DIRECTOR JOHN JOINER TO STATEWIDE URBAN DESIGN SPECIFICATIONS (SUDAS) BOARD OF DIRECTORS:** AAMPO Administrator Joiner said the AAMPO is allocated one member on the Statewide Urban Design and Specifications (SUDAS) Board of Directors. The representative is required to be a licensed professional engineer and has traditionally been the Public Works Director in the City of Ames.

Moved by Bibiloni, seconded by Nelson, to approve Alternative No. 1, thereby approving the appointment of the City of Ames Public Works Director, John Joiner, as the AAMPO representative to the SUDAS Board of Directors.

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

**IOWA CLEAN AIR ATTAINMENT PROGRAM GRANT APPLICATION:** Five project applications are being submitted to the Iowa DOT for the Iowa's Clean Air Attainment Program (ICAAP) for Phase 1 that includes a fiber-optic network and technology upgrades to every signalized intersection for traffic adaptive, which is the Long-Range Plan project.

City Council Member Martin asked what happens if the fiber gets cut since traffic control will be based off the new fiber network. Traffic Engineer Pregitzer said the fiber is designed with redundant rings so that if one area gets cut, another part of the loop would reroute communication; there shouldn't be any major downtime. Each internal controller would have a default mode that it would revert to if the fiber was completely disconnected from the traffic light. Mr. Martin asked why fiber technology was chosen instead of a competing cheaper option. Mr. Pregitzer said all of the traffic devices are designed and run on a fiber network, and it tends to be the most resilient style network because it is buried, which wouldn't be affected by downed trees or ice storms. Wireless networks require line-of-site, which would not be ideal with all the trees in Ames. Mr. Martin then asked if the

dark cable is something that could be leased to private entities. Mr. Pregitzer said the owner will be the City of Ames, so Council can decide the policy on any of the dark fiber.

Mayor Haila asked if conduit will be roughed in along areas that are currently being developed to have the fiber pulled in the future. Mr. Pregitzer said the goal is to implement pieces that coincide with the Master Plan as they become possible.

Story County Representative Olson asked for a rough estimate of how many years and how much money this entire project would take. Mr. Pregitzer said the Master Plan hasn't been presented and adopted yet; the goal tonight is to not miss the current funding cycle window. This Phase was the most logical as it contains Duff, which is the most-congested corridor. The Master Plan will hopefully be presented this fall with a completion goal of three to five years but it is dependent on grants like these. CyRide Transportation Planner Shari Atwood discussed the route changes and additions listed in the Council Action Form.

Moved by Olson, seconded by Betcher, to approve the following resolutions:

1. RESOLUTION NO. 19-485, thereby certifying that the Ames Traffic Network - Phase 1 (Fiber Network & Adaptive Control) project shown in the Iowa Clean Air Attainment Program grant application conforms to the MPO's regional transportation planning process.
2. RESOLUTION NO. 19-486, thereby certifying that the West Ames Changes (New Route: #12 Lilac; Added Frequency of Service: #1 Red, #7 Purple, & #11 Cherry) project shown in the Iowa Clean Air Attainment Program grant application conforms to the MPO's regional transportation planning process.
3. RESOLUTION NO. 19-487, thereby certifying that the Cherry (Night Service) project shown in the Iowa Clean Air Attainment Program grant application conforms to the MPO's regional transportation planning process.
4. RESOLUTION NO. 19-488, thereby certifying that the Lilac (Midday Service) project shown in the Iowa Clean Air Attainment Program grant application conforms to the MPO's regional transportation planning process.
5. RESOLUTION NO. 19-489, thereby certifying that the Brown (Night Service) project shown in the Iowa Clean Air Attainment Program grant application conforms to the MPO's regional transportation planning process.

Vote on Motion: 8-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**FISCAL YEAR 2016-2020 SAFETY PERFORMANCE TARGETS:** Mr. Joiner said the numbers are incorporated in the AAMPO through the Long-Range Plan and the TIP, rather than each project.

Moved by Betcher, seconded by Olson, to approve Alternative No. 1, thereby approving supporting the safety performance targets established by the Iowa Department of Transportation in coordination with Iowa MPOs.

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

**ADJOURNMENT:** Moved by Bibiloni to adjourn the Ames Area Metropolitan Planning

Organization Transportation Policy Committee meeting at 5:11 p.m.

### **REGULAR CITY COUNCIL MEETING**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:15 p.m. on September 24, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. *Ex officio* Member Devyn Leeson was also in attendance.

**PRESENTATION:** Mayor Haila introduced Story County Attorney Jessica Reynolds; Callie Sanders from the Iowa State University Athletic Department; and Pam Elliott Cain, Interim Senior Vice President for Operations and Finance for Iowa State University. Story County Attorney Reynolds recognized the joint efforts of law enforcement for their hard work. She recounted the reaction of the community and the law enforcement personnel to the Celia Barquin Arozamena murder case from September 17, 2018.

The following officers were recognized for their vital roles in this case: Police Officer Adam McPherson, who was first to arrive on the scene and pulled the victim out of the water; Mitch Koepping, the police officer who arrested Collin Richards; Lieutenant Heath Ropp, who came in on his day off to help the community and broke the case quickly; Detective Cole Hippen, who was the lead investigator on this case; Iowa State University Police Chief Newton was on-scene and coordinated with the Attorney's Office the whole time; Police Chief Cychosz, who coordinates an exceptional agency with Commander Geoff Huff and Commander Jason Tuttle.

**PROCLAMATION FOR "FIRE PREVENTION WEEK:"** October 6-12, 2019, was proclaimed as "Fire Prevention Week" by Mayor Haila. Fire Chief Rich Higgins, Deputy Chief Tom Hackett, Deputy Chief Doug Allen, Firefighters Mike Kaldenberg, Rickey Thompson Jr., Jess Bappe, and Eli Ingram, Shift Commander Nick Lucchesi, and Fire Inspector Jason Ziph of the Ames Fire Department accepted the Proclamation.

**PROCLAMATION FOR "MANUFACTURING DAY:"** October 4, 2019, was proclaimed as "Manufacturing Day" by Mayor Haila. Dan Culhane President and Chief Executive Officer of the Ames Chamber of Commerce accepted the Proclamation.

Mayor Haila announced that the Council was working off an Amended Agenda. City staff had added a Certificate of Consistency with the City's 2014-2018 Community Development Block Grant Consolidated Plan on behalf of Youth and Shelter Services, Inc. Mayor Haila also advised Council that he pulled the resolution setting the date of public hearing for October 8, 2019, for authorization to issue Hospital Revenue Bonds, Mary Greeley Medical Center Series 2019, in an amount not to exceed \$35,000,000 from the Consent Agenda for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting held September 10, 2019, and Special Meeting held September 17, 2019
3. Motion approving Report of Contract Change Orders for September 1 - 15, 2019
4. Motion approving new 5-day (October 10 - 14) Special Class C Liquor License with Outdoor Service - Ames Main Street, 500 Main Street
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Beer Permit with Class B Wine, Sunday Sales - Hy-Vee Gas #5018, 636 Lincoln Way
  - b. Class C Beer Permit with Sunday Sales - Docs Stop 5, 2720 E 13th St
  - c. Class C Liquor License with Class B Native Wine, Outdoor Service and Sunday Sales - AJ's Ultra Lounge, 2401 Chamberlain Street - PENDING DRAM SHOP
  - d. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
  - e. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - Hy-Vee Food Store #1, 3800 W Lincoln Way
  - f. Class C Liquor License with Sunday Sales - Bullseye Restaurant Group LLC, 114 South Duff Ave
6. Ames High School Homecoming Requests:
  - a. Parade on Monday, September 30:
    - i. Motion approving blanket Temporary Obstruction Permit
    - ii. RESOLUTION NO. 19-490 approving closure of City Parking Lot MM, southern portion of City Parking Lot M, and a portion of CBD Lot Z from 5:30 p.m. to 7:30 p.m. for parade staging
    - iii. RESOLUTION NO. 19-491 approving closure of 5<sup>th</sup> Street, from Grand Avenue to Pearle Avenue; Pearl Avenue; Main Street, from Pearle Avenue to Duff Avenue; Clark Avenue, from north of the CBD Lot exit to Fifth Street; Burnett Avenue, from Main Street to 5<sup>th</sup> Street; and Kellogg Avenue, from north of the CBD Lot exit to Main Street, from 6:00 p.m. to approximately 7:30 p.m.
    - iv. RESOLUTION NO. 19-492 approving waiver of parking meter fees and enforcement from 4:00 p.m. to 6:00 p.m. for 55 metered parking spaces in Lot N
  - b. Fireworks at Ames High Stadium on Friday, October 4:
    - i. Motion approving fireworks permit for display after football game (approximately 8:15 p.m.)
    - ii. RESOLUTION NO. 19-493 approving waiver of fee for Fireworks Permit
7. Requests from ISU Homecoming Central Committee for ISU Homecoming Events on Friday, October 25, 2019:
  - a. ExCYtement in the Streets
    - i. Motion approving blanket Temporary Obstruction Permit
    - ii. RESOLUTION NO. 19-494 approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, and Pearson Avenue from 5:00 p.m. to 11:00 p.m.
    - iii. RESOLUTION NO. 19-495 approving suspension of parking regulations for closed areas from 5:00 p.m. Thursday, October 24, until 11:00 p.m. Friday, October 25



Central Campus Events

- iv. Motion approving request for Fireworks Permit for display from ISU Central Campus at midnight on Friday, October 25, for Mass Campaniling
  - v. Motion approving a blanket Vending License
  - vi. RESOLUTION NO. 19-496 approving waiver of the Vending License fee
8. Requests from The Mucky Duck for Anniversary Beer & Sausage Festival on September 27, 2019
    - a. RESOLUTION NO. 19-497 approving the suspension of parking regulations along the south side of the 100 and 200 blocks of Crystal Street from 7:00 a.m. on September 27 through 10:00 a.m. on September 28
    - b. Motion approving temporary extension of Outdoor Service area for The Mucky Duck, 3100 S. Duff Avenue - PENDING DRAM SHOP
  9. RESOLUTION NO. 19-498 approving and adopting Supplement No. 2019-4 to the *Ames Municipal Code*
  10. RESOLUTION NO. 19-499 approving Annual Street Financial Report
  11. RESOLUTION NO. 19-500 approving Certificate of Consistency with the City's 2018-2018 Community Development Block Grant Consolidated Plan on behalf of Youth and Shelter Services, Inc.
  12. RESOLUTION NO. 19-502 setting date of public hearing regarding vacation of a Public Utility Easement at 2812 Hyatt Circle
  13. RESOLUTION NO. 19-503 approving Professional Services Agreement for 2020/2021 U. S. Highway 69 Improvements (Intersection improvements and traffic signal at South Duff Avenue and U. S. Highway 30 Eastbound Off-Ramp) in an amount not to exceed \$68,600
  14. RESOLUTION NO. 19-504 approving renewal of Story County 28E Mutual Aid Agreement for Fire and Emergency Medical Service
  15. RESOLUTION NO. 19-505 approving purchase of C-5 Conveyor Replacement for Resource Recovery Plant from Carrier Vibrating Equipment, Inc., of Louisville, Kentucky in the amount of \$59,987
  16. RESOLUTION NO. 19-506 approving contract and bond for 2018/19 Traffic Signal Program (U.S. Hwy. 30 Westbound Off-Ramp and South Dakota Avenue)
  17. RESOLUTION NO. 19-507 approving Change Order No. 1 to contract with General Electric Steam Services, Inc., of Midlothian, Virginia, for additional field engineering services for Unit 7 Turbine Generator Overhaul in the amount of \$49,986.22
  18. RESOLUTION NO. 19-508 awarding Contract for Asset Data Collection and Hierarchy Development to Emerson of St. Louis, Missouri, in the amount of \$99,532
  19. RESOLUTION NO. 19-509 approving Final Plat for Sunset Ridge Subdivision, 9<sup>th</sup> Addition and the phasing of the private improvements
  20. RESOLUTION NO. 19-510 accepting partial completion of public improvements required for Birch Meadows Subdivision, 1<sup>st</sup> Addition and reducing security being held therefor
  21. RESOLUTION NO. 19-511 accepting partial completion of public improvements required for South Fork Wrap-Up (various additions of South Fork Subdivision) and reducing security being held therefor
  22. RESOLUTION NO. 19-512 accepting completion of public improvements required for South

- Fork Subdivision, 3<sup>rd</sup> Addition, and releasing security being held therefor
23. RESOLUTION NO. 19-513 accepting completion of public improvements required for South Fork Subdivision, 6<sup>th</sup> Addition, and releasing security being held therefor
  24. RESOLUTION NO. 19-514 accepting completion of public improvements required for South Fork Subdivision, 7<sup>th</sup> Addition, and releasing security being held therefor
  25. RESOLUTION NO. 19-515 accepting completion of 2016/17 Concrete Pavement Improvement (Dawes Drive)
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Mayor Haila said he pulled the item regarding Hospital Revenue Bonds from the Consent Agenda to allow further explanation. Gary Botine, Chief Financial Operator of Mary Greeley Medical Center, said the purpose of the bond is to finance renovations and additional expansions. The bonds are hospital revenue bonds, which are not paid for by the tax payers and the hospital does not receive any public support. If there is an event of default, the City is not held responsible.

Moved by Gartin, seconded by Corriero to approve RESOLUTION NO. 19-501, thereby setting the date of the public hearing for October 8, 2019, for authorization to issue Hospital Revenue Bonds, Mary Greeley Medical Center Series 2019, in an amount not to exceed \$35,000,000.

**PUBLIC FORUM:** Mayor Haila opened Public Forum.

Richard Deyo, 505-8<sup>th</sup> Street, Ames, said he wanted to vote no for the Healthy Life Center due to the Center not allowing nudists. Mayor Haila advised Richard that this does not pertain to City business.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, said he wanted to talk about the announcement of a possible Multi-Use Development District between Hilton Colosseum and Jack Trice Stadium as well as the failure of the Healthy Life Center Bond Issue. He said the entertainment district idea is an ISU project with the Ames Convention and Visitors Bureau (ACVB) involved somehow. He proposed that the ACVB set aside 15-25% of the annual Hotel/Motel Tax revenue from the proposed new convention center with an attached hotel that the ACVB is pursuing to offset losses from whatever aquatic facilities are eventually developed for the City. The ACVB gets approximately \$1.75 million in tax revenue, and they don't seem to know how to use the money wisely. He said according to *the Code* Chapter 24 Section 5, the City Manager may work with the ACVB and representatives of Iowa State University to develop for the approval of City Council multi-year agreements for utilization of said tax proceeds for improvements to and construction of recreation, convention, cultural, and entertainment facilities. Mr. Pfannkuch said he believes that means they can use those funds to subsidize aquatic facilities if they want to. He also said that the ACVB has been acting like a private body, but they are a public body. He would like the Council to direct them to make the minutes since Julie Weeks became the head available and post their agenda and minutes since they are part of the City.

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

**CAMPUSTOWN FACADE GRANTS:** Planner Julie Gould said City Council voted in May to open an additional round of Campustown Facade Grant Applications during the summer of 2019 based on a request from a property owner within the District. Typically, the Campustown Facade program only accepts one round of applications that occurs each Spring.

According to Ms. Gould, work was started on this project before receiving the grant approval and before the company received a Notice to Proceed. The applicant asked if they could still move forward. Public Works directed the applicant to update their budget for work that has not been completed. Based on the updated budget, the applicant would not be eligible for the full \$15,000. Conditions have been added to ensure they still comply with the Notice to Proceed criteria. With City Council's decision to award the Grant, the applicant is required to complete program requirements to proceed with the project. A Notice to Proceed will require the applicant to obtain a Building Permit and compliance with the City's zoning requirements before receiving Grant funds. Additionally, an Encroachment Permit for the patio, canopy, or signage will be necessary, if applicable, and required before staff issues a Notice to Proceed. No work can restart until the official Notice to Proceed is granted if the applicant desires to receive any Grant funds.

Council Member Betcher asked if the amount of the Grant was prorated based on the fact that they started the project before the Grant was approved. Ms. Gould said the total was \$34,650, and of that, only \$17,000 was eligible to be covered with a one-to-one match. Ms. Betcher asked why Council is voting on issuing the full \$2,000 for design fees instead of prorating that portion as well. Ms. Gould said the design work is always done before any application is reviewed, and with this budget at \$4,000, she did not see a need to prorate that amount.

Mayor Haila opened Public Comment. He closed it after no one came forward to speak.

Moved by Nelson, seconded by Betcher, to approve Alternative No. 1, thereby approving RESOLUTION NO. 19-516 a Campustown Facade Grant for the project at 117 Welch Avenue, awarding up to \$8,650 in Grant funding for eligible features with an additional \$2,000 in design fees for a total Grant award of \$10,650 for the overall project with the following conditions:

- a. Submit patio and handrail details to verify the proposed patio improvements do not encroach into the proposed public sidewalk/right of way.
- b. Approval of Encroachment Permits must be received for any canopy, patio or building projection, or signage that may cross over the property line into the right-of-way prior to issuance of a Notice to Proceed.
- c. Work cannot restart until a Notice to Proceed is granted.

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

**INTERNET SERVICE FEASIBILITY STUDY:** Assistant City Manager Brian Phillips reviewed the goals of the Feasibility Study. At the August 13, 2019, City Council meeting, the Council directed that City staff place on a future meeting agenda the topic of an internet service feasibility

study in which the City would have some hand in operating an internet utility.

According to Mr. Phillips, Information asymmetry is one issue that has been discussed in conversations with private providers. There was a disconnect between what residents shared and what providers say about their abilities to serve various parts of the community. A survey was sent out that received over 700 responses from people who were interested in improvements to internet service. The information does not align with the information provided by the providers on where they can service. There is infrastructure throughout Ames, but they aren't sure of the specific characteristics of it. Despite staff's efforts to obtain the information, they don't know where the gaps in the community are that can be put on a map. Mr. Phillips said the market will be different for private sector providers in about a year. Another provider has announced their intention to come to the community and build infrastructure to a substantial part of the community.

Mr. Phillips stated that should the City Council decide to pursue a feasibility study, City staff would advise that a different approach be considered rather than focusing a study solely on the feasibility of a municipal internet utility. Under this model, a feasibility study for a municipal internet service would be just one possible path evaluated to accomplish the Council's six goals related to internet service. Other paths would also be evaluated to achieve the community's desired levels of service. Using this data, alternatives would be developed to create service improvements. These would range from filling gaps in the community to developing a City-operated utility. The City would then evaluate the alternatives and decide which approach to pursue to address internet service issues into the future. The scope of services proposed by staff would include three phases and would be a year-long commitment to get through all three phases.

Mr. Phillips said that if the Council chooses to proceed with either Option 1 or Option 2, staff would prepare RFP and draft submittal requirements and the evaluation criteria. These details would then be returned to the City Council for final approval before the RFP is issued to ensure alignment with the Council's vision. City staff recommends the funding for any study come from the balance of the Hotel/Motel Tax Fund, which is used to finance economic development projects. It was specifically pointed out that if Option 3 is chosen, the Council could wait to see how consumer satisfaction is affected by increased private sector competition for internet service, and then decide how best to proceed, if at all.

Council Member Gartin asked if it takes a year to conduct this study, and there are constantly contractors out adding these different facilities, how Council can rely on a report that is potentially outdated. Mr. Phillips said it would have to be explored with the consultants. Council Member Corrieri asked if the scope of what they do a year from now would be altered if Council were to delay making a decision to see how the market and coverage has changed. Mr. Phillips said it could potentially alter the scope as Council would have a good indication of how the new provider impacts internet service.

City Council Member Martin asked if MetroNet's attempt to accelerate its schedule from Spring 2022 to Fall 2020 as it states in the report is correct. Mr. Phillips confirmed that MetroNet originally

had a three-year build-out, but was able to shorten it to just under two years and now is expecting a September 2020 completion date.

Ms. Betcher asked how to write the RFP to allow Council to do the kind of phasing they want to do. Mr. Phillips said they could do this as one big package and have a single consultant for the entire scope of work or they could do Phase 1 and 2 as part of one package and provide the report to Council at the end of Phase 2 for a decision on where to go; then a new RFP would be issued for Phase 3.

Council Member Corrieri verified that pursuing a stand-alone municipal internet service would require a bond referendum. City Manager Steve Schainker said a lot of cities have been getting authorization to consider establishing a utility and then come back with the cost and more details. He said a vote would be needed to establish it and then financing would need to be determined. He also said it cannot be subsidized by another fund. Ms. Corrieri asked if the third phase would incorporate the feasibility of the passage of a vote. Mr. Schainker clarified that it would not be a marketing study.

Mr. Martin said he wants to provide Ames residents with communications internet infrastructure that will perform excellently and is ultimately answerable to the voters, which is a really important aspect. It addresses issues that are not handled by simple competition with the existing players. They will have to decide which goals are most important. One of those goals is policy, which incorporates net neutrality and privacy. Council Member Martin said he was part of a research team 20 years ago that investigated the way in which Web pages were engineered to watch what people did as they used the Web page, which has gotten so much more intense over the years. They watch how your mouse hovers over items on the page before you click on it. When you start typing into form, they know what you deleted over before sending it. The money is made as much in the grasping of customers as it is in the content that customers believe is there. Net neutrality (controlling the speed at which content arrives at the computers of Ames customers) is one of the engagement mechanisms that is currently being fought about. There is very little stopping anyone from buying an internet service provider and picking what content they want to be faster or slower. The private market will not compete on this issue. They will compete on price, customer service, bandwidth and other areas, but they will not compete on who gets to see what you're doing and how they glue you to your equipment. He said if Council wants to achieve that for Ames residents, they are going to have to look at different mechanisms. That is the one advantage of having a city-owned component over pure private competition. If the city owns something, eventually there will be a board of some sort that sets the rules for how content will be delivered and that board will be accountable to the voters.

Council Member Beatty-Hansen said a board in charge of a utility like this would be accountable to the voters, but what if it was appointed instead of elected. Mr. Martin said that could be solved by making the board accountable to the voters. MetroNet brought an impressive presentation to Council a few months ago, and it will improve things if they deliver what they have promised. But he did ask them about terms of service and whether that includes net neutrality provisions or not. They said they reserve the right to slow down content or speed it up, but they don't have any immediate plans of

acting on it. Further in their terms of service, they regard customer information as something that can be sold in case the company gets sold and service can be changed; the customer is expected to periodically review their Web site to see how the services have changed. He explained that this is standard practice in the industry, not just with MetroNet.

Mayor Haila opened public comment.

Brian Woerth, 3515 Emerald Drive, Ames, said he is fully supporting the consultant approach to look at all the aspects. MetroNet has stated that they will not provide fiber-to-home service to every place in Ames. One example of another city that built an internet utility had only a 30% take-rate and they were able to compete with other companies and payoff their bonds with user fees. He said if 50% of the Ames residents are willing to go with a city-owned internet utility over private, it would be paid for with user fees. He said the City needs to be ready to help the people who will not be serviced in a year; there is no need to wait.

James Benn, 230 Hickory Drive, Ames, said he and his wife both work from home and they rely daily on a connection to a live area network. Both are connected to remote secure servers so presence and quality of the service is required for them to do what they do. What a quality of service metric would look like needs to be determined regardless of who runs it or installs it. Value is in the quality of service and the price, not just the price, and not just the speed. It's just as important as any other pipe coming into the home. He also asked what the community's ability is to enforce or compel that quality of service standard.

Area Director, Mediacom Bo Hicks of 225 South Dayton Avenue, Ames, said Mediacom previously presented an extensive study on coverage gaps to show only 4.44% of addresses in Ames are not served by Mediacom, excluding 2,281 addresses that they do not have a right of entry on. He said he is willing to go over the maps if the City will sign a confidentiality agreement.

Josh Opperman, 1123 N 3<sup>rd</sup>, Ames, said Huxley has an option for internet service that isn't a big company. They have a cooperative internet provider that works great with low cost and a good market share. He said he also worked for Mediacom for a few years. Mayor Haila asked Mr. Opperman to direct his comments specifically to the Council Action Form. Mr. Opperman said he would urge Council to not put a lot of stock in what Mediacom says. Mr. Gartin reminded Mr. Opperman that the Mayor instructed him to focus on the issue at hand. Mr. Opperman said the City should move forward with the feasibility study, and just because an address is marked as serviceable, doesn't mean it is.

Iddo Friedberg, 9038 Vermont Circle, Ames, said he wanted to expand on what Council Member Martin brought up on the net neutrality aspect. He said that only a public utility will be able to preserve net neutrality. Net neutrality will also affect economic growth; small businesses get hit by the larger interests that operate by internet service providers. Municipal internet will be able to maintain the internet as an economic engine that will construe fairness and accessibility, but also will promote economic growth of small businesses in Ames. Without net neutrality, small businesses may

be harmed.

After no one else came forward to speak, Mayor Haila closed public input.

Council Member Corrieri said a high-quality internet service helps Council to achieve the bigger picture in the community to encourage economic development and to offer amenities to improve the quality of life for Ames residents.

Moved by Corrieri, seconded by Betcher, to approve Option 1 for the consulting model. Mayor Haila clarified that Option 1 is to direct staff to prepare an RFP for an internet consulting contract with the three-phase scope for the Consulting Model.

Ms. Betcher said the value in identifying gaps and determining where service is and is not and getting a baseline of where the City needs to move from is going to be useful. She said she is supportive of this because it has ancillary benefits. Council Member Martin said he is supportive because he believes it is a thoughtful proposal that provides an opportunity to look at combinations that Council may not have considered otherwise. Council Member Nelson said he is supporting this for the same reasons, but is concerned about timing with other things happening in the community. He asked that Council would consider phasing it in such a way so that it fits better with some of the other decisions they will have to make. Mr. Gartin said he believes that net neutrality is very important and that low-income families will benefit from this as quality of service improves.

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

**NON-COMPLIANT CROSSWALK AT THE INTERSECTION OF 5<sup>TH</sup> STREET AND DOUGLAS AVENUE:** City Manager Steve Schainker directed City Attorney Mark Lambert to answer any questions from Council.

Council Member Nelson asked if Council needed to do anything with the crosswalk. Council Member Corrieri asked if they could ignore the letter. Mr. Lambert said the letter did not ask for a response, so ignoring it would be an option. He said no penalties have been implemented against other cities that have used colors in crosswalks. The Manual does not contain a prohibition on the colors. The Federal Highway Administration does not have jurisdiction over City streets.

Mayor Haila opened public comment.

Bill Diesslin, 5209 Maryland, Ames, said he is not an attorney, but he believes the Federal Highway Administration (FHWA) has misinterpreted their own rules and they are wrong. He said his comments are based on the manual of Uniform Traffic Control Devices 2009 Edition that was revised in 2012. There are two types of statements in the Manual: standards written in bold text that have words like must, will, and shall; and guidance is written as ordinary text and is recommended, but not mandatory. Based on his review of the Manual, it is abundantly clear that the Federal Highway Administration is at best offering a suggestion not an edict. There is a definition to

crosswalks, and Part B says any portion of a roadway at an intersection or elsewhere distinctly indicated as a pedestrian crossing by pavement markings, lines, or surface which may be supplemented by contrasting pavement, texture, style, or color.; and a rainbow is color. The part that the Federal government is getting confused about is the definition of crosswalk lines, which are white pavement markings that identify the crosswalk. The rainbow crossing in Ames has white lines demarcating it and is consistent with the Federal recommendations. It also is contrasted with color, so it is completely consistent with Federal rule. In bold, the Manual says “when crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. They shall not be less than six inches or greater than 24 inches in width.” The same agency that says this is a safety issue, and he is a Board-certified safety professional, conducted research that found an unmarked crossing that is no more and no less safe than a marked crossing. Mr. Diesslin said if he were the Mayor, he would write a letter to the administration saying, “Thank you for the advice. We will give it the attention it deserves.” or just not reply if that’s not appropriate. He said he has been interpreting regulations at the international, federal, state, and local levels for years. Mayor Haila advised Council that Mr. Diesslin is trained in this subject, so he’s not just a random person speaking.

Seeing no one else who wished to speak, Mayor Haila closed public input.

Moved by Corrieri, seconded by Beatty-Hansen, to ignore the letter and not take any action.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**RESERVE SHUTDOWN OF UNIT 8:** Director of Electric Services Donald Kom, said he did take this issue to Electric Utility Operations Review and Advisory Board (EUORAB) prior to Council, and it is reconsidering the initial motion in Option 1 to bring down Unit 8 on the week of the 15<sup>th</sup>. The whole idea on the date is to allow timing for notice to the garbage haulers and Boone County Landfill. Not knowing the true life of Unit 8, they want to change it to be within 10-14 days after notifying the haulers and Boone County. Assuming that the Unit trips offline two or three more times, EUORAB is asking Council to put up to \$50,000 into the boiler account in case they need more than the \$100,000 that’s left in the Boiler Maintenance Budget.

Mr. Schainker advised Mr. Kom that the money can be moved administratively, but Council can’t approve a Change Order in advance; he would still need to come back to Council if the policy numbers are exceeded. Mr. Gartin asked if the haulers know this is coming. Mr. Kom said they have had daily communications with the haulers. He said Unit 7 should be online sometime between Thanksgiving and Christmas.

Moved by Betcher, seconded by Corrieri, to adopt the language that EUORAB has recommended and approve with regard to no more than 14 days after the haulers have been notified.  
Vote on Motion: 5-0. Motion declared carried unanimously.

Mayor Haila asked if there are projects that could be moved up to help during the shutdown. Bill Schmitt, Superintendent of Resource Recovery, said they have created a list of projects that they can work on while the boiler is shut down.



Council Member Beatty-Hansen asked at what point staff alters how the Resource Recovery Plant is marketed. There is a gap in service where everything is getting land-filled, but the garbage system is still marketed as the most environmentally friendly. Mr. Kom said going from coal to natural gas, coal had some advantages in that it allowed the City to burn RDF and take care a lot of things that come out of plastics, like chlorine for example. Switching to natural gas no longer produces the benefits of the ash from coal to handle that and natural gas brought more moisture. He said specially coated tubes are being installed on Unit 7 and Unit 8 that reduce the amount of acid clinging to the pipes because of the moisture. Unit 7 will be running at the end of November or beginning of December and they will be working on Unit 8 in 2020. Once both of the boiler projects are completed, they will have two very good units that are coated with the Inconel and will have two reliable units available.

Ms. Beatty-Hansen asked if the capacity for burning RDF will equal what it was when they were burning coal or if it will still be lower because of the natural gas. Mr. Kom said when they switched to natural gas, they oversized the burners so they could continue burning the same amount of RDF whether they were burning coal or natural gas. Unit 8, by its size, can burn more than Unit 7, which is just over half the size of Unit 8, so they should be back up to where they were with the coal or maybe even better.

Mayor Haila called for a recess at 7:13 p.m. Council reconvened at 7:22 p.m.

**HEARING ON AMENDMENTS TO FISCAL YEAR 2019/20 BUDGET REGARDING CARRY-OVERS:** Finance Director Duane Pitcher said the amendments represent projects that have not been completed and have been carried into this year. Ms. Beatty-Hansen asked if there is a trend with the roll-overs. Mr. Pitcher said there is a slight increase this year, but it varies depending on large projects. Last year, the total for projects was just under \$71,000,000, and this year is just over \$79,000,000, so it is up a little bit.

Mayor Haila opened the public hearing. Seeing no one who wished to speak, he closed the public hearing.

Moved by Nelson, seconded by Betcher, to approve Alternative No. 1, thereby approving RESOLUTION NO. 19-517 approving amendments to fiscal year 2019/20 budget regarding carry-overs.

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

**HEARING ON AMENDMENT TO ADAPTIVE REUSE PLAN/MAJOR SITE DEVELOPMENT PLAN FOR 2501 GRAND AVENUE:** Mayor Haila opened the public hearing and then closed it after no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to approve Alternative No. 1, thereby approving RESOLUTION NO. 19-518 amending the Adaptive Reuse Plan and Major Site Development Plan

for 2501 Grand Avenue subject to the following stipulations:

- a. Provide two additional trees to meet current parking lot tree planting standards.
- b. Waive the front-yard setback requirement of 50 feet to allow the trash enclosure 10 feet from the Grand Avenue property line.
- c. Allow the Planning Director to approve outdoor lighting consistent with the Zoning Ordinance standards.
- d. Maintain or improve the overall parking ratio for the site and allow for development of the Second Amendment site area with a ratio of four parking spaces per 1,000 square feet of gross floor area for the new fast food building and provide for a total 1748 parking spaces at the completion of all improvements.
- e. For uses and site improvements not included in the Second Amendment, the approved 2012 Adaptive Reuse Plan still applies.

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

**HEARING ON 2018/19 SANITARY SEWER REHABILITATION (SIPHON):** Mayor Haila opened the public hearing. Seeing no one who wished to speak, he closed the public hearing.

Moved by Martin, seconded by Betcher, to accept the Report of Bids for the 2018/19 Sanitary Sewer Rehabilitation (Siphon) project and continue the public hearing to the October 8, 2019, City Council meeting.

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

**HEARING ON 2019/20 SANITARY SEWER REHABILITATION (MUNN WOODS):** Mayor Haila opened the public hearing. No one came forward to speak, so he closed the public hearing.

Moved by Gartin, seconded by Corrieri, to accept the Report of Bids for the 2019/20 Sanitary Sewer Rehabilitation (Munn Woods) project and continue the public hearing to the October 8, 2019, City Council meeting.

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

**HEARING ON CONVEYANCE OF VACATED 180' x 16' OF ALLEY RIGHT-OF-WAY NORTH OF LINCOLN WAY AND EAST OF ELM AVENUE:** Mayor Haila opened the public hearing. He closed the public hearing after seeing no one who wished to speak.

Moved by Nelson, seconded by Betcher, to approve Alternative No. 1, thereby approving ORDINANCE NO. 4391 vacating 180' x 16' of alley right-of-way north of Lincoln Way and east of Elm Avenue.

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

Moved by Betcher, seconded by Martin, to approve Alternative No. 1, thereby approving RESOLUTION NO. 19-519 approving a Quit Claim Deed conveying said property to Forest Park

Properties, LLC.

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

**HEARING ON REZONING WITH MASTER PLAN OF 507 LINCOLN WAY FROM DOWNTOWN GATEWAY COMMERCIAL (DCG) TO HIGHWAY-ORIENTED COMMERCIAL (HOC):** Council Member Nelson noted that he would be abstaining from voting on this item due to a conflict of interest.

Planning & Housing Director Kelly Diekmann explained the different options for the layout. The developer proposes the rezoning in an effort to situate a drive-through facility on the site in a preferred location to support relocating the existing Starbucks coffee shop at 327 Lincoln Way in anticipation of future development within the 300 block of Lincoln Way. Rezoning the site to HOC would permit a site design that allows a parking lot area between the building and both Clark Avenue and Lincoln Way, whereas the current DGC zoning does not permit parking between the building and the street.

Planner Justin Moore reviewed the different proposals. The applicant proposed a layout that places the parking to the east of the building and the drive-thru on the west side of the building. This version does not comply with the current zoning as the DGC zoning does not allow parking between the road and buildings. City staff proposed a layout that has the parking aspect compliant with the zoning requirements: the parking is on the west side of the building with the drive-thru on the north side.

Mr. Diekmann said staff is recommending approval of the request as it does not cause a net increase in drive-thru facilities. The DGC zoning restricts the number of drive thru facilities per block facing Lincoln Way to one site and also restricts parking between a building and certain streets, such as Lincoln Way and Clark Avenue. The intent of this standard was to improve the walkability of the area and minimize vehicular driveways and interruptions along Lincoln Way.

According to Mr. Diekmann, the Master Plan depicts a general layout for the site with a design that surrounds the building with a drive-thru aisle and parking on the east side of the building. The drive-thru window is proposed on the west side of the building facing away from Clark and Lincoln Way. The proposed layout in the Master Plan features a Lincoln Way access point that is designed so that drive-thru stacking has adequate room for approximately 15-17 vehicles through the parking lot and around the building. The number of stacking spaces will likely minimize issues with traffic extending out onto Lincoln Way while waiting in the drive-thru lane. A final driveway design would be subject to IDOT approval, as this part of Lincoln Way is also Highway 69. Landscaping would be placed as required by the Zoning Ordinance in all front yards of the site and for parking lot landscaping. Vehicular stacking capacity from the north at the Gilchrist access point is much less than from Lincoln Way. It is anticipated by the developer that far less stacking will occur at this location due to the much lower levels of traffic on Gilchrist. The Master Plan does not describe building materials or represent building facade design as there are no specific standards in HOC

compared to the DGC zoning district.

Council Member Betcher asked what the orientation of the previous driveway was before. Mr. Diekmann said the previous KFC drive-thru exited on to Lincoln Way, and Taco Time did not have a drive-thru.

Mayor Haila asked what the intent was with eliminating parking along the street. Mr. Diekmann said it bolstered the environment to encourage buildings to be brought as close to the street as possible; they did not want parking to be the first look to the site. Mayor Haila asked if a landscape buffer could soften the impact of the parking next to the street. Mr. Diekmann said Council can add landscaping as a condition, but this meeting is first reading at most, not a final action.

Ms. Betcher asked if the number of parking spaces changes between proposals if the orientation of the lot is shifted. Mr. Diekmann said it could change, but they just looked at what the minimum parking requirement was. Council Member Beatty-Hansen asked if bike parking could be added in to the contract similar to what would be seen in the Downtown Gateway area. Mr. Diekmann that would be beyond the Code question. He reminded Council that this request is not something they would normally see, but since it requires Council approval to change the zoning, this is just an understanding of how development would proceed if they approve the applicant's request. Mr. Diekmann said there are 24 to 26 parking spaces on the DGC compliant plan versus 28 on the other plan, but that one isn't necessarily Code compliant yet. Ms. Betcher asked if the City would lose a drive-thru in the block where Starbucks currently is if they relocate to the site in question or if a drive-thru would still be available. Mr. Diekmann said the closing of that Starbucks would not preclude another drive-thru in that space.

Mayor Haila opened the public hearing.

Applicant Chuck Winkleblack, Hunziker Companies, 105 S. 16<sup>th</sup> Street, Ames, said the big thing with the DGC plan that was not discussed was that the plan doesn't have convenient safe access for customers to get from the vehicle to the building. The blank walls on the building would be the focal point at the street corner, and the front door with the patio would not be ideal for one of the busiest streets in town. He showed an example of what the street could potentially look like if Starbucks doesn't move and an example of what could be if Starbucks does move. He said Starbucks has stated they are not interested in moving if the layout doesn't make sense for business.

Rick Thompson, 414 South Duff Suite 104, Ames, said he and his wife own property on the south side of Lincoln Way. They were not fans of the rezoning along with many other property owners. He said he thinks it's only fair, if the City is willing to rezone this property for the applicant's livelihood, that Council would also rezone his properties back to HOC when it's time to redevelop them or just do it now and give the option to other properties to go back to HOC also if they want to.

Joe Rippetoe, 1317 Kinyon Circle, Ames, said he wrote Council a letter last week and urged Council

to reject the rezoning request. The creation of the DGC was a step in the right direction of eliminating or reducing drive-thrus. Approving this proposal would set back all the progress already made. More drive-thrus are poorly designed and are a menace to traffic by foot, bike, and vehicle. None of the drawings presented tonight are very safe. He said there isn't enough room to have a drive-thru at this location. Drive-thrus should be used very limitedly. Other communities have banned new drive-thrus city-wide.

Dan Culhane, President and Chief Executive Officer of the Ames Chamber of Commerce, said the population needs the rezoning. His argument is similar to his support of the Healthy Life Center. He doesn't believe the project that is planned for east of this corner will help bring more people to Ames. He said 20,000 people work in Ames and live outside of Ames. Ames is a job center, but people choose to live elsewhere. The green space in the proposed layout tonight might convince someone to move to downtown. This doesn't necessarily solve their problems, but it would be an improvement in the community. This isn't about a coffee shop; it's about bigger ideas to attract people to the community and to engage citizens and promote people moving to Ames.

Dan Oh, 3327 Goldenrod Circle, Ames, asked Council to think about the transformation that can start in the downtown area if this is allowed to move forward.

Mayor Haila closed the public hearing after no one else came forward to speak.

Council Member Betcher said this is problematic as she was the only Council member who voted not to expand the area for DGC, so she could be consistent in her vote. However the Council convinced her that there is a vision for the entire area, so now she doesn't know how she is going to vote.

Ms. Beatty-Hansen said she liked having this corner and the next one down be DGC, and she doesn't love that they just did it and are already turning back on their decision. She said she sees the big picture and the unique and timely opportunity to get the development to the east going. She said the transformational opportunity is worth the compromise. By moving this one drive-thru to the west, they will be reducing most of the curb cuts for the next few blocks to the east. There is a greater cost in not moving now and losing the opportunity to get into the Downtown Gateway concept.

Council Member Corrieri said the potential loss is far greater than the difficult decision to be made at this meeting. This is not the last time they will make a decision that is in conflict with a previous decision. She said flexibility and compromise are necessary to work towards the bigger picture that she thinks they are all on the same page with.

City Council Member Martin said it's bigger than DGC required, but the process of how they got there is baffling. March 2018 was the last time Council heard anything official about this project. Tonight there are new diagrams from a new project altogether. He said he doesn't understand how the Council can faithfully evaluate that material in the context of being asked to do a rezone on a corner so that a property owner who does not own this property can move their tenant in to this

property because they say they will. To him, it's not connected enough.

Ms. Betcher said Rick Thompson's questions were interesting. If someone else comes to ask for rezoning, would the Council not consider their request, or does the Council admit that it is willing to take those requests and deal with them at face value.

It seems odd that the Council is carving out this one parcel. Council Member Corrieri said there was discussion on whether this parcel maybe shouldn't have been included in the first place. Ms. Beatty-Hansen said the issue tonight is the tip of the iceberg compared to the next likely decision needed.

Mayor Haila said the developers have spent over a year trying to work with Starbucks, and if they can get a clear swap of land, they can move one direction or it could present a different issue. It's clearing a path to allow Council's vision for the Lincoln Way corridor. If it's not rezoned, it is not know what's going to happen to the east. Ms. Beatty-Hansen said she could be supportive of this for a compromise because of the potential for the development. Mr. Gartin said this is a critical vote for Ames. He said he will have a difficult time getting the plaza idea out of his mind. If they don't embrace this, they will drive by and think about what could've been, and he thinks Council would look back with deep regret if they didn't go forward with this compromise.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Alternative No. 1, thereby approving a rezone from Downtown Gateway Commercial to Highway-Oriented Commercial with a Master Plan to allow for Office, Retail, and Restaurant Recreation Entertainment Trade uses with a single point of access from Lincoln Way as well as a single access from Gilchrist, with a general site layout as shown on the Master Plan, subject to approval of a Zoning Agreement and Master Plan Exhibit being prepared prior to third reading, until proof, in the form of written agreement, is provided to the City that Starbucks will relocate to 507 Lincoln Way.

Mr. Martin said he is less concerned about maintaining a rigid consistency with previous motions than with the material brought before Council and the timing; all they have is a rezoning request on the corner property.

Roll Call Vote: 4-1-1. Voting aye: Betcher, Gartin, Beatty-Hansen, Corrieri. Voting nay: Martin. Abstaining: Nelson. Motion declared carried.

**HEARING ON 415 STANTON AVENUE CONTRACT REZONING AGREEMENT (CONTINUED FROM AUGUST 27, 2019 AND SEPTEMBER 10, 2019):** Mayor Haila said Council needs to continue this hearing due to all signatures not being received from the applicable property owners.

Moved by Nelson, seconded by Corrieri, to continue the hearing to October 8, 2019.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**ORDINANCE AMENDING CHAPTER 13 (RENTAL CODE) TO ADD RENT ABATEMENT**

**AS AN ENFORCEMENT TOOL:** Moved by Corrieri, seconded by Beatty-Hansen, to approve second passage of an ordinance amending Chapter 13 (Rental Code) to add rent abatement as an enforcement tool, to add one-year Letter of Compliance prohibition as an enforcement tool, and to freeze the bedroom counts for all properties in the Near Campus Neighborhoods to what would have been allowed on January 1, 2018.

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

**ORDINANCE ON PROPOSED AMENDMENT TO ZONING CODE RELATED TO BICYCLE PARKING INCENTIVES IN COMMERCIAL AND INDUSTRIAL AREAS:**

Moved by Beatty-Hansen, seconded by Gartin, to approve second passage of an Ordinance on a proposed amendment to the Zoning Code related to bicycle parking incentives in commercial and industrial areas.

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

**ORDINANCE ESTABLISHING PARKING REGULATIONS FOR SCENIC VALLEY SUBDIVISION, FOURTH ADDITION:** Moved by Nelson, seconded by Corrieri, to approve third passage and adoption of ORDINANCE NO. 4392 establishing parking regulations for Scenic Valley Subdivision, Fourth Addition.

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

**AMES PLAN 2040:** Council Member Corrieri said she has felt disjointed in the way this was discussed. She said her expectation was that it was going to be very facilitated and it has felt more scattered so she doesn't have a good sense of what has been done up to this point.

Planning and Housing Director Diekmann said that it was the opinion of staff and the consultants is that Section 3 is the most critical as it should help bring together an agreement with Council and an understanding back to staff and the consultants that they are on a predictable course over the next five months. Sections 1 and 2 are also important, but an understanding needs to be reached at this meeting so Council understands what staff and the consultants are doing next and to make sure staff and the consultants understand what Council wants.

Mayor Haila said he was under the impression that the consultants were responsible to provide a schedule rather than Council telling the consultants what should be done; he doesn't know what the finished product looks like yet. He said they expected more from the consultants for direction on where they are going. He said it was helpful bringing up the Champaign, Illinois, plan as he can see where they are headed, but he can't see where Ames is going yet. Mr. Haila said Council needs help so time isn't wasted. It's not Council's place to change the order on the topics, that's the consultant's role. He needs to know where they are going and what steps are recommended to get there.

Council Member Betcher said she thought Council was acting as the steering committee, but she still isn't sure where all the roads are. Ms. Corrieri said she agrees Council should be driving it more, but it's such a big concept and nobody on Council is an expert, so there is a need for more facilitation.

RDG Consultant Marty Shukert said a planning process is started by gathering existing information and putting that together in a packet of information which has been done. There's a process that involves a significant amount of community input and communication, which has also been done. Then is the process of examining what the guiding elements of a comprehensive plan and distribution of uses are that determine which way the community grows. Alternative scenarios have been developed and worked through in a productive meeting, and they have looked in more detail at in-fill sites. This will come together in the October meeting, which will present a cohesive concept to look at; it will tie together transportation, land use, growth, and in-fill development producing a level of cohesion that Council wants and expects. Then the work breaks out into specific sections of the plan which includes policies, programs, and projects for the different systems. Mr. Shukert said Council sees snapshots at various times that are relatively short and it seems scattered, but it's not scattered to the consultants. Within the next month, Council will see how this all comes together. He said this part of the process is not usually done by a City Council in a formal City Council setting.

Mr. Diekmann said if Council has questions about next steps and content, they need to all agree tonight. Mayor Haila said he feels like the Champaign, Illinois, concept has three main groupings: Introduction, Vision and Guiding Principles, and Future Land Use. He asked if Council will see these kind of categories also. He asked for an example to give Council an idea of where the pieces fit in for a finished project.

Cory Scott, Consultant with RDG, said they need to provide some clarity on demonstration projects. He said each city's plan is different; each one has a structure that is born out of discussions with its staff and City Council. Mayor Haila asked if the consultants are going to extract out of the data and comments received to help Council come up with the Vision and Guiding Principles portion for each category. Mr. Diekmann said the way Mayor Haila described the Champaign plan is why the comprehensive plan was pitched in the first place; it helps put every project together in a complete package so everyone can understand why things are happening across the community.

Ms. Betcher said she thought Council was looking for more than a Land Use Plan, but in the Champaign, Illinois, plan it says "fundamentally this is a land use plan." She said she is not sure how to understand the statement as she anticipated that the core of the plan would not be based on land use. Director Diekmann said the core issue is where the City is going to put 15,000 people in the next 20 years because it's not possible with the current city limits. The purpose is finding out what the emphasis of the plan is. Staff and the consultants will give Council exact things to respond to formed off public input. Mr. Nelson asked if there is going to be one page for each of the priority topics that includes background, issues, vision, and actions for Council approval or feedback. Mr. Diekmann said if this is the style Council wants, they need to know so they can start working on a completed product.

Council Member Beatty-Hansen said the attempt at a broad vision statement looks good except she would like a community-wide environment vision statement added. Mr. Diekmann said they can add in environment to the statement and they will make sure to look through that lens as they work



through the other topics as well. Ms. Betcher said she feels like they are missing the equity and inclusion component that is in the priorities and the diverse housing opportunities idea. It seems like there is a principal of creating equity, or social justice through some of these things, but she doesn't know how that gets put in without spelling it out in a vision of some kind.

Mr. Diekmann said Council needs to focus on the priorities listed in Section 3 as that's where the details come in. Ms. Betcher said they are hearing feedback from other people who have read the staff reports and they don't see what they want to see in it. Mr. Diekmann said Section 3 is the list of priorities; if it's not on the list, it's not viewed as a priority at this time. Ms. Beatty-Hansen clarified that if anything that Council views as a priority is missing from the list, they need to add it tonight.

Council Member Gartin asked how this list is different than any other city the size of Ames. He asked how it is a reflection of Ames as a unique city. Mr. Diekmann said it will be applied to Ames with tangible results that are Ames-specific like architectural style, neighborhoods, and things that people in Ames are interested in. It's not that Ames has unique issues; it's just how they relate to Ames. Mr. Martin said they need to make sure that the City's interests are reflected in these points. Mr. Diekmann explained that it's the details that make it unique. It's not asking if Ames wants parks because everyone wants parks; it's asking how many and the cost that comes along with it.

Mr. Shukert said it is a very integrated process. A park issue also has implications for transportation, infrastructure, environment, equity, and other areas. Mr. Diekmann said he wants to make sure the topics are usable and valuable as details are developed for them. Mr. Scott said if they are following the Champaign, Illinois, model, they would come back to Council with a draft model with background issues, serviceability, visions and principles, and actions.

Ms. Betcher explained that she thought Council wanted everything else to drive the land use, not land use to drive everything else. Mayor Haila asked how infrastructure investments are planned if there are multiple potential growth areas. Mr. Scott said there would be tiered levels. Tier 1 could be everything with existing structure. Tier 2 maybe is just on the fringe and might need serviceability improvements. Director Diekmann said that, while the flexibility with the tiers will make sense to a lot of people, flexibility in a large bubble that says we need to go somewhere is not what is needed. A growth diagram for commercial and density of housing will be a more complete vision. Not every development is defined, but some idea of what should be there in 20 years is good for defining neighborhoods.

*Ex Officio Member* Leeson asked if the any type of development plan is going to be planned around projections from the University. Mr. Diekmann said the projected growth is not dependent on enrollment changes in the University. Mr. Leeson said he has been hearing concerns with some development areas being too far from the University or too far from other amenities. He said the people he has talked to said they really valued making sure there is affordable housing, access to amenities, and environmental concerns. He asked what has been done to reach students for input as he has had a hard time getting students to communicate. Mr. Diekmann said they got input from the

open house boards and the online survey. Mr. Leeson said he has heard a lot of interest in reinvesting in current areas, not expanding outwards.

Mayor Haila opened public input.

Mary Richards, 720 Kellogg, Ames, urged Council to take into account the community's carbon footprint and how to reduce it, rather than allowing it to expand in this planning process. She said the environment needs to be the main issue; adding more sidewalks and electric charging stations will encourage the use of non-carbon producing transportation. Other options include easing the restrictions on placing solar panels on private homes, requiring all new buildings to be carbon neutral, and planting more trees.

Mayor Haila closed public input after no one else wished to speak.

Council Member Martin said the last time growth areas were discussed, Council didn't come up with any information about different carbon footprints with the different development areas. Mr. Diekmann said the traffic model will be a big component to calculate the differences in the carbon footprints.

Ms. Beatty-Hansen said that the Champaign, Illinois, format was the perfect length. Ms. Corrieri agreed. Ms. Corrieri verified that Council will be provided specific elements of the different areas first and then Council will be able to react to that version. Mr. Gartin agreed. Mr. Scott said that the October, November, and December schedules really should stay where they are, but the January and February schedules can be rearranged to address the more important subjects. Mr. Nelson said the order on the list for monthly topics is acceptable as is.

Mayor Haila asked Mr. Diekmann to schedule separate meetings for the Ames 2040 discussions, rather than during City Council meetings.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

Memo from Damion Pregitzer, Traffic Engineer dated September 16, 2019 regarding status update on Lincoln Way Pedestrian Safety Project: Mayor Haila advised Council that this memo was just providing information, and no action is needed.

Letter from Metronet dated September 20, 2019, regarding interest in the potential acquisition of property located at 1420 Lincoln Way: Moved by Martin, seconded by Corrieri, to refer to staff for a memo.

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

Letter from Sigler dated September 20, 2019, regarding interest in purchasing the property located at 3100 S Riverside Drive and buying out of the remainder of the current lease: Moved by Nelson, seconded by Corrieri, to refer to staff for a memo.

Vote on Motion: 5-0-1. Voting aye: Betcher, Martin, Nelson, Beatty-Hansen, Corrieri. Voting nay:

Gartin.

**CLOSED SESSION:** Council Member Gartin asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Mr. Lambert replied in the affirmative, citing *Code of Iowa* Section 20.17(3) to discuss collective bargaining strategy.

Moved by Gartin, seconded by Martin, to go into Closed Session under Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

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

The Council went into Closed Session at 10:04 p.m. and returned to Regular Session at 10:18 p.m.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 19-520 approving a Memorandum of Agreement with IUOE Local 234 to modify the skill-based pay plan for Blue Collar.

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

**ADJOURNMENT:** Moved by Beatty-Hansen to adjourn the meeting at 10:20 p.m.

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Rachel E. Knutsen, Deputy City Clerk

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John A. Haila, Mayor

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

**AMES, IOWA**

**OCTOBER 4, 2019**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 11:08 a.m. on the 4th day of October, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. As it was impractical for the Mayor and City Council members to attend in person, the Mayor and Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, and David Martin were brought in telephonically. Council Member Chris Nelson joined the meeting telephonically at 11:09 p.m. Council Member Amber Corrieri and *ex officio* Member Devyn Leeson were absent.

**12-MONTH CLASS C LIQUOR LICENSE WITH SUNDAY SALES FOR EL MAGUEY MEXICAN RESTAURANT, INC., 217 S. DUFF AVENUE:** Moved by Gartin, seconded by Beatty-Hansen, to approve a 12-month Class C Liquor License with Sunday Sales for El Maguey Mexican Restaurant, Inc., 217 S. Duff Avenue.

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

**ADJOURNMENT:** Moved by Beatty-Hansen to adjourn the meeting at 11:10 a.m.

---

Diane R. Voss, City Clerk

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John A. Haila, Mayor

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

**AMES, IOWA**

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**12-MONTH CLASS C LIQUOR LICENSE WITH SUNDAY SALES FOR EL MAGUEY MEXICAN RESTAURANT, INC., 217 S. DUFF AVENUE:** Moved by Gartin, seconded by Beatty-Hansen, to approve a 12-month Class C Liquor License with Sunday Sales for El Maguey Mexican Restaurant, Inc., 217 S. Duff Avenue.

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

**ADJOURNMENT:** Moved by Beatty-Hansen to adjourn the meeting at 11:10 a.m.

---

Diane R. Voss, City Clerk

---

John A. Haila, Mayor



## REPORT OF CONTRACT CHANGE ORDERS

|                        |                                     |                                    |
|------------------------|-------------------------------------|------------------------------------|
| Period:                | <input type="checkbox"/>            | 1 <sup>st</sup> – 15 <sup>th</sup> |
|                        | <input checked="" type="checkbox"/> | 16 <sup>th</sup> – End of Month    |
| Month & Year:          | September 2019                      |                                    |
| For City Council Date: | October 8, 2019                     |                                    |

| Department        | General Description of Contract                | Contract Change No. | Original Contract Amount | Contractor/ Vendor             | Total of Prior Change Orders | Amount this Change Order | Change Approved By | Purchasing Contact (Buyer) |
|-------------------|--|---------------------|--------------------------|--------------------------------|------------------------------|--------------------------|--------------------|----------------------------|
| Electric Services | Unit 7 Turbine Generator Overhaul              | 3                   | \$411,464.00             | HPI, LLC                       | \$240,844.00                 | \$28,386.00              | B. Phillips        | KS                         |
| Electric Services | Unit 7 Steam Turbine Parts                     | 1                   | \$265,694.00             | Argo Turboservice Corporation  | \$0.00                       | \$39,961.60              | B. Phillips        | KS                         |
| Public Works      | 2016-17 Concrete Pavement Improvements (Dawes) | 4                   | \$979,911.80             | Con-Struct, Inc.               | \$12,000.00                  | \$-(8,654.57)            | J. Joiner          | MA                         |
| Electric Services | Unit 7 Steam Turbine Parts                     | 1                   | \$114,613.67             | Mechanical Dynamics & Analysis | \$0.00                       | \$4,581.85               | B. Trower          | KS                         |
|                   |  |                     | \$                       |                                | \$                           | \$                       |                    |                            |
|                   |  |                     | \$                       |                                | \$                           | \$                       |                    |                            |

STATE OF IOWA  
ABSTRACT OF VOTES

**Story County, Iowa**

We, the undersigned Members of the Board of Supervisors and ex-officio County Board of Canvassers for this County, do hereby certify the following to be a true and correct abstract of the votes cast in this County at the Ames Special Election held on the 10th day of September, 2019, as shown by the tally lists returned from the election precincts.

**For the public measure**

Healthy Life Center Bond

"Shall the City of Ames, in Story County, State of Iowa, enter into a loan agreement and issue its general obligation bonds in an amount not exceeding the amount of \$29,065,000 for the purpose of paying the cost, to that extent, of constructing, furnishing and equipping a Healthy Life Center, including an aquatic center and therapy pool, exercise facilities, child care and activity areas, physical therapy and medical rehabilitation facilities, facilities providing care and services for senior citizens, and public meeting spaces and constructing necessary public infrastructure improvements?"

**Story**

**For the question, there were:** Three thousand nine hundred thirty-six (3936) votes

**Against the question, there were:** Four thousand one hundred seventy-eight (4178) votes


**TOTAL** Eight thousand one hundred fourteen (8114) votes

**We therefore declare the public measure ""Shall the City of Ames, in Story County, State of Iowa, enter into a loan agreement and issue its general obligation bonds in an amount not exceeding the amount of \$29,065,000 for the purpose of paying the cost, to that extent, of constructing, furnishing and quipping a Healthy Life Center, including an aquatic center and therapy pool, exercise facilities, child care and activity areas, physical therapy and medical rehabilitation facilities, facilities providing care and services for senior citizens, and public meeting spaces and constructing necessary public infrastructure improvements?"" not to be adopted.**

**GRAND TOTAL** Eight thousand one hundred fourteen (8114) votes

**IN TESTIMONY WHEREOF,** we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors.

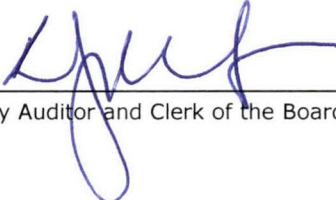
Done at Nevada the county seat of Story County, this 17th day of September, 2019.

  
\_\_\_\_\_  
Chairperson

(Seal)

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

Members of the Board  
of Supervisors and  
ex-officio County  
Board of Canvassers

Attest:   
\_\_\_\_\_  
County Auditor and Clerk of the Board of Supervisors

Registered Voters 46,932 - Total Ballots 8,115 : 17.29% - Blank Ballots 1

8 of 8 Precincts Reporting 100.00%

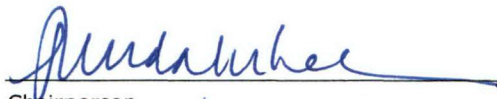
Healthy Life Center GO Bond

|                     |       |         |
|---------------------|-------|---------|
| Number of Precincts | 8     |         |
| Precincts Reporting | 8     | 100.00% |
| Total Votes         | 8,114 |         |
| NO                  | 4,178 | 51.49%  |
| YES                 | 3,936 | 48.51%  |
| Undervote           | 1     |         |
| Overvote            | 0     |         |

**IN TESTIMONY WHEREOF**, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors.

Done at Nevada the county seat of Story County, this 14th day of November, 2018.

(Seal)

  
Chairperson

  
\_\_\_\_\_

  
\_\_\_\_\_

Attest:

  
County Auditor and Clerk of the Board of Supervisors

Members of the Board  
of Supervisors and  
ex-officio County  
Board of Canvassers



## Applicant License Application ( )

|  |                             |                          |
|--|-----------------------------|--------------------------|
| <b>Name of Applicant:</b> <u>Friends of ISU Holdings</u>                   |                             |                          |
| <b>Name of Business (DBA):</b> <u>Gateway Hotel &amp; Conferenc Center</u> |                             |                          |
| <b>Address of Premises:</b> <u>1800 Christensen Dr.</u>                    |                             |                          |
| <b>City</b> <u>Ames</u>  | <b>County:</b> <u>Story</u> | <b>Zip:</b> <u>50011</u> |
| <b>Business</b> <u>(515) 294-4602</u>                                      |                             |                          |
| <b>Mailing</b> <u>2100 Green Hills Dr.</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>Brian Osborne</u>    |  |
| <b>Phone:</b> <u>(515) 268-2209</u> | <b>Email</b> <u>briano@gatewayames.com</u> |

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

**Term:** 5 days

**Effective Date:** 10/23/2019

**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>XXXXXXXXXX</u>         | <b>Federal Employer ID</b> <u>XXXXXXXXXX</u> |

## Ownership

## Doug Drees

**First Name:** Doug                      **Last Name:** Drees  
**City:** Waukee                      **State:** Iowa                      **Zip:** 50263  
**Position:** Manager  
**% of Ownership:** 1.00%                      **U.S. Citizen:** Yes

## Insurance Company Information

|   |  |
|---|--|
| <b>Insurance Company:</b> <u>General Casualty</u> |  |
| <b>Policy Effective Date:</b> <u>10/23/2019</u>   | <b>Policy Expiration</b> <u>10/28/2019</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>      |

## Applicant License Application ( )

|  |                             |                          |
|--|-----------------------------|--------------------------|
| <b>Name of Applicant:</b> <u>Friends of ISU Holdings</u>                   |                             |                          |
| <b>Name of Business (DBA):</b> <u>Gateway Hotel &amp; Conferenc Center</u> |                             |                          |
| <b>Address of Premises:</b> <u>1800 Christensen Dr.</u>                    |                             |                          |
| <b>City</b> <u>Ames</u>  | <b>County:</b> <u>Story</u> | <b>Zip:</b> <u>50011</u> |
| <b>Business</b> <u>(515) 294-4602</u>                                      |                             |                          |
| <b>Mailing</b> <u>2100 Green Hills Dr.</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>Brian Osborne</u>    |              |                               |  |
| <b>Phone:</b> <u>(515) 268-2209</u> | <b>Email</b> | <u>briano@gatewayames.com</u> |  |

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

**Term:** 5 days

**Effective Date:** 10/23/2019

**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>XXXXXXXXXX</u>         | <b>Federal Employer ID</b> | <u>XXXXXXXXXX</u> |

## Ownership

## Doug Drees

**First Name:** Doug                      **Last Name:** Drees  
**City:** Waukee                      **State:** Iowa                      **Zip:** 50263  
**Position:** Manager  
**% of Ownership:** 1.00%                      **U.S. Citizen:** Yes

## Insurance Company Information

|   |                                       |                   |
|---|---------------------------------------|-------------------|
| <b>Insurance Company:</b> <u>General Casualty</u> |                                       |                   |
| <b>Policy Effective Date:</b> <u>10/23/2019</u>   | <b>Policy Expiration</b>              | <u>10/28/2019</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> |                   |

## Applicant License Application ( )

|   |                             |                          |
|---|-----------------------------|--------------------------|
| <b>Name of Applicant:</b> <u>Christiani's Events LLC</u>  |                             |                          |
| <b>Name of Business (DBA):</b> <u>Christiani's Events</u> |                             |                          |
| <b>Address of Premises:</b> <u>420 Beach Avenue</u>       |                             |                          |
| <b>City</b> <u>Please Select</u>                          | <b>County:</b> <u>Story</u> | <b>Zip:</b> <u>50011</u> |
| <b>Business</b>   | <u>(515) 360-8069</u>       |                          |
| <b>Mailing</b>  | <u>1150 E. Diehl</u>        |                          |
| <b>City</b> <u>Des Moines</u>                             | <b>State</b> <u>IA</u>      | <b>Zip:</b> <u>50315</u> |

## Contact Person

|  |
|--|
| <b>Name</b> <u>Peter Worsham</u>   |
| <b>Phone:</b> <u>(515) 360-8069</u> <b>Email</b> <u>peter@christianicatering.com</u> |

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

**Term:** 5 days

**Effective Date:** 10/19/2019

**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>XXXXXXXXXX</u> <b>Federal Employer ID</b> <u>XXXXXXXXXX</u> |

## Ownership

**Carol Christiani**

**First Name:** Carol      **Last Name:** Christiani  
**City:** DesMoines      **State:** Iowa      **Zip:** 50315  
**Position:** member  
**% of Ownership:** 100.00%      **U.S. Citizen:** Yes

## Insurance Company Information

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

## Applicant License Application ( )

|   |                     |                   |
|---|---------------------|-------------------|
| Name of Applicant: <u>Chun Ling lu</u>    |                     |                   |
| Name of Business (DBA): <u>Wok n roll</u> |                     |                   |
| Address of Premises: <u>120 Welch ave</u> |                     |                   |
| City <u>Ames</u>                          | County: <u>Iowa</u> | Zip: <u>50014</u> |
| Business <u>(515) 292-6688</u>            |                     |                   |
| Mailing <u>120 Welch ave</u>              |                     |                   |
| City <u>Ames</u>                          | State <u>IA</u>     | Zip: <u>50014</u> |

## Contact Person

|                              |                                  |
|------------------------------|----------------------------------|
| Name <u>Chun Ling lu</u>     |                                  |
| Phone: <u>(515) 450-8280</u> | Email <u>Ling.8001@yahoo.com</u> |

Classification Special Class C Liquor License (BW) (Beer/Wine)Term: 12 monthsEffective Date: 09/01/2019Expiration Date: 01/01/1900

Privileges:

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

## Status of Business

|  |                                       |
|--|---------------------------------------|
| BusinessType: <u>Sole Proprietorship</u> |                                       |
| Corporate ID Number: <u>XXXXXXXXXX</u>   | Federal Employer ID <u>XXXXXXXXXX</u> |

## Ownership

## Chun ling Lu

First Name: Chun ling Last Name: Lu  
City: State: Iowa Zip: 50014  
Position: Owner  
% of Ownership: 100.00% U.S. Citizen: Yes

## Anfu Wang

First Name: Anfu Last Name: Wang  
City: State: Iowa Zip: 50014  
Position: Spouse  
% of Ownership: 0.00% U.S. Citizen: Yes

## Insurance Company Information

|  |                   |
|--|-------------------|
| Insurance Company: <u>State Auto Insurance Company</u> |                   |
| Policy Effective Date:                                 | Policy Expiration |

**Bond Effective**

**Dram Cancel Date:**

**Outdoor Service Effective**

**Outdoor Service Expiration**

**Temp Transfer Effective**

**Temp Transfer Expiration Date:**

**Applicant License Application ( )**

|  |                             |                          |
|--|-----------------------------|--------------------------|
| <b>Name of Applicant:</b> <u>Macubana LLC</u>    |                             |                          |
| <b>Name of Business (DBA):</b> <u>Macubana</u>   |                             |                          |
| <b>Address of Premises:</b> <u>116 welch ave</u> |                             |                          |
| <b>City</b> <u>Ames</u>                          | <b>County:</b> <u>Story</u> | <b>Zip:</b> <u>50014</u> |
| <b>Business</b> <u>(515) 520-1483</u>            |                             |                          |
| <b>Mailing</b> <u>4414 Timber Ridge 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>claudio gianello</u>   |
| <b>Phone:</b> <u>(515) 520-1483</u> <b>Email</b> <u>claudio@cafebeaudelaire.com</u> |

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

**Term:** 12 months

**Effective Date:** 11/01/2019

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

**Privileges:**

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

Sunday Sales

**Status of Business**

|  |
|--|
| <b>BusinessType:</b> <u>Limited Liability Company</u>                                      |
| <b>Corporate ID Number:</b> <u>XXXXXXXXXX</u> <b>Federal Employer ID</b> <u>XXXXXXXXXX</u> |

**Ownership**

claudio gianello

**First Name:** claudio

**Last Name:** gianello

**City:** Ames

**State:** Iowa

**Zip:** 50014

**Position:** president

**% of Ownership:** 100.00%

**U.S. Citizen:** Yes

**Insurance Company Information**

|  |                                       |
|--|---------------------------------------|
| <b>Insurance Company:</b> <u>Grinnell Mutual</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> |

## Applicant License Application ( )

|   |                             |                          |
|---|-----------------------------|--------------------------|
| <b>Name of Applicant:</b> <u>Gateway Management Co. LLC</u> |                             |                          |
| <b>Name of Business (DBA):</b> <u>Southgate Expresse</u>    |                             |                          |
| <b>Address of Premises:</b> <u>110 Airport Rd</u>           |                             |                          |
| <b>City</b> <u>Ames</u>                                     | <b>County:</b> <u>Story</u> | <b>Zip:</b> <u>50010</u> |
| <b>Business</b> <u>(515) 233-0979</u>                       |                             |                          |
| <b>Mailing</b> <u>110 Airport Rd</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>Jeanette Mesecher</u> |                                      |
| <b>Phone:</b> <u>(515) 451-2695</u>  | <b>Email</b> <u>jj52tt@yahoo.com</u> |

**Classification** Class E Liquor License (LE)

**Term:** 12 months

**Effective Date:** 09/13/2019

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

## Privileges:

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

## Status of Business

|   |  |
|---|--|
| <b>BusinessType:</b> <u>Limited Liability Company</u> |  |
| <b>Corporate ID Number:</b> <u>XXXXXXXXXX</u>         | <b>Federal Employer ID</b> <u>XXXXXXXXXX</u> |

## Ownership

## Steve Burgason

**First Name:** Steve

**Last Name:** Burgason

**City:** Ames

**State:** Iowa

**Zip:** 50014

**Position:** Owner

**% of Ownership:** 50.00%

**U.S. Citizen:** Yes

## Anne Burgason

**First Name:** Anne

**Last Name:** Burgason

**City:** Ames

**State:** Iowa

**Zip:** 50014

**Position:** Owner

**% of Ownership:** 50.00%

**U.S. Citizen:** Yes

## Insurance Company Information

|   |
|---|
| <b>Insurance Company:</b> <u>IMT Insurance Co</u> |
|---|

**Insurance Company:** IMI Insurance Co

**Policy Effective Date:** 09/13/2019

**Policy Expiration** 01/01/1900

**Bond Effective** 2

**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>Kum &amp; Go LC</u>          |                             |                          |
| <b>Name of Business (DBA):</b> <u>Kum &amp; Go #0217</u>  |                             |                          |
| <b>Address of Premises:</b> <u>3111 South Duff Avenue</u> |                             |                          |
| <b>City</b> <u>Ames</u>                                   | <b>County:</b> <u>Story</u> | <b>Zip:</b> <u>50010</u> |
| <b>Business</b> <u>(515) 457-6000</u>                     |                             |                          |
| <b>Mailing</b> <u>1459 Grand Ave</u>                      |                             |                          |
| <b>City</b> <u>Des Moines</u>                             | <b>State</b> <u>IA</u>      | <b>Zip:</b> <u>50309</u> |

## Contact Person

|   |
|---|
| <b>Name</b> <u>Jody Deiter</u>  |
| <b>Phone:</b> <u>(515) 457-6249</u> <b>Email</b> <u>licenses@kumandgo.com</u> |

**Classification** Class E Liquor License (LE)

**Term:** 12 months

**Effective Date:** 08/12/2019

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

**Privileges:**

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Sunday Sales

**Status of Business**

|  |
|--|
| <b>BusinessType:</b> <u>Limited Partnership</u>  |
| <b>Corporate ID Number:</b> <u>XXXXXXXXXX</u> <b>Federal Employer ID</b> <u>XXXXXXXXXX</u> |

**Ownership****Krause Group LTD**

**First Name:** Krause Group      **Last Name:** LTD  
**City:** Des Moines      **State:** Iowa      **Zip:** 50309  
**Position:** Owner  
**% of Ownership:** 100.00%      **U.S. Citizen:** Yes

**Tanner Krause**

**First Name:** Tanner      **Last Name:** Krause  
**City:** Des Moines      **State:** Iowa      **Zip:** 50309  
**Position:** President  
**% of Ownership:** 0.00%      **U.S. Citizen:** Yes

**Charles Campbell**

**First Name:** Charles      **Last Name:** Campbell

**City:** Des Moines                      **State:** Iowa                      **Zip:** 50309  
**Position:** Secretary  
**% of Ownership:** 0.00%                      **U.S. Citizen:** **Yes**  
**Kyle Krause**  
**First Name:** Kyle                      **Last Name:** Krause  
**City:** Des Moines                      **State:** Iowa                      **Zip:** 50309  
**Position:** CEO  
**% of Ownership:** 0.00%                      **U.S. Citizen:** **Yes**

**Insurance Company Information**

|  |  |
|--|--|
| <b>Insurance Company:</b> <u>Merchants Bonding Company</u> |  |
| <b>Policy Effective Date:</b> <u>08/12/2019</u>            | <b>Policy Expiration</b> <u>01/01/1900</u> |
| <b>Bond Effective</b> <u>2</u>                             | <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>      |



# MEMO

## ITEM #12

**To:** Mayor John Haila and Ames City Council Members  
**From:** Lieutenant Tom Shelton, Ames Police Department  
**Date:** September 17, 2019  
**Subject:** Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for October 8, 2019 includes beer permits and liquor license renewals for:

- Class C Liquor License with Sunday Sales - London Underground, 212 Main Street
- Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - CVS/pharmacy #10452, 2420 Lincoln Way, #104
- Class C Liquor License with Catering and Sunday Sales - Arcadia Cafe, 116 Welch Ave.
- Class C Beer Permit with Class B Wine, Sunday Sales - Aldi, Inc. #48, 108 South 5th Street
- Class C Liquor License with Sunday Sales - North Grand Cinema, 2801 Grand Ave Ste 1300

A review of police records for the past 12 months found no liquor law violations for any of the above locations. The Ames Police Department recommends renewal of licenses for all the above businesses.

**COUNCIL ACTION FORM**

**SUBJECT: COOPERATIVE AGREEMENT BETWEEN AMES HUMAN RELATIONS COMMISSION AND IOWA CIVIL RIGHTS COMMISSION**

**BACKGROUND:**

The City has regularly contracted with the Iowa Civil Rights Commission (ICRC) to manage the intake and resolution of civil rights complaints. ICRC offers funds to cities willing to enter into these agreements on a fee-per-case basis. **The agreement allows the City to use these resources to assist complainants with obtaining and filling out complaint forms and ensuring they are complete and valid. The forms are then forwarded to ICRC for investigation.**

The agreement also provides for the City to handle the resolution of complaints, including the investigation and conclusion of the cases. **Neither participating in the intake or investigation process is mandatory under the cooperative agreement. It simply provides a procedure if the City wishes to perform either of these functions.**

ICRC has presented a new agreement for the fiscal year ending June 30, 2020. The Ames Human Relations Commission has reviewed the agreement and recommended its approval.

**ALTERNATIVES:**

1. Approve the cooperative agreement between the Ames Human Relations Commission and Iowa Civil Rights Commission.
2. Do not approve the cooperative agreement.

**CITY MANAGER'S RECOMMENDED ACTION:**

This agreement formalizes the mechanism that may be used by the City to transfer civil rights investigations to the Iowa Civil Rights Commission for investigation. ICRC will compensate the City for acting as the intake agent under this agreement. The City and ICRC have maintained this arrangement for many years.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1, thereby approving the cooperative agreement between the Ames Human Relations Commission and the Iowa Civil Rights Commission.

**COOPERATIVE AGREEMENT**  
**Between Ames Human Relations Commission**  
**&**  
**IOWA CIVIL RIGHTS COMMISSION**

1. **Definitions:** As used in this Cooperative Agreement the following terms are defined as follows:

- a) "ICRC" means the Iowa Civil Rights Commission.
- b) "Local agency" means Ames Human Relations Commission and must comply with the requirements of Iowa Code §216.19
- c) "Fiscal Year 2020" runs from July 1, 2019 to June 30, 2020.

2. **Authority:** In order to effectuate the purposes of the "Iowa Civil Rights Act," (ICRA) the ICRC now enters into a Cooperative Agreement with the Ames Human Relations Commission. Iowa Code §216.19.

3. **Purpose:** Our purpose is to assist local agencies in resolving discrimination complaints and to reduce case backlogs without compromising quality or the integrity of the system. We have designed criteria to ensure an efficient, effective, and coordinated effort between the ICRC and local agencies.

4. **Scope:** Under this Cooperative Agreement, ICRC contracts with the Ames Human Relations Commission for the satisfactory intake and resolution of complaints whose allegations fall within the prohibitions of Iowa Code §§216.6, 216.6A, 216.7, 216.8, 216.8A, 216.9, 216.10 and 216.11. This Cooperative Agreement does not cover complaints that do not fall within these sections of the Iowa Code.

3. **Period:** This Cooperative Agreement will run during Fiscal Year 2020. There is no commitment on the part of ICRC to contract with the Ames Human Relations Commission for the resolution of complaints after June 30, 2020.

4. **Total Amount:** The total amount ICRC can be required to spend, as aggregate compensation to all contracting local commissions for work performed under cooperative agreements for Fiscal Year <sup>2020</sup> ~~2019~~ is \$33,000.00 maximum. If insufficient funds exist for payment of all cases tendered for payment by the contracting Local Commissions, payment shall be allocated on a first-come first-served basis, according to the date of submission of the intakes or resolutions to the ICRC.

5. **Payment Date:** ICRC agrees to provide payment on a quarterly basis based upon satisfaction of the conditions established in this agreement. Payment will be provided for work performed and accepted under this Agreement by the ICRC, and in the case of cases cross-filed with the EEOC or HUD, when credit has been approved by that agency. Payment will be provided only for cases that are determined by the ICRC to be jurisdictional under the ICRA, if the complaints are timely received by the ICRC, and in the case of cases cross-filed with the EEOC or HUD, credit has been approved by that agency. In the case of payment for intake services, ICRC accepts the work if/when ICRC opens the case file corresponding to the intake. Payment is conditioned upon execution of this contract which must be accomplished and returned to the

ICRC no later than November 1, 2019. Agreements presented after that date will be rejected by the ICRC absent prior written approval for late submission by the Director of the ICRC.

**6. Payment Schedule\*\*\*:**

**(a) Intakes:** See attached Schedule A for breakdown of reimbursement rates based on the timing of receipt of the complaint for housing and non-housing referrals to the ICRC. For purposes of the contract, intake is defined as receipt by the ICRC of a completed, signed, jurisdictional complaint in any area covered by the ICRA, including housing, that are forwarded to the ICRC for processing and investigation, with accompanying release, contact information and jurisdictional review documentation. If the ICRC complaint form is used, it will not be necessary to submit the jurisdictional review documentation. All information noted on the jurisdictional review documentation must be provided to the ICRC with the intake documentation. No payment will be made for non-housing intakes that are more than 60 days old or housing intakes that are more than 30 days old on the date received by the ICRC.

**(b) Resolutions:** See Schedule A (attached) for definitions and rate of payment based on time received. For purposes of the contract, resolution includes case closures resulting in Satisfactory Adjustments, Administrative Closures for reasons *other than* failure to cooperate or unable to locate, No Probable Cause Orders, Probable Cause Orders or closures after Public Hearings. In the case of administrative closures for failure to cooperate or failure to locate complainant, no reimbursement will be provided. Further, this clause does not apply to resolutions submitted by the local agency to the EEOC or HUD for contract credit or payment by the federal agencies, in which case, the ICRC will provide no payment. Settlement agreements for cross-filed EEOC cases **cannot include** a no-rehire clause or global release and **must indicate** in the agreement itself that the agreement was signed voluntarily. These are EEOC requirements that will not be waived by the EEOC and cannot be waived by the ICRC. Any agreements with language that includes the impermissible language or that is missing the required EEOC voluntary settlement language will be rejected by the ICRC (and EEOC) and no payment will be made until the settlement agreements are revised accordingly. Resolution date shall be the date of receipt of the case closure by the ICRC. In the case of resolutions on complaints cross-filed with the EEOC, if the EEOC refuses credit for the resolution, the ICRC's payment obligations under this agreement shall be extinguished. HUD prohibits ICRC from seeking credit for housing complaints cross-filed with HUD, and any such complaints should be referred to the ICRC for investigation after intake.

**(c) Jurisdictional:** Any and all complaints submitted for credit and payment must be jurisdictional, including meeting the 300 day limit when the complaint **is received by the ICRC**, and must be a claim under the Iowa Civil Rights Act.

**7. Maintenance of Effort:** Iowa Code §216.19(2) provides that a city with a population of 29,000 or greater shall to maintain an independent local civil/human rights agency, shall structure and adequately fund

the local human/civil rights agency in order to effect cooperative undertakings with ICRC and to aid in effectuating the purposes of the "Iowa Civil Rights Act," and when staff is provided, the local agency or commission shall have control over such staff. The ICRC reserves the right to deny payment for closures which appear to have been adversely affected by a failure to comply with this code section or any other reasonable indication of lack of independence or neutrality by the local agency in its investigation of the complaint, and such may serve as grounds justifying termination of this agreement.

8. **Information Sharing:** Pursuant to I.A.C r. 161—11.10, the filing of a complaint or confidential information pertaining to a complaint covered by this agreement may be shared between the parties to this agreement as part of the routine use of such records, to administer the program for which the information is collected.

9. **Confidentiality:** Pursuant to I.A.C r. 161—1.6(4)(e)(4) and Iowa Code Section 215.15(5), the Ames Human Relations Commission agrees not to disclose the filing of a complaint or confidential information pertaining to a complaint covered by this agreement until the complaint has been officially set for public hearing. Once a complaint has been officially set for public hearing, the Ames Human Relations Commission agrees not to disclose confidential information pertaining to the complaint that is not publically available, except as allowed by ICRC's rules.

10. **Reports:** The local agency agrees to submit quarterly reports on the electronic templates provided by the ICRC to ICRC listing each intake and resolution submitted for contract credit or payment under this Agreement. Quarterly Reports are due, as applicable, on **October 25, 2019** (for July 1 – September 30, 2019 activity); **January 5, 2020** (October 1 – December 31, 2019); **April 5, 2020** (for January 1 - March 31, 2020 activity), and **July 15, 2020** (for April 1 - June 30, 2020 activity). Payments under this contract will be made after the Quarterly Reports are completed and submitted to the ICRC. Failure to provide Quarterly reports within 30 days of due date will result in forfeiture of funds for the quarter for which the quarterly report is not timely filed. As a condition of final payment, the local commission must submit, and ICRC must have received, all cases no later than July 15, 2020. Cases submitted after July 15, 2020, will not be paid.

11. **Training.** ICRC and the local agency will cooperate in planning, sponsoring, and conducting necessary complaint processing training for staff and commissioners.

12. This contract recognizes the 300-day filing period for initial complaints, as set forth in Iowa Code Ch. 216, is measured by the day the complaint *is received by the ICRC*, not the day received by the local commission. Therefore, local commissions **are responsible for ensuring that cases are received by the ICRC within 300 days of the date of the last incident of discrimination.** The local agency agrees that complaints that are not received by the ICRC within the 300 day time limit **are not jurisdictional** on their face and **no payment will be made in that case.** To be considered received by the ICRC, the complaint must be physically received by the ICRC either through mail, fax, personal delivery or by email, by 4:30 pm,

Monday through Friday. The ICRC prefers email (icrc@iowa.gov) over fax, as email has historically been more reliable. Complaints received (or sent by email) after 4:30 pm will be considered filed on the next business day.

13. **Closures.** Closure submissions for case resolutions must include the following closing documents from the local commission: Copies of closures notices sent to all parties by the local commission and a copy of the local commission's findings/decision. ***All closure documents including settlement agreements and withdrawals must include local and state case numbers, and when cross-filed with EEOC, federal case number.*** Payment may be denied if closure papers or settlement agreements do not include case numbers, or if any case number is incorrect. ICRC may be required to obtain a full copy of the case file maintained by the local commission. The copies should be provided to ICRC at no cost and within two weeks of request.

If required by your local protocol, ordinance or practice, separate signature lines have been provided for your Mayor and Commission Chair.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson, Ames Human Relations Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Elizabeth A. Johnson, Executive Director, Iowa Civil Rights Commission

\_\_\_\_\_  
Date



## SCHEDULE A

\*\*\*The following summarizes the payment schedule.

|   |   |   |
|---|---|---|
| <b>Intake:</b><br>(See definition for Intake below)                                 | Complaint sent to ICRC for processing and investigation within 7 days (housing) or 30 days (non-housing) of initial filing date with local agency.  | \$500 for housing cases eligible for cross-filing with HUD; \$250 for employment cases eligible for cross-filing with EEOC; \$125 for cases not eligible for cross-filing |
|   | Complaint sent to ICRC for processing and investigation greater than 7 days but within 30 days (housing); greater than 30 days but within 60 days (non-housing) of initial filing date with local agency. | \$250 for housing cases eligible for cross-filing with HUD; \$150 for employment cases eligible for cross-filing with EEOC; \$75 for cases not eligible for cross-filing  |
|   | Complaint sent to ICRC for processing and investigation greater than 30 days (housing) or 60 days (non-housing) of initial filing date with local agency.   | \$0   |
| <b>Resolutions for Non-housing Cases:</b><br>(See definition for Resolutions below) | Complaint Resolutions sent to ICRC for closure processing within 180 days of initial filing date with local agency.   | \$325 for cases eligible for cross-filing with EEOC; \$100 for cases not eligible for cross-filing  |
|   | Complaint Resolutions sent to ICRC for closure processing greater than 180 days but within 600 days of initial filing date with local agency.   | \$200 for cases eligible for cross-filing with EEOC; \$50 for cases not eligible for cross-filing   |
|   | Complaint Resolutions sent to ICRC for closure processing greater than 600 days of initial filing date with local agency.   | \$0   |

For the purpose of this contract the definition for the terms of payments are as follows:

### “INTAKE”

A completed and signed complaint that meets the jurisdictional requirements of ICRA and forwarded to the ICRC for initial processing and investigation with accompanying release, contact information and jurisdictional review documentation.

### “RESOLUTIONS”

Case closures resulting in an administrative closure (except for failure to cooperate or locate Complainant); conciliated and settled cases; satisfactory adjustments; No Probable Cause Orders; Probable Cause Orders; and closures after Public Hearing.

### “INITIAL FILING”

Initial filing date will be determined by local file-stamp receipt date shown on the complaint. All complaints must show a local file-stamp receipt date. Credit may be rejected for complaints without a local file-stamp receipt date.

**COUNCIL ACTION FORM****SUBJECT: SOUTH GRAND AVENUE EXTENSION PROJECT – LEASEHOLD INTEREST ACQUISITION****BACKGROUND:**

As you will recall, because of a favorable ruling last week, the City was able to acquire the land for South Grand Ave./S. 5<sup>th</sup> Extension Project from the Randall and Walter parcels at an amount offered by the City. **This item deals with a second issue, the acquisition of the leasehold interest from Legacy Golf Associates, Inc., related to this road extension project.** Legacy Golf Associates is the tenant on properties owned by Scott E. Randall and Jane S. Randall; the Marvin J. Walter Generation-Skipping Trust; and Iowa State University. **Negotiations have been completed on the leasehold interest, with a voluntary settlement and total lump sum compensation being \$103,400.** This payment is in recognition of the following damages:

|  |                  |
|--|------------------|
| (a) For relocation or reconstruction of tee boxes (Hole 8) and cart path relocation (Hole 14): | \$78,000         |
| (b) For diminution from temporary easements:   | \$1,400          |
| (c) For replacement landscaping and sod farm:  | \$24,000         |
| <b>TOTAL</b>   | <b>\$103,400</b> |

**In addition to the lump sum payment, the following design elements for the roadway project will be addressed by the City (this is not a complete list; see attachment for the specific obligations outlined in the purchase agreement):**

1. The City agrees to repair or relocate any drain tiles as needed for the construction project at no expense to the seller.
2. The City agrees to install a conduit under the future street right-of-way for irrigation lines running between the east and west remnant parcels.
3. The City agrees to construct and pave a driveway apron and provide a driveway for vehicular traffic running generally southwesterly to the Randall west remnant parcel.
4. For safety reasons, the City intends that Coldwater Golf Links staff and patrons will not cross the travelled portion of South Grand Avenue. Therefore, the City will construct a lighted culvert under the future South Grand Avenue to accommodate golf course operations. During construction, the City will ensure access between the Randall east and west remnant parcels. If the culvert has not been opened during normal season (April through October), a temporary path will be provided to connect existing cart paths.

5. The City will install native grasses, shrubs, and trees to blend with and be consistent with the current landscaping in accordance with bid documents.
6. The City will install a six-foot chain link fence for approximately 2,600 feet along the length of the ROW, except for openings at bridges and box culvert.

The Grand Avenue Extension project included in the Capital Improvements Plan (CIP) identifies funding from FY 2017/18 and continuing through FY 2019/20. Funding includes \$9,700,000 in G.O. Bonds, \$4,300,000 in MPO/STP Funds, and \$3,450,000 in Federal/State Grant Funds. Construction is anticipated to commence in FY 2019/20.

**ALTERNATIVES:**

1. Adopt a resolution approving Leasehold Purchase Agreement with Legacy Golf Associates, Inc. for South Grand Avenue Extension project in the amount of \$103,400.
2. Reject the purchase agreement.

**CITY MANAGER'S RECOMMENDED ACTION:**

Approval of this agreement with Legacy Golf Associates, Inc. must happen before moving forward with winter bidding of this project. Delay or rejection of this purchase agreement could require the redesign of the entire South Grand Avenue project.

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

LEASEHOLD PURCHASE AGREEMENT

PARCEL NO. 17 COUNTY Story
PROJECT: South Grand Avenue Extension CITY Ames, IA

SELLER: Legacy Golf Associates, Inc.

THIS AGREEMENT made and entered into this 30th day of September, 2019, by and between Seller and the CITY OF AMES, IOWA, Buyer.

1a. BUYER AGREES to buy and SELLER HEREBY CONVEYS Seller's leasehold interest in the following real estate, hereinafter referred to as the premises, situated in parts of the following: Part of Outlot C of Grand Aspen Subdivision Second Addition, City of Ames (Randall); part of Parcel "V" of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) in Section Ten (10) and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) in Section Eleven (11), all in Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on June 25, 2001, as Instrument Number 01-08198, in Slide 99 at Page 2 (Walter); and part of Parcel "W", Plat of Survey, in Inst. No. 01-08199 recorded in the Story County Recorder's office now in and forming a part of the City of Ames, Story County, Iowa (Iowa State University),

County of Story, State of Iowa, consisting of that portion of the above-referenced real estate being acquired from the landowners by the Buyer for the South Grand Avenue Extension Project, including the following buildings, improvements and other property: All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

1b. The premises also include all estates, rights, title and interests and any leasehold, including all easements, and all advertising devices and the right to erect such devices as are located thereon. SELLER CONSENTS to any change of grade of the roadway and accepts payment under this agreement for any and all damages arising therefrom.

Seller is tenant on the property of: Scott E. Randall and Jane S. Randall, husband and wife; the Marvin J. Walter Generation-Skipping Trust; and Iowa State University.

2. Possession of the premises is the essence of this agreement, and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER MAY surrender possession of the premises or building or improvement or any part thereof prior to the time hereinafter agreed to do so, and agrees to give Buyer ten (10) days notice of Seller's intention to do so by calling Buyer collect.

3. Buyer agrees to pay to SELLER \$103,400.00 on or before 60 DAYS AFTER BUYER APPROVAL. SELLER AGREES to surrender physical possession of the premises on or before SURRENDER OF POSSESSION BY OWNER. Buyer may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants as agreement payment.

4. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title.

5. Project Design Elements - In order to induce the Seller to sell the property, Buyer warrants and agrees that certain design elements or other amenities described hereinafter have been or will be incorporated into the plans and specifications for the construction of the Project and that the duties described hereinafter shall survive the closing and settlement of this agreement:

(a) Buyer agrees that any drain tiles that are located within the premises and are damaged or require relocation by roadway construction shall be repaired or relocated at no expense to Seller.

(b) Buyer shall install a conduit under the future street right-of-way for irrigation lines running between the east and west remnant parcels. Seller will assist Buyer in locating existing irrigation lines.

(c) Seller's rights of access to the remnant parcels is coextensive with the rights of Seller's landlords. The access location is permanent and unrestricted, subject to applicable laws. It is understood and agreed that, centered approximately at Sta. 112+00, Buyer will construct and pave a driveway apron and provide a driveway with a grade and width suitable for vehicular traffic running generally southwesterly to the Randall west remnant parcel and consisting of compacted fill dirt, as shown on the attached exhibit.

PARCEL NO. 17 COUNTY Story  
 PROJECT: South Grand Avenue Extension CITY Ames, IA

(d) For safety reasons, Buyer intends that Coldwater Golf Links staff and patrons will not cross the travelled portion of South Grand Avenue. Buyer will construct a lighted culvert under the future South Grand Avenue with dimensions of 10 feet in height and 16 feet in width to accommodate golf course operations. With exception of the size modifications described herein, Buyer will construct the lighted culvert substantially in accordance with the check plans and specifications of the bid documents dated August 21, 2018.

(e) During construction Buyer shall ensure that there is access for Seller and Seller's patrons and staff between the Randall east and west remnant parcels. If the lighted culvert has not been opened during Tenant's normal season (April through October), a temporary fenced path constructed of impermeable materials shall be provided to connect existing cart paths. Buyer will make reasonable efforts, time and weather permitting, to: (i) open the lighted culvert for safe east-west access at its earliest opportunity; and (ii) to provide notice to Seller in advance of times when east-west access will be restricted or unavailable.

(f) Buyer will erect and maintain construction fencing during the construction of the Project.

(g) During Project construction, Buyer will erect and maintain siltation fences where Project is adjacent to cart paths and will, after rain events, clean any eroded soils from the cart paths.

(h) Buyer will install native grasses, shrubs, and trees to blend with and be consistent with Seller's current landscaping and substantially in accordance with the plans and specifications of the bid documents dated August 21, 2018.

(i) Where Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes only at no expense to Seller. Buyer shall have the right of entry upon Seller's remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and constructing and maintaining said fence. Buyer will install a six-foot chain link fence for approximately 2,600 feet along the length of the ROW, except for openings at bridges and box culvert

6. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

7. Seller states and warrants that, to the best of Seller's knowledge, there is no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein.

8. **Damages** – The damages described in Paragraph 3 of this agreement may be summarized as follows:

|  |              |
|--|--------------|
| (a) For relocation or reconstruction of tee boxes (Hole 8) and cart path relocation (Hole 14): | \$78,000.00  |
| (b) For diminution from temporary easements:   | \$1,400.00   |
| (c) For replacement landscaping and sod farm:  | \$24,000.00  |
| TOTAL  | \$103,400.00 |

Buyer warrants and agrees that the golf course related improvements owned by Seller and impacted by this project will be repaired and/or replaced by the project contractor, with the exception of the following:

1. The rear tee-box at hole 8 will be acquired as part of the permanent easement for Worle Creek re-alignment. Compensation for the above-referenced replacements is included under Item 3 on Page 1 of this agreement.
2. A portion of the cart path will be removed at Hole 14. The Project Appraiser also included an allowance to plant 2-3" trees as replacement for aesthetic reasons. Compensation for the above-referenced replacements is included under Item 3 on Page 1 of this agreement. Buyer will perform approximately 95% of the cart path relocation. The exception will be at Hole 14, for which Buyer will pay compensation to Seller as described in (a) above.
3. Various volunteer trees will be removed by Buyer for this project. The Project Appraiser indicated the trees being removed do not contribute value to the Premises, and therefore Buyer is not offering additional compensation for the loss of said volunteer trees.
4. Any driveways, grass areas, landscaping irrigation, or drainage tile disturbed by this project will be repaired or replaced by the project contractor, unless noted otherwise in this agreement.

PARCEL NO. 17 COUNTY Story  
 PROJECT: South Grand Avenue Extension CITY Ames, IA

**SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION:** Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

LEGACY GOLF ASSOCIATES, INC.

X *Scott Randall*  
 Scott Randall, President

X \_\_\_\_\_

420 South 17<sup>th</sup> Street  
Ames, IA 50010  
 ( Mailing Address )

(NOTARY PUBLIC: PLEASE COMPLETE LEFT AND RIGHT SIDES)

**SELLER'S ALL-PURPOSE ACKNOWLEDGMENT**  
 STATE OF IOWA }  
 COUNTY OF STORY } ss:

On this 30<sup>th</sup> day of September, A.D. 20, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Randall, President of Legacy Golf Associates, Inc.  
 to me personally known  
 or  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

*Jennifer Wierck* (Sign in Ink)  
Jennifer Wierck (Print/Type Name)  
 Notary Public in and for the State of Iowa  
 My Commission expires 2/14/2022

(NOTARIAL SEAL)



**CAPACITY CLAIMED BY SIGNER:**

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s):  
President
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s):
  - Limited Partnership
  - General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of entity (ies) or person(s)  
Legacy Golf Associates, Inc.

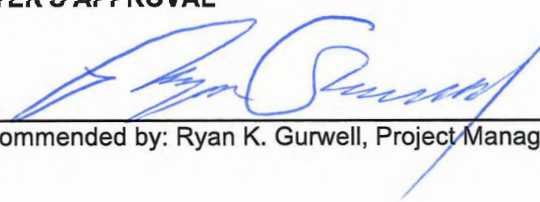
**BUYER'S ACKNOWLEDGMENT**

STATE OF IOWA,  
COUNTY OF STORY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, personally appeared John A. Haila, known to me to be the Mayor, and Diane Voss, known to me to be the City Clerk, of Buyer and who did say that said record was signed on behalf of Buyer by its authority duly recorded in its minutes, and said acknowledged the execution of said record, which signature appears hereon, to be the voluntary act and deed of Buyer and by it voluntarily executed.

\_\_\_\_\_  
Signature of Notary Public

**BUYER'S APPROVAL**

BY   
Recommended by: Ryan K. Gurwell, Project Manager

Date: 9/30/19

BY \_\_\_\_\_  
Approved by: John A. Haila, Mayor  
City of Ames, Iowa

Date: \_\_\_\_\_

BY \_\_\_\_\_  
Approved by: Diane Voss, City Clerk  
City of Ames, Iowa

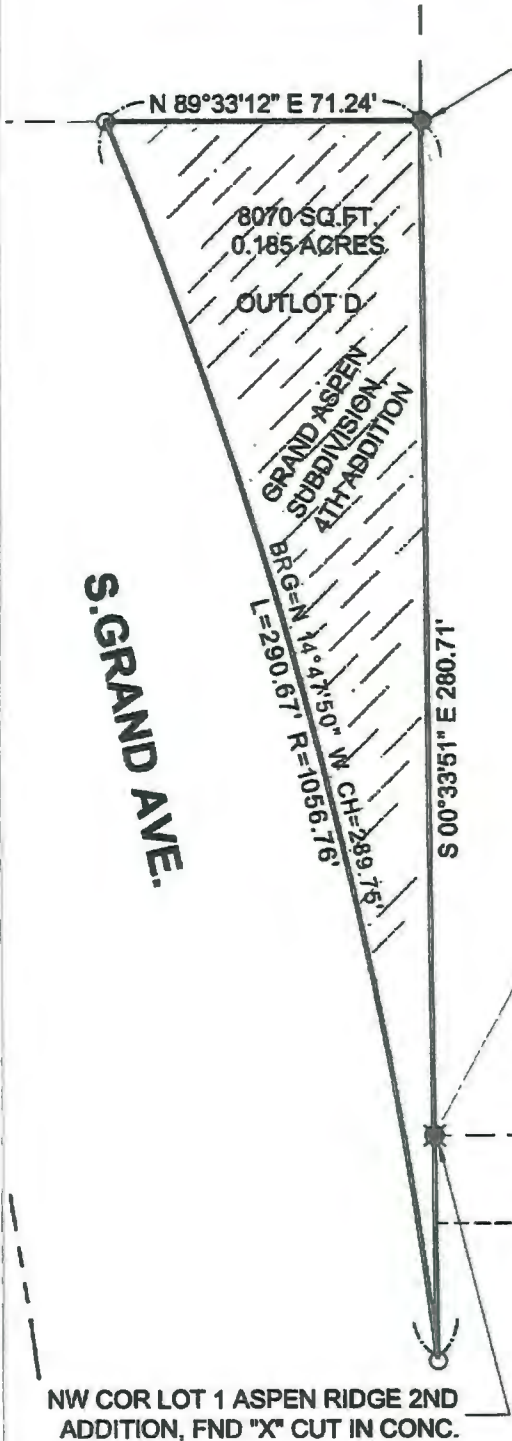
Date: \_\_\_\_\_

| INDEX LEGEND |   |
|--------------|---|
| LOCATION :   | S GRAND AVE   |
| REQUESTOR :  | CITY OF AMES, IA  |
| PROPRIETOR : | SCOTT E. RANDALL  |
| SURVEYOR :   | MURRAY BERTING  |
| SURVEY :     | SHIVE-HATTERY   |
| COMPANY :    | 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266 |
| RETURN TO :  | ABOVE SURVEY COMPANY                                      |

## FEE SIMPLE ACQUISITION PLAT

PARCEL 017-2F

THIS SPACE RESERVED FOR RECORDER'S USE

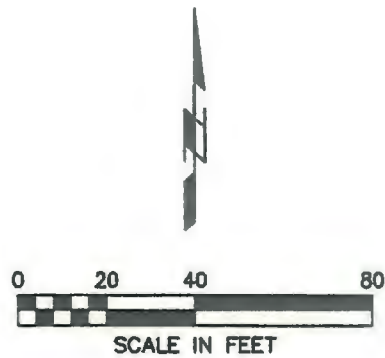


NE COR OUTLOT D, GRAND ASPEN  
SUBDIVISION, 4TH ADDITION, FD 1/2" IRON  
ROD WITH YELLOW CAP #17161 (POB)

FEE SIMPLE LEGAL DESCRIPTION: PARCEL 017-2F  
OUTLOT "D" GRAND ASPEN SUBDIVISION, 4TH ADDITION

OUTLOT "D" GRAND ASPEN SUBDIVISION, 4TH ADDITION  
NOW IN AND FORMING A PART OF THE CITY OF AMES,  
STORY COUNTY, IOWA.

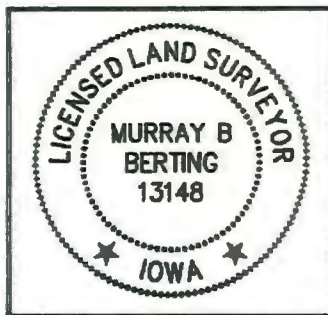
CONTAINING 8,070 SQ. FT. (0.185 ACRES)



### LEGEND:

- MONUMENT FOUND AS NOTED ●
  - PROPOSED MONUMENT ○
  - SECTION LINE — — — — —
  - EXISTING ROW LINE PREVIOUS - - - - -
  - PROPOSED ROW LINE —————
  - EASEMENT LINE - - - - -
  - LOT LINES - - - - -
  - ACQUISITION AREA ▨▨▨▨▨
- POINT-OF-BEGINNING POB

CLIENT: CITY OF AMES, IOWA  
515 CLARK AVE  
AMES, IA 50010  
515-239-5101



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

SIGNATURE: *Murray B. Berting* DATE: 9-26-18

NAME: MURRAY B. BERTING  
LICENSE NUMBER: 13148  
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018  
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS

File Path: P:\Projects\DM14\6673\00\Deliverables\Drawings\dwg\Acquisition\Plat\Grand\017\ACQ-017.dwg

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Iowa | Illinois | Indiana

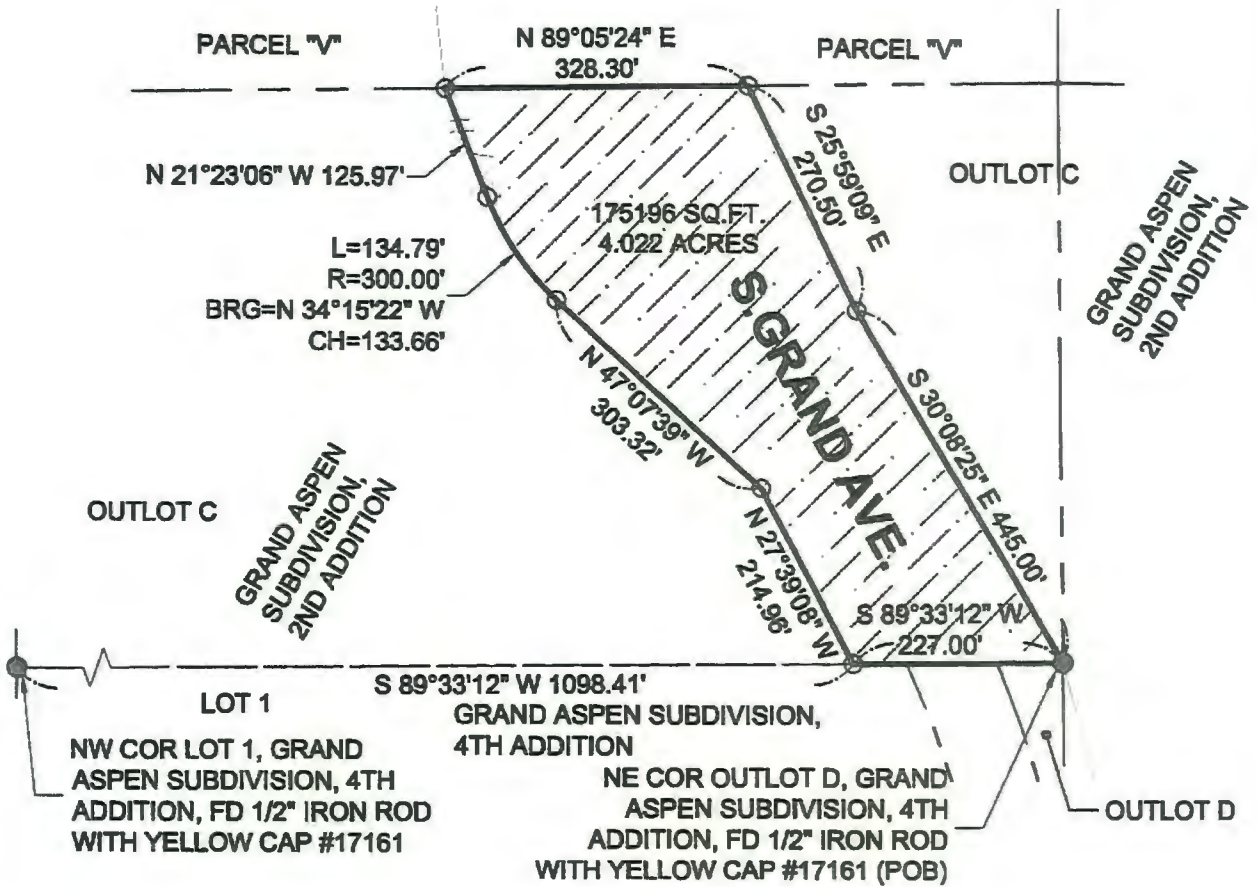
| ACQUISITION PLAT<br>PARCEL 017-2F<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |            | PROJECT NO.<br>4165730     |
|--|------------|----------------------------|
| DATE   | 04/17/2018 | SCALE                      |
| DRAWN  | JWW        | FIELD BOOK                 |
| APPROVED   | MBB        | REVISION                   |
|  |            | SHEET NO.<br><b>1 OF 1</b> |



**INDEX LEGEND**  
 LOCATION : S GRAND AVE  
 REQUESTOR : CITY OF AMES, IA  
 PROPRIETOR : SCOTT E. RANDALL  
 SURVEYOR : MURRAY BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
 RETURN TO : ABOVE SURVEY COMPANY

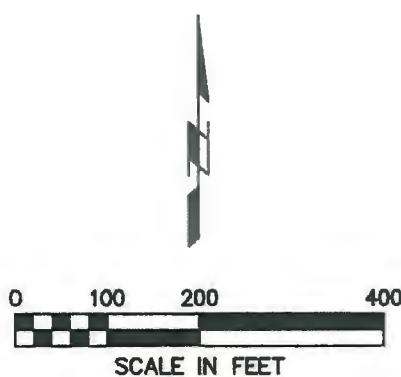
**FEE SIMPLE ACQUISITION PLAT**  
 PARCEL 017-3F

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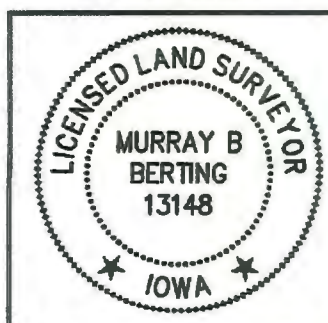


**LEGEND:**

- MONUMENT FOUND AS NOTED ●
- PROPOSED MONUMENT ○
- SECTION LINE -----
- EXISTING ROW LINE PREVIOUS -----
- PROPOSED ROW LINE =====
- EASEMENT LINE -----
- LOT LINES -----
- ACQUISITION AREA [Shaded Box]



CLIENT: CITY OF AMES, IOWA  
 515 CLARK AVE  
 AMES, IA 50010  
 515-239-5101



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 SIGNATURE: *Murray B. Berting* DATE: 9-26-18  
 NAME: MURRAY B. BERTING  
 LICENSE NUMBER: 13148  
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018  
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS

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 Iowa | Illinois | Indiana

|  |                     |                            |
|--|---------------------|----------------------------|
| ACQUISITION PLAT<br>PARCEL 017-3F<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |                     | PROJECT NO.<br>4165730     |
| DATE<br>04/17/2018   | SCALE<br>FIELD BOOK | SHEET NO.<br><b>1 OF 2</b> |
| DRAWN<br>JWW   | REVISION            |                            |
| APPROVED<br>MBB  |                     |                            |

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**INDEX LEGEND**

LOCATION : S GRAND AVE  
 REQUESTOR : CITY OF AMES, IA  
 PROPRIETOR : SCOTT E. RANDALL  
 SURVEYOR : MURRAY BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
 RETURN TO : ABOVE SURVEY COMPANY

**FEE SIMPLE  
 ACQUISITION PLAT**  
 PARCEL 017-3F

THIS SPACE RESERVED FOR RECORDER'S USE

FEE SIMPLE LEGAL DESCRIPTION: PARCEL 017-3F OUTLOT "C" GRAND ASPEN  
 SUBDIVISION, 2ND ADDITION

PART OF OUTLOT "C" GRAND ASPEN SUBDIVISION, 2ND ADDITION NOW IN AND  
 FORMING A PART OF THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "D" GRAND ASPEN  
 SUBDIVISION, 4TH ADDITION NOW IN AND FORMING A PART OF THE CITY OF AMES,  
 STORY COUNT, IOWA;

THENCE SOUTH 89°33'12" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT "C", FOR A  
 DISTANCE OF 227.00 FEET;

THENCE NORTH 27°39'08" WEST FOR A DISTANCE OF 214.96 FEET;

THENCE NORTH 47°07'39" WEST FOR A DISTANCE OF 303.32 FEET TO THE BEGINNING  
 OF A CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 300.00 FEET;

THENCE ALONG SAID CURVE FOR A DISTANCE OF 134.79 FEET, SAID CURVE HAVING A  
 CHORD BEARING OF NORTH 34°15'22" WEST AND A CHORD DISTANCE OF 133.66 FEET;

THENCE NORTH 21°23'06" WEST FOR A DISTANCE OF 125.97 FEET TO A POINT ON THE  
 SOUTH LINE OF PARCEL "V", PLAT OF SURVEY, IN INST. NO. 01-08198 RECORDED IN THE  
 STORY COUNTY RECORDERS OFFICE;

THENCE NORTH 89°05'24" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "V", FOR A  
 DISTANCE OF 328.30 FEET;

THENCE SOUTH 25°59'09" EAST FOR A DISTANCE OF 270.50 FEET;

THENCE SOUTH 30°08'25" EAST FOR A DISTANCE OF 445.00 FEET TO THE NORTHEAST  
 CORNER OF SAID OUTLOT "D" AND THE POINT-OF-BEGINNING.

CONTAINING 175,196 SQ. FT. (4.022 ACRES)

File Path: P:\Projects\DM165730\Drawings\Drawings\017\Acquisition\Plat\Grand65th\ACQ-017.dwg

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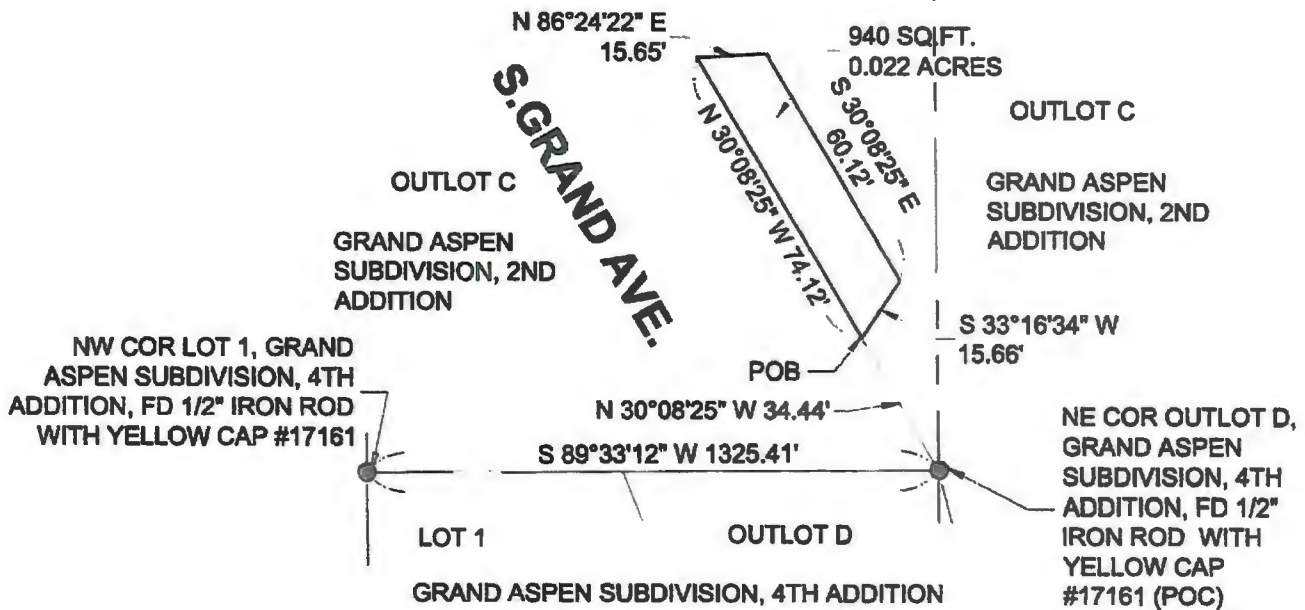
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| ACQUISITION PLAT<br>PARCEL 017-3F<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |            | PROJECT NO.<br>4185730     |
| DATE   | 04/17/2018 | SCALE                      |
| DRAWN  | JWW        | FIELD BOOK                 |
| APPROVED   | MBB        | REVISION                   |
|  |            | SHEET NO.<br><b>2 OF 2</b> |

**INDEX LEGEND**

LOCATION : S GRAND AVE  
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 SURVEYOR : MURRAY BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
 RETURN TO : ABOVE SURVEY COMPANY

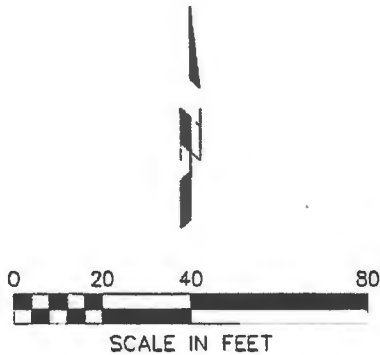
**PERMANENT EASEMENT  
 ACQUISITION PLAT**  
 PARCEL 017-1P

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**LEGEND:**

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| MONUMENT FOUND AS NOTED    | ●   |
| PROPOSED MONUMENT          | ○   |
| SECTION LINE               | --- |
| EXISTING ROW LINE PREVIOUS | --- |
| PROPOSED ROW LINE          | --- |
| EASEMENT LINE              | --- |
| LOT LINES                  | --- |
| ACQUISITION AREA           | --- |
| POINT-OF-BEGINNING         | POB |
| POINT-OF-COMMENCEMENT      | POC |



CLIENT: CITY OF AMES, IOWA  
 515 CLARK AVE  
 AMES, IA 50010  
 515-239-5101

LICENSED LAND SURVEYOR

MURRAY B  
BERTING

13148

IOWA

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

*Murray B. Berting* 9-26-18  
SIGNATURE DATE

NAME: MURRAY B. BERTING

LICENSE NUMBER: 13148

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS

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|  |            |                            |
|--|------------|----------------------------|
| ACQUISITION PLAT<br>PARCEL 017-1P<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |            | PROJECT NO.<br>4165730     |
| DATE   | 04/17/2018 | SCALE                      |
| DRAWN  | JWW        | FIELD BOOK                 |
| APPROVED   | MBB        | REVISION                   |
|  |            | SHEET NO.<br><b>1 OF 2</b> |

File Path: P:\Projects\IOWA\165730\Deliverables\Drawings\Acquisition\Parcel017.dwg

**INDEX LEGEND**

LOCATION : S GRAND AVE  
 REQUESTOR : CITY OF AMES, IA  
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 SURVEYOR : MURRAY BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
 RETURN TO : ABOVE SURVEY COMPANY

**PERMANENT EASEMENT  
 ACQUISITION PLAT  
 PARCEL 017-1P**

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**PERMANENT EASEMENT LEGAL DESCRIPTION: PARCEL 017-1P OUTLOT "C" GRAND ASPEN  
 SUBDIVISION, 2ND ADDITION**

**PART OF OUTLOT "C" GRAND ASPEN SUBDIVISION, 2ND ADDITION NOW IN AND FORMING A  
 PART OF THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS  
 FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF OUTLOT "D" GRAND ASPEN SUBDIVISION, 4TH  
 ADDITION NOW IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNT, IOWA;**

**TENCE NORTH 30°08'25" WEST FOR A DISTANCE OF 34.44 FEET TO THE POINT-OF-BEGINNING;**

**TENCE CONTINUING NORTH 30°08'25" WEST FOR A DISTANCE OF 74.12 FEET;**

**TENCE NORTH 86°24'22" EAST FOR A DISTANCE OF 15.65 FEET;**

**TENCE SOUTH 30°08'25" EAST FOR A DISTANCE OF 60.12 FEET;**

**TENCE SOUTH 33°16'34" WEST FOR A DISTANCE OF 15.66 FEET TO THE POINT-OF-BEGINNING.**

**CONTAINING 940 SQ. FT. (0.022 ACRES).**

File Path: P:\Projects\DM115730\Drawings\Acquisition\AcquisitionPlat\GrandSPNACC-017.dwg

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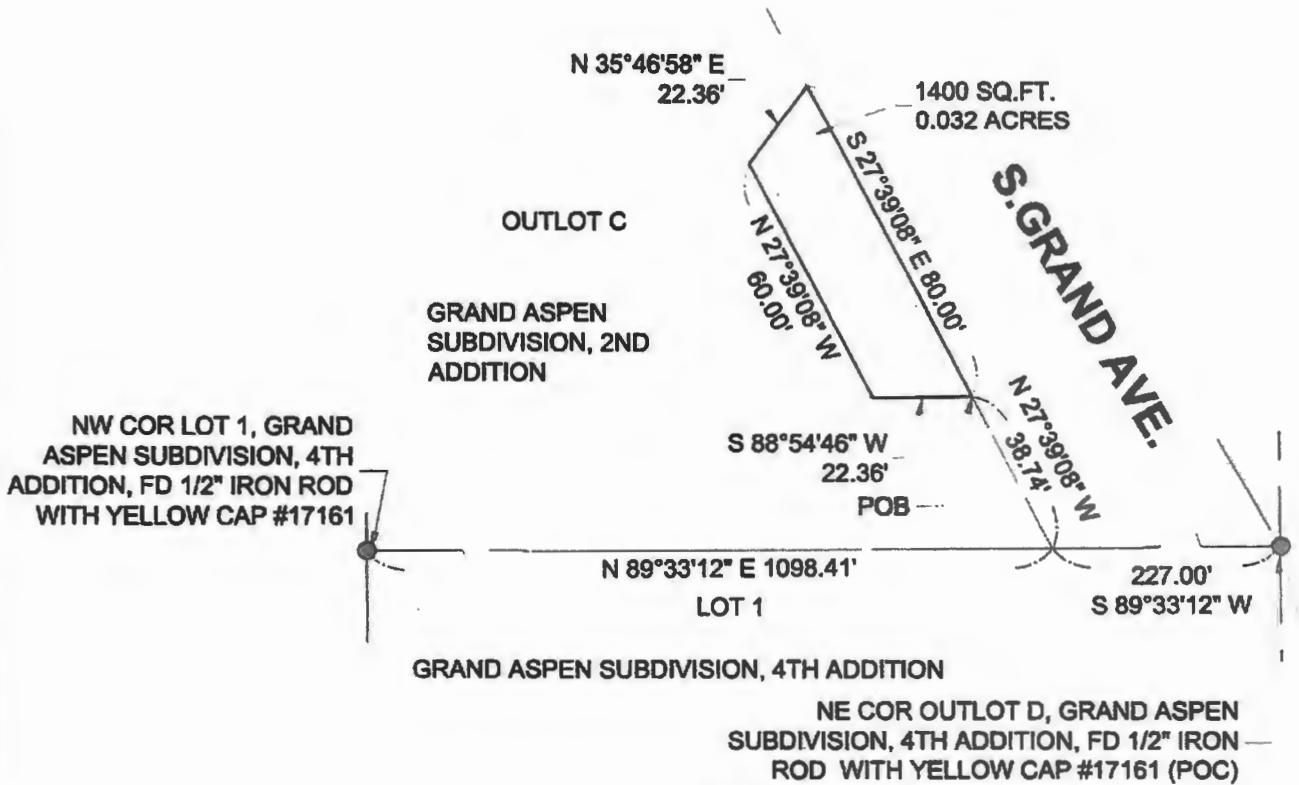
|  |                     |                        |
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| ACQUISITION PLAT<br>PARCEL 017-1P<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |                     | PROJECT NO.<br>4165730 |
| DATE<br>04/17/2018   | SCALE<br>FIELD BOOK | SHEET NO.<br>2 OF 2    |
| DRAWN<br>JWW   | APPROVED<br>MBB     | REVISION               |

**INDEX LEGEND**

LOCATION : S GRAND AVE  
 REQUESTOR : CITY OF AMES, IA  
 PROPRIETOR : SCOTT E. RANDALL  
 SURVEYOR : MURRAY BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
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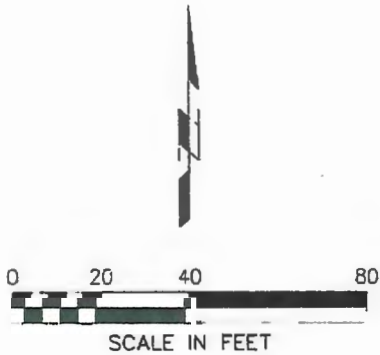
**PERMANENT EASEMENT ACQUISITION PLAT**  
 PARCEL 017-2P

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**LEGEND:**

|                            |           |
|----------------------------|-----------|
| MONUMENT FOUND AS NOTED    | ●         |
| PROPOSED MONUMENT          | ○         |
| SECTION LINE               | — — — — — |
| EXISTING ROW LINE PREVIOUS | - - - - - |
| PROPOSED ROW LINE          | — — — — — |
| EASEMENT LINE              | — — — — — |
| LOT LINES                  | - - - - - |
| ACQUISITION AREA           | ///       |
| POINT-OF-BEGINNING         | POB       |
| POINT-OF-COMMENCEMENT      | POC       |



CLIENT: CITY OF AMES, IOWA  
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 AMES, IA 50010  
 515-239-5101



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

SIGNATURE: *Murray B. Berting* DATE: 9-26-18

NAME: MURRAY B. BERTING  
 LICENSE NUMBER: 13148  
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018  
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS

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 Iowa | Illinois | Indiana

|  |                     |                        |
|--|---------------------|------------------------|
| ACQUISITION PLAT<br>PARCEL 017-2P<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |                     | PROJECT NO.<br>4165730 |
| DATE<br>04/17/2018   | SCALE<br>FIELD BOOK | SHEET NO.<br>1 OF 2    |
| DRAWN<br>JWW   | REVISION<br>MBB     |                        |

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**INDEX LEGEND**

**LOCATION** : S GRAND AVE  
**REQUESTOR** : CITY OF AMES, IA  
**PROPRIETOR** : SCOTT E. RANDALL  
**SURVEYOR** : MURRAY BERTING  
**SURVEY** : SHIVE-HATTERY  
**COMPANY** : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
**RETURN TO** : ABOVE SURVEY COMPANY

**PERMANENT EASEMENT  
 ACQUISITION PLAT  
 PARCEL 017-2P**

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**PERMANENT EASEMENT LEGAL DESCRIPTION: PARCEL 017-2P OUTLOT "C" GRAND ASPEN SUBDIVISION, 2ND ADDITION**

**PART OF OUTLOT "C" GRAND ASPEN SUBDIVISION, 2ND ADDITION NOW IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF OUTLOT "D" GRAND ASPEN SUBDIVISION, 4TH ADDITION NOW IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNT, IOWA;**

**THENCE SOUTH 89°33'12" WEST FOR A DISTANCE OF 227.00 FEET;**

**THENCE NORTH 27°39'08" WEST FOR A DISTANCE OF 38.74 FEET TO THE POINT-OF-BEGINNING;**

**THENCE SOUTH 89°54'46" WEST FOR A DISTANCE OF 22.36 FEET;**

**THENCE NORTH 27°39'08" WEST FOR A DISTANCE OF 60.00 FEET;**

**THENCE NORTH 35°46'58" EAST FOR A DISTANCE OF 22.36 FEET;**

**THENCE SOUTH 27°39'08" EAST FOR A DISTANCE OF 80.00 FEET TO THE POINT-OF-BEGINNING.**

**CONTAINING 1,400 SQ. FT. (0.032 ACRES).**

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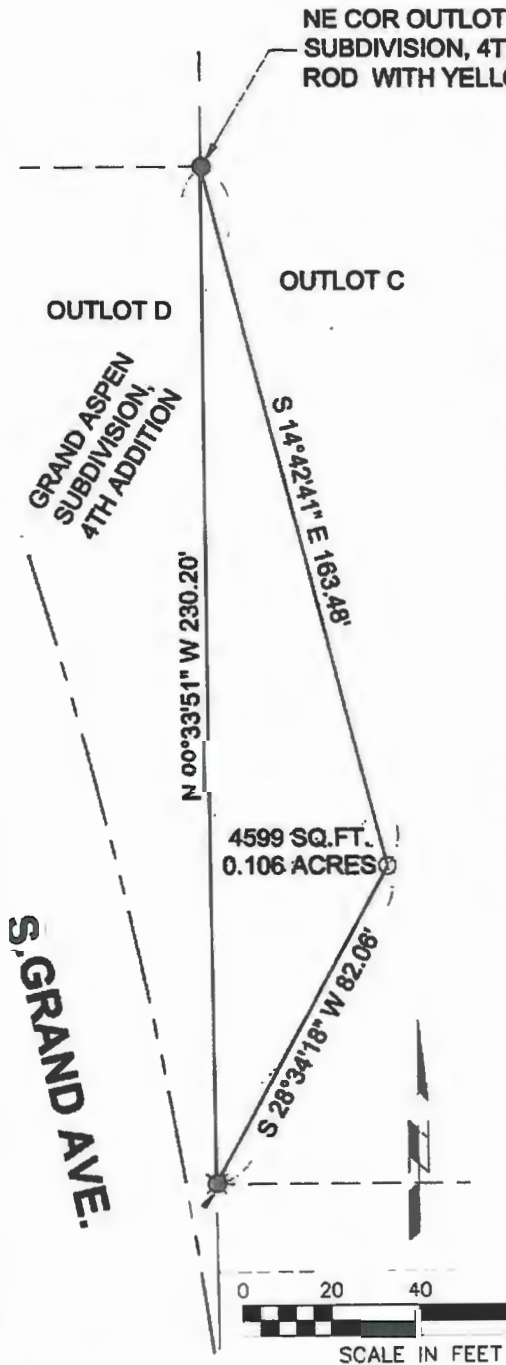
|   |            |   |
|---|------------|---|
| <b>ACQUISITION PLAT<br/>         PARCEL 017-2P<br/>         S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br/>         AMES, IOWA</b> |            | <b>PROJECT NO.<br/>         4165730</b> |
| <b>DATE</b>   | 04/17/2018 | <b>SCALE</b>                            |
| <b>DRAWN</b>  | JWW        | <b>FIELD BOOK</b>                       |
| <b>APPROVED</b>   | MBB        | <b>REVISION</b>                         |
|   |            | <b>SHEET NO.<br/>         2 OF 2</b>    |

**INDEX LEGEND**

LOCATION : S GRAND AVE  
 REQUESTOR : CITY OF AMES, IA  
 PROPRIETOR : SCOTT E. RANDALL  
 SURVEYOR : MURRAY BERTING  
 SURVEY : SHIVE-HATTERY  
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266  
 RETURN TO : ABOVE SURVEY COMPANY

**FEE SIMPLE ACQUISITION PLAT**  
 PARCEL 017-1F

THIS SPACE RESERVED FOR RECORDER'S USE



FEE SIMPLE LEGAL DESCRIPTION: PARCEL 017-1F  
 OUTLOT "C" GRAND ASPEN SUBDIVISION, 2ND ADDITION

PART OF OUTLOT "C" GRAND ASPEN SUBDIVISION, 2ND  
 ADDITION NOW IN AND FORMING A PART OF THE CITY OF  
 AMES, STORY COUNTY, IOWA, MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF  
 OUTLOT "D" GRAND ASPEN SUBDIVISION, 4TH ADDITION  
 NOW IN AND FORMING A PART OF THE CITY OF AMES,  
 STORY COUNT, IOWA;

THENCE SOUTH 14°42'41" EAST FOR A DISTANCE  
 OF 163.48 FEET;

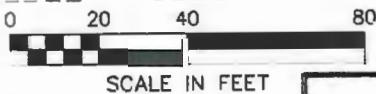
THENCE SOUTH 28°34'18" WEST FOR A DISTANCE  
 OF 82.06 FEET, TO THE NORTHWEST CORNER OF LOT 1,  
 ASPEN RIDGE 2ND ADDITION NOW IN AND FORMING A  
 PART OF THE CITY OF AMES, STORY COUNTY, IOWA;

THENCE NORTH 00°33'51" WEST, ALONG THE EAST LINE OF  
 SAID OUTLOT "D", FOR A DISTANCE OF 230.20 FEET TO THE  
 NORTHEAST CORNER OF SAID OUTLOT "D" AND THE  
 POINT-OF-BEGINNING.

CONTAINING 4,599 SQ. FT. (0.106 ACRES)

**LEGEND:**

- MONUMENT FOUND AS NOTED ●
- PROPOSED MONUMENT ○
- SECTION LINE \_\_\_\_\_
- EXISTING ROW LINE PREVIOUS \_\_\_\_\_
- PROPOSED ROW LINE \_\_\_\_\_
- EASEMENT LINE \_\_\_\_\_
- LOT LINES \_\_\_\_\_
- ACQUISITION AREA \_\_\_\_\_



NW COR LOT 1 ASPEN RIDGE 2ND  
 ADDITION, FND "X" CUT IN CONC.

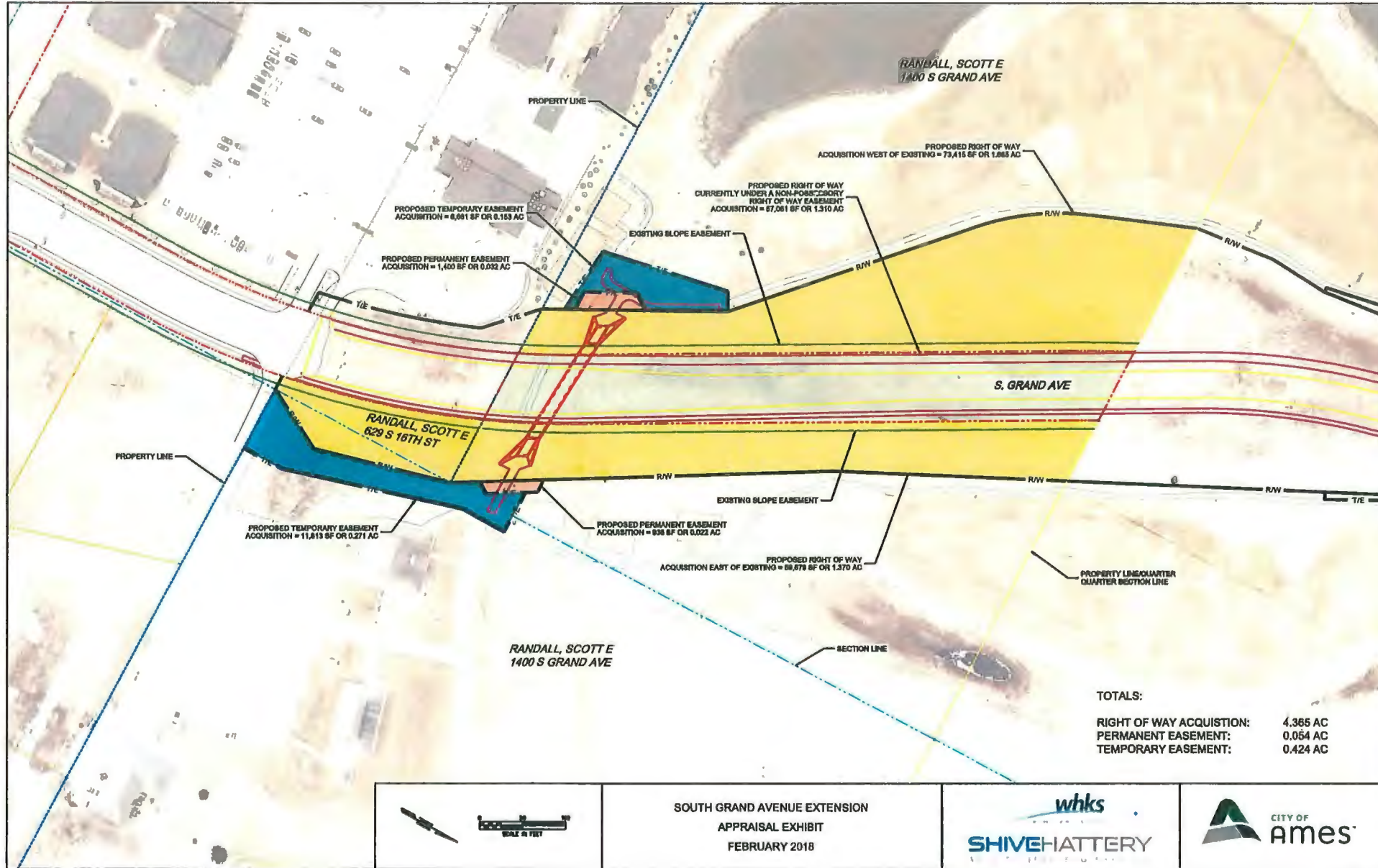
CLIENT: CITY OF AMES, IOWA  
 515 CLARK AVE  
 AMES, IA 50010  
 515-239-5101



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS  
 PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED  
 BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT  
 I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF  
 THE STATE OF IOWA.  
 SIGNATURE: *Murray B. Berting* DATE: 9-26-19  
 NAME: MURRAY B. BERTING  
 LICENSE NUMBER: 13148  
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018  
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:  
 ALL SHEETS

**SHIVE HATTERY**  
 ARCHITECTURE+ENGINEERING  
 4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266  
 515.223.8104 | fax: 515.223.0622 | www.shive-hattery.com  
 Iowa | Illinois | Indiana

|  |            |                        |
|--|------------|------------------------|
| ACQUISITION PLAT<br>PARCEL 017-1F<br>S. GRAND AVENUE AND S. 5TH STREET EXTENSION<br>AMES, IOWA |            | PROJECT NO.<br>4185730 |
| DATE<br>04/17/2018   | SCALE      | SHEET NO.              |
| DRAWN<br>JWW   | FIELD BOOK | 1 OF 1                 |
| APPROVED<br>MBB  | REVISION   |                        |



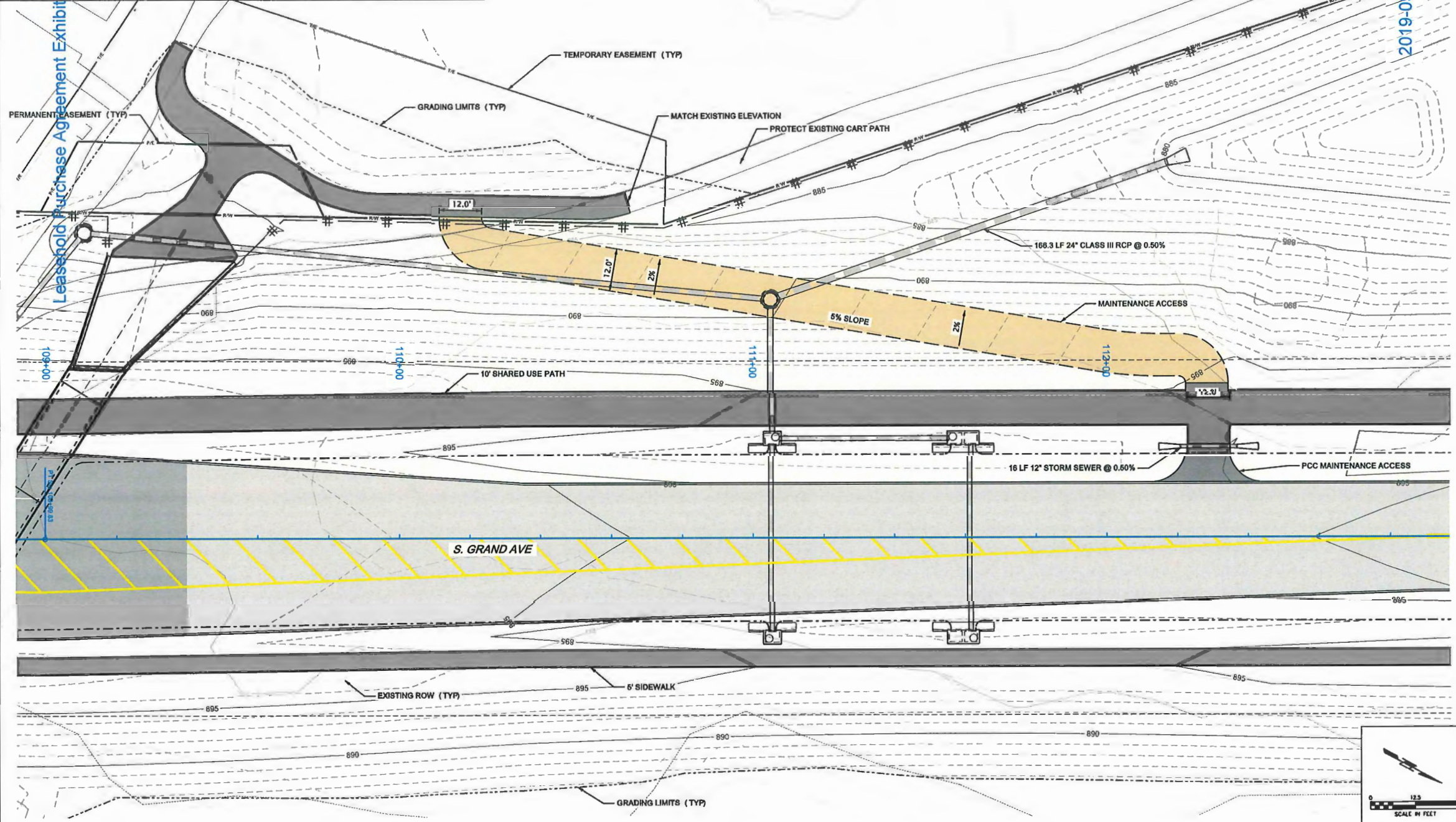
SOUTH GRAND AVENUE EXTENSION  
 APPRAISAL EXHIBIT  
 FEBRUARY 2018





Leasehold Purchase Agreement Exhibit 010

2019-09-30



**COUNCIL ACTION FORM**

**SUBJECT:**           **MEMORANDUM OF UNDERSTANDING WITH  
FRIENDS OF BROOKSIDE PARK**

**BACKGROUND:**

In September 2019, the Friends of Brookside Park (FBP) was incorporated. The attached Memorandum of Understanding (MOU) describes the group's vision and goals as follows:

- **Vision:** To maintain and improve Brookside Park as a beautiful and ecologically healthy natural area and to provide opportunities for outdoor recreation and education.
- **Goals:** To partner with community members, city government, educational institutions, and conservation organizations to:
  - Enhance the natural environment,
  - Support public awareness, educational programs, and research efforts,
  - Secure supplemental financial resources,
  - Build connections between recreation, learning, and appropriate public use of the land, and
  - Develop a network of supporters and volunteers to assist management, protection, and restoration efforts.

The City Attorney has reviewed and approved the attached MOU. In addition, the Parks & Recreation Commission discussed this item at its September 19, 2019 meeting and recommended that the City Council approve this MOU with the Friends of Brookside Park.

The Parks and Recreation Commission has further given staff direction to develop a Memorandum of Understanding with other Friends groups so each group has clearly defined expectations for working with the City.

**ALTERNATIVES:**

1. Approve the attached Memorandum of Understanding with the Friends of Brookside Park.
2. Do not approve the Memorandum of Understanding with the Friends of Brookside Park.
3. Refer this issue back to staff to develop different language for the MOU.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Friends of Brookside Park is a newly formed Friends group and is very passionate about working with the City to preserve and enhance Brookside Park as appropriate. In addition, the group has helped with trash pick-up and invasive species removal. The FBP is also going to help with a large volunteer event scheduled for late October. Staff is impressed with the group's desire, commitment, thoughtfulness, and enthusiasm to ensure Brookside Park is as good as it can be.

Therefore, it is the recommendation of the City Manager that City Council adopt Alternative No. 1, thereby approving the attached Memorandum of Understanding with the Friends of Brookside Park.

## **Memorandum of Understanding between Friends of Brookside Park and the City of Ames, IA**

**1. Background:** The Friends of Brookside Park (FBP) was incorporated on August 27, 2019 with the State of Iowa as a nonprofit, tax-exempt organization to operate exclusively for charitable, scientific, and educational purposes. FBP is working with the Federal Internal Revenue Service to become approved as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**2. Supporters:** FBP is a group of citizens of Story County Iowa who are interested in maintaining the ecological and social health of Brookside Park in the City of Ames. It is the intent of the Board of Directors that FBP will act for the public benefit of Brookside Park.

**3. Vision:** The vision of FBP is to maintain and improve Brookside Park as a beautiful and ecologically healthy natural area and to provide opportunities for outdoor recreation and education.

**4. Goals:** The goals of the organization are to partner with community members, city government, educational institutions, and conservation organizations to (1) enhance the natural environment, (2) support public awareness, educational programs, and research efforts, (3) secure supplemental financial resources that may be used by the City of Ames for projects selected by the Parks and Recreation Commission and approved by the City Council, (4) build connections between recreation, learning, and appropriate public use of this land, (5) develop a network of supporters and volunteers to assist with management, protection and restoration efforts.

**5. Fundraising Activities:** In support of the City of Ames and the Parks and Recreation Department, FBP will conduct public fundraising efforts, maintain bank accounts, financial records, investments, and respond to requests from the City of Ames for projects that are within the ability of FBP.

**6. Organization:** FBP has an organizational structure that supports and sustains a vibrant and dedicated membership, identifies and recruits knowledgeable and enthusiastic committee leaders and members, and maintains a viable cooperative relationship with the Department of Parks and Recreation and the City of Ames.

**7. Relation to the City of Ames:** The Board of Directors of FBP recognizes the role of the City of Ames as the body responsible for the operations of Brookside Park, the establishment of park policies, and the development of plans and budgets for Brookside Park areas. FBP agrees to coordinate its activities with the Department of Parks and Recreation.

**8. Duration of the Agreement:** This agreement shall take effect immediately and will stay in force in perpetuity, or upon the dissolution of either entity. The agreement may be revised at any time but shall be reviewed by both parties at least every five years.

Approved by resolution of the Ames City Council at their regular meeting on October 8, 2019.

\_\_\_\_\_  
John H. Haila, Mayor

\_\_\_\_\_  
Date

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

Approved by the Friends of Brookside Park Board of Directors on September \_\_\_\_, 2019.

\_\_\_\_\_  
Lori Biederman  
President of Friends of Brookside Park Board of Directors

\_\_\_\_\_  
Date

**COUNCIL ACTION FORM**

**SUBJECT: NEIGHBORHOOD IMPROVEMENT PROJECT GRANT FOR 2019/20**

**BACKGROUND:**

The City Council has appropriated Local Option Sales Tax funds to finance the Neighborhood Improvement Program (NIP). This year, \$50,000 was approved for neighborhood programs, with \$25,000 earmarked for the NIP and the remaining \$25,000 allocated for a broader array of neighborhood projects.

There are two main goals of the NIP: (1) to strengthen a neighborhood's appearance with the addition of permanent physical improvements, and (2) to promote a greater sense of community through resident participation in a neighborhood project.

Each project application is rated on the following 100-point system. A project must achieve at least 50 points to be considered:

Resident Involvement (30 points maximum): \*

...the number of residents donating their time and/or labor to accomplish the project

...the number of residents donating funds to the project

\*10 points 1-25 people; 20 points 26-50 people; 30 points over 50 people

Project Impact (30 points maximum): \*\*

...the number of residents who will be positively affected by the improvement

\*\*10 points 1-25 people; 20 points 26-100 people; 30 points over 100 people

Safety (10 points maximum):

...enhancement of safety in the neighborhood

Public Space (10 points maximum):

...promotion of social interaction by utilizing public space

Improved Housing (10 points maximum)

Environment (10 points maximum):

...support for the environment

A Grant Application has been received from the Sunset Ridge Property Owners' Association for funding in the amount of \$5,000. The Review Panel, comprised of City staff members and two citizens, scored the application and unanimously recommended that the project be approved for funding.

The Neighborhood Improvement Project Review Panel is requesting approval by the City Council of the following project:

*The Sunset Ridge Property Owners' Association is partnering with the City's Parks and Recreation Department to build a neighborhood park. Council has allocated \$80,000 in the FY 2018/19 CIP for developing the Sunset Ridge Park. The park will include a shelter, drinking fountains, playground, small walking path, benches, and a large open area. The Property Owners' Association deeded the land to the City of Ames with the agreement that the land will be used for a neighborhood park. The City Council accepted the donation of the land on August 13, 2019. Developer Hunziker and Associates is donating the labor to grade and seed the land for the park. The Ames Foundation is providing the trees and shrubs. Neighborhood residents will spread the mulch on the playground and will be responsible for watering the trees and shrubs.*

The total cost of the project is \$103,790. Requested City funding is in the amount of \$5,000. The neighborhood residents are providing \$16,263 in cash contributions and in-kind donations and labor of \$5,000.

#### **ALTERNATIVES:**

1. The City Council can approve the request of the Sunset Ridge Property Owners' Association for the allocation of \$5,000 in Neighborhood Improvement Project Grant funds to be used towards the construction of the Sunset Ridge neighborhood park.
2. The City Council can reject the request for funding at this time.

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

Supporting projects that strengthen neighborhoods is in keeping with one of the City Council's goals. The development of a neighborhood park has been planned for a number of years and was included in the CIP in FY 2018/19 in the amount of \$80,000. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the request of the Sunset Ridge Property Owners' Association for NIP funds in the amount of \$5,000.

COUNCIL ACTION FORM

SUBJECT: INIS GROVE PARK RESTROOMS PROJECT  
PLANS AND SPECIFICATIONS

BACKGROUND:

There are currently two restroom buildings in Inis Grove Park, 2500 Duff Ave. One is located adjacent to Duff Avenue and was constructed in 1993. The other is located near Shagbark Shelter in the northeast part of the park and was constructed in the early 1950s and utilizes a septic system. After assessing both restrooms, it was decided to update the restroom along Duff Avenue, add a new restroom located near the north end of the tennis courts that would be connected to the City's sanitary sewer system, and decommission the restroom near Shagbark Shelter. The FY 2015/16 Capital Improvements Plan (CIP) included \$250,000 to construct a new restroom and the FY 2016/17 CIP included \$125,000 to renovate the restroom adjacent to Duff Avenue. Both projects have been delayed in order for them to be included in one bid package in hopes of receiving more favorable pricing.

The project was split into a Base Bid (new restroom) and an Alternate #1 (renovate existing restroom). **The Base Bid will be the new restroom (shown below) and its location will serve the participants using the park, but specifically the Miracle League Field and All Inclusive Playground users.** The exterior of the building on three sides includes a limestone veneer that complements the limestone features of the Walnut Shelter in the park. There will also be a metal roof similar to the other new shelters recently added to the park system. The building will be ADA accessible with two gender neutral restrooms. Each restroom will contain a toilet, urinal, sink, adult changing table, LED lighting, hand soap/sanitizer dispensers, and hand dryers. The exterior of the building will have an ADA accessible water fountain with a bottle filler. The adult changing tables will be the first ones constructed in the park system. Staff worked with local ChildServe agency staff on the design of the tables to ensure they will meet the needs of the users.





**Alternate #1 includes the specifications to renovate the existing restroom along Duff Avenue.** The renovation includes removing the shingles and exterior siding and replacing with a metal roof and new siding. A limestone veneer will be added to the front and west side of the building. The building will continue to have a men’s and women’s restroom and will be made ADA accessible. Each restroom interior will be cleaned and new LED lighting and fixtures installed. An ADA accessible fountain with a bottle filler will be added to the exterior.

**There are two items that are not included in the bid package but are part of the total project cost. Those items include decommissioning the restroom near Shagbark Shelter and the installation of a sewage lift station that will service the new restroom.** The decommissioning will be completed by City staff and includes removing the fixtures and demolishing the septic tank. The building will then be used for storage of equipment for the summer day camp program. The sewage lift station will be bid separately and will service the new restroom. Water & Pollution Control staff designed the system and will be overseeing the installation.

Hartman & Trapp, Des Moines, Iowa, was hired to develop plans and specifications, prepare a cost estimate, and provide project management for the Base Bid (new restroom) and Alternate #1 (renovate existing restroom). Staff is optimistic the engineer’s estimate is accurate and there shall be sufficient funds to complete both restrooms. However, if the bids come in high, the priority is completing the Base Bid leaving the existing restroom renovation to be completed once funds become available.

The architect’s cost estimate for the Base Bid and Alternate #1 each include a 5% contingency and are shown below:

| <b>Architect/Engineer’s Estimate:</b> | <b>Amount</b>    |
|---------------------------------------|------------------|
| Base Bid (New Restroom)               | \$243,970        |
| Alternate #1 (Restroom Renovation)    | \$ 60,400        |
| Soil Testing                          | \$ 920           |
| Architect/Engineering Services        | \$ 36,000        |
| <b>Bid Package Total</b>              | <b>\$341,290</b> |

|   |                  |
|---|------------------|
| Restroom Decommission (near Shagbark Shelter) | \$ 2,500         |
| Sewage Lift Station Installation              | \$ 30,000        |
| <b>Non Bid Package Total</b>                  | <b>\$ 32,500</b> |

**Total Project Estimate** **\$373,790**

Total available funding for the entire project is \$375,000.

**ALTERNATIVES:**

1. Approve Plans and Specifications for the Inis Grove Park Restrooms Project and set the bid due date for November 5, 2019 and November 12, 2019, as the date of hearing and award of the contract.
2. Do not approve the plans and specifications at this time, delaying the Inis Grove Park Restrooms Project.
3. Refer back to staff.

**CITY MANAGER’S RECOMMENDED ACTION:**

Inis Grove Park is one of the most popular parks in the City due to the amenities it provides. With the addition of the Miracle League Field and the All Inclusive Playground that will be completed the summer of 2020, it is important patrons have use of restrooms that are near the amenities they are utilizing. With the restroom that is adjacent to Duff Avenue, it is important to keep infrastructure updated to ensure it portrays the excellence and accessibility of the parks. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**

**COUNCIL ACTION FORM**

**SUBJECT: CHANGE ORDER NO. 2 - UNIT 7 TURBINE GENERATOR MAJOR OVERHAUL – ADDITIONAL SPARE PARTS**

**BACKGROUND:**

The Power Plant's two steam turbine-generator units must be periodically disassembled for inspection and repair. The basic scope of work is commonly referred to as "open, clean, and close." In this process, the turbine-generator is opened (disassembled), cleaned (key parts and components are measured, cleaned, and repaired or replaced), and closed (reassembled for operation). The 2018/19 Capital Improvements Plan included a project to perform this type of overhaul on the Unit 7 turbine and generator.

**During the disassembly and cleaning phases of the turbine-generator overhaul, other problems are typically discovered that were not anticipated or could not be quantified before the internals of the turbine-generator were exposed.** Many of the parts which are known to wear over time are ordered prior to the turbine-generator; however, condition of most of the parts are unknown until the unit can be disassembled and inspected. These change orders are to cover additional bolting, bearings, bushings, valve parts and other miscellaneous parts that were identified during inspection that need replaced.

**PRIOR ACTIONS:**

On May 14, 2019, the Ames City Council approved separate contracts with Argo Turboserve Corporation (ATC) and Mechanical Dynamics & Analysis LLC (MD&A) to provide spare parts for the Unit 7 turbine-generator at the City's Electric Plant. These parts are obtained from each vendor depending on which is able to provide the lowest cost replacement parts. The original contract amount for ATC was \$265,694.00 and the original contract amount for MD&A was \$114,613.67, for a total of \$380,307.67.

Change Order No. 1, for \$39,961.60, was issued to Argo Turboserve Corporation contract and approved by staff for additional spare parts identified to be replaced during the turbine-generator overhaul.

Change Order No. 1, for \$4,581.85, was issued to Mechanical Dynamics & Analysis LLC, contract and approved by staff for additional spare parts to be replaced.

**These first change orders were initiated prior to the completion of the analysis of the turbine. This was done intentionally in order to obtain pricing and shorten the lead time for these parts as soon as it was known they were needed. It was anticipated that as the evaluation continued, additional replacement parts would**

be needed. However, waiting to order all the parts until completion of the analysis would delay the return of the turbine to service. Because the turbine shaft and key components are undergoing continued evaluation, there is a possibility that further change orders for replacement parts will be needed.

**THIS ACTION:**

Additional parts were identified as worn by HPI, the on-site contractor, GE, the onsite technical advisor for the turbine generator overhaul, and field verified by plant staff. Pricing for the additional parts were received from Argo Turboserve Corp and Mechanical Dynamics & Analysis LLC. Parts were selected from each vendor based on availability, lead times, and cost.

- Parts from MD&A total: \$20,487.60
- Parts from ATC total: \$12,534.29

**Therefore, this action is to request approval of two change orders: Change Order No. 2 to ATC and Change Order No. 2 to MD&A for a total of \$33,021.89 for the necessary repairs on the steam turbine as described.**

The approved FY 2018/19 Capital Improvements Plan includes the following funding for the Unit 7 Turbine Generator Overhaul.

|                           |                    |
|---------------------------|--------------------|
| 2017/18 Engineering/Parts | \$750,000          |
| 2018/19 Labor             | \$1,500,000        |
| 2018/19 GE Tech Support   | \$200,000          |
| <b>TOTAL</b>              | <b>\$2,450,000</b> |

The Engineer's estimate for the total cost of the project is \$2,440,000. To date, \$1,369,821.30 has been authorized for this project (labor contract amount of \$694,984, GE Tech Support, \$249,986.22, parts amount of \$424,851.12). With these second change orders, the authorized total for parts for the project is \$457,873.01, and an overall project cost of \$1,402,843.10. Adding sales taxes yields a budget total of \$1,451,491.90. This leaves \$998,508.10 available in the project budget.

**ALTERNATIVES:**

1. a. Approve Change Order No. 2 to Argo Turboserve Corporation of Rutherford, NJ in the amount of \$12,534.29, inclusive of applicable sales tax.  
b. Approve Change Order No. 2 to Mechanical Dynamics & Analysis, LLC of Clifton, NY in the amount of \$20,487.60 inclusive of applicable sales tax.
2. Do not approve the requested change order.

**CITY MANAGER'S RECOMMENDED ACTION:**

These repairs to Unit #7's steam turbine are critical to restore the performance and integrity of the unit. The tests and repairs proposed could not be anticipated prior to opening the unit for preliminary inspection and, therefore, could not be made a part of the original contract scope of work. Engineers from the Electric Department have evaluated the proposed work in the change order and agree that the scope and pricing are appropriate.

If approved, staff will work with the part suppliers to immediately manufacture (if needed) and ship spare parts. If delayed, the turbine may not be repaired and reassembled before the Unit #7 boiler tube project is complete. This would delay the return of the unit to service.

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

ITEM#: 19  
DATE: 10-08-19

**COUNCIL ACTION FORM**

**SUBJECT: 2015/16 SANITARY SEWER REHABILITATION (SANITARY SEWER LINING)**

**BACKGROUND:**

In 2012 the City began a Sanitary Sewer System Evaluation that included a comprehensive and systematic evaluation for identifying the defects that could contribute inflow and infiltration (I/I) across the entire, City-wide sanitary sewer system. This evaluation identified over \$25 million of needed structural repairs.

**This project included sanitary sewer rehabilitation techniques primarily in west Ames and throughout the Campustown area. Work also focused on rehabilitation of sanitary sewer segments that cross underneath the railroad right of way throughout Ames. Items of work in the contract included point repairs and cured-in-place lining of the existing mains. These rehabilitation methods minimized the impact to residents and worked to reduce the amount of clean water that enters the system, thus reducing the amount of water needing treatment at the plant.**

On March 28, 2017, City Council awarded this project to Hydro-Klean, LLC of Des Moines, IA in the amount of \$2,048,362.10. Change Order No. 1 in the amount of \$6,280.15 for lining of unexpected pipe sizes. **Change Order No. 2 (included in this action)** is the balancing change order for this project and is a **deduction** in the amount of **\$259,993.57**. Major items in this change order include savings in sanitary sewer pipe replacement, pavement removal and replacement, and granular backfill material. The initial plans indicated locations where pipe removal and replacement were deemed necessary based off the data from the sewer system evaluation study. However, City staff and the contractor were able to work together to find solutions that did not involve pipe replacement but instead were able to perform repairs from inside the pipe, thus resulting in significant project cost savings.

The work was completed in the amount of **\$1,794,648.68** Engineering and contract administration costs for the entire sanitary sewer rehabilitation program including this project were \$554,500, **bringing overall program costs to \$2,349,148.68.**

Funding for the project is from the State Revolving Fund (SRF) in the amount of \$3,270,000.

**ALTERNATIVES:**

1. a) Approve Change Order No. 2 a deduction in the amount of \$259,993.57.  
b) Accept the 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining) project as completed by Hydro-Klean, LLC of Des Moines, IA in the amount of **\$1,794,648.68**
2. Direct staff to pursue changes to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

This rehabilitation project is now complete and is under budget. By approving the change order and accepting the project it is possible to finalize SRF funding paperwork for loan repayment. Any savings from this project will be considered for additional inflow and infiltration sanitary sewer rehabilitation on future projects.

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

ITEM#: 20  
DATE: 10-08-19

**COUNCIL ACTION FORM**

**SUBJECT: 2017/18 SHARED USE PATH MAINTENANCE PROGRAM #2 – STANGE ROAD**

**BACKGROUND:**

This program provides for maintenance activities along shared use paths as patching, joint repairs, micro surfacing, and complete replacement. Locations are determined using a condition inventory, visual inspection of paths, and input from users. Improvement to the paths will enhance the safety and usability of the path/trail system and improve the aesthetics within the right-of-way. **This project location was along the west side of Stange Road between 24th Street and Northridge Parkway.**

On April 9, 2019 City Council awarded the project to Manatt’s, Inc. of Ames, IA in the amount of \$129,901.79. **Change Order No. 1 (this action) is the balancing change order** for the project and is a **deduction** in the amount of **\$48,493.89**. Because this change order is more than 20% of the original contract value, it must be approved by City Council. As work began on the project, the depth and location of two natural gas lines and private gas services added unanticipated challenges to the work. Thus, in lieu of complete removal and replacement, the shared use path was patched and overlaid with a new asphalt surface. This change extended the lifespan of the existing path and resulted in a project savings. **Work was completed in the amount of \$81,407.90.** Engineering and construction administration expenses were \$2,525 bringing **overall project costs to \$83,932.90.**

There is \$125,000 of Local Option Sales Tax allocated for this program annually in the Capital Improvement Plan. These funds have been accumulated and carried over into the current budget. **A number of smaller joint sealing and patching contracts have been funded through this program leaving \$501,301 of available revenue to fund the two projects shown below.**

| <b><u>Project:</u></b>                   | <b><u>Expenses</u></b> | <b><u>Revenue</u></b> |
|--|------------------------|-----------------------|
| FY 2017-18 SUP Maintenance #1            |                        |                       |
| – Daley Park (as bid – work not started) | \$111,025.50           |                       |
| <b>2017-18 SUP Maintenance #2</b>        |                        |                       |
| <b>– Stange Road (this action)</b>       | <b>\$83,932.90</b>     |                       |
| <b>2019-20 CIP Budget</b>                |                        | <b>\$501,301.00</b>   |
|  | <b>\$194,958.40</b>    | <b>\$501,301.00</b>   |

Remaining revenue will be used for other shared use path maintenance priorities.



**ALTERNATIVES:**

1. a. Approve Change Order No. 1, a deduction, in the amount of \$48,493.89.  
b. Accept the FY 2017/18 Shared Use Path Maintenance Program #2 – Stange Road as completed by Manatt’s, Inc in the amount of \$81,407.90
2. Direct staff to make changes to this project.

**CITY MANAGER’S RECOMMENDED ACTION:**

This project is now complete within the approved budget. These maintenance activities have restored the condition of the path for all users and improved the safety and reliability of this shared use path system.

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

**COUNCIL ACTION FORM**

**SUBJECT:** 2017/18 S. DUFF AVENUE IMPROVEMENTS

**BACKGROUND:**

This project involves transportation improvements along S. Duff Avenue (US Highway 69) between the Iowa DNR State Forest Nursery and Ken Maril Road.

On June 26, 2018, City Council awarded the project to Con-Struct, Inc. of Ames, Iowa in the amount of \$2,374,992. Throughout the project five change orders were administratively approved by staff, resulting in a \$19,346.96 reduction in the contract amount. Following the completion of construction, a balancing change order has been prepared to reflect final quantities. The balancing change order reduces the contract by \$193,573.23, bringing the final construction cost to \$2,162,071.81.

Revenues and expenses for this program are shown below:

| <b>Funding Sources</b>    | <b>Available Revenue</b> | <b>Estimated Expenses</b> |
|---------------------------|--------------------------|---------------------------|
| G.O. Bond Funding         | \$ 576,000               |                           |
| State Grant Funds         | \$ 1,400,000             |                           |
| Accessibility Enhancement | \$ 125,000               |                           |
| Unobligated G.O. Bonds    | \$ 541,277               |                           |
| Construction              |                          | \$2,162,071.81            |
| Design & Administration   |                          | \$ 380,148.78             |
| <b>TOTAL</b>              | <b>\$2,642,277</b>       | <b>\$2,542,220.59</b>     |

Remaining funds from this project will be used on additional infrastructure projects.

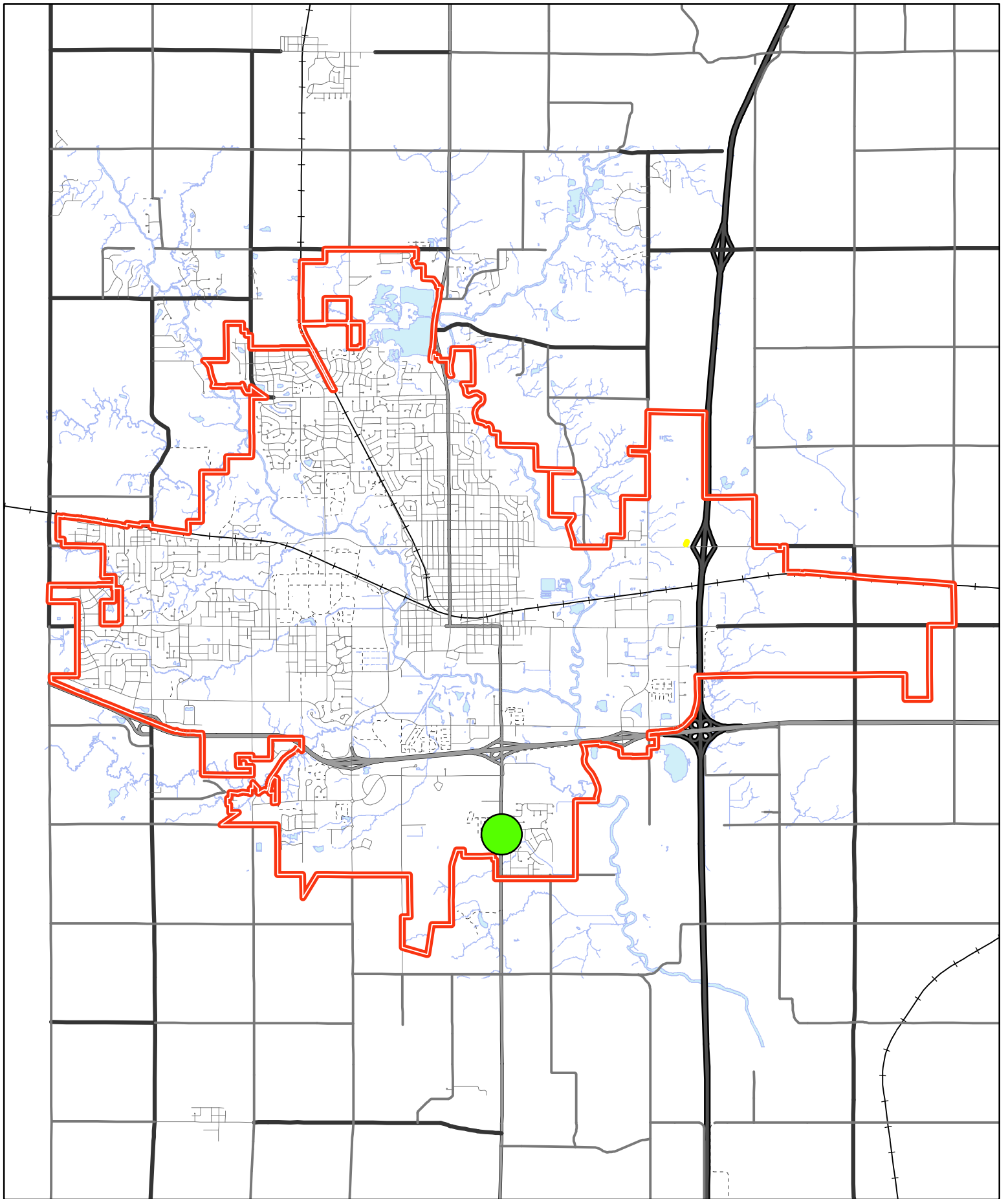
**ALTERNATIVES:**

1. a. Approve Change Order No. 6 (Balancing), a deduction, in the amount of \$193,573.23.
- b. Accept the 2017/18 S. Duff Avenue Improvements project as completed by Con-Struct, Inc. of Ames, IA in the amount of \$2,162,071.81.
2. Direct staff to pursue modifications to the project.

**CITY MANAGER’S RECOMMENDED ACTION:**

This project has been completed in accordance with the approved plans and specifications, enhancing the safety and efficiency for traffic in the corridor.

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



2017/18 S. Duff Avenue Improvements



 Project Location



1 inch = 6,612 feet

Date: 10/1/2019

**COUNCIL ACTION FORM**

**SUBJECT: FY 2016/17 STORM WATER EROSION CONTROL PROGRAM  
 (S. SKUNK RIVER – CARR PARK TO HOMEWOOD GOLF  
 COURSE)**

**BACKGROUND:**

This annual program provides for stabilization of areas that have become eroded in streams, channels, swales, gullies, or drainage ways that are part of the storm water system. The program provides a more permanent control of the erosion and will reduce recurring maintenance costs in these areas. **The location for this project is along the South Skunk River adjacent to Carr Park, Homewood Golf Course, and Inis Grove Park.**

**Contract A (this project) was awarded to On-Track Construction, LLC, of Nevada, Iowa, in the amount of \$793,415 (Contract B, under separate bid, was for site restoration for this project location and was final accepted by Council on August 13, 2019). Five change orders were administratively approved by staff:**

- Change order No. 1 was approved in the amount of \$1,000 for storm sewer joint repair.
- Change order No. 2 was approved in the contract reduction amount of \$16,261.50 as a cost savings for electing to use organics instead of compost blankets, 12” wood logs staked instead of 18” filter socks and clear trees on the east side of the South Skunk river.
- Change order No. 3 was approved in the amount of \$7,700 for adding crushed concrete slab to fill void area along the river.
- Change order No. 4 was approved in the amount of \$8,182.53 for extra tree removal and grading to improve the drainage issue along the shared use path.
- Change order No. 5 (balancing) reflects the actual measured quantities completed during construction which result in contract deduction in the amount of \$66,269.92.

**Construction was completed as part of this contract in a final amount of \$727,766.21.**

|                        | <u>Expense</u>        | <u>Revenue</u>     |
|------------------------|-----------------------|--------------------|
| Contract A             | \$727,766.21          |                    |
| Contract B (completed) | 57,381.00             |                    |
| Engineering/Admin      | 220,219.00            |                    |
| Funding (see below)    |                       | \$1,050.000        |
| <b>TOTAL</b>           | <b>\$1,005,366.21</b> | <b>\$1,050,000</b> |

This Storm Water Erosion Control project is shown in the 2016/17 Capital Improvements Plan with funding in the amount of \$250,000 in General Obligation Bonds and \$500,000 in Storm Sewer Utility Funds. Additional unobligated General Obligation Bonds from previously completed projects in the amount of \$300,000 brings the **total funding available to \$1,050,000.**

Remaining funds from this project will be allocated on additional storm water erosion control program as a separate, future contract.

**ALTERNATIVES:**

1. a. Approve Change Order No. 5 a deduction in the amount of \$66,269.92.  
b. Accept the 2016/17 Storm Water Erosion Control Program (S. Skunk River – Carr Park to Homewood Golf Course) Contract A project as completed by On-Track Construction LLC, of Nevada, Iowa, in the amount of \$727,766.21.
2. Direct staff to pursue modifications to the project.

**MANAGER’S RECOMMENDED ACTION:**

This project was completed in accordance with the approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above



ArcGIS Web Map



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 8/6/2019

1 inch = 1,505 feet

**COUNCIL ACTION FORM**

**SUBJECT: FINAL COMPLETION OF THE WATER POLLUTION CONTROL FACILITY SCREW PUMP DRIVE ASSEMBLY REPLACEMENT PROJECT**

**BACKGROUND:**

On December 11, 2018, City Council awarded a contract to Weidner Construction Inc. of Marshalltown, Iowa, in the amount of \$111,997 for the replacement of the screw pump drive assemblies at the Water Pollution Control Facility. One change order was issued during the project for a total amount of \$2,900, bringing the final contract amount to \$114,897.

All work under this contract was completed in accordance with the plans and specifications. A copy of the Engineer's Certificate of Completion is attached.

**ALTERNATIVES:**

1. Accept final completion of the Water Pollution Control Facility Screw Pump Drive Replacement Project and authorize final payment, in accordance with the contract, to Weidner Construction Inc. of Marshalltown, Iowa.
2. Do not accept completion of the Water Pollution Control Facility Screw Pump Drive Replacement Project at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

The work associated with this project has been completed in accordance with plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2110 LINCOLN WAY & 117 BEACH AVENUE**

**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 two existing parcels located at 2110 Lincoln Way and 117 Beach Avenue to create one parcel.** The Plat consolidates the two existing parcels into a new Parcel "N", which will include 0.68 acres. Phi Kappa Theta Fraternity occupies 2110 Lincoln Way. A six-unit apartment building occupies 117 Beach Avenue. The apartment building straddles the line that divides the two conveyance parcels. The zoning of both parcels is: "Residential High-Density" (RH), and "East University Impacted Overlay" (O-UIE). *(See Attachment A: Location Map & Attachment B: Sketch of Existing Tax Parcels.)*

**Approval of a Plat of Survey to create Parcel "N" will establish a single parcel that includes both buildings, and the parking shared between them. Currently the property line runs through the existing apartment building and is nonconforming in many ways. Consolidation of the two parcels is necessary to provide a valid legal parcel for approval of a Minor Site Development Plan required to replace the paving in the existing parking lot.**

**The Plat of Survey includes a new electric easement for existing overhead power lines in the southwest corner of the site, an easement (10'x10') for an existing fire hydrant along Lincoln Way, and an existing water easement on the northeast corner of the site.** No additional public improvements are necessitated by the Plat of Survey. Approval of the Plat of Survey does not create or exacerbate any new nonconforming lot conditions as each lot is currently nonconforming for multiple zoning standards.

Approval of this Plat of Survey *(See Attachment C: Plat of Survey.)* 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 Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. The consolidation of the current nonconforming lots does not result in new or exacerbated conditions related to the current RH and O-UIE zoning. There are no gaps in infrastructure requiring improvements with the Plat of Survey. Any future construction on the site will be reviewed by staff for compliance with zoning standards.

**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 2110 LINCOLN WAY & 117 BEACH AVENUE**

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:

Property Owner: Ames Phi Kappa Building Co.

Existing Street Addresses: 2110 Lincoln Way & 117 Beach Avenue

Assessor's Parcel #s: 09-09-226-050 and 09-09-226-060

**Survey Description-Parcel N:**

Part of Lot 10 in the Northeast Quarter of the Northeast Quarter of Section 9, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at a point on the East line of said Lot 10, said point also being the Northeast Corner of Lot 1 in College Heights Third Addition to Ames; thence N00°28'10"W, 228.44 feet along the east line of said Lot 10 to the south right of way line of Lincoln Way; thence N88°46'35"W, 129.53 feet along said line to the Northeast Corner of Parcel C in said Lot 10; thence S00°30'39"E, 230.90 feet along the east line of said Parcel C to the north line of said Lot 1; thence S89°51'47"E, 129.31 feet to the point of beginning, containing 0.68 acres.

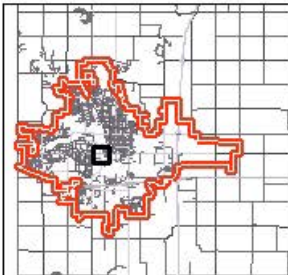
**Public Improvements:**

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:

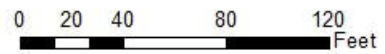
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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.

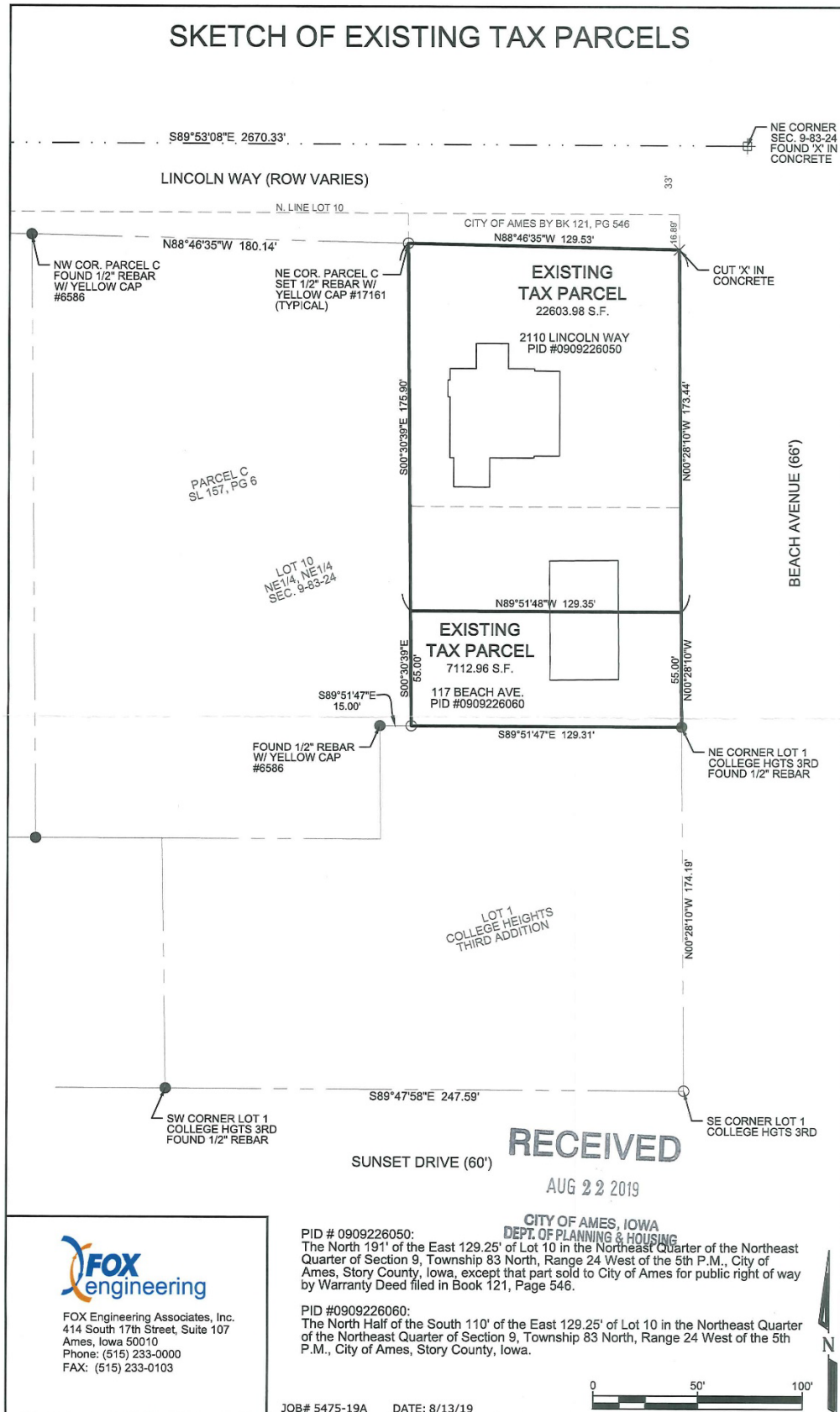
**Attachment A: Location Map**



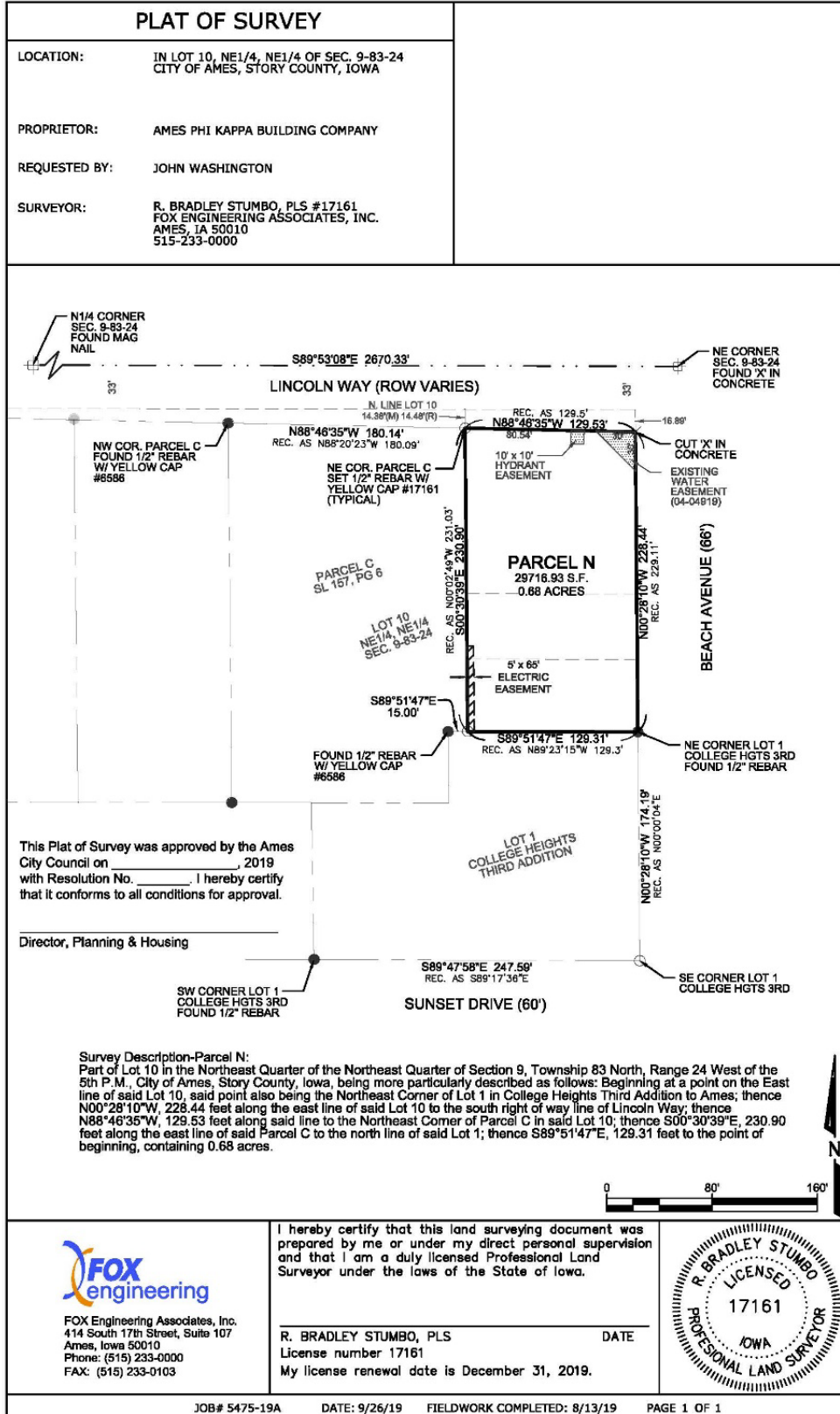
**Location Map  
2110 Lincoln Way & 117 Beach Ave.**



# Attachment B: Sketch of Existing Tax Parcels



# Attachment C: Plat of Survey



**COUNCIL ACTION FORM**

**SUBJECT: STREET NAME AND SPEED LIMIT CHANGES FOR UNIVERSITY BOULEVARD IN THE BURGASON ANNEXATION AREA**

**BACKGROUND:**

As part of the Burgason Annexation area, the southern extension of University Boulevard from Cottonwood Road south approximately 2,520 feet is now completely within the City limits of Ames and under the City’s jurisdiction. This roadway is designated in Story County as S. 530<sup>th</sup> Avenue and needs to be renamed “University Boulevard” now that it is under City jurisdiction.

This section of S. 530<sup>th</sup> Avenue, per Iowa Code 321.285(3), currently has a speed limit of 55 MPH. This speed limit needs to be appropriately modified for the developing land use. The new speed limits will be 45 MPH from the south corporate limits to 465’ south of Collaboration place and 35 MPH speed limit to 650’ north of Airport Road/Oakwood Road.

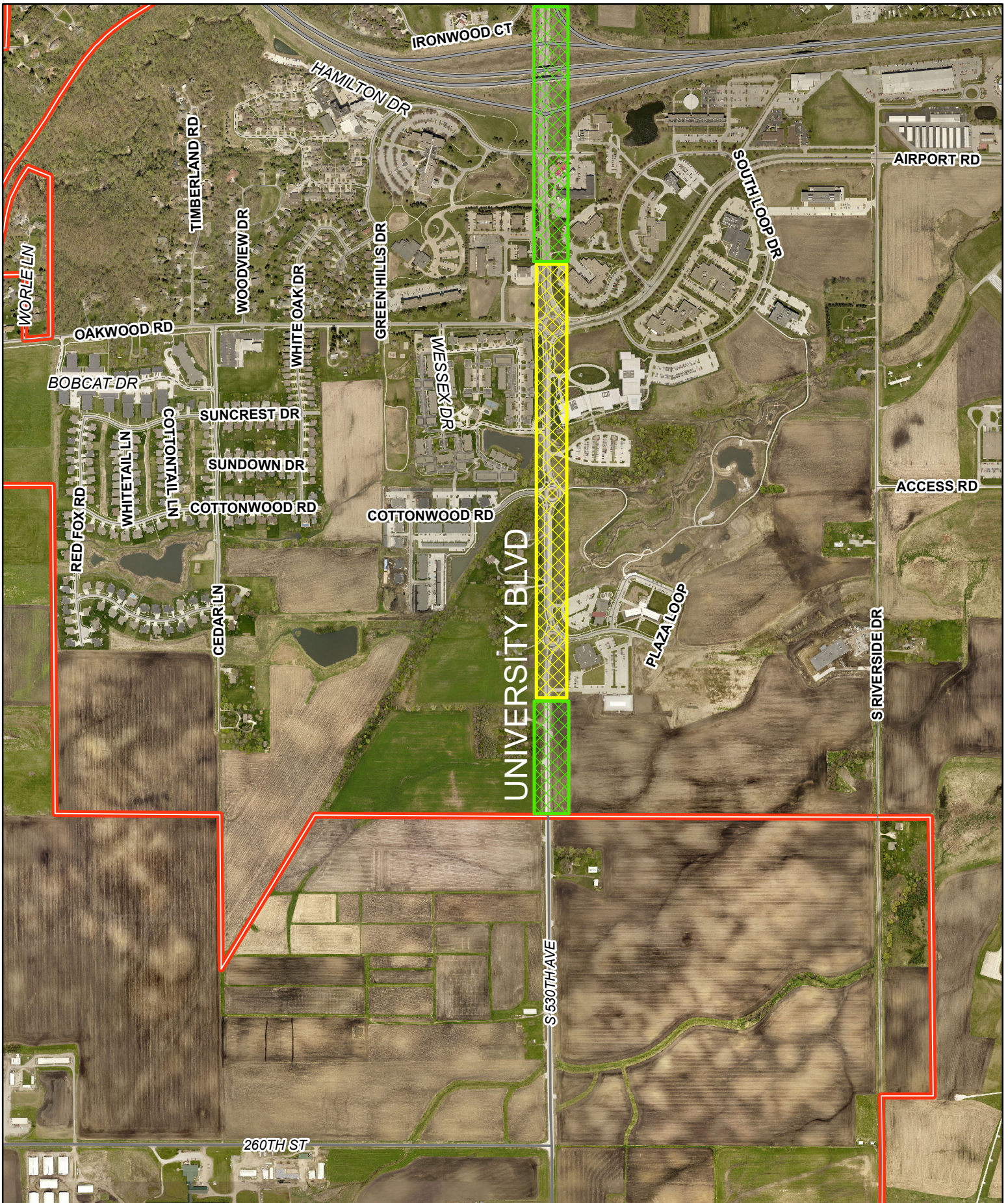
**ALTERNATIVES:**

1. a) Direct the City Attorney to draft an ordinance to change the name of S 530<sup>th</sup> Avenue to University Boulevard to the south corporate limits.
- b) Direct the City Attorney to draft an ordinance to establish a 45 MPH speed limit on University Boulevard from the south corporate limits to 465’ south of Collaboration place, and establish a 35 MPH speed limit on University Boulevard from 465’ south of Collaboration Place to 650’ north of Airport Road / Oakwood Road.
2. Direct staff to explore other alternatives to the street name and speed limit changes.

**CITY MANAGER’S RECOMMENDED ACTION:**


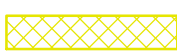
By approving this ordinance, the City will integrate this segment of University Boulevard into the City’s network and establish the appropriate naming and operating speeds, thereby promoting safe and efficient travel in this area of Ames. **The adjacent landowners are aware their address will be changed in accordance with the City’s addressing grid for E911 purposes and have been informed about this proposed action by City Council.**

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



Name & Speed Limit Updates

University Blvd / S 530th Ave

-  45 MPH Speed Limit
-  35 MPH Speed Limit



1 inch = 1,000 feet

Date: 10/1/2019



37<sup>th</sup> Annual Report

# Ames Residential Satisfaction Survey

2019



## 2019 Ames Resident Satisfaction Survey 37<sup>TH</sup> ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of residents. In April 2019, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population= $\sim$ 20,000+). Additionally, 1,000 Iowa State University students were randomly selected from a mailing list generated by the ISU Office of the Registrar. Stratified random sampling was used to have representation from the students based on classification (sophomore to graduate levels). First-year students were intentionally excluded in the ISU sample due to their minimal exposure and use of City of Ames' services. Utility bill customers received a 12-page survey booklet via U.S. Mail. The booklet included standard benchmarking questions, as well as issue-related questions written specifically for this survey. The ISU students received the same survey via email developed using the Qualtrics Survey Software. The analysis was completed with assistance from Nora Ladjahasan from Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 606 respondents who returned usable questionnaires, 302 from the Ames residents (referred as non-student residents in this report) (50%) and 304 from ISU students (50%). Response rate for Ames residents group (non-student residents) was 22% and 30% for ISU students. Overall response rate for this year is 25.8%, which is 2% lower than last year (27.9%).

The number of questionnaires mailed or emailed included an oversampling of students in order to come up with the desired sample size that reflects target populations. The sample size needed to confidently generalize the findings was 331 for both groups (95% confidence level and a confidence interval of 5). The 606 completed surveys indicate that we are 95% confident that the questions are within  $\pm$ 3.43% of the results if everybody participated in the study. In other words, the findings or the data significantly reflect the responses of the total population. For more details on calculating sample size, refer to: <https://www.checkmarket.com/sample-size-calculator/>

### Respondents' Personal and Social Characteristics

Table 1 illustrates the personal and social characteristics of respondents who completed the questionnaire. Column 1 lists describes characteristics of the respondents who participated in the survey. Column 2 shows personal and social characteristics of Ames residents collected from secondary data sources including 2018 City-Data.com, Suburban Stats 2019, 2019 Bureau of Labor Statistics, and 2017 American FactFinder. Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2015 and 2019.

Of the respondents in this year's survey, there are more female respondents than male (57% and 42%, respectively). One percent of the respondents opted not to respond to the gender question. Male respondents are slightly lower than the suburban stats (53%)

<https://suburbanstats.org/population/iowa/how-many-people-live-in-ames>. Majority of respondents were White (85%), 8% were Asian, 3% stated "others" and 1% Blacks or African American. These data is quite consistent with the 2019 racial composition of 83% White, Asian 10%, Black or African American and two or more races of 3%, respectively, and other races of .5% (<http://worldpopulationreview.com/us-cities/ames-population/>)

Sixty-four percent of the respondents have at least college degree, which is slightly higher than in 2018 City data (63%). Sixty-eight percent of the respondents are employed (31% had full-time employment, 37% part-time). Twenty percent were retirees. Only 1% declared that they were unemployed (almost

the same as the 2019 department of numbers of 1.2%)  
[https://www.bls.gov/regions/midwest/ia\\_ames\\_msa.htm#eag\\_ia\\_ames\\_msa.f.p](https://www.bls.gov/regions/midwest/ia_ames_msa.htm#eag_ia_ames_msa.f.p).

Thirty-six percent of respondents reported their household income to be less than \$25,000, 16% reported their income to be between \$25,000 and \$49,999, 24% reported earnings of \$50,000 to \$99,999, and another 24% of respondents make more than \$100,000 annually. Compared to last year survey, there are more respondents with a household income of \$100,000+ (24% for 2019, 22% for 2018) and higher than 2017 rate (based on 2017 American FactFinder data of 21%).

**Table 1. Demographic Characteristics**

| Characteristic       | 2017/2018<br>2 <sup>nd</sup> Data | Survey Year |      |      |      |      |
|----------------------|-----------------------------------|-------------|------|------|------|------|
|                      |                                   | 2015        | 2016 | 2017 | 2018 | 2019 |
| Less than 1 year     | -                                 | 2           | <1   | 1    | 10   | 1    |
| 1-3 years            | -                                 | 30          | 30   | 36   | 31   | 30   |
| 4-6 years            | -                                 | 13          | 28   | 13   | 17   | 20   |
| 7-10 years           | -                                 | 7           | 8    | 9    | 4    | 8    |
| More than 10 years   | -                                 | 48          | 34   | 41   | 38   | 41   |
| Female               | 47                                | 55          | 59   | 45   | 56   | 57   |
| Male                 | 53                                | 45          | 41   | 55   | 43   | 42   |
| Prefer not to answer |                                   |             |      |      | 1    | 1    |
| 18-24                | 38                                | 29          | 41   | 37   | 40   | 33   |
| 25-44                | 31                                | 25          | 24   | 23   | 21   | 29   |
| 45-64                | 20                                | 25          | 20   | 28   | 18   | 19   |
| 65-74                | 6                                 | 11          | 8    | 13   | 11   | 11   |
| Over 75              | 5                                 | 10          | 6    | 9    | 10   | 9    |
| Some HS              | 3                                 | <1          | <1   |      | <1   | <1   |
| HS diploma           | 13                                | 6           | 5    | 5    | 4    | 5    |
| Some college         | 21                                | 28          | 33   | 34   | 34   | 29   |
| College degree       | 31                                | 24          | 28   | 22   | 28   | 25   |
| Some grad work       |                                   | 11          | 10   | 9    | 10   | 9    |
| Graduate degree      | 31                                | 31          | 24   | 30   | 25   | 30   |
| Employed part-time   |                                   | 29          | 32   | 31   | 38   | 37   |
| Employed full-time   | 99                                | 38          | 38   | 29   | 27   | 31   |
| Retired              | -                                 | 22          | 14   | 23   | 19   | 20   |
| Unemployed           | 1                                 | 1           | 9    | 10   | 11   | 1    |
| Full-time homemaker  | -                                 | 2           | 3    | 3    | 4    | 8    |
| Less than \$25,000   | 33                                | 31          | 44   | 39   | 41   | 36   |
| \$25,000-\$49,999    | 22                                | 17          | 14   | 13   | 14   | 16   |
| \$50,000-\$74,999    | 14                                | 14          | 14   | 12   | 14   | 13   |
| \$75,000-\$99,999    | 11                                | 11          | 11   | 12   | 9    | 11   |
| \$100,000 +          | 21                                | 27          | 17   | 24   | 22   | 24   |

A little over half (51%) of the survey respondents own their residence, the others rent. The majority of renters (75%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (40%), followed by little or no upkeep (32%) and more security (10%) (Table 2).

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (25.7 years and 5.3 years, respectively). Of those who have lived in Ames more than 10 years, 88% are homeowners. Of those who have lived in Ames for four to 10 years, more than one-third (43%) own their home. More than two-thirds (72%) of renters have lived in Ames for four years or less. Not surprisingly, respondents who are homeowners (55.7 years old on average) tend to be older than renters (27.2 years old on average).

Of those between 25 and 44 years old, more than half (54%) are homeowners. Of those between the ages of 45 to 64, almost nine in 10 (89%) are homeowners. In contrast, 94% of those under 25 years of age rent, and 72% of fulltime college students currently rent.

For those with a college degree, 58% are homeowners and 42% are renters. Finally, homeowners typically have bigger household income than renters. Eighty-two percent of homeowners earn \$50,000 or more, whereas only 13% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

**Table 2. Housing characteristics**

| <u>Characteristics</u>           | <u>2017<br/>American<br/>Community<br/>Survey 5 year<br/>Estimates</u> | <u>Survey Year</u> |             |             |             |             |
|----------------------------------|--|--------------------|-------------|-------------|-------------|-------------|
|                                  |  | <u>2015</u>        | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
| Percent                          |  |                    |             |             |             |             |
| <b>Housing type</b>              |  |                    |             |             |             |             |
| Rent                             | 61   | 44                 | 55          | 50          | 51          | 49          |
| Own                              | 39   | 56                 | 45          | 50          | 49          | 51          |
| <b>If rent, for what reason?</b> |  |                    |             |             |             |             |
| Short term stay in Ames          | -  | 72                 | 75          | 77          | 77          | 75          |
| Lack of adequate income          | -  | 32                 | 37          | 25          | 36          | 40          |
| Little or no upkeep              | -  | 26                 | 26          | 5           | 25          | 32          |
| More security                    | -  | 3                  | 5           | 33          | 5           | 10          |
| <b>Location of home</b>          |  |                    |             |             |             |             |
| Northwest                        | -  | 50                 | 47          | 49          | 47          | 42          |
| Southwest                        | -  | 25                 | 26          | 14          | 13          | 29          |
| Northeast                        | -  | 13                 | 13          | 25          | 29          | 16          |
| Southeast                        | -  | 13                 | 14          | 12          | 11          | 12          |

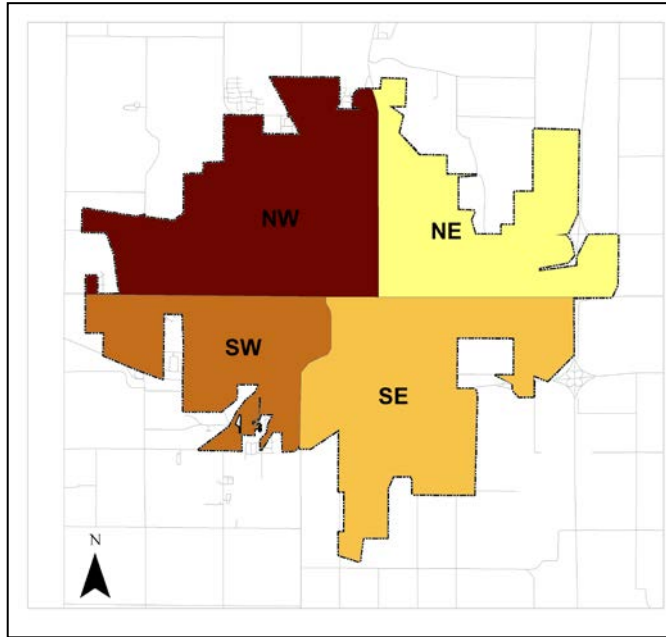
Respondents also were asked about the location of their home in Ames. As seen on Figure 1, almost half (42%) of the respondents reside at the northwest part of the city (47% in 2018), 29% from southwest

(13% in 2018), 16% from northeast (29% in 2018), and 12% from southeast side (11% in 2018). (Figure 1)

There are more respondents from southwest part of the town compared to last year and less from northeast part. There were also less respondents from northwest this year compared to last year. Respondents from southeast was almost the same as the previous years.

**Figure 1. Geographic Sections**

- 42% = Northwest
- 29% = Southwest
- 16% = Northeast
- 12% = Southeast



### **Priorities for On-Going Services**

Respondents were asked to indicate their priorities for the upcoming city budget by indicating allocation levels (less, same or more) on various services paid for by property or sales taxes. Proposed funding amounts were indicated for each of the services. Table 3 shows the residents' spending priorities. A majority of respondents reported that they would like the City of Ames to spend the same amount as the previous year for all of the 10 services.

On a scale of 1 to 3 (1 – less spending, 2 – same spending, and 3 – more spending), all the programs received a score of 2.0 or higher. The programs receiving a 2.0 included Ames Public Library, and city arts programs (public art and COTA). These programs received the highest ratings for spending reduction (17.6% for Ames Public Library, and 22% arts programs).

Of those selecting “spend more,” 29.1% of respondents would like to see more money spent on Ames Animal Shelter & Animal Control, 22.2% wanted more spent on human service agency funding (ASSET), followed by arts programs (19.7%), parks activities (18.7%), and recreational opportunities (18.4%). These findings are in Table 3.

Arts program funding seems to be the most contested funding issue with over half of respondents (58%) proposing that fund should remain the same and roughly one-fifth (22%) reporting there should be less

funding with another fifth (19.7%) suggesting that the program should receive additional funding. Interestingly, this program has the smallest budget (\$209,979) of those included.

**Table 3. On-going service priorities**

| On-going service (budgeted amount)                                  | Should the city spend ....? |                 |                 |                |
|---|-----------------------------|-----------------|-----------------|----------------|
|   | <b>Less (1)</b>             | <b>Same (2)</b> | <b>More (3)</b> | <b>Average</b> |
| Ames Animal Shelter & animal control (\$ 446,674) (n=478)           | 7.5                         | 63.4            | 29.1            | 2.2            |
| Human service agency funding (ASSET). (\$ 1,423,497) (n=473)        | 8.9                         | 68.9            | 22.2            | 2.1            |
| CyRide (public transit) (\$ 1,907,085 ) (n=480)                     | 7.7                         | 74.2            | 18.1            | 2.1            |
| Parks activities (\$ 1,475,381) (n=482)                             | 8.5                         | 72.8            | 18.7            | 2.1            |
| Fire protection. (\$ 7,283,577 ) (n=482)                            | 2.3                         | 87.1            | 10.6            | 2.1            |
| Land use planning (both current and long-term) (\$ 865,415) (n=475) | 10.1                        | 71.8            | 18.1            | 2.1            |
| Recreational opportunities (\$ 2,247,978) (n=478)                   | 11.5                        | 70.1            | 18.4            | 2.1            |
| Law enforcement (\$ 9,783,885) (n=479)                              | 10.9                        | 72.0            | 17.1            | 2.1            |
| Arts programs (Public Art & COTA) (\$ 209,979) (n=477)              | 22.0                        | 58.3            | 19.7            | 2.0            |
| Ames Public Library (\$ 4,443,774) (n=476)                          | 17.6                        | 67.4            | 14.9            | 2.0            |
| Other (n=114)   | 6.1                         | 80.7            | 13.2            | 2.1            |

Table 4 shows the trends of the “spend more” responses. The category that received the most support for increased spending was the Ames Animal Shelter and Animal Control, which rose six percent from last year. Comparing 2018 to 2019, eight categories had just a percentage or two change. The largest decrease from the previous year was for funding the Ames Public Library (-8%). From 2015 to 2018, there has a slight increase in more spending for the Ames Public Library, but in 2019 this dropped sharply.

When considering this data, it’s important to remember that the majority of respondents consistently say the City of Ames should spend “the same” amount on service priorities, while “spend less” and “spend more” numbers represent a much smaller number of respondents.

**Table 4. Trends in “spend more” responses for on-going services (%)**

| Services                                       | Survey Year |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|
|  | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|  | Percent     |             |             |             |             |
| Ames Animal Shelter and Animal Control         | 23          | 25          | 26          | 23          | 29          |
| Human Service Agency funding (ASSET)           | 21          | 25          | 23          | 21          | 22          |
| Art programs                                   | 16          | 17          | 23          | 20          | 20          |
| Park activities                                | 18          | 19          | 22          | 21          | 19          |
| CyRide (public transit)                        | 33          | 29          | 25          | 20          | 18          |
| Recreational opportunities                     | 28          | 29          | 27          | 20          | 18          |
| Land use planning (Both current and long-term) | 17          | 17          | 17          | 16          | 18          |
| Law enforcement                                | 21          | 25          | 25          | 17          | 17          |
| Ames Public Library                            | 12          | 15          | 20          | 23          | 15          |
| Fire protection                                | 18          | 17          | 14          | 11          | 11          |

There were statistically significant differences noted between social characteristics and responses to some services. The data were examined for differences by years lived in Ames, age, gender, currently a full-time student at Iowa State University versus non-student, home ownership, education, employment status, household income, and geographic residence in town.

No significant difference in budget increase/decrease by geographic residences of respondents was found.

These groups of respondents **supported increased spending** for the following programs and services.

Arts Programs (Public Art &COTA)

- Female
- With graduate degree

Fire protection

- Long-term residents (more than 14 years in Ames)
- Older respondent (older than 33 years of age)
- Female
- Owner
- Non-student residents

Human service agency

- Long-term residents (more than 14 years in Ames)
- Older respondent (older than 33 years of age)
- Retired
- With incomes of \$50,000–74,999 and \$200,000 or more

Law enforcement

- Long-term residents (more than 14 years in Ames)
- Owner

Ames Animal Shelter and Animal Control

- The same for all the respondents

Ames Public Library

- Female
- With graduate degree
- Full-time homemaker

Land use planning (both current planning and long term)

- The same for all the respondents

Park activities

- The same for all the respondents

Recreational opportunities

- With income of \$125,000–\$149,999

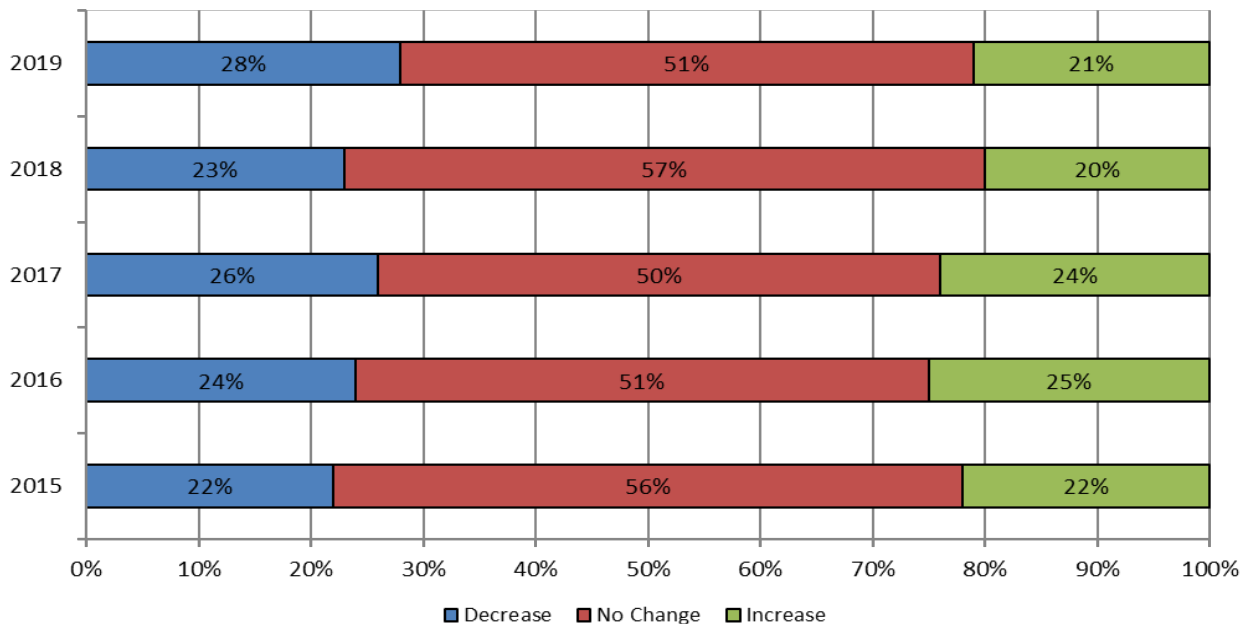
CyRide (public transit)

- ISU student
- Renter
- With graduate degree

The City levy for the next year is \$10.03 per \$1,000 of taxable valuation. This means that the City portion of the property tax on a \$100,000 home in Ames is about \$570.65 after rollback. When respondents were asked what should be the adjustment in the property taxes in the next year, 51% indicated no change, 28% suggested decrease and only 21% suggested an increase in property taxes.

Figure 2 chronicles preferred property tax adjustments over the past five years. This year, more respondents indicated they would prefer a decrease in property tax (28% in 2019 compared to 23% in the previous year). Another 21% prefer an increase in property tax (compared to 20% in 2018). The percentage of “no change” preference decreased by 6% (57% in 2018, 51% in 2019).

**Figure 2. Trends in preferred property tax adjustments for next year**





## Capital Improvement Priorities

Respondents were asked to prioritize from seven suggested capital improvement project areas. Table 5 shows respondents' 2019 capital improvement priorities. This year the three highest priorities were reconstruction of existing streets (86% rated this as somewhat or very important), traffic flow improvement (81%) and storm water drainage (80%). Reconstructing existing streets received a mean value of 3.26 based on a 4-point scale (1- not very important, 2 - not important, 3 - important and 4 - very important). Thirteen survey respondents answered with "other" specified priorities, see below.

**Table 5. Capital improvement priorities, 2019**

|  | <u>Somewhat or Very Unimportant</u> | <u>Somewhat or Very Important</u> | <u>Average*</u> |
|--|-------------------------------------|-----------------------------------|-----------------|
| Reconstructing existing streets                    | 14                                  | 86                                | 3.26            |
| Traffic flow improvements                          | 19                                  | 81                                | 3.16            |
| Storm water drainage improvements                  | 20                                  | 80                                | 3.12            |
| Greenway trails (recreational) improvements        | 38                                  | 62                                | 2.69            |
| Improvements to existing parks                     | 37                                  | 63                                | 2.68            |
| Off-street bike facilities (commuter) improvements | 43                                  | 57                                | 2.60            |
| On-street bike facilities (commuter) improvements  | 45                                  | 55                                | 2.55            |
| Other, specify                                     | 40                                  | 60                                | 2.67            |

\*1=very unimportant; 2=somewhat unimportant; 3=somewhat important; 4=very important

### Other responses: (n=13)

- CyRide
  - Expanding/extending CyRide routes
  - CyRide
- Flood Control
  - Flood control for Skunk River and Squaw Creek thru ISU/Ames
- Pedestrian Infrastructure
  - Sidewalk repair in core neighborhoods.
  - The sidewalks. More of them. Sometimes they just end and you're left walking on the street.
- Railroad
  - Need viaduct for train on Duff.
- Snow Removal
  - Snow and ICE removal. ICE!
  - Snow removal.
- Sustainability
  - Green sustainable everything

- Taxes
  - Taxes on property too high now. Tax the apartments.
- Traffic
  - Grand Ave & 13th Street
  - Stop building roundabouts.
  - Traffic flow improvements on busy streets such as Duff
- Vacant Lots
  - Vacant Lots repurposed (ex: “The District” on Lincoln)

Table 6 illustrates trends in respondents’ views about the importance of each of the capital improvement projects in the last five years. The top three project priorities have remained quite consistent over the past five years: (1) reconstructing existing streets followed by (2) traffic flow and (3) storm water drainage improvements.

In 2019, there was not much change in the trends for capital improvement priorities from the previous year. Most categories seeing only a slight (1-5%) increase or decrease from the previous year. However, in 2019, there was a 19% decrease in the “other” category over the previous year. Some of the comments were addressing specific areas of concern in previously mentioned categories, for example, traffic flow improvements on Duff, Grand, and 13<sup>th</sup> Street. A viaduct for train on Duff Avenue was also suggested. Other priorities mentioned were neighborhood sidewalk repair and maintenance especially in winter time, extending CyRide routes, and vacant lots repurposed.

In 2016, the category, “on-street bike facilities (commuter) improvements,” was added to the survey and in the inaugural year, 61% of the respondents indicated that it was very or somewhat important compared to 55% this year. “Greenway trails (recreational) improvements” was also added to the survey in 2016. In the introductory year, 69% of respondents indicated this was very or somewhat important compared to 62% in 2019.

**Table 6. Trends in capital improvement priorities**

| <u>Service</u>                                     | <u>Survey Year</u>                 |             |             |             |             |
|--|------------------------------------|-------------|-------------|-------------|-------------|
|  | <u>2015</u>                        | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|  | Percent very or somewhat important |             |             |             |             |
| Reconstructing existing streets                    | 88                                 | 80          | 82          | 82          | 86          |
| Traffic flow improvements                          | 84                                 | 79          | 78          | 81          | 81          |
| Storm water drainage improvements                  | 77                                 | 69          | 78          | 76          | 80          |
| Improvements to existing parks                     | 68                                 | 66          | 68          | 65          | 63          |
| Greenway trails (recreational) improvements        |                                    | 69          | 67          | 65          | 62          |
| Off-street bike facilities (commuter) improvements | 71                                 | 62          | 57          | 58          | 57          |
| On-street bike facilities (commuter) improvements  | -                                  | 61          | 59          | 60          | 55          |
| Other  | -                                  | -           | 53          | 79          | 60          |

Survey respondents ranked their three highest capital improvement priorities. Table 7 shows the results of those rankings. Reconstructing existing streets ranked as the first priority. It has claimed the top priority for the past four years.

**Table 7. Ranking of Capital Improvement Priorities**

| Capital Improvements                               | 1st Priority<br>(n=494) | 2nd Priority<br>(n=485) | 3rd Priority<br>(n=480) |
|--|-------------------------|-------------------------|-------------------------|
| Reconstructing existing streets                    | 35                      | 26                      | 14                      |
| Traffic flow improvements                          | 28                      | 22                      | 17                      |
| Storm water drainage improvements                  | 16                      | 18                      | 22                      |
| On-street bike facilities (commuter) improvements  | 6                       | 11                      | 8                       |
| Improvements to existing parks                     | 5                       | 7                       | 17                      |
| Off-street bike facilities (commuter) improvements | 5                       | 6                       | 10                      |
| Greenway trails (recreational)Improvements         | 3                       | 9                       | 12                      |
| Other  | 2                       | 0                       | 1                       |

### Resident Satisfaction with City Services

Respondents were asked to rate their level of satisfaction with nine services provided by the City of Ames. Responses were based on a scale of 1 to 4 (1 = “very dissatisfied”, 2 = “somewhat dissatisfied”, 3 = “somewhat satisfied”, and 4 = “very satisfied”) as well as a fifth option, “don’t know.” Figure 3 shows the level of satisfaction with City services continues to be high. From 2015 to 2019, all of the nine services were rated high (satisfied to very satisfied) by the respondents.

In 2019, the levels of satisfaction of increased slightly for Fire & Rescue and Ames Public Library. Satisfaction with water services has remained steady over the past five years. Trends over the past five years show a slight decreased satisfaction compared to 2018 in the following categories: Electric, CyRide, Law Enforcement, Sanitary Sewer, Parks & Recreation, and Public Nuisance Enforcement services.

**Figure 3. Perceived Satisfaction Levels on Services, 2015-2019**  
(1=very dissatisfied; 4=very satisfied)

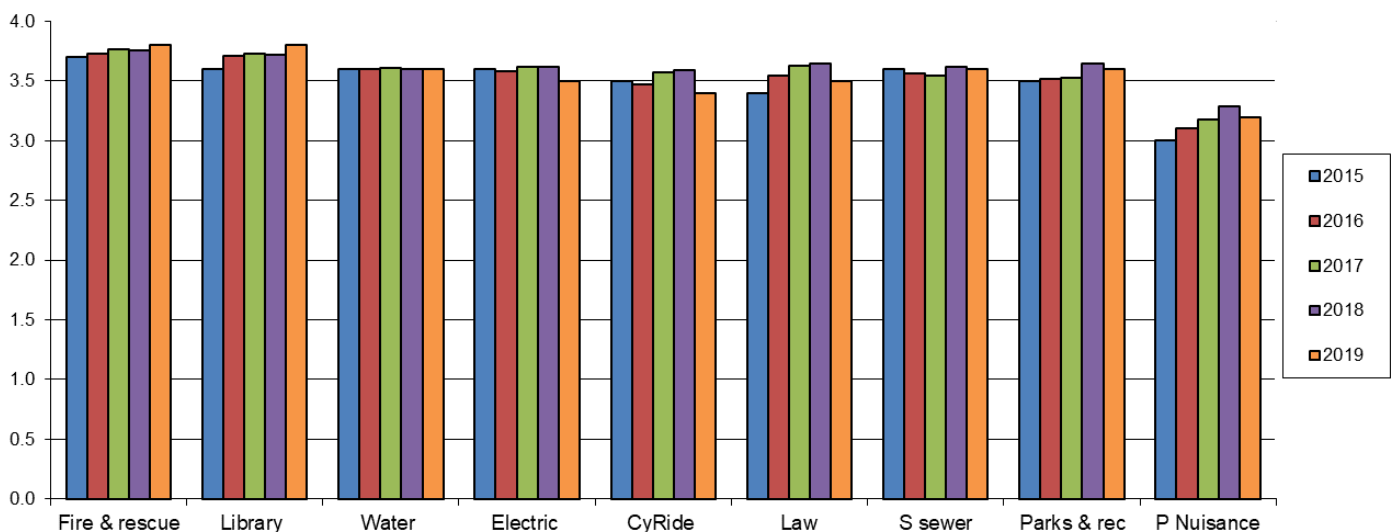


Table 8 summarizes respondents’ satisfaction with City departments. Overall, respondents are quite pleased with city services, as seven of nine service areas receiving 91% or more “somewhat or very satisfied” responses. Respondents were 81% somewhat or very satisfied with Public Nuisance Enforcement and 89% with CyRide bus services.

**Table 8. Summary Table of Satisfaction with City Services (removing “don’t know”)**

|                                     | <u>Very/Somewhat<br/>Dissatisfied</u> | <u>Very/Somewhat<br/>Satisfied</u> |
|-------------------------------------|---------------------------------------|------------------------------------|
| Fire rescue services (n=338)        | 0.6                                   | 99.4                               |
| Library services (n=395)            | 1.8                                   | 98.2                               |
| Parks & recreation services (n=469) | 4.7                                   | 95.3                               |
| Water service (n=473)               | 5.1                                   | 94.9                               |
| Sanitary sewer service (n=432)      | 5.8                                   | 94.2                               |
| Electric services (n=461)           | 5.9                                   | 94.1                               |
| Law enforcement services (n=446)    | 8.6                                   | 91.4                               |
| CyRide bus services (n=364)         | 11.0                                  | 89.0                               |
| Public Nuisance Enforcement (n=384) | 19.0                                  | 81.0                               |

## Police Department

Next survey respondents indicated their priorities for law enforcement. Respondents were asked to report whether they thought the Ames Police Department should give less, the same, or more emphasis to 16 law enforcement activities. More than half of respondents indicated emphasis should be the same for every category, except sex-related offenses investigation. Table 9 shows respondents’ preferences for priorities for Ames Police Department activities from the 2019 survey.

While most people indicated that law enforcement activities should remain constant, one category, sex-related offenses investigation received rankings that should be considered for additional priority. Fifty-one percent of respondents indicated that sex-related offenses investigation should receive more emphasis, with only 1% suggesting less emphasis. Other policing activities that people specified should have additional emphasis included: crime prevention and education activities (37.6%), illegal drug use prevention and enforcement (34.6%), violent crimes investigation (33.9%), and domestic violence & family dispute resolution (29.7%).

There was one area that stood out when respondents were asked which area should use less enforcement. Forty percent of survey respondents indicated that parking laws enforcement should receive less emphasis from law enforcement. Although parking laws enforcement also ranked highest for less emphasis in the previous year’s survey, there was a 7% increase in the number of people feeling this way (33% for 2018, 40.6% for 2019). Other categories that respondents felt should receive less emphasis included speed limit enforcement (18.9%), noise laws and nuisance party enforcement (14.8%), alcohol-related crime enforcement (12.1%), and illegal drug use prevention and enforcement (10.2%). Less than 1% of the respondents believed that violent crime investigation should receive less emphasis.

**Table 9. Future emphasis for Police Department activities**

| <b><u>Police Department activity</u></b>                  | <b><u>Less</u></b> | <b><u>Same</u></b> | <b><u>More</u></b> |
|---|--------------------|--------------------|--------------------|
| Sex-related offenses investigation (n=538)                | 1.3                | 47.6               | 51.1               |
| Crime prevention and education activities (n=540)         | 2.2                | 60.2               | 37.6               |
| Illegal drug use prevention and enforcement (n=538)       | 10.2               | 55.2               | 34.6               |
| Violent crimes investigation (n=540)                      | 0.6                | 65.6               | 33.9               |
| Domestic violence & family dispute resolution (n=538)     | 1.5                | 68.8               | 29.7               |
| Bad checks, fraud, & identity theft investigation (n=538) | 2.0                | 73.0               | 24.9               |
| Alcohol-related crime enforcement (n=544)                 | 12.1               | 64.7               | 23.2               |
| School resource officer services (n=536)                  | 2.8                | 74.6               | 22.6               |
| Residential patrolling (n=541)                            | 6.1                | 75.2               | 18.7               |
| Noise law and nuisance party enforcement (n=540)          | 14.8               | 67.0               | 18.1               |
| Animal control and sheltering (n=546)                     | 5.9                | 76.2               | 17.9               |
| Speed limit enforcement (n=546)                           | 18.9               | 66.5               | 14.7               |
| Juvenile crimes investigation (n=540)                     | 5.2                | 81.5               | 13.3               |
| Traffic control and enforcement (n=541)                   | 7.4                | 81.1               | 11.5               |
| Business district patrolling (n=537)                      | 8.0                | 84.7               | 7.3                |
| Parking laws enforcement (n=539)                          | 40.6               | 54.2               | 5.2                |

Table 10 shows five-year trends for police department activities that should receive “more emphasis.” For the past several years, survey respondents have continually indicated that sex-related offenses investigation needs “more emphasis.” In general, the 2019 survey numbers remained very similar to those of 2018. There were several areas of slight increases that respondents indicated could use additional emphasis including crime prevention and education activities (3%), bad checks, fraud & identity theft investigation (3%) and animal control and sheltering (3%). Over the past year, several policing activities have seen slight declines in the number of respondents indicating a need for “more emphasis” compared to 2018 data: domestic violence/family dispute resolution (-2%) and school resource officer services (-3%). Perhaps the declines in these areas is due to more emphasis being given to these areas over time.

**Table 10. Trends in “more emphasis” for police department activities**

| <u>Police Department activity</u>                | <u>Survey Year</u> |             |             |             |             |
|--|--------------------|-------------|-------------|-------------|-------------|
|  | <u>2015</u>        | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
| -  | Percent            |             |             |             |             |
| Sex-related offenses investigation               | 47                 | 51          | 52          | 51          | 51          |
| Illegal drug use prevention and enforcement      | 35                 | 35          | 42          | 36          | 35          |
| Crime prevention and education activities        | 32                 | 36          | 36          | 35          | 38          |
| Violent crimes investigation                     | 34                 | 38          | 39          | 33          | 34          |
| Domestic violence/family dispute resolution      | 35                 | 36          | 37          | 32          | 30          |
| School resource officer services                 | 19                 | 22          | 18          | 26          | 23          |
| Bad checks, fraud & identity theft investigation | 27                 | 28          | 30          | 22          | 25          |
| Alcohol-related crimes enforcement               | 29                 | 31          | 30          | 21          | 23          |
| Noise laws and nuisance party enforcement        | 17                 | 20          | 20          | 18          | 18          |
| Residential patrolling                           | 18                 | 19          | 19          | 18          | 19          |
| Animal control and sheltering                    | 14                 | 18          | 15          | 15          | 18          |
| Juvenile crimes investigation                    | 16                 | 17          | 13          | 14          | 13          |
| Speed limit enforcement                          | 14                 | 17          | 12          | 14          | 15          |
| Traffic control and enforcement                  | 16                 | 18          | 14          | 12          | 11          |
| Business district patrolling                     | 6                  | 9           | 9           | 8           | 7           |
| Parking laws enforcement                         | 5                  | 5           | 4           | 6           | 5           |

**Additional Comments**

The police department received many positive comments from the respondents. Here are examples:

- “We have an excellent police force.”
- “Sorry, I know you guys are already stretched thin enough as it is. I wish I could find more time and resources for you to expand. As it is...You guys rock!”
- “Any experience I have had with Ames police have been positive, they have had huge smiles and been very friendly and approachable.”
- “As a female student, I feel much more comfortable walking/biking to campus when I see police cars patrolling the city.”

Many people indicated having a lack of knowledge about the current policing priorities or lack of police contact. There were a number of specific problems mentioned in the comments including stricter litter enforcement, better traffic enforcement, jaywalking, noise control, fireworks enforcement, and better investigation of all crimes. Several non-motorists made comments about safety in pedestrian crosswalks and bicycles obeying traffic signals.

Several survey respondents provided suggestions for improvement. One respondent suggested providing sexual assault education. Another person recommended the police force have cultural competency training for working with people of color.

There were people commenting on both sides of the drug and alcohol enforcement. Many people felt that the police should be more lenient on the enforcement of alcohol and cannabis and CBD oil. Several people felt the police over enforce this issues and should spend more time on other crime.

Parking was another topic to receive comments. Most comments focused on the lack of available parking, parking fees, and tickets. There were a couple comments focused on school resource officers.

The word cloud is the visual representation of the comments. For original responses, please refer to the appendix.



## Fire Department

Survey respondents reported their satisfaction with various Ames Fire Department activities. Table 11 shows respondents’ satisfaction ratings. For each activity, at least 60% of survey respondents responded with “Don’t know.” These individuals were excluded from the data in Table 11. Almost all of the respondents were somewhat/very satisfied with efforts at ambulance assistance (97%) and putting out fires (96.4%), followed by 94.8% for home & business safety inspection and 92.1% for fire prevention education and outreach.

**Table 11. Satisfaction with Fire Department activities (“Don’t Know” removed)**

| Fire Department Activity                     | Very/Somewhat Dissatisfied | Somewhat/Very Satisfied |
|--|----------------------------|-------------------------|
| Ambulance assistance (n=203)                 | 3.0                        | 97.0                    |
| Putting out fires (n=165)                    | 3.6                        | 96.4                    |
| Home & business safety inspections (n=172)   | 5.2                        | 94.8                    |
| Fire Prevention education & outreach (n=216) | 7.9                        | 92.1                    |

## Additional Comments

Residents of Ames provided many positive comments regarding the Ames Fire Department. Several people wrote comments of gratitude. Another respondent commented about the “lift and assist” service for a citizen who had a fall. Other respondents provided specific positive examples of how the Fire Department has helped them in the past. A grateful respondent mentioned the fire department’s pet

rescues and pet first aid. Several people provided positive examples of fire safety training and outreach activities (tours, open houses) provided by the Ames Fire Department. Many respondents commented that they have never had any instances where they needed the services from Fire Department. Four commented that they would like to receive more information about home fire prevention or business inspection. One person suggested that information about these services should be published in the city's utility newsletter.

Several people commented about rental inspections. One respondent acknowledged being a landlord and that the inspections staff focuses on fire and electrical safety. Another respondent would like to see improved rental inspections.

Actual responses can be seen at the appendix.



### Ames Electric Service

Survey respondents were asked a series of questions regarding Ames Electric Services including questions about power outages, satisfaction with various aspects of the Electric Services department, and SunSmart Ames, the community solar project.

Ames Electric Service provides electricity to 94% of the respondents' homes. The number of respondents who have experienced a power outage fluctuates every year. This is often due to weather conditions. Table 12 demonstrates this fluctuation, in 2015, 35% of those surveyed experienced a power outage followed by 42% in 2016 and down again to 34% in 2017. In 2018, 36% of respondents reported experiencing a power outage and 34% of customers reported experiencing a power outage in 2019. Twelve percent of respondents experienced power surge, which affected their computer operations in 2019.

**Table 12. Respondents' experience with electric service interruption**

| <u>Service outage</u>                                      | <u>Survey Year</u> |             |             |             |             |
|--|--------------------|-------------|-------------|-------------|-------------|
|  | <u>2015</u>        | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
| Experienced power outage                                   | 35                 | 42          | 34          | 36          | 34          |
| Experienced power surge which affected computer operations | 12                 | 15          | 10          | 10          | 12          |

Table 13 shows satisfaction rates with electrical department services. "Does Not Apply" responses were excluded in this analysis. Ninety-five percent of Ames customers were somewhat or very satisfied with



the quality of power and 94% with time to restore service. Likewise, 92% were satisfied with response of City employees and ease of reporting an outage (90%).

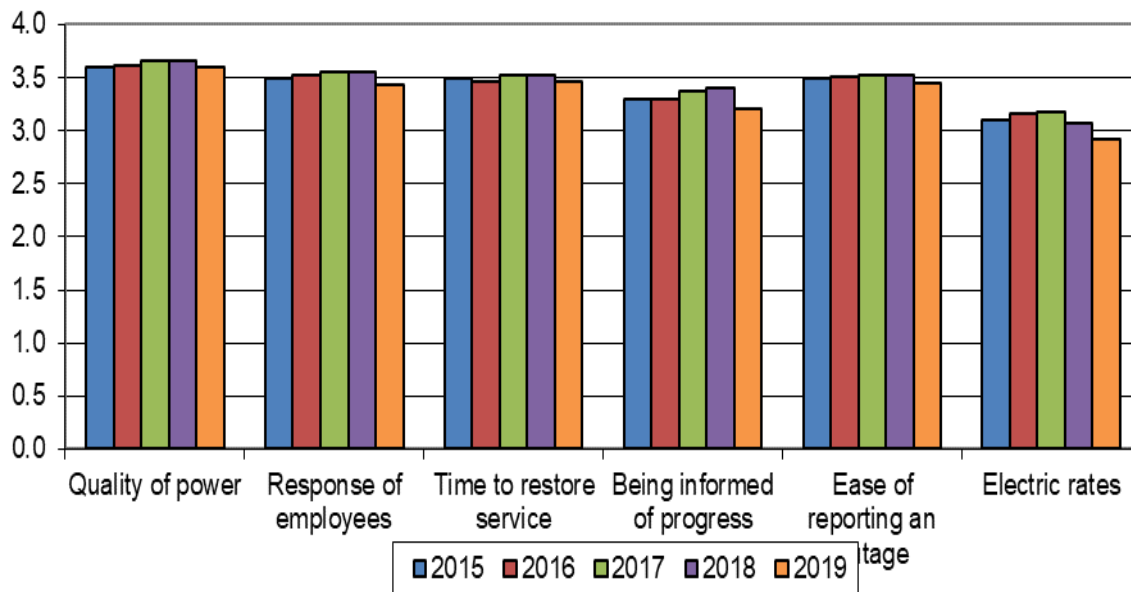
Twenty-eight percent of respondents reported being very/somewhat dissatisfied with electric rates, and 20% of respondents also reported dissatisfaction with the electric services communication of progress in restoring services.

**Table 13. Satisfaction with Electric Department services**

|   | Very/somewhat dissatisfied | Somewhat/very satisfied | <u>Average</u> |
|---|----------------------------|-------------------------|----------------|
|   | Percent                    |                         |                |
| The quality of power (n=420)                          | 5.0                        | 95.0                    | 3.6            |
| Time to restore service (n=291)                       | 5.8                        | 94.2                    | 3.5            |
| Ease of reporting an outage (n=274)                   | 9.5                        | 90.5                    | 3.4            |
| Response of employees (n=272)                         | 8.1                        | 91.9                    | 3.4            |
| Being informed of progress restoring services (n=301) | 19.9                       | 80.1                    | 3.2            |
| Electric rates (n=423)                                | 28.1                       | 71.9                    | 2.9            |

Figure 4 shows the five-year trends in the level of satisfaction with the Electric Services department. In general, the satisfaction levels have remained quite constant over the five-year period. For 2019, each category is slightly lower than the previous year, with the lowest levels of satisfaction being electric rates and informing public of progress.

**Figure 4. Satisfaction with City Electric Department activities, 2015-2019**



Respondents were asked to gauge their interest in participating in the SunSmart Ames community solar farm. To participate, Ames Electric Services customers would purchase shares of the project at \$333 per “Power Pack” and receive a small monthly credit on their bills for 20 years.

To better market this program, the survey asked for feedback on why customers would not want to participate. Just over 20% of respondents were interested in participating in the program. Of those who were not interested, a majority (59.3%) stated that they are not planning to stay in Ames long term. Other reasons for not wanting to participate in the program include the cost; lack of knowledge about the program; long-term commitment required and pay off (due to age; short-term stay in Ames); and lack of clarity about the program. Many commented that as renters they can’t make that choice; and the perception that the return on investment is low.

### Other comments

- Low Income
  - Not enough funds to participate but great idea
  - Price is reasonable, but as a graduate student I can't afford it.
  - This seems elitist. \$350 is a large amount of money for poor families, who would benefit most from renewable, cost-effective energy. Lower the price, increase the number who join in.
- Lack of Interest
  - Too expensive and inefficient.
  - Not Interested
  - Solar farms are disputed as non-beneficial because of their space requirements hurting ecosystems or using land used normally for agriculture. Solar panel waste can also be a problem
- Lack of Knowledge
  - Don't know about it.
  - Need more input on this.
  - Not aware of this. Didn't pay too much attention. Didn't get informed.
- Long Commitment
  - 20 years is a long commitment.
  - Don't expect to live 20 years.
  - I'm 90 years old, not enough time left.
  - My age. (3)
  - Not sure I would be in Ames for 20 years - would do it if I were younger.
  - Payback period is way too long. I won't live long enough to see a reasonable payback.
  - Too old (2)
- Low Benefit/Return on Investment
  - Very interested in renewable energy, but community solar programs take quite some time to payoff/see return on investment. If I don't plan to live in Ames for the next decade or two, there's little incentive for me to participate aside from my personal desires/values to have renewable energy.
  - Benefit for residential property owners is too weak.
  - Ineffective
  - Lack of knowledge/is solar going to have ROI for us.
  - Lengths of return on money.
  - Monthly credit is far too small.
  - No clarity on ROI
  - Not a good ROI
  - Not a viable solution.
  - Not enough details on credit amount.

- Not sure I'll be around to get the money back.
- Nuclear
  - Solar Energy is trash. You must build a gen 3+ or newer nuclear power plant. If you can't understand that then sustainable energy is not your priority.
  - The state of Iowa should invest in nuclear power instead. It's actually cleaner than solar and more price efficient.
- Renter
  - I am not a home-owner or property manager (2)
  - I rent. (10)
  - I'm in an apartment building but if they want to, they're going to need a lot of solar power for some of my neighbors
  - Live in Apartment complex.
  - Lived in apartment and only in Ames for a few more years (2)
- Short-term
  - I eventually plan to move out of Ames, but if I ever move back I am interested!
  - I would love to participate but I am a college student
  - I'm only staying in Ames for a little bit longer but I would definitely support this even if I don't receive the full benefit
  - May not live in Ames depending on job location after graduating from ISU.
- Status Quo
  - I'm happy with what I pay now.
- Undecided
  - Not sure learned about this. Possibly interested.
  - Not yet
  - What is the offset of the credit? Not enough information to answer
  - Would if city owned.
  - Still thinking

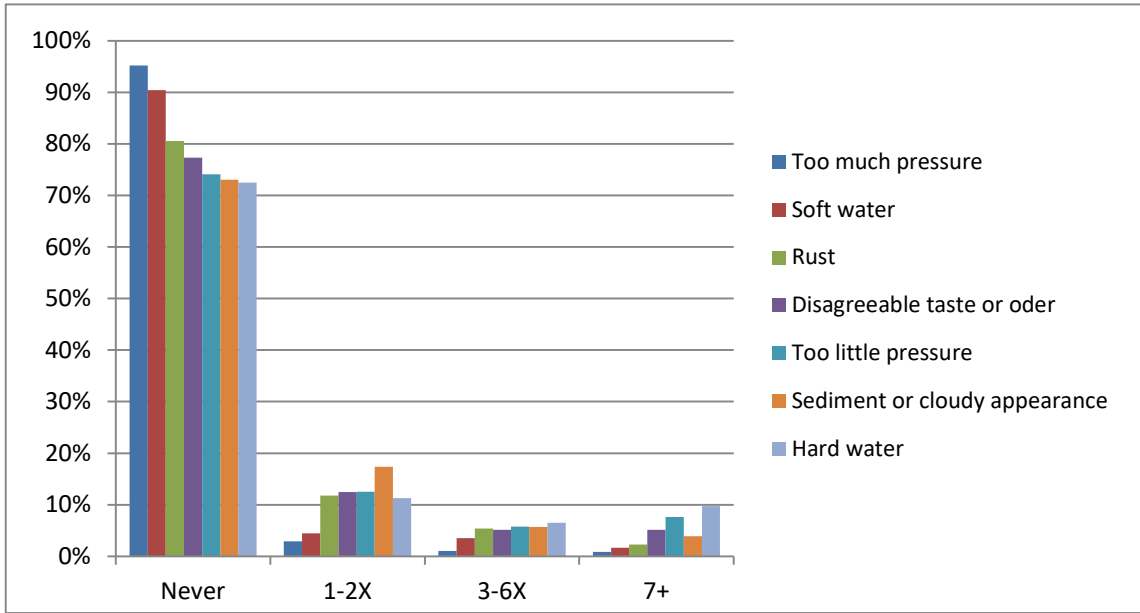
## Water and Sanitary Sewer Utilities

Of the respondents who use City of Ames water and sanitary sewer services, the majority reported never having problems such as too much pressure (87%), soft water (76%), rust (75%), disagreeable taste or odor (73%), too little pressure (69%), sediment (69%), or hard water (65%). However, these numbers are down from the previous year.

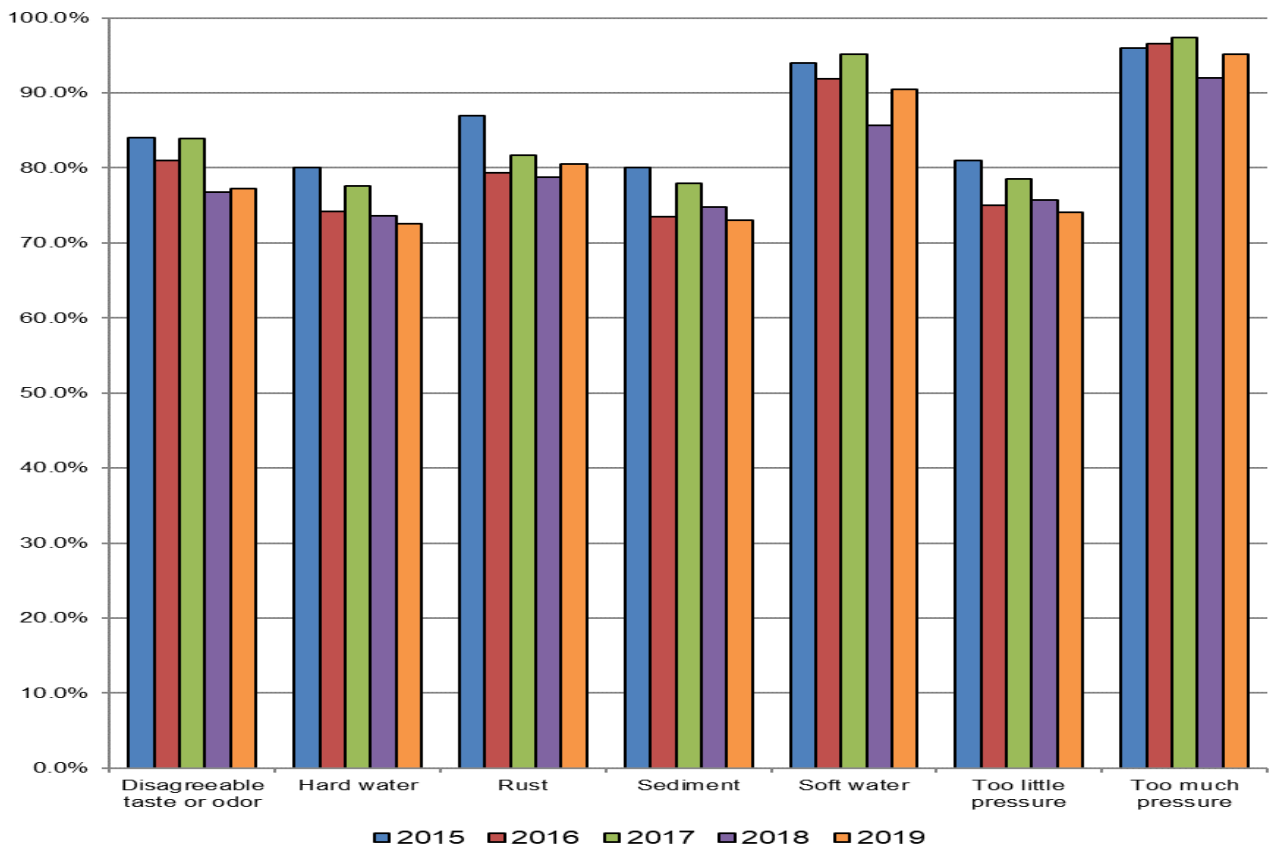
Figure 5a shows the frequencies of water service problems as reported in 2019. Most respondents experiencing water problems indicated they had problems once or twice in the past year ranging from too much pressure (3%) to sediment (16%). Nine percent of survey respondents reported experiencing hard water on seven or more occasions in the last year. Figure 5b shows data on the number of respondents reporting no water problems for the past five years (2015 to 2019). Historically, a majority of Ames residents are pleased with their water.

Comparing 2019 data to previous data, areas showing biggest gains in customer satisfaction in the areas of too much water pressure and soft water. Two areas that dropped slightly in customer satisfaction were sediment and too little pressure.

**Figure 5a. Frequencies of water service problems, 2019**



**Figure 5b. Respondents Reporting No Water Service Problems, 2015-2019**

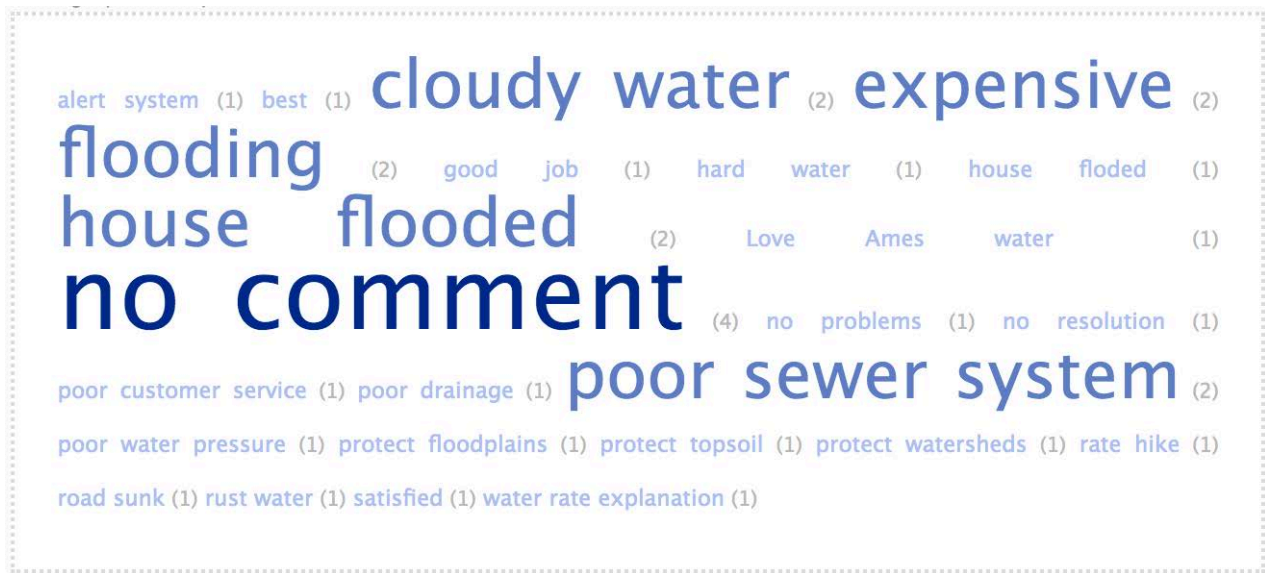


## Additional Comments

Many respondents commented about drinking water – most comments indicated that they were pleased with the quality and taste of Ames water. Somebody mentioned that over the past six or so months that she had lived in Ames, she did not experience any problems related to the City of Ames Water and she feels confident and satisfied.

Some of the comments were water rates being expensive, hard water, low pressure, and some rust. Most of the complaints revolve around poor sewer system that caused flooding in their basement, on the street and neighborhood.

For exact wording of comments and to review all comments, please see the appendix.



## Water and Pollution Control Department

Satisfaction with services of City Water & Pollution Control Department is reported in Table 14. Over 90% of those surveyed were satisfied with water quality. Approximately 78% were satisfied with water rates and 77% sewer rates.

**Table 14. Satisfaction with Water & Pollution Control Department services**

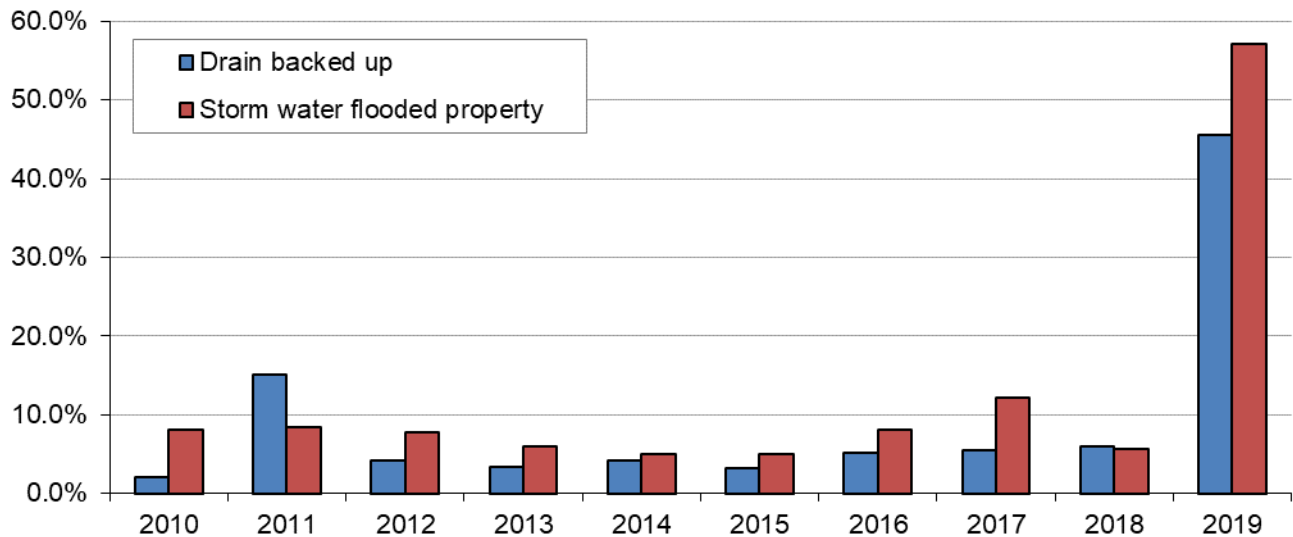
|                       | <b>Very/somewhat dissatisfied</b> | <b>Somewhat/very satisfied</b> | <b>Average</b> |
|-----------------------|-----------------------------------|--------------------------------|----------------|
| Water quality (n=475) | 9.5                               | 90.5                           | 3.5            |
| Water rates (n=423)   | 22.0                              | 78.0                           | 3.1            |
| Sewer rates (n=407)   | 23.1                              | 76.9                           | 3.0            |

\* “Does not apply” excluded when calculating percentages for “very dissatisfied” to “very satisfied.”

Figure 6 shows trends in number of people experiencing problems related to the city’s storm water system. Over the past decade, there have been some years with increased activity, for example, 2011 and 2017, but the numbers from 2019 far exceed any of the preceding years. This is due to an extremely wet year. Ames received 51.25 inches of precipitation in 2018 (2019 survey year), compared to the yearly average of 35.83 inches. In June 2018, alone, Ames received 11.84 inches of rain compared to the average of 4.96 inches.

Survey respondents were asked if the City sewer system caused a drain back-up in their basement/home. Forty-five percent of those surveyed or 239 individuals indicated that they had a back-up in their home. Of those who had a drain back-up problem, only 5% (n=11) reported the problem to the City, of which 80% were somewhat/very satisfied with the response and assistance they got from the city. Respondents also reported whether the storm water flooded onto their properties from the street. In 2019, storm flooding was reported by 300 respondents or 57.6% of respondents. Of the 300 respondents who experienced flooding, only 6% (n=18 people) reported the problem to the City. When asked how satisfied they were with the city’s response to the flooding problem, half (n=9) were dissatisfied/or very dissatisfied with the response.

**Figure 6. Respondent’s experience with city sewer system problems, 2010-2019**



**Additional Comments**

Many of the comments in this section were detailing specific incidents of sewer drain backup or flooding of property. Some respondents mentioned flooding from their alley. One person asked if there was an alert system via phone or email for flash flooding. Several people commented about the high water rates and lack of transparency for how rates are assessed. This could be an opportunity to educate customers about the costs of clean water. There were also positive comments about the water in Ames. Please see the appendix for complete comments.

## Neighborhood Nuisance Enforcement

Table 15 illustrates survey respondents' satisfaction with the City's neighborhood nuisance enforcement efforts. More than 45% of the respondents surveyed indicated they did not have an opinion on each of these activities (ranged from 45% to 69%). These individuals were excluded from the denominator when percentages for "satisfied" and "dissatisfied" were calculated. Among those who expressed opinions, more than two-thirds reported being "somewhat" to "very satisfied" with each enforcement effort: over occupancy in rental property (76%), noise limits (77%), front yard parking on residential property (75%), property upkeep (66%), outdoor storage on property such as old cars, tires, furniture, garbage (65%), and yard upkeep (64%). The average satisfaction is moderate (level ranges from 2.8 to 3.0).

When satisfaction level was compared against geographic characteristics of the respondents, those living in the northwest side of town (north side of Lincoln Way and streets to the north; west side of Grand Avenue and streets to the west) were more satisfied with front yard parking on residential property compared to those living in the southeast area (south side of Lincoln Way and streets to the south; east side of University Boulevard and streets to the east). (Average value was 3.5 for NW and 2.5 for SE).

The level of satisfaction on the other nuisance issues such over-occupancy in rental property, noise limits, yard upkeep (overgrown vegetation), property upkeep (paint, gutters, broken windows), and outdoor storage on property (old cars, tires, furniture, garbage) were almost the same regardless of their geographic residence.

**Table 15. Satisfaction in neighborhood nuisance enforcement**

|  | <u>Very/Somewhat</u><br><u>Dissatisfied</u> | <u>Somewhat/Very</u><br><u>Satisfied</u> | <u>Average</u> |
|--|---|--|----------------|
|  | Percent                                     |  |                |
| Front yard parking on residential property (n=233)                       | 25.3  | 74.7                                     | 3.0            |
| Over-occupancy in rental property (n=171)                                | 24.0  | 76.0                                     | 2.9            |
| Noise limits (n=278)   | 25.5  | 74.5                                     | 2.9            |
| Yard upkeep (overgrown vegetation) (n=299)                               | 36.5  | 63.5                                     | 2.8            |
| Property upkeep (paint, gutters, broken windows) (n=286)                 | 34.3  | 65.7                                     | 2.8            |
| Outdoor storage on property (old cars, tires, furniture, garbage (n=284) | 35.2  | 64.8                                     | 2.8            |

## Additional Comments

Many people were concerned with yard and property maintenance and often sighted specific examples such as some neighbors not mowing their yards and very loud leaf blowers. There were complaints about too much noise coming from cars without mufflers. Other complaints were poor follow-up or enforcement of sidewalk repairs and snow removal. Wild animals living in the building with a person inside part of it was also mentioned.

However, there were several respondents who felt that the city should not be involved with what a homeowner can do with their own property such growing native prairie because is good for local birds

and butterflies. A respondent commented that “people should be able to let their grass, garden vegetation, and trees to grow the way they please.”

For additional and specific comments, see the appendix.



### Street Maintenance

Residents were given the opportunity to rate street and bike path maintenance using a four-point scale from “very poor” (1) to “very good” (4). The average values ranged from 2.5 to 3.1, meaning the road services were rated fair to good. When “very good” and “good” responses were combined, responses ranged from 54% for snow plowing your neighborhood to 90% for street sweeping in business areas as seen in Table 16. It should be noted that this past winter was an unusually hard, with very cold periods, as well as lots of snow and ice. This made ice and snow removal difficult and impacted the surfaces and conditions of the streets.



**Table 16. Road service ratings**

|   | Very Poor/ Poor | Good/ Very Good | Average |
|---|-----------------|-----------------|---------|
|   | Percent         |                 |         |
| Street sweeping in business areas (n=389)                         | 9.8             | 90.2            | 3.1     |
| Appearance of medians and parkways (n=515)                        | 12.4            | 87.6            | 3.1     |
| Maintenance of bike path system (on street lanes & paths) (n=419) | 14.6            | 85.4            | 3.1     |
| Snow plowing on major streets (n=536)                             | 24.1            | 75.9            | 3.0     |
| Street sweeping in your neighborhood (n=454)                      | 20.5            | 79.5            | 2.9     |
| Condition of streets in your neighborhood (n=539)                 | 26.7            | 73.3            | 2.9     |
| Surface condition of major streets (n=536)                        | 27.4            | 72.6            | 2.8     |
| Ice control at intersections (n=526)                              | 40.9            | 59.1            | 2.6     |
| Snow plowing in your neighborhood (n=535)                         | 46.0            | 54.0            | 2.5     |

Figures 7a&b compare this year's road service ratings with ratings from previous years. Most categories saw a decline in from 2018 but within the five-year range. Six out of nine street maintenance features were comparable to previous years. Three street maintenance categories were slightly lower than the previous four years: snow plowing on major streets, ice control at intersections, and street sweeping in your neighborhood.

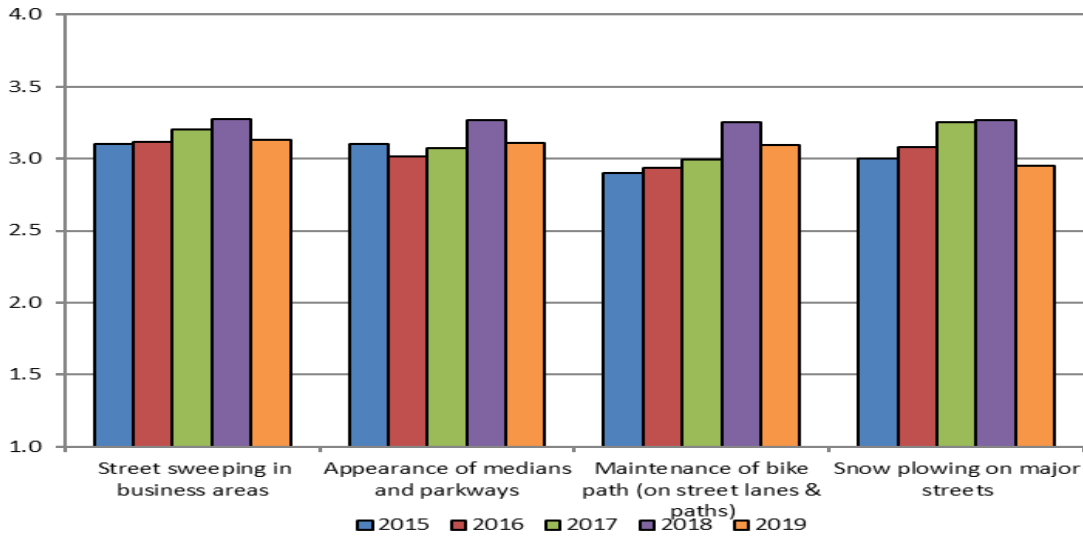
When looking at the age of the respondents, all of the nine road service ratings were viewed differently (maintenance of the bike path system, appearance of median and parkways, condition of street in the neighborhood, ice control at intersection, snow plowing on both neighborhood and major streets, street sweeping in both business area and neighborhood, and surface condition). The older the respondent, the higher they rated those nine road services.

In term of length of residency, seven out of nine road services were rated higher by long-term residents (maintenance of bike path system, appearance of median and parkways, condition of streets in the neighborhood, ice control at intersection, snow plowing in both neighborhood and major streets, and street sweeping in business areas and in their neighborhood).

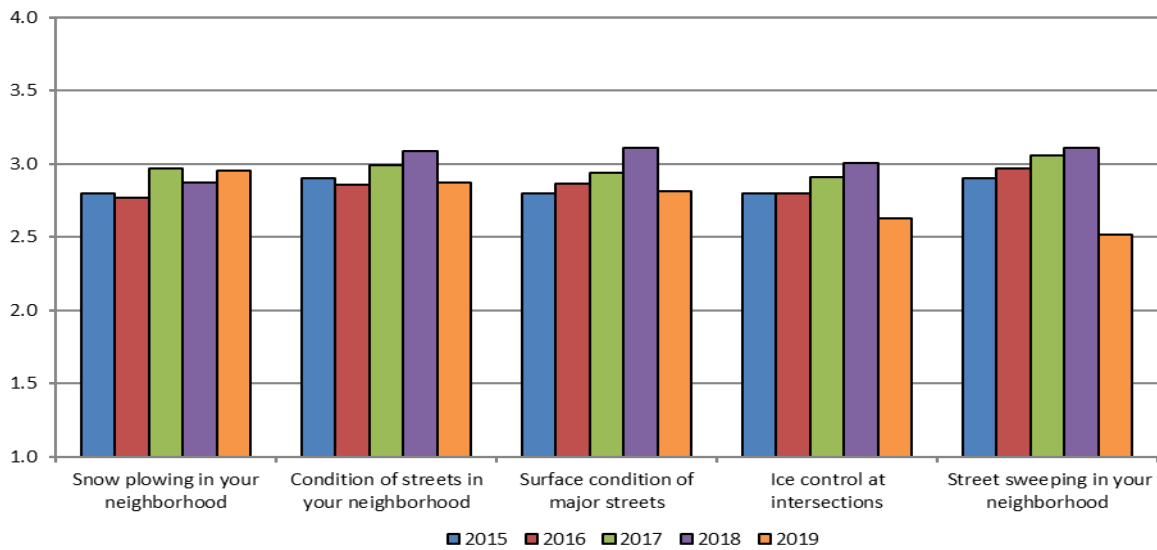
In 2019, those living in northwest Ames had higher rating for condition of street in the neighborhood (average score of 3.1) compared with those from southwest and southeast (average score of 2.8, respectively) and northeast (average score of 2.7). The trend is the same for ice control at intersection. Respondents from northeast part of the city rated ice control as the highest (average score of 2.8 with southeast average of 2.4). Snow plowing in the neighborhood was rated the highest by northeast residents (average score of 2.8) and 2.29 average score for those living in the southeast part of town.

The other six street maintenance features were viewed the same regardless of geographic residence.

**Figure 7a. Quality of street maintenance features (2015-2019)**



**Figure 7b. Quality of street maintenance features continued (2015-2019)**



The survey also asked survey respondents to rate the effectiveness of coordination between traffic signals. Table 17 shows that while 53% of respondents said coordination was “often and/or always” effective, another 43% said the coordination was “rarely to sometimes” effective.

**Table 17. Signal Coordination Effectiveness (n = 537), 2019**

|                         | Percent |
|-------------------------|---------|
| Almost always effective | 20      |
| Often effective         | 33      |
| Sometimes effective     | 33      |
| Rarely effective        | 10      |
| Don't know              | 5       |

**Additional Comments**

Several people responded with positive comments about improvements they have noticed including the *Ames On The Go* App used to track problems and increased signal sensitivity to bicycles. This year, the most common complaints were about snow/ice removal from roads and sidewalks, and lack of coordination in traffic lights. A number of people identified specific problem intersections, which are listed below. Other top concerns included pedestrian/bicycle infrastructure and street maintenance.

**Positive Comments**

- Have driven down Lincoln way without stopping at every single light.
- I reported a traffic signal to *Ames On The Go* and it was fixed within 24 hours.
- Your Streets/Sidewalks/Bike Lanes are significantly better than Des Moines.
- Signal sensitivity to bikes has improved in the last five years.
- Appreciated flood maintenance work on the 24th.

Specific areas that need attention are (Full listing in the appendix):

- Beautification
  - Just a comment on beautification of our city - Lincoln Way looks terrible. After moving back to Ames from Des Moines it's very sad to see the major East-West Road looks so bad. Flower planters would be so beautiful and welcoming to our city.
- Bicycle and Pedestrian
  - Sweeping of bike lanes need to be increased as the street debris ends up in the bike lane creating or hazard for the cyclist.
  - We need more bike paths on all roads. Parts of Lincoln Way is just terrible for bikers who are really using it for commuting to work and back.
  - Need more long trails in the city for bikers really need a turn (lone signal) at Grand and 13th - many near accidents
- Pave Gravel Roads within City
  - It would be nice to have the east end of Adams to get paved (from Calhoun to Dawes).
  - Would be very grateful if the one gravel street in my neighborhood could get paved.
- Potholes
  - Potholes on 24th remain poor between Stange and Duff.
  - There are many potholes, my roommate blew a tire last week due to one.
  - There are terrible pot holes all around town from this winter. I know I have seen some filled in but there are a lot more, I had to replace a tire due to the pot holes
  - They could fill more potholes in.
- Repainting
  - Lanes/bike paths are not well visible, need to be repainted.

- The lines on the roads should be improved most of this time with bad weather they are not visible.
- There are a lot of lines needed to be repainted throughout Ames.
- Road Medians
  - Please stop mowing medians. Allow important plants like milkweed to grow.
  - Medians added that make traffic lanes too narrow.
- Snow removal
  - Ames was terrible this winter.
  - Snow removal has not been keeping up with the needs of the city.
  - Snow plows often drive too fast.
  - I work in the mornings, and they were never plowed and always icy. The traffic lights are off as sometimes I sit for far too long at a red light while the other lanes will get two green lights.
  - As already mentioned, snow removal on heavy snowfall days should be done twice on that particular day. It is very inconvenient for student-goers to walk the street to catch the bus during such days.
  - Clearing snow also poor on the sidewalks/paths the city is responsible for.
  - In spite of one of the streets in my condo complex being a city street with a name, the city never plows it. We have to pay for a contractor, which is frustrating.
  - Had a 5-inch sheet of ice on my street all winter long (s 4th) and the traffic light on the south side of the east HyVee is useless and should be replaced with a one way stop
  - Have a hard time with the taxes; we pay to have a tractor plow our street; when regular person does our street he does a bad job! But the same tractor comes with a young man in tractor he does a great job. City plow does a great job. Regular person turns around in the yard and leave snow piles in street. Then we are left to drive on piles till they melt.
  - I live on Big Bluestem Ct. and this winter, the snow removal on this street was very poor. I'm surprised I made it through the winter without being T-boned when trying to get onto Mortensen Road. On two occasions I had to go out with my shovel and remove some of the snow in order to even get out of the street.
  - I live on Mesa Verde which is a side street off of Ross Road and Phoenix. My street the last to get plowed and the condition of the road is very poor. Many people use it as a connection or thru street, so it gets trafficked more than most think. It needs more maintenance.
- Street Maintenance
  - Roads need to be repaired.
  - Some roads are better than others. Seems brand new asphalt goes bad quickly either we use concrete or some asphalt coating.
  - When re-paving and paving, please consider asphalt and not concrete. Smoother, more adaptable, less joints that crack up streets.
  - The roads are really bad right now after this bad winter.
- Traffic lights/coordination
  - Red light after red light.
  - Rush hour times are still a problem.
  - An improvement area for sure! Duff and Lincoln Way are horrible and it is not uncommon to stop every single light.
  - Try to avoid too many lights some are extremely long in the non-major direction when no traffic is coming.
  - Worst traffic control in Central Iowa.

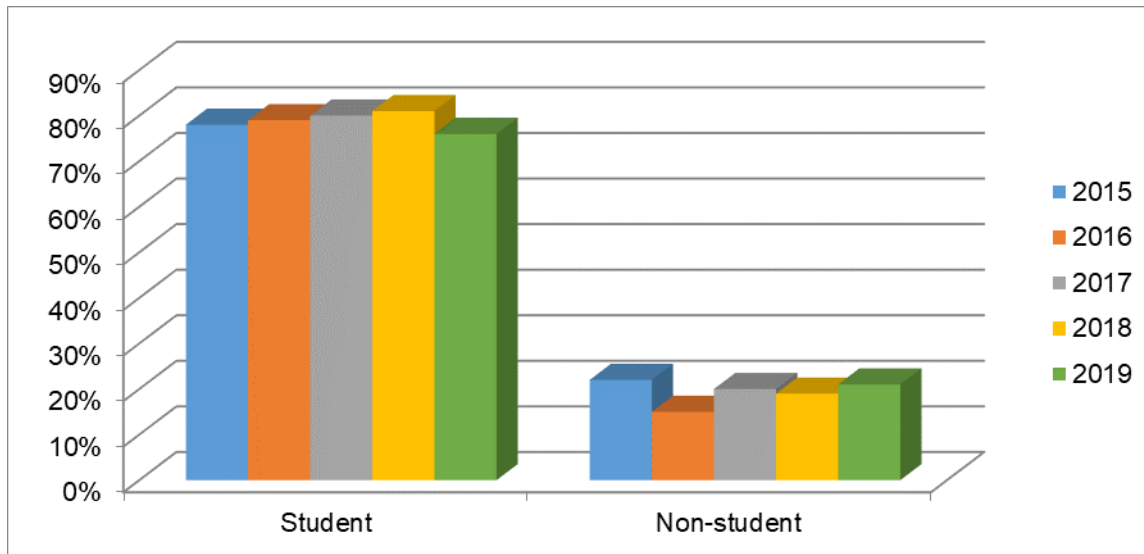
Specific intersection that need attention are (Full listing in the appendix):

- 13<sup>th</sup> and Grand
  - The signals at 13<sup>th</sup> and Grand could be looked at.
  - There needs to be a left hand turn light/lane on 13th East/Grand dangerous.
  - 13<sup>th</sup> and Grand Intersection should be reviewed for better and safer signaling. Especially for left turning traffic.
  - 13<sup>th</sup> and Grand needs turn arrows going East/West. This intersection is busier than 13th Duff there are turns arrows there.
- 13<sup>th</sup> and Hyland
  - The light on 13th Street are very bad specifically at the intersection of 13th and Hyland. There are a few spots that are bad, but generally it is effective.
- 13<sup>th</sup> and Stange
  - There are intersections with big problems like Stange and 13th.
  - 13th and Stange: sometimes all directions are on hold. (ISU)?
  - Lights at the Stange and 13th street are the worst I have ever seen. We lose a great amount time every morning while commuting. There should be a smart light system.
- Campustown/Lincoln Way
  - A couple of blocks along Lincoln Way west of Welch need some work on timing.
  - Install coordination on Lincoln Way in Campustown and business area.
  - Lincoln way around campus does not have very well coordinated lights, however, I realize that lots of pedestrians do affect the light coordination.
- Duff Ave
  - Light on S 5th and Duff is slow.
  - Travel on Duff going south can be problematic.
  - We have issues getting off from 30 to go south on South Duff Ave. In the evenings the traffic backs up under the bridge. It is annoying, but I am unsure how it can be solved.
- Lincoln Way
  - The lights on Lincolnway near the West HyVee go off when no one is there. So I'm waiting at the red light for a reason.
  - Intersections of Kellogg & L'way and Clark & L'way lights way too long entering L'way
  - Most of the time driving Lincoln way I hit red at every light.
- Major Intersections
  - South Duff pavements is terrible! Need more traffic lights major intersection. Roads needs widening and turn lanes at major intersection are lacking in South Duff, East Lincoln Way, Grand Ave.
  - Lights should be synchronized on major thoroughfares etc. Grand, Duff, Lincoln Way.
  - Lincoln Way and South Dakota intersect - Lincoln Way green is unnecessarily long. Trying to get into Duff from Highway 30 E is so difficult.
  - Grand Ave, Lincoln is bad.
- Mortensen
  - The street condition of Mortensen Avenue near Ames Middle School is very poor. So many cracks and puddles.
- SE 16<sup>th</sup>
  - The light on SE 16th by an equal and Payton by on and off ramps is terrible.
- State and Mortensen
  - Please consider a light or roundabout (less preferred given kids biking to AMS) at State & Mortensen.
  - Roundabout at State and Mortensen might be a good idea.
- Stange and Bloomington
  - Stange and Bloomington is always red. I go through there 60 times a month using all four directions. I average one green light a month.

## CyRide

Ames' mass transportation system – CyRide – was evaluated in the survey. Note in Figure 8, the difference in ridership between those identifying as students and non-students. Among respondents who used CyRide at least once a week, 76% were students and 21% were non-students or Ames residents.

**Figure 8. Use CyRide at least once a week, 2015-2019**



In 2019, 44% of survey respondents reported to be CyRide users to various degrees. In the past five years, the use of CyRide has averaged around 46% (between 41% and 49%). In 2019, 56% of respondents reported they never rode the bus.

There was a decrease of 1% for those using CyRide once a week, and in those riding for 2 to 6 times per week. The number of respondents who took CyRide for more than 10 times per week increased by 2% this year compared to 2018 (Table 18).

There is correlation between resident demographics and CyRide usage. CyRide users are mostly younger (28 years of age) and have stayed in Ames for a shorter period of time (average 7.7 years). The non-CyRide users were older (average age 51) and have lived in Ames longer (average 21 years). The majority of those who used CyRide were students (74%) and mostly renters (81%).

**Table 18. Respondents' weekly CyRide usage**

| Weekly use         | Survey Year |      |      |      |      |
|--------------------|-------------|------|------|------|------|
|                    | 2015        | 2016 | 2017 | 2018 | 2019 |
|                    | Percent     |      |      |      |      |
| Never              | 59          | 53   | 53   | 51   | 56   |
| 2 to 6 times       | 15          | 19   | 6    | 17   | 16   |
| More than 10 times | 9           | 15   | 10   | 11   | 13   |
| 7 to 10 times      | 12          | 9    | 19   | 16   | 12   |
| Once a week        | 4           | 4    | 12   | 5    | 4    |

When respondents were asked what would make them consider using CyRide if they are not currently using it, more than half (57%) said “nothing.” Seventeen percent mentioned service to more areas of Ames and service more frequently near their residence (16%). Other additional features mentioned were longer service (earlier/later) for some routes and lower cost. (Table 19)

**Table 19. Services that would make you consider using CyRide if not currently using this service (n=262)**

| <u>Reason</u>  | <u>No.</u> | <u>%</u> |
|--|------------|----------|
| Nothing  | 150        | 57       |
| Service were provided to more areas of Ames                                    | 44         | 17       |
| Service was more frequent on routes near me                                    | 41         | 16       |
| Others   | 35         | 13       |
| The fare when boarding was at no cost  | 23         | 9        |
| Service was offered on my route longer during the day (earlier or later times) | 23         | 9        |
| The fare when boarding the bus was lower                                       | 7          | 3        |

**Other responses:**

- Bus stop access
  - CyRide does not pick up @ a location close enough to my home to make it worthwhile.
  - Don't know the routes, times, etc.
  - Reinstating the CyRide bus stop on the corner of Campus and Lincoln.
- Cost
  - Learn how cost, times, etc.
  - Monthly pass for non-students.
  - If fares were properly subsidized for ISU faculty and staff.
- No Need
  - No current need to use. Hope to bike or car (convenience) in winter.
  - If I could no longer drive or my wife could not.
  - Retired. CyRide is of no use.
  - Rode frequently before retirement. Now physically unable.
  - Used to ride more, but job now requires me to have my car during day.
  - We have cars.
  - We have our own vehicle.
- No Interested
  - Not interested
- If needed
  - Only use out of necessity.
  - If I would not drive
  - Only if I could not drive my own car
  - If I were w/o transportation.
  - Have used when fits my needs.
  - No longer able to drive.
- Other
  - I would prefer to drive.
  - If I work in town I will use the service.
  - Out of town services for people who don't drive.

- Route
  - Closest route is 6-7 blocks away.
  - Direct faster route to my job
  - More accessible routes
  - Service in my area takes a few transfers to get where I need to go.
  - Times for new users to get a feel for how to use CyRide and understand the system.
  - Pick up right in front of my house
- Travel Time
  - If there were more routes that took less time to get to the vet school I would definitely use this more.
- Unfamiliar
  - Too confusing
  - Don't know how to read the schedule forms
- Weather
  - I use CyRide if there is severe snow storm - feel very comfortable with CyRide - our children used CyRide when they were young.

### **Additional Comments (For actual responses, see Appendix)**

- CyRide Not Available When Needed
  - Although I currently do not use the service, I have in the past which personal transportation was not available.
  - Although I don't use CyRide, I work with people who do. I wish it was provided to Ames - East on 13<sup>th</sup> St more stops / options.
  - I work on Dayton Ave (East Ames). Service is not often enough and not late enough.
  - I would have to walk over 4 blocks from my house and my work is not close either.
- Positive Experience
  - Amazing service - rarely late, extremely affordable, and safe. Hands-down the best part of living in Ames.
  - Best bus service in US!
  - CyRide is legit. Public transport is something I highly support. Wish we had more like it.
  - CyRide is such an incredible blessing to the Ames community!
  - CyRide is very useful and makes getting around Ames easy and convenient.
  - CyRide is extremely valuable to the resident. Its route and timeliness are unparalleled in similarly sized cities.
  - Great for students.
  - I am the primary resident of my household so far who regularly rides CyRide, although some members of my household have or are planning to begin riding CyRide in the future. Thus far, I have heard nothing but good experiences with CyRide from members of my household, and I myself am very satisfied with CyRide services. I have found CyRide to be a safe and reliable transportation service and am very grateful to have this public service in Ames.
  - Love CyRide and those kooky drivers!
  - Love CyRide. I would love a route that goes from west Ames to Osborn like the old 1A used to.
  - Love CyRide. Just don't need it.
  - Love CyRide! The new routes have greatly improved my commutes.
  - Love it.
  - I feel fortunate to live in a city where I can take the bus everywhere. Very convenient.
  - Really good service for where we go (mainly school and back).
  - It's good.



- The additional stop times added this year are VERY helpful and increased the number of times I ride the bus instead of driving my car.
- Don't Need or Use CyRide
  - Bicycling is just as fast and as convenient.
  - Both work out of town.
  - CyRide is great, but we walk to school and bike to work and when I run errands. I need my van for hauling things like groceries so we just don't need the bus currently.
  - Do not use this service.
  - Don't plan on riding it till! I'm old and can't drive anymore.
  - Have used CyRide before and never had major issues with the route frequency or locations being inconvenient, currently, live much closer to Campus and therefore don't need it.
  - I used Cyride when I lived far from classes, however, now I am in walking distance and do not need to use it.
  - I don't require public transport.
  - I enjoy driving my own car, but I'm glad it's available if needed.
  - I live within walking distance about everywhere I go.
  - I rode CyRide for five years. I'm sick of it now and just drive to campus.
  - I should use it, just don't.
  - I work graveyard shift 11 pm – 7:30 am prefer to drive across to drive across from at those hours..
  - We live very close to campus so we just walk, also its too much of a hassle to work around the bus schedules and what not
  - As we age, we are happy to know it exists and may use it more in the future.
  - At this time, we don't need to ride CyRide.
- Occasionally Use CyRide
  - I am retired and would only occasionally use it for visits to MGMC and McFarland.
  - I am an ISU student who walks to class. I use a car for all other needs due to convenience if I work somewhere in Ames and had a regular schedule I might use CyRide.
  - If there is such poor parking in an area, CyRide would be more convenient.
  - I use CyRide a few times in winter, especially when the weather is bad.
  - Need but am happy it is available.
  - We don't use CyRide too often, but it is a great resource for the community.
- Frequently Use CyRide
  - I use it get to and from ISU during the week.
  - We are all college students, use it to get to and from campus and around.
- CyRide Takes Too Long
  - Currently, it would take me over an hour to get to work using current routes.
  - I can drive to work in under 25 minutes but a bus ride is more than 45 minutes.
  - Too much time waiting on campus (ISU) to transfer from Brown Route (#6) to red route (#1).
  - Ames is not large enough to provide 15 minute service.
  - The commute to a bus stop that services job location is of similar commute to said job
- Complaints About CyRide 2.0
  - Bring back 1A!! It was the most used route after 23. Not sure if people realize that people going to the campus from West Ames spend an additional 15 minutes during morning and evening because of transfers.
  - CyRide 2.0 needs work. It was more satisfied with previous system.
  - CyRide 2.0 has been something of a disaster for Brown Route. Widely overcrowded most afternoons, higher service frequently during summer yet no Sunday service anyway.
  - CyRide 2.0 is a flop, I would like to see them go back to the drawing board and start with the original system and consider an alternative solution. The green route bus stops near

- 16<sup>th</sup> and Grand should cross Grand (especially since that applies to the bus going both directions there). Also NextBus is extraordinarily unreliable, it would be great to see improvements there.
- CyRide 2.0 sucks!
  - CyRide is good, but I don't like how the buses coming from my apartment do not stop by Gerdin or the MU anymore.
  - Love it. I want the 1A Red back.
  - New bus routes and schedules are unnecessary. Poor management. Better get back to old scheme.
  - The change in CyRide this last year (2.0) is problematic for the students Lockheed in west Ames. All of the routes that come from the west don't go through campus, whereas routes coming from the north, south, and east all have routes that go through campus, meaning students don't have to transfer on and off buses to get to the middle of campus. Students coming from west Ames have no option but to transfer onto another line and the transfers aren't always timeline meaning problems for getting to class on time or meetings. This is a big problem for CyRide. There needs to be equal access from all sides of Ames, especially now when there are lots of apartments being built in west Ames. At least make it so one west route goes through Campus (Red, Purple or Cherry).
  - More Routes / Frequency
    - I hate that the Lilac route only runs in the morning and late afternoon because then I have to wait 20 minutes for the red bus to get to the stop I'm at.
    - Routes, like Cherry, need to run longer into the night.
    - I would like buses out in Brown routes.
    - I would prefer more and frequent routes to residential areas on home football game days.
    - Wish routes would go to more areas.
    - Would be nice if it went to Target and Walmart.
    - More frequent stops for Plum Route. They often arrive at least five minutes early and there is no way to tell when it is coming. The CyRide app will say 12:45 PM, you'll get to the stop at 12:40 PM, and it will already have passed. Incredibly dissatisfied with new "update" as many of us are left at stops, causing us to drive to campus, where there isn't enough parking for all the students that the bus system is f\*\*\*\*\* over and then the students are forced to pay \$50 because we need to get to class and don't have any other option but to park in a reserved spot. Better driving education for CyRide drivers. Please teach them to break without sending the passages flying forward.
    - Southwest Ames should have a route that opporate on weekends and later in the day. I personally take the Cherry route but if I have to be on campus for work late at night or on the weekends I have to walk at least a mile to / from my apartment to a Red stop. I know that there is a lot of residential property on west Mortensen and they are still developing. The lack of late / weekend service in this area is potentially hazardous to those who have to walk to a farther stop, especially in the winter.
    - There used to be a 1 Red bus that ran on Dickinson Ave. that was very convenient because it ran outside of my apartment all day long. Now the only bus that goes by is the 12 Lilac and it only runs from 7-10 am and 2-5 pm so if you don't have to get on the bus during those times, then you have to walk upwards of 4 blocks to get to the next closest stop. It would be nice if the 1 Red buses could start running on Dickinson Ave. again.
    - The CyRide routes to Veterinary Medicine Campus needs to be more frequent and should be available on weekends as students working there without a car find it extremely inconvenient
    - Not enough routes in west Ames. On campus routes to and from west Ames are not anywhere close to my destination. Times in between buses are not ideal.
    - My daughter would ride it to work at the ice arena but sometimes her shift is late and she would be stranded at there.

- Service as provided to more areas of Ames.
- The west Ames buses need to be more spread out. This year there is always 3 buses right in a row but more than 15 minutes in between these caravans. It's just not efficient.
- The Blue bus used to stop at the end of my block, now it is very hard to catch a bus to school and home due to the infrequency of Peach bus and Green bus passing my neighborhood.
- CyRide Too Focused on ISU
  - It appears that the service generally is good but is more geared toward students (which is good for them actually residence (student) locations) – campus major shopping, but a little lacking for those who live here.
  - Mostly to ISU
- Buses Crowded
  - CyRide is a great service, however, my students often tell me how crowded they are on campus, especially when it is cold outside. Perhaps, more buses during cold weather could be an option?
  - Please stop trying to fit the entirety of ISU onto Orange 23. It becomes extremely uncomfortable and difficult to exit the bus. A single file line in the aisle is already enough. I would rather wait longer for a bus that does not have the whole school on it.
- Difficult with Children
  - I have two small kids so bus rides are difficult.
  - Too difficult with small kids.
  - I think CyRide is great, it just doesn't work for us since we are constantly on the go with our children.
- Reliability / Communication
  - Get more reliable routes and schedules. The buses suck.
  - There needs to be more information sent out regarding route changes. Also, some of the bus drivers are rather rude, one of the younger male drivers kept driving on the curbs and laughing. Many of us on the bus were talking about how sick we were feeling due to his wreckless driving. I did not know where to report the driver.
  - CyRide app is very unreliable and doesn't reflect route updates / construction work.
- CyRide Cost
  - Make Cyride free and tax to support that, then I would use it a lot.
  - Should be "free" through property tax.
  - When I as a student, CyRide was free. As faculty/staff, it cost more than a parking permit. Permits should cost more and CyRide rides should cost less, to encourage CyRide use.
- Other
  - CyRide is a great service especially when ISU is in session. ISU students should be incentivized to use more. There are too many student vehicles in Ames when ISU is in session.
  - Dayton road service.
  - N/A (x2)
  - None
  - When my children are older - we will utilize CyRide. Food access to routes in our neighborhood.
  - I have and will take grandchildren on the bus for "fun"! Great free entertainment.
  - To many stops that create blind spots.
  - If I worked in Ames, most places I would go require a transfer.
  - It probably isn't going to happen for us.
  - The problem with CyRide is how it interferes with traffic, especially on South Duff.
  - This is PER DAY. If you count transfers, round trips, etc. the number would be much higher.
  - Teach drivers how to actually drive and not slam on breaks all the time.

- The bus stops are not near crossings. Student/people do not cross the cross the road at designated crosswalks. Please make the bus stop near cross walks.
- Use to use at old house when I couldn't get to class

## Community Parks and Recreation

Residents were asked to rate their level of satisfaction with various Ames Parks and Recreation features on a four-point scale from “very good (4)” to “very poor (1)” or “don’t use.” The individuals who did not use a park feature were excluded from the ratings in Table 20.

Satisfaction with parks and recreational features continues to be high with 74% (restrooms) to 98% (overall appearance of the parks) of users providing a combined “very good” and “good” rating. The average rating ranges from 2.8 (restrooms) to 3.5 (overall appearance of the parks) on the 4-point scale. The satisfaction level in 2019 is about the same compared to previous years, 2015-2017, except bathrooms. In 2018, all features ranked higher than the other years. However, the values were little bit lower in 2019 for all features. (Figure 9a & 9b)

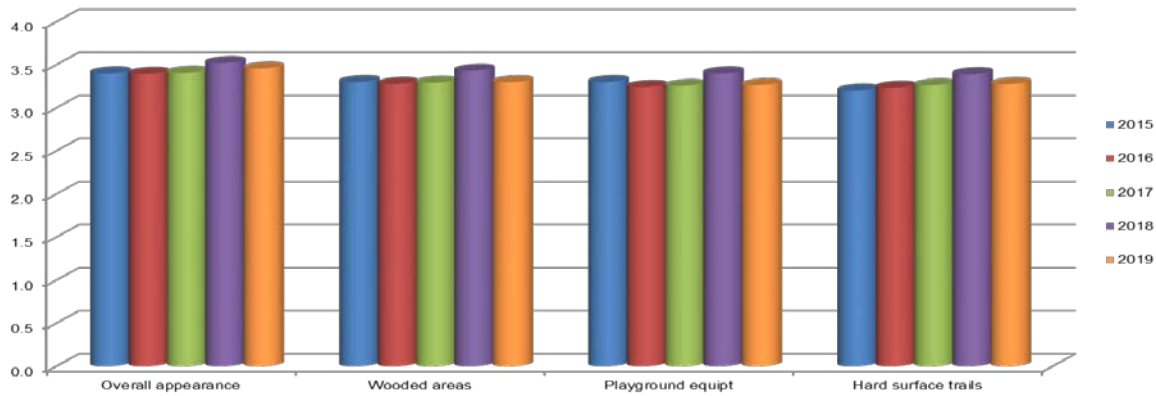
**Table 20. Users’ satisfaction with parks and recreation facilities, 2019**

|   | <u>Very Poor</u> | <u>Poor</u> | <u>Good</u> | <u>Very Good</u> | <u>Average**</u> |
|---|------------------|-------------|-------------|------------------|------------------|
| Overall appearance of parks (n=541)             |                  | 2           | 50          | 48               | 3.5              |
| Wooded areas (n=435)                            | <1               | 7           | 55          | 37               | 3.3              |
| Hard surface trails/crushed rock trails (n=454) |                  | 5           | 63          | 32               | 3.3              |
| Playground equipment (n=299)                    |                  | 6           | 62          | 32               | 3.3              |
| Tennis courts (n=191)                           | <1               | 9           | 59          | 32               | 3.2              |
| Shelter houses (n=372)                          | <1               | 8           | 62          | 30               | 3.2              |
| Picnic areas (tables/grills) (n=412)            |                  | 9           | 63          | 28               | 3.2              |
| Restrooms (n=369)                               | 2                | 24          | 62          | 12               | 2.8              |

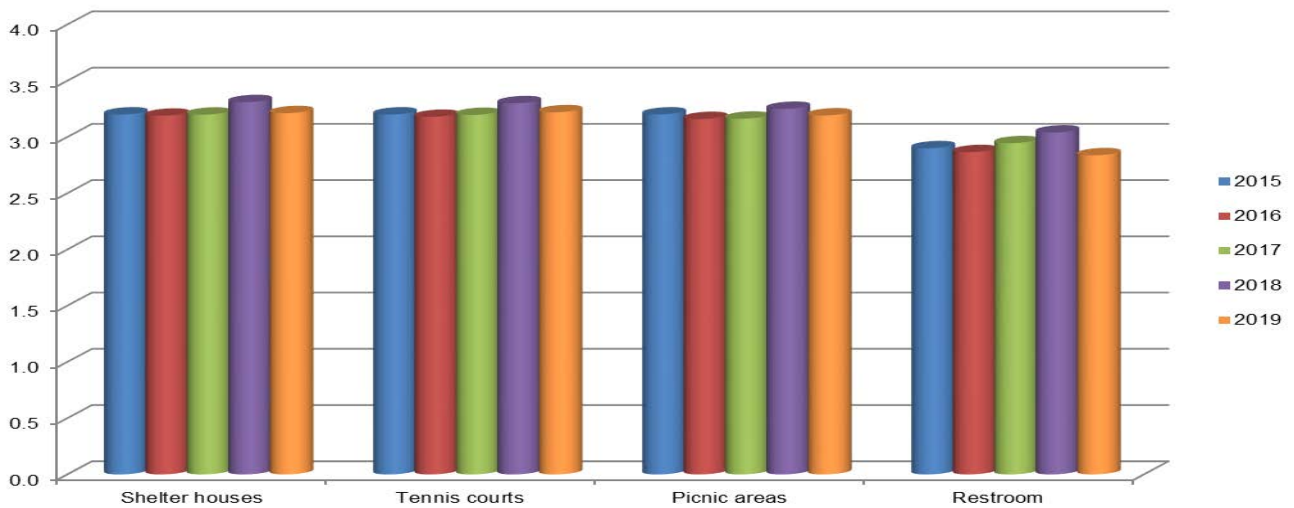
\* “Don't Use” excluded when calculating percentages & average for “very good” to “very poor.”

\*\*1=very poor; 2=poor; 3=good; 4=very good

**Figure 9a. Rating of Parks and Recreation features in the past 5 years**



**Figure 9b. Rating of Parks and Recreation features in the past 5 years**



**Additional Comments**

- Positive Experiences
  - I don't often go to the parks, but when I do they are in good conditions.
  - I have only visited a few parks in the City of Ames but the ones that I have been to were really fun and exciting.
  - I love the classes offered for both adults and children.
  - Love Ames!
  - Love finding all the hidden paths around town.
  - I appreciate the picnic tables and benches that are around the community, and also the public bathrooms available at some parks. Thanks!
  - Doing a fine job.
  - I am primarily familiar with Ada Hayden and Stuart Smith park and trail, going up to Brookside – both are wonderful
  - I quite enjoy the parks in the city with trails and trees – areas that are a bit more forested.

- I think the skate park is super cool, and the fact that we have one is awesome. That said, I've not used the parks an excessive amount, just the occasional walk or ride through Brookside.
- Just driving by, the parks look well cared for and attractive.
- Most trails are good. The one between the high school and aquatic center is not great. All the playgrounds are in really good condition.
- Our park – especially ones with wooded trails – sets Ames apart from other similar towns.
- There seems to be many places of interest where I could spend time relaxing in nature or experiencing it.
- They are all in overall good condition I would say.
- We love how much park space there is.
- What a wonderful park system we have!
- Don't Use Parks
  - Ames' park and recreation areas are a feature that I intend to use at some point in the future. However, because I moved to Ames only within the past year, I have not yet taken ample opportunity to do so at this time. Therefore, I do not feel appropriately equipped to provide meaningful feedback regarding these particular features.
  - I do not attend many besides to have a picnic or hammock.
  - I do not use the local parks but when I drive by they look very nice.
  - I don't have enough experience with parks and recreation to commit from the little I know. Ames has a lot of good parks.
  - Haven't explored the parks yet.
  - I am 85 and walk with cane, so I don't use parks but happy they are kept up for families.
  - Do not utilize, but have heard that they are very great from friends and roommates.
  - I need to out more often.
  - Older age is the reason for non-use.
- More Trails
  - Ames needs more trails.
  - More trails along rivers / lakes would be nice. But good job.
  - More trails, more woody areas, and it would be nice to have a sign with a map of the area and trails in the beginning of a trail.
  - Love trails would be even more.
  - It would be nice if the trail from 4<sup>th</sup> St. through Vet Med over the research park was paved. We use this and it's much harder to ride on gravel.
  - Please as many natural trails (soil, not paved or graveled) that way!
- More Parks / Green Space
  - Ames needs more park / green spaces.
  - We need to expand wooded areas in our parks. We need to integrate more trees into the downtown and in development along peripheries North and West and in Campustown.
  - Wish that the parks would be larger with more options for dogs!
- Other Park Amenities Requested
  - Add a concrete table tennis table.
  - Always could use more trash bins and recycling bins.
  - I'd love to see playground equipment at Ada Hayden – North of the North Parking lot.
  - More outdoor ice rinks for hockey or a larger one
  - More playgrounds
  - More seating. More public restrooms @ parks; never lock doors.
  - There could be more than one infant swing seat at all parks.
  - Needs more safety patrols around here
  - Not enough grills in the parks.

- On a recent walk, I picked up some trash along the Brookside walking trails. I noticed there weren't any trashcans. I understand that it is a lot to maintain, but could there be at least one trash can on walking trails so folks won't litter? Thanks.
- Some more trashcans.
- Some parks lack equipment for younger children. We really enjoy the options at O'Neil Park! Many parks lack restrooms even a port-a-john would be appreciated.
- Offer more disc golf cages or grown-up playground equipment (exercise bars, etc.)
- We need playground areas for older kids too – not just the skateboard park.
- Bike Trails
  - As a biker, I appreciate new dedicated bike trails like the one on S. Duff.
  - Bike path that connects to the one in the Slater would be great. Have to drive to Slater or Madrid to get on the long path to Ankeny Woodward.
- Park Bathrooms
  - It would be nice to update restroom and please open them earlier in the spring.
  - Clean shelter houses updated clean bathrooms.
  - Wish the bathrooms were accessible earlier in the year.
  - Would appreciate more port-a-potties in the winter months.
- Park / Amenities Maintenance
  - I don't know if anything can be done about this but I think everyone can agree that the thistles in the parks are terrible.
  - I love the wooded areas of the Parks at Ames. They have it nicely maintained and the walking trails are conveniently placed. The picnic tables could be included at a few more locations in the parks at Ames. I have not used the toilets but I have heard that they are average and could use a bit more maintenance.
  - Cigarettes in Parks (primarily Bandshell during summer concerts) are not family-friendly.
  - Franklin Park is in dire need of some work. I don't feel safe taking my kids there. It's the only park remotely close to walking distance from our brand new housing development. If you can afford to distance from our brand new housing development. If you can afford to put new equipment at Dally Park (when the old playground was much better) you can make some improvement to Franklin. Cutting down 2 trees isn't going to cut it.
  - The area behind Carr Park needs serious maintenance on trails in the wooded area.
  - The last several times I have been to parks with grills, some are filled with trash.
  - The parks are very nice. The only thing I would update would be the bathrooms. Just the overall cleanliness of them.
  - Trails are comfortable to walk on with woodchips being applied and trash is picked up for the most part. Could be improvement on filling holes or eroded areas.
  - Trash and pollution everywhere – especially in the parks near campus.
  - Upgraded grills would be great! Especially with the coming summer...
  - Upkeep with frisbee golf
- Trail Maintenance
  - Ada Hayden's hard surface trails need maintenance.
  - Everything is in a good condition for being outside. The trails have cracks in them that are easy to trip over in some spots though.
  - Fix the bridge on the trail off of Oakland Street! It's been several months.
  - Most bike trails are in bad shape. There are cracks and are rough to ride on. There are many trails that are unconnected.
  - Please upkeep the trails! Particular in Inis Park where trails aren't suitable to hike anymore since they haven't been kept up.
  - Some trails have dangerous bumps and cracks. A smooth surface on all train needs to be considered a priority. Please, stop spraying for mosquitos. These pesticides harm other

- pollinators such as bees and butterflies, and I also don't want to be exposed to these pesticides.
  - Upland trail at Ada Hayden needs re-graveling
  - Walking paths in parks can be wider to allow bikers to ride through parks and trails
  - Wooded trails sometimes are quite overgrown in late summer.
- Brookside Bathroom Repair
  - Except for Brookside Park (Burned)
  - If the restroom at Brookside Park hasn't been replaced yet, when will it be replaced?
  - Please update restroom at Brookside.
  - Of course, the bathrooms at the Brookside Park need to be fixed after the fire.
  - Time to fix the bathroom at Brookside Park – it has been a year since the fire.
  - Replace Brookside bathroom.
- Emma McCarthy Lee Bridge
  - The bridge at Emma McCarthy Lee Park has been out for almost a year. I wonder if it will be fixed anytime soon.
  - Please rebuild the bridge over the creek in McCarthy Lee Park. It washed out over a year ago.
  - Would love to see footbridge connecting Emma McCarthy Lee to Oakland Street access replaced or rebuilt.
- Improve Park & Trail Advertising
  - I don't know anything about the parks in the Ames areas or where they are located. Something that would be very helpful would be maps and advertising sent out about the parks in Ames and community events at the parks. In addition to that, it would be helpful to know about the dog-friendly parks in town.
  - More timely information about availability might increase use.
  - Somehow create more awareness about the parks around town because I don't know where they are, what kind of amenities they have, or any activities happening there.
- Dog Park
  - I would love to see improvements to the dog park, such as the loop trail better maintained and better restroom facilities. For being a park that requires paid permits, I feel that it is the worst park in town. Overall I think that Ames Parks and Rec does a fantastic job, and I love all the parks in this town.
  - The dog park should be fixed. I pay for a pass and that money should go into repairing the dog park – not just planting trees.
  - The usefulness and features of the dog park could be improved. I find it discouraging to buy a dog permit for over \$30 in order to go to the park when the only features there are a sidewalk and trees.
  - Wish there were dog-friendly parks beside the dog park. We have a tag there but my dogs have been bitten 3x more. There needs to be supervision there because so many people use it without tags and it's not safe or fair to the people who pay for passes to upkeep the park. Maybe do what Ankeny has and have a coded gate. I know a lot of people with tags are upset.
- Other
  - Keep open appearance of parks. Do not feel you have to feel open space with more sports activities.
  - No more building Ada Hayden Park!
  - None (x2)
  - Nothing really – they were about the same caliber as the Des Moines Public Works
  - Poor city layout.



## Ames Public Library

Generally, survey respondents rate Ames Public Library features highly. The survey asked respondents to provide opinions on 13 features provided by the Ames Public Library. Table 21 shows the results. Eight features were rated good/very good by 98% to 99% of the respondents. On the 4-point scale, average scores ranged from 3.4 to 3.7 (good to very good).

The most highly rated features were the library's welcoming atmosphere, the range of materials available, and the meeting/study rooms. The feature receiving the lowest rating was wait time for requests/holds.

**Table 21. Users' ratings of Ames Public Library features, 2019**

| <u>Feature</u>  | <u>Very Poor</u> | <u>Poor</u> | <u>Good</u> | <u>Very Good</u> | <u>Don't Use*</u> | <u>Average*</u> |
|---|------------------|-------------|-------------|------------------|-------------------|-----------------|
| Welcoming atmosphere (n=392)  | <1               | 1           | 23          | 76               | n=190             | 3.7             |
| Range of materials available (books, videos, magazines, software) (n=370) |                  | <1          | 28          | 72               | n=215             | 3.7             |
| Meeting/study rooms (n=270)   |                  | <1          | 29          | 70               | n=315             | 3.7             |
| Customer service (n=365)  |                  | 2           | 27          | 71               | n=218             | 3.7             |
| Asking questions of library staff by phone (n=210)                        | <1               | 2           | 28          | 69               | n=374             | 3.7             |
| Bookmobile service (n=144)  |                  | 3           | 28          | 69               | n=438             | 3.7             |
| Programs (story hour, book discussions, concerts) (n=195)                 | 1                | 3           | 30          | 66               | n=384             | 3.6             |
| Availability of seating (n=342)   | <1               | 4           | 32          | 64               | n=237             | 3.6             |
| Use of library resources from home via computer (n=250)                   |                  | 3           | 35          | 62               | n=332             | 3.6             |
| Internet/computer services (n=245)  |                  | 2           | 38          | 60               | n=337             | 3.6             |
| Page One - the library newsletter (n=118)                                 |                  | 2           | 40          | 58               | n=457             | 3.6             |
| Handicapped accessibility (n=155)   | <1               | 2           | 37          | 60               | n=427             | 3.6             |
| Wait time for requests/holds (n=268)                                      | <1               | 4           | 48          | 47               | n=312             | 3.4             |

\*Don't Use response not included in calculating ratings (%) and average

Only 46% of the respondents use the Ames Public library as often as they would like to use it. Of those respondents who use the public library, only 40% were ISU students.

For non-library users, both students and non-students reported the same major reasons: not having time and acquiring materials from other sources. While 35% of non-ISU students listed parking as a barrier for not using the Ames Public library more often, only 22% of Iowa State students listed that as a reason. (Table 22)

**Table 22. Comparing students & non-students' reasons for not using the Ames Public Library (respondents could choose multiple responses)**

| Respondent Status                     | Parking is a problem | I get materials from other sources | I don't have time | Library is not open during hours that are convenient to my schedule | Other |
|---------------------------------------|----------------------|------------------------------------|-------------------|---|-------|
| Percent                               |                      |                                    |                   |   |       |
| Iowa State University student (n=178) | 22                   | 41                                 | 58                | 15  | 13    |
| Non-ISU student (n=109)               | 35                   | 45                                 | 43                | 9   | 11    |

Other reasons mentioned for not using the Ames public library were:

- By non-student (n=14);
  - Don't have time.
  - I buy books on Amazon
  - I can get what I need online.
  - I don't see the need.
  - I forget to return books and I get charged.
  - I work full time until 5pm programs, meetings that start before 7pm.
  - I work graveyard shift.
  - I'm just not much of a reader, unfortunately. But it seems like a wonderful facility that I should take advantage of.
  - Just don't always take the bus when weather is bad.
  - Money for meters.
  - Some clients make me uncomfortable, I'm embarrassed to say.
  - Too many screaming kids.
  
- By ISU students (n=23)
  - Closer to Parks
  - College student
  - Don't drive
  - Use Iowa State University library to use (8)
  - I don't have a library card
  - I don't remember to consider it when I need materials
  - I go to my housing study rooms
  - I just really haven't gotten out of my daily routine to try it.
  - I live across town.
  - I use Parks library a lot of the time since I am an ISU student. I would like to get to the APL more because the environment for studying is a very good one
  - It can be difficult packing the whole family up and getting over there. Parking is inconvenient
  - It is often too overcrowded and I cannot find a comfortable place to sit.
  - Not close to my home
  - Out of town

## Additional Comments

The respondents are generally very pleased with the Ames Public Library. They used the words: gem of Ames, best library, great place, love it, awesome, second to none, excellent, continually impressed, and beautiful facility to describe the Ames Public Library. Some of the features mentioned were study rooms, the Bookmobile, great selection of resources, accessing materials online, lighting, and staff.

The staffs' attitude has been a nice attribute of the library in the past few years. Welcoming and helpful staff have been the focus of several comments. Programs for children and online services received high marks. Several people praised the inclusive and diverse programming, while another respondent commented that they feel the library should be a neutral space and not promote any specific viewpoint over others.

The library is not free of negative comments. Parking and handicapped accessibility raise concerns. Another respondent asked for more staff parking. Also, hours of operation was mentioned as a deterrent to respondents for more frequent use. Respondents want longer hours especially on weekends. One person mentioned that they felt having two forms of identification to obtain a library card was excessive. Another person would like to have a new library card mailed if lost.



## Information Dissemination

The next section of the questionnaire focused on residential preferences for city communications. Respondents were asked to rate the usefulness of city communications sources on a three-point scale: 1 - not useful, 2 - somewhat useful, 3 - very useful or don't use. Table 23 shows the results. The most frequently used sources for local government information included the City of Ames website (66%), Facebook/Twitter/ YouTube (62%), and City Side (utility bill insert) (58%.) When asked about the degree of usefulness of those sources, the most useful source was reported to be social media with an average rating of 2.4. Although more people indicated using the City of Ames website (329 people compared to 306 people for social media), the social media outlets were rated slightly more useful (2.3 - City website, 2.4 - social media.)

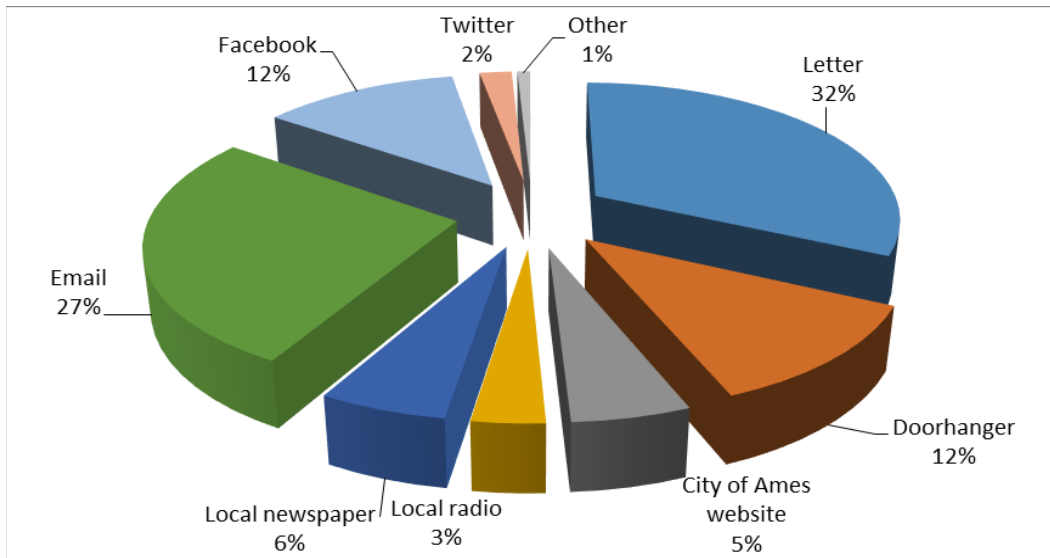
**Table 23. Usefulness of media sources for government information, 2019**

|  | <u>Don't</u><br><u>Use</u> | <u>Use</u> |          |
|--|----------------------------|------------|----------|
|  | Percent                    | Percent    | Average* |
| Facebook / Twitter / Youtube (n=306)             | 38                         | 62         | 2.4      |
| City of Ames Web page (n=329)                    | 34                         | 66         | 2.3      |
| CitySide (utility bill insert) (n=288)           | 42                         | 58         | 2.2      |
| Ames Tribune newspaper (n=247)                   | 50                         | 50         | 2.2      |
| KASI/KCCQ radio (n=177)                          | 64                         | 36         | 2.2      |
| ISU Daily newspaper (n=257)                      | 48                         | 52         | 2.1      |
| KHOI (n=126)                                     | 74                         | 26         | 2.0      |
| Des Moines Register newspaper (n=238)            | 52                         | 48         | 2.0      |
| The Sun (n=195)                                  | 61                         | 39         | 1.8      |
| Cable TV 12/Government Access Television (n=150) | 70                         | 30         | 1.8      |

\*1=not useful; 2=somewhat useful; 3=very useful

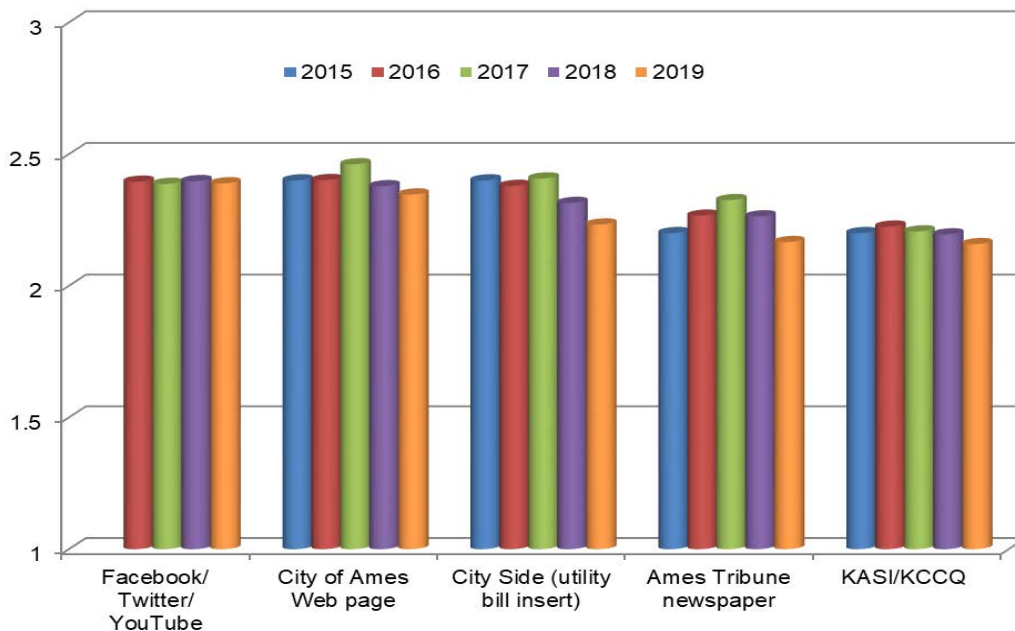
Next, those surveyed were asked to choose one preferred method for communications about construction projects, programs and meetings in their area. Figure 10 shows that letter and email are the most favored methods of communication (32% and 27% respectively), followed by Facebook (12%), door hanger (12%), local newspaper (6%), City website (5%), local radio (3%), and Twitter (2%). The responses varied slightly for ISU students. Email is the best way to communicate, followed by letter, Facebook, door hanger, City of Ames website, local radio, Twitter, and local newspaper.

**Figure 10. Preferred method to learn about City services, programs or projects, 2019**



Figures 11a&b illustrate trends in the perceived usefulness of City communication sources over a five-year period. Those rankings have stayed generally consistent over the years with slightly lower average scores this year compared to previous year. The City of Ames website, social media, and the City Side newsletter remain the most useful sources of City information. There was a large drop in the perceived usefulness of the local cable channel 12 and The Sun newspaper in 2019.

**Figure 11a. Usefulness of news sources over the past five years (Users only)**



**Figure 11b. Usefulness of news sources over the past five years (Users only)**

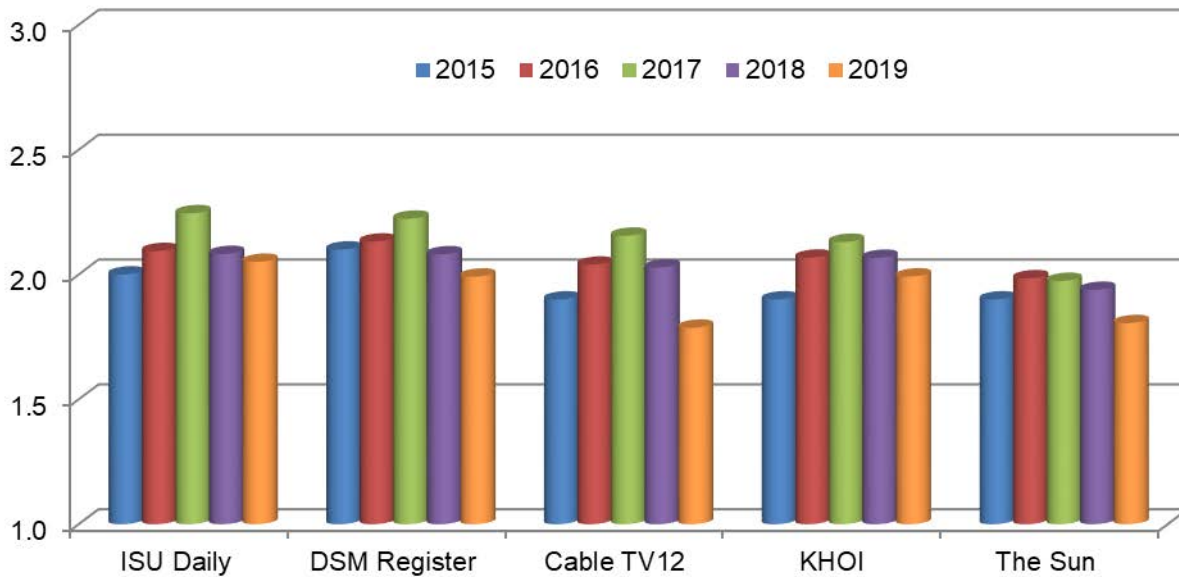


Table 24 indicates the usefulness of various communication tools based on the respondent’s student status. There were no statistically significant differences between student and non-student responses. Both groups found the City website similarly useful. City Side (newsletter) was more useful to Ames residents (non-fulltime ISU students) than to fulltime ISU students. However, social media, Des Moines Register newspaper, and the ISU Daily newspaper were more useful to fulltime ISU students than to Ames residents.

**Table 24. Usefulness of news sources for Non-student and ISU students**

| Information Source                       | Non-student | Student |
|--|-------------|---------|
|  | Average     |         |
| City of Ames website                     | 2.35        | 2.34    |
| City Side (utility bill insert)          | 2.33        | 1.93    |
| Ames Tribune newspaper                   | 2.22        | 2.05    |
| Facebook/ Twitter/ YouTube               | 2.37        | 2.42    |
| KASI/KCCQ radio                          | 2.20        | 2.05    |
| KHOI                                     | 1.94        | 2.08    |
| Des Moines Register Newspaper            | 1.93        | 2.10    |
| Cable TV 12/Government Access Television | 1.77        | 1.81    |
| ISU Daily newspaper                      | 1.88        | 2.18    |
| The Sun                                  | 1.86        | 1.62    |

No statistical difference on the degree of usefulness between non-student and student.  
 Note: average was compute using this value: 1=not useful; 2=somewhat useful; 3=very useful

## City Channel 12

Another city media outlet is City Channel 12. This media outlet is available to Mediacom TV subscribers and is streamed from the City's website. Fifty-four percent of survey respondents were Mediacom cable TV subscribers. Among the Mediacom subscribers reporting, 67% never watch Cable TV Channel 12. Table 25 shows that Channel 12 has peak viewership between 6 p.m. and 9 p.m. (20%).

Of the survey respondents who watch Channel 12 (n=40), sixty-five percent of respondents watched Channel 12 for one hour or less per week and 25% watched two to three hours per week. Eleven percent of Channel 12 viewers responded they are watching four or more hours per week (Table 26).

**Table 25. Time to watch Cable TV Channel 12 (n =181)**

|                         | Percent |
|-------------------------|---------|
| Never watch TV 12       | 67      |
| 12:01 a.m. to 6:00 a.m. | 1       |
| 6:01 a.m. to noon       | 2       |
| 12:01 p.m. to 6:00 p.m. | 8       |
| 6:01 p.m. to 9:00 p.m.  | 20      |
| 9:01 p.m. to midnight   | 2       |

**Table 26. Hours per week for those watch TV Channel 12 (n = 40)**

|           | Percent |
|-----------|---------|
| 0-1 hour  | 65      |
| 2-3 hours | 25      |
| 4-5 hours | 3       |
| >5 hours  | 8       |

## City of Ames Website ([www.cityofames.org](http://www.cityofames.org))

Of those who reported using the City's website, respondents said their main purposes include checking for community updates (57.4%), using Ames Public Library account (49%), signing up for Parks and Recreation classes (32%), gathering information for City Council meeting or other City meeting (16%), and watching a City Council meeting or Channel 12 programming on video streaming (6%).

### Other uses of City of Ames' website were:

- City utilities (i.e. pay bill, sign-up) (n=18)
- City calendar and events (i.e. yard waste days, seasonal events) (n=6)
- City facilities, city services, and staff contact info (n=5)
- Information about city programs and rebates (examples: utility rebates, green programs, resources for aging citizens) (n=5)
- Miscellaneous info/news (n=2)
- Use library resource data bases, i.e. value line (n=1)
- City police reference (n=1)
- Planning documents (n=1)
- Property search (n=1)
- Rent smart Ames (n=1)

When respondents were asked about other information that should be included in the Ames' website, the following suggestions were mentioned:

- Update the website (n=3)
  - Make updates; it's old and not extremely user friendly
  - Parks and Recs sign-up is bulky unmodern/difficult to use. Searching for a specific class is so hard. Trying to search for park info is frustrating.
  - Need a better website that is easier to navigate - very poor today.
- Weekly events schedule (n=3)
- Street/walking path/construction closures (n=3)
- Online utility billing; paying utility bill online shouldn't cost more. (n=2)
- Renter rights and average rents in Ames (n=2)
- Website - status quo; I think the website is great (n=2)
- Direct access to building codes (n=1)
- Healthy life center (n=1)
- Resources for aging citizens (n=1)
- When the snow ordinance has gone to effect (n=1)
- Weather related closings (n=1)



## Your Health

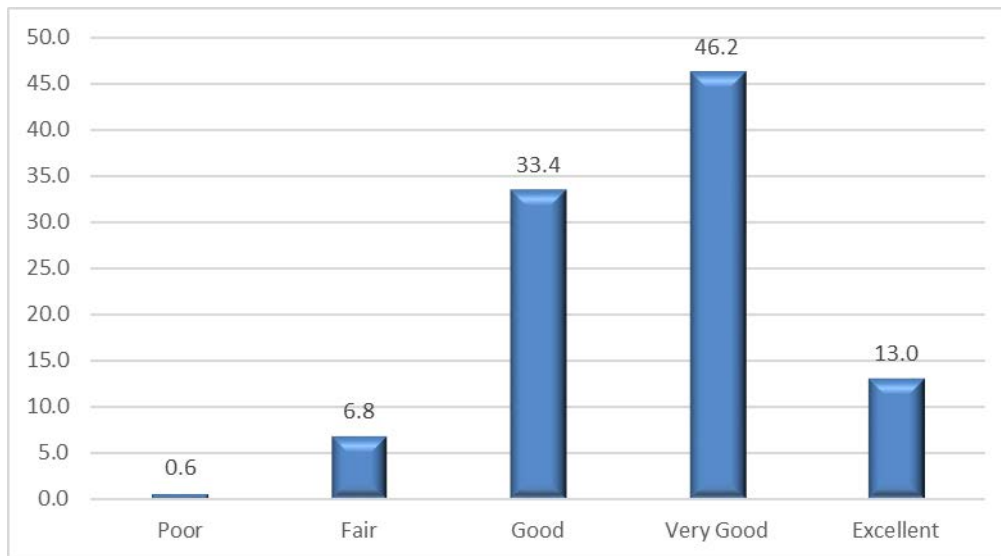
For the second year, respondents were asked how healthy they feel. On a scale of 1 to 5 (5 being excellent and 1 as poor), the average rating is 3.64. Figure 12 shows the overall health rating of respondents. Of the respondents, 66% rate their health as very good (46%) or excellent (13%.)

Only 7% of the respondents rated themselves to have poor (.6%) and fair health (6.8%). This is almost two times lower than the 2019 County Health Rankings Report finding of 13% (the average for Iowa) [https://www.countyhealthrankings.org/sites/default/files/state/downloads/CHR2019\\_IA.pdf](https://www.countyhealthrankings.org/sites/default/files/state/downloads/CHR2019_IA.pdf).

When demographic information of the respondents is correlated to the health rating, only household income had a significant difference. Those who have higher incomes (from \$150,000 above) rated their health higher than those who have lower income (lower than \$125,000). However, those who had the lowest income level (lower than \$25,000) rated their health as in-between (3.19).

Gender, home ownership, place of residence (both geographic & student versus resident), age, length of resident and education had no impact on overall health rating.

**Figure 12. Overall health rating**



Respondents were asked about their physical activity in the past week. Seven percent (n=35) of the respondents did not engage in physical activity of 20 minutes or more in any single day. Almost 2/3 (61%) exercise for at least 2-3 days (33.6%) or 4-5 days (27.4%) in a week. Over 1/5 or respondents (22.5%) exercise 6 or more days a week. Comparing the non-ISU students with ISU students, there more non-students who spent more days (4 days+) exercising compared to students (54% and 43%, respectively). Most students reported spending 2-3 days engaging in physical activity.

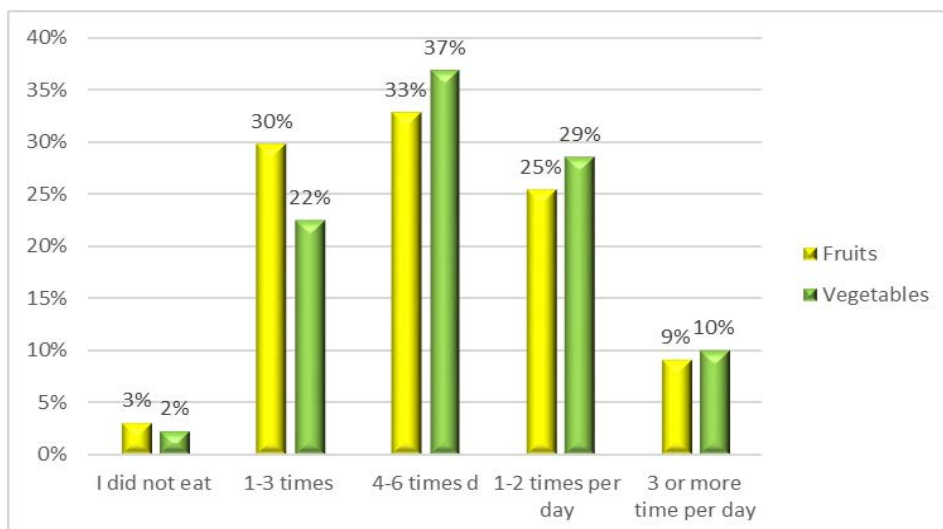
Table 27. Number of days engaged in physical activity of 20 minutes or more

| Frequency of Exercise | Non-Student (n=299) | Student (n=204) | Total |
|-----------------------|---------------------|-----------------|-------|
| 0 day                 | 5.7%                | 8.8%            | 7.0%  |
| 1 day                 | 9.0%                | 10.3%           | 9.5%  |
| 2-3 days              | 30.8%               | 37.7%           | 33.6% |
| 4-5 days              | 28.8%               | 25.6%           | 27.4% |
| 6 or more days        | 25.7%               | 17.6%           | 22.5% |
| Total                 | 100%                | 100%            | 100%  |

Eating more fruits and vegetables adds nutrients to diets, reduces the risk for heart disease, stroke, and some cancers, and helps manage body weight when consumed in place of more energy-dense foods <https://www.cdc.gov/mmwr/preview/mmwrhtml/mm6426a1.htm>. Depending on their age and sex, federal guidelines recommend that adults eat at least 1½ to 2 cups per day of fruit and 2 to 3 cups per day of vegetables as part of a healthy eating pattern.

As part of the survey respondents were asked to estimate the number of fruit and vegetable servings they consumed in the past 7 days. A majority of the respondents ate fruits and vegetable in the last seven days. Only 3% (fruits) and 2% (vegetables) respondents reported not eating any fruits and vegetables in the past seven days. Most respondents reportedly had fruits and vegetables 4-6 times per week (33% for fruits and 37% for vegetables). The rates are higher for those who eat fruits and vegetables more frequently or daily (34% for fruits and 39% for vegetables daily) as shown in Figure 13. Unfortunately, respondents were not asked the quantity of their intake daily so it can't be compared with the federal guidelines.

Figure 13. Number of times fruit and vegetables were eaten during the past 7 days.



When asked that would support respondents in getting more daily physical activity, respondents listed a number of factors. A number responded that they feel they already have adequate support. Some of comments mentioned the need for affordable/free workout facilities. Many comments asked for additional facilities, parks, and trails. They also mentioned better trail maintenance and infrastructure improvements. Others suggested an indoor pool, more year-round activities, and better connectivity of trails to larger trails systems in Central Iowa. Many respondents also pointed to factors such as better weather and personal motivation as factors for increasing their physical activity. See additional comments below.

- Accountability/Incentives
  - I think I need to involve myself in programs that hold me accountable for participating in physical activities and part of my issue is just making it a habit in my life.
  - A community-focused program probably.
  - Rewards/incentives.
- Affordable Gym Facilities
  - Access to a gym at affordable rates
  - Better access to workout facilities
  - Affordable workout plans at local gyms during winter.
  - A good inexpensive indoor facility in North Ames.
  - Ames needs a YMCA with childcare. Cost of a gym membership around town is ridiculous. Ames racquet and fitness has a monopoly.
  - Cheaper gym memberships with group activities
  - Cheaper gym prices around town.
  - Easier access away from college students.
  - Exercise classes that don't cost too much.
  - Indoor fitness it would be nice to have an affordable choice is the winter.
  - Kid friendly gyms that are affordable.
  - Lower costs of gym membership.
  - Lower gym fees. It is currently paid through apartment management.
  - Lower monthly membership rates at area gym and fitness centers.
  - Lowering costs and facilities around Ames.
  - More time- fewer fees.
  - Options for gyms that aren't over-crowded and over-priced.
  - The healthy living gym at a very reasonable cost to families. Gyms are too expensive.
  - Trails, cheap gyms.
  - Would like to go to the gym but racquet and fitness are too expensive and so is Ames Park and Rec (they don't include/have pool access for what you pay).
- Already have adequate support
  - Already have adequate support/already active (13)
  - As a very health conscious woman/mother. I find any way I can to stay active for my overall wellbeing. I have enough support to stay active.
  - Significant opportunities available.
- Better bike commute
  - Easier to bike to campus, having less homework
  - Faster bike commuting.
  - Make drivers pay attention so I could bike to work
  - Protected bike lanes to commute to work.
  - Better bike lanes.
  - Better bike lanes/paths that lead to and from campus
- Better program descriptions
  - I look at the Parks and Rec book and have no clue what the exercise programs are by the name and description. To have a program are by the name and description.

- Bike Paths
  - More biking paths
- Body
  - If my knees didn't hurt.
  - A new body.
  - Not falling when I step outside.
- Childcare
  - Longer childcare hour offerings at Ames Fitness center.
  - Possibly a family fitness facility?
- City Bikes
  - Cycles accessible to the people of Ames at different locations would help keeping us fit.
  - Bike rental system
- Classes
  - Dance classes for adults.
  - Early Morning (5-6am) group fitness.
  - Group fitness classes (3)
  - More classes
  - Parks and recreation classes.
- Club Sports/Leagues
  - Club sports outside of university activities.
  - Outdoor activities like hiking
  - Volleyball or soccer
- Dog Park
  - Dog Park (2)
  - More places to exercise my dog.
- Exercise Buddy
  - Having someone to exercise with
- Free Classes
  - Free classes
  - Free classes at city hall/elsewhere Zumba, yoga, etc.
  - Fun, free, exercise and dance classes for beginners..
- Free Gym
  - A free gym perhaps
  - Closer free gym facilities
  - Free Community Gym in the suburb.
  - Free gym membership.
  - Free indoor exercise areas.
- Free Trainers
  - Free personal trainers at the school. I have no idea how to work out properly.
- Golf Course
  - Cheaper golf courses
- Groomed Trails
  - Groomed cross country ski trails in winter.
- Healthy Life Center (2)
- Indoor Facilities
  - Having more and better access to quality indoor facilities to use during winter and inclement weather.
  - Nearby indoor location to walk during unfavorable weather.
  - An indoor walking track.
  - An indoor center where you could, like Story City & Huxley have, go and walk for free (not the mall). A fitness center with an affordable fee like Planet Fitness.
  - City rec center.

- Community fitness center w/ many amenities in one place (gym, pool, track).
- Indoor Fitness Center/Pool/Track.
- wellness center
- Absolutely let us have a recreation center.
- Indoor Pool
  - new indoor pool
  - warm water pool
- Less Homework
  - Less homework (4).
  - Less school
  - Less stress from class
  - Less time spent having to do homework
  - Less work that needs to be completed indoors, like school work.
- Lowing the rent
- More facilities/activities
  - Having more to actually do in Ames.
  - Having various programs outside of the University or Ames Racquet and Fitness that are open to the public to do a physical activity outside with others within the community.
  - More diversity of outdoor/indoor facility.
  - More gyms
  - More outdoor soccer facilities
- More city hosted fitness events
  - Maybe more marathons or cyclathons being held by the City of Ames.
  - Maybe more city held races like 5Ks or park activities.
- More Parks
  - Better parks
  - More parks (2)
  - more parks like Ada Hayden
- More Time
  - Having more hours in the day (6).
  - Having more time outside of classes
  - I am a student and rarely get time.
  - If I had more time (2).
  - Less competing responsibilities. (Time)
  - More time (8)
  - More time in my schedule (2).
  - more time- fewer fees.
- Outdoor Adult Facilities
  - Neighborhood outdoor facilities - adult workout playground.
  - Workout equipment/areas in parks
- Other Responses
  - Apartment complexes being required to having operational windows that open. Allowing for more air flow into homes to promote a healthier lifestyle
  - Less government spending.
  - Less people at the gym better traffic flow to not make street jogging, so dramatic.
  - No.
  - None of the city's business
  - Not sure.
  - Nothing comes to mind.
  - No more junk food sold in Ames!
  - Not the life center.
  - Nothing except density - driving is problematic.

- Nothing has to be built or changed for me to get more daily physical activity.
- More things to do and space at campus gyms
- The state gym helps
- The more convenient route provided by CyRide.
- This is a personal [inelligible] don't think the city has a vote.
- We don't need a \$50 million wellness center to be a cool city!
- Parkour Park
  - Also perhaps a parkour park around Ames.
- Parking
  - Free street parking by gyms
  - More parking at Leid
  - Better parking to walk around Ames.
- Pedestrian Infrastructure
  - Better sidewalks benches, bus shelter.
  - More pedestrian friendly broader sidewalks and biker friendly side-walks and roads.
- Personal Effort
  - Aside from caring about it? Well, I'm getting a trike soon to use for shopping trips instead of autos.
  - I just need to take more walks.
  - Just need to take the time to do it.
  - My effort
  - My own motivation, but I appreciate you trying to help.
  - My own motivation.
  - Nothing besides my own motivation
  - Nothing. I'm just lazy as heck from going out more than I already do.
- Pickle Ball Courts
  - Court Designed specifically for pickle ball.
- Safety
  - Feeling safer to run streets around house.
  - Feeling safer when jogging
  - More safe trails.
  - safer community
  - safer sidewalks and trails
- Senior-focused community activities
  - A community center that offered activities for seniors. A public that offered more time to senior and looks either larger or just for senior.
  - Programs specifically designed for those over 60 years.
  - Senior Activities (Exercise).
- Sidewalks
  - Better side walks in my neighborhood.
  - Better, safer sidewalks. I always end up walking int he street because. The old town has such terrible sidewalk conditions.
  - Maybe improve the sidewalks in our neighborhood. They are uneven which makes it hard to walk.
  - More bike paths and sidewalks.
- Snow Removal
  - Better sidewalk clearance in the winter.
  - In winter, better care of the side walks. The ice and snow were really bad.
- Trail Connections
  - More trails close to the residence areas.
  - Better bike trail systems
  - Bike path network expansion.

- Bike paths thru Ames and surrounding towns.
- Deprioritize cars/vehicular traffic I make wider sidewalks, prioritize pedestrian movement, build greenbelts, etc.
- Added biking/running trails and connectivity of existing trails
- More bike path options. Be nice to have long trails out of town, like Ankeny or Waukee.
- More well-kept and intentional outdoor spaces like Ada Haden - a safe bike path to get there too!
- Trails/walking, running, biking
  - Better paved park trails.
  - Safe trails for young women to hike or run alone on.
  - Better bike and walking trails (2).
  - Better bike paths (2).
  - Better paths for dog walking!
  - Better sidewalk bike paths.
  - IMPROVE THE TRAILS
  - Knowing where more bike trails are around me.
  - Maintaining bike trails (bicycle) more bike trails more bike clubs events.
  - Clear hiking trails in Inis Grove.
  - More bicycle trails and greenways
  - More bicycle/walking paths.
  - More bike paths and sidewalks.
  - More bike paths available in West Ames.
  - Trails on our side of town.
  - More trails (9)
- Water Walking
  - More water walking availability.
- Weather
  - Better weather (27)
- Work
  - A better job with fewer hours and more pay.
  - More time off from work.
  - Different job!
  - Less Demand at Work.
  - Less work at my job and getting paid more paid more.
  - Less work load
  - Less work time.
  - Not having to work 40 hours per week.
  - Not having to work full time. I do pool exercise and medical arts 2x a week and have a personal trainer.
  - not sitting at a desk all day
  - Retiring
  - Shorter Work Days.

The survey also asks respondents to gauge their interest in community gardens. On a scale of scale of 1 to 5 (1 - being not interested at all, 2 – somewhat not interested, 3 – uncertain, 4 somewhat interested, 5 - very interested), the average value is 2.58 (indicating an uncertain level of interest). Almost half (47%) were not interested (not interested at all and somewhat not interested combined) in getting involved in community garden, 19% uncertain and only a little over one-third (34% were interested when somewhat and very interested were combined).

Younger and short-term residents are more interested in community gardens compared with older and long-term residents. Their views on community gardens were not affected by geographic residence (i.e. NE, SE, NW and SW) and educational level of the respondents. However, those with income under \$25,000 and income between \$50,000 -74,999, females and renters were more interested in getting involved in community gardens in their neighborhood.

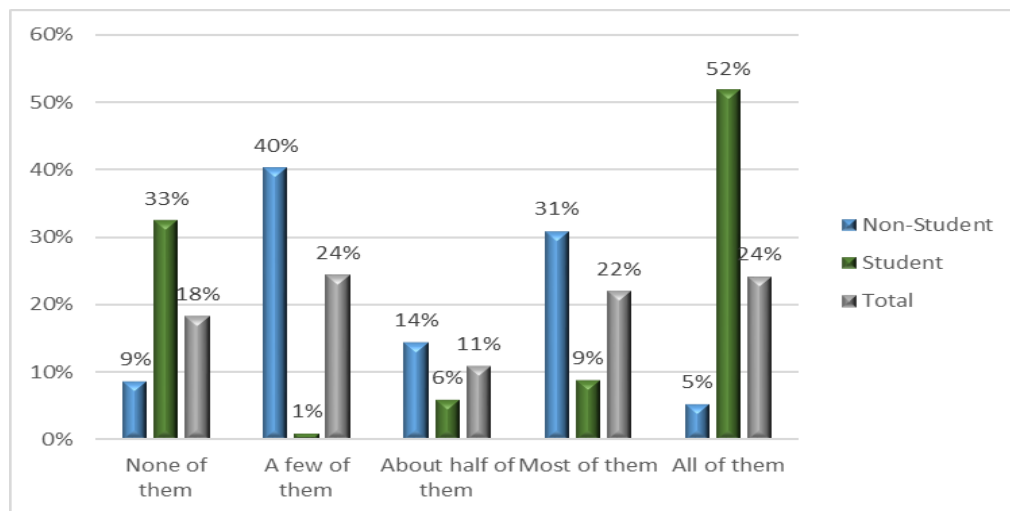
## Sense of Community

For the second year the survey included an additional question asking about the respondent's perception of affiliation with the community. *Sense of community* is a *feeling* that members have of belonging, a *feeling* that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together (McMillan, 1976).

<https://pdfs.semanticscholar.org/e5fb/8ece108aec36714ee413876e61b0510e7c80.pdf>. A clear and empirically validated understanding of sense of community can provide the foundation for lawmakers and planners to develop programs that meet their stated goals by strengthening and preserving community.

Figure 14 shows about over half (57%) of the respondents know about half or more of their neighbors. This is down from 71% in 2018. When the numbers are examined by student and non-student populations, 67% of the students reported knowing about half or more of their neighbors compared to only 50% of non-students. This year, 9% of non-students reported that they didn't know any of their neighbors compared to 33% of the student population. In 2018, six percent of non-students didn't know any of their neighbors compared to 4% for ISU students.

**Figure 14. Neighbors you know**



On a scale of 1 to 5 (1 - not at all strong to 5 - extremely strong), respondents were asked to rate their perceived level of sense of community in their neighborhood. Combining the extremely strong and very strong responses, 40% of the all respondents felt that the sense of community in their neighborhood is strong, but when divided by students and non-students there was a noticeable difference (20% non-students felt a strong sense of community compared to 68% of students). Figure 15 shows the non-student population indicated somewhat less strong when asked about the sense of community in their neighborhoods.

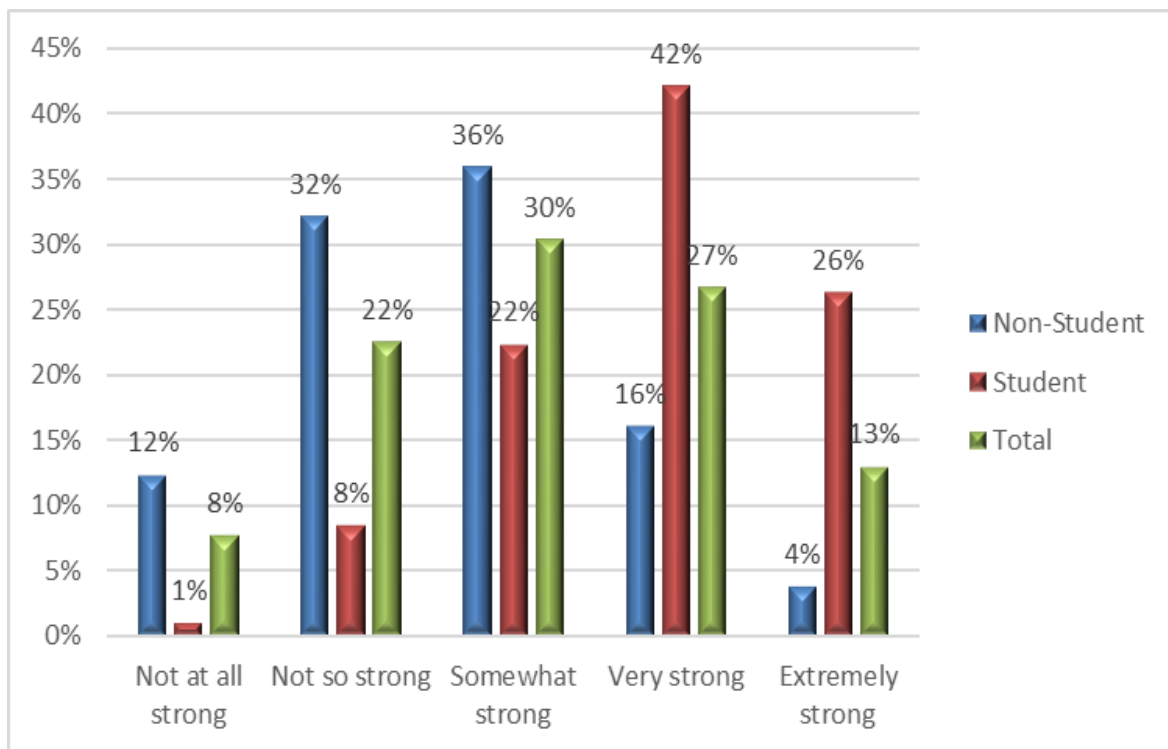


Looking at the average score, the sense of the community by all respondents was 3.1 (2.7 for non-students and 3.8 for students). This means that the sense of community is not strong or on the uncertain level as almost 1/3 (30%) gave a rating of somewhat strong.

On a scale of 1 to 5 (1 being not at all strong to 5 extremely strong), strength on sense of community were viewed differently by demographic characteristic:

- Grouping of respondents: ISU student (3.8); Ames residents (2.7)
- Home ownership: Renter (3.8); owner (2.9)
- Gender: no difference
- Household income: the higher the household income, the lower is the sense of community
- Education: stronger sense of community for those in college (3.44) and some graduate work (3.52) compared with those with those with high school diploma and had graduate degree (2.83 and 2.94, respectively)
- Length of residence: Long-term residents had stronger sense of community than short-term residents
- Age: Older respondents had stronger sense of community compared to younger respondents
- Residence geography: SW residents had strongest sense of community (3.39), followed by SE (3.36), NW (3.00) and lastly NE (2.89)

**Figure 15. Sense of community in the neighborhood**



Respondents were asked if they agree to six statements regarding community involvement. Table 28 summarizes the responses. When asked if “issues facing my community are important to me,” 59% agreed (somewhat agree/strongly agree). This is down compared to the 2018 results when almost 9 out of 10 (89%) of the respondents somewhat/strongly agreed that issues facing the community matter to them. Forty-two percent of respondents indicated that they were knowledgeable about issues facing their community, while 40% indicated uncertainty about community issues. In the 2018 survey, 60% of respondents were knowledgeable about the issues facing their community.

Fewer than half (48%) of respondents reported that they were not engaged in addressing the issues in the community, and 31% indicated they were uncertain.

More than two-thirds (71%) of respondents volunteered at nonprofit organizations serving the city and another 74% contributed financially as a sign of support. When asked if they serve on the Board of Directors for a non-profit, only 1% indicated that they were board members.

**Table 28. Community Involvement**

| Community Involvement Issues  | Strongly disagree/<br>Somewhat Disagree | Uncertain | Somewhat Agree/<br>Strongly Agree | Average |
|---|---|-----------|-----------------------------------|---------|
| I currently volunteer for a nonprofit organization serving Ames (n=286)                     | 11                                      | 18        | 71                                | 4.1     |
| I currently support nonprofit organization(s) with financial contributions. (n=390)         | 10                                      | 16        | 74                                | 4.1     |
| Issues facing my community are important to me (n=445)                                      | 13                                      | 28        | 59                                | 3.7     |
| I am knowledgeable about the issues facing my community (n=437)                             | 11                                      | 47        | 42                                | 3.6     |
| I am engaged in addressing the issues of my community (n=391)                               | 21                                      | 31        | 48                                | 3.4     |
| I currently serve on a Board of Directors for a nonprofit organization serving Ames (n=209) | 80                                      | 11        | 9                                 | 1.6     |

Table 29 shows the demographic characteristics of the respondents who were likely to be involved in community activities. Older, long-term residents and homeowners stated that issues involving their community were important to them. They were also knowledgeable of community issues, supported the nonprofit organizations financially, and were member of Board of Directors for nonprofit organizations serving Ames. Those who currently serve on a Board of Directors for a nonprofit organization were from the northeast side of the city. Those who were more engaged in addressing community issues were younger, short-term residents, belong in the lowest income bracket, and live on the southeast side of town.

**Table 29. Community involvement by demography**

|   | Age     | Length of Residence | Gender | HH Income           | Homeownership | Geographic Residence |
|---|---------|---------------------|--------|---------------------|---------------|----------------------|
| Issues facing my community are important to me (n=445)  | Older   | Long-term           | Male   | \$200,000+          | Owner         | NE                   |
| I am knowledgeable about the issues facing my community (n=437)   | Older   | Long-term           |        |                     |               |                      |
| I am engaged in addressing the issues of my community (n=391)   | Younger | Short-term          |        | Under \$25,000      | Renter        | SE                   |
| I currently support nonprofit organization(s) with financial contributions. (n=390)                     | Older   | Log-term            |        |                     | Owner         |                      |
| I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames (n=209) | Older   | Log-term            | Male   | \$150,000-\$199,999 | Owner         | NE                   |
| I currently volunteer for a nonprofit organization serving the City of Ames (n=286)                     |         |                     |        |                     |               |                      |

## City of Ames Overall Service Quality

Each year survey respondents are asked to give an overall evaluation of the quality of services they receive from the City of Ames as well as provide any additional comments. This year thirty-four percent of respondents provided a “very good” rating, which is a 6% decrease from 2018. The number of respondents rating the City of Ames as “good” was 64% in 2019 (57% in 2018). When the positive (“good” and “very good”) ratings are combined, 98% of Ames residents ranked their overall satisfaction with city services as good or very good. This is the same as 2018 (98%). (Figure 15)

**Figure 16. Trends in overall satisfaction with City of Ames service quality (good/very good)**



## Other Issues the City Should Focus On

The survey asked respondents if there were other issues that the City should focus on its attention towards; 389 responses were provided. Figure 16 shows the “wordle” presentation of the responses using <http://wordle.com>.

Transportation (traffic flow and road repair) and housing (affordability and rental housing policy) were the two major discussion topics in this section. Other important issues included parking, snow removal, storm water planning, land use/city planning, business promotion, bike lanes, safety, homelessness, city beautification/revitalization, crime/safety, recycling, youth activities, and city/ISU community building.

The most common issue mentioned related to traffic circulation improvements. Many suggested extending Grand Avenue south. Some suggested adding a traffic control device such as a left turn arrow or turning lanes as well as roundabouts at some intersections. There were a number of comments asking for better notification and communication related to community infrastructure projects.

Another related transportation issue addressed by respondents was the need for street infrastructure improvements. People commented on the need for more bicycle infrastructure, and many commented that they supported bike lanes. In addition, there were comments about needed sidewalk improvements.

Affordable housing was the major issue discussed by survey respondents. Many people expressed a desire for affordable housing both students and non-students, especially senior citizens.

One respondent commented, “I feel that Ames needs to invest in housing that isn’t “luxury” housing. It is... hard to find housing in Ames for students [people] who can’t spend over \$1,000 or \$1,200 a month

for rent, with added on utilities. While there are some options for less money, they are older and more run down. It would be wise to invest and promote ...good, affordable housing so that students, as well as other workers in Ames, don't have to struggle to pay rent or commute from other communities that are more affordable.”

Several comments discussed rental housing policy and inspection. There were numerous comments about concern with growth in apartment construction.

Several people commented about reducing taxes, especially on the elderly and low income. There were several suggestions that the city should focus on better allocation of resources. Another group of residents commented that they are satisfied living in Ames.

For exact wording of the responses, please refer to the appendix.

**Figure 16. Other issues the city should focus**



**Best thing about living in Ames**

There was a total of 334 respondents to the question of the “Best thing about living in Ames.” Responses discussed a variety of topics, including the amenities, community, safety, and diversity of Ames. For full comments, please refer to the appendix. The major themes were how respondents felt *safe* (50 mentions) and how they thought Ames had a *small-town feel* (33 mentions). Other major characteristics were *friendly-community* (28 mentions), *activities* (25 mentions) and *ISU* (20 mentions).

About one-third of the responses focused on the atmosphere and community of Ames. Comments included discussion of experiencing a sense of community and having a “small-town feel” to appreciating the physical appearance of Ames. Many respondents described Ames residents as welcoming and friendly. Others described Ames as a smaller city with big city amenities and resources. The size and atmosphere of Ames were two commonly used characteristics. One common theme discussed was how diverse the Ames population is and the benefit that has for the community.

Many respondents felt that Ames was a safe place to live. Discussion commonly included Ames being safe, peaceful, and quiet. Several people agreed that Ames is a good place to raise a family. Respondents discussed the low crime rate and safety. Many described Ames as a clean city.

Another common theme was the cost of living and the convenience of living in Ames. The price of groceries and other goods are low in comparison to other communities. Respondents discussed how easy it is to get around Ames and how car-friendly it is. Many people mentioned how they felt comfortable walking or biking to businesses and restaurants around Ames. Words such as *short commute*, *accessibility*, and *convenience* were commonly used. CyRide and public transportation were discussed as positive parts of the community.

Attributes to Ames being a smaller city but having the wide range of amenities of a larger city was commonly mentioned. Respondents appreciated that being in close proximity to amenities gave them a sense of comfort and high quality of life. Many commented on how accessible and how little time it takes to travel to the businesses and restaurants around Ames. In addition, respondents thought that being close to Des Moines is a benefit.

There were many comments regarding the shopping, restaurants, and activities in Ames. Respondents appreciated the quantity and diversity of options in restaurants and activities that are offered in Ames. The Ames Farmers Market, Main Street, and the Ames Public Library were frequently mentioned. The parks and green spaces, specifically Ada Hayden, were discussed. Respondents appreciate both the combination of recreational and education opportunities provided from the Ames Public Library and Iowa State University for the community. Respondents felt as if they had a diverse range of options for types of shopping, activities, and restaurants.

Other amenities discussed were Ames tap water, medical services, and the parks around Ames. Numerous responses commented on the abundance of parks, trees, and green space throughout the city. One comment about Ames parks and trails was, "The parks and trails are probably the best thing about living in Ames. They are clean and well-maintained, which makes it even more enjoyable to be outside."

There were numerous comments regarding Iowa State University and the positive contribution it has on the Ames community. Many respondents recognized the opportunities and amenities that Iowa State University brings to the community such as events, lectures, and activities. C.Y. Stephens and ISU athletic events were commonly mentioned. Respondents want to see the relationship between the City of Ames and Iowa State University grow. Overall, living in a college town was seen as an asset rather than a burden on the Ames community.

**Figure 17. Best things about living in Ames**



### What would make Ames cool?

This is the fourth year this question has been part of the survey. There were 291 responses to this question. The responses varied from a variety of topics including the physical appearance, culture, transportation, and sustainable practices. For full comments, please refer to the appendix. The primary themes from the responses were having *food options* (15 mentions), a *better mall* (13 options), and increasing *activities* (13 mentions).

The most discussed topics were activity and restaurant options in Ames. Comments included a desire for local restaurants, food trucks, and bars with outdoor seating. Food and bar options for young professionals was highly requested. There were specific options suggested for Ames including independent movie theaters, a wine-and-paint program, etc. More generally, respondents felt like Ames could benefit from music concerts and community events. Festivals or other activities that could cater towards adults and families was mentioned as a benefit to the community. Overall, more diversity in entertainment options was suggested. The mall was a common theme in the survey question. Respondents want to see a new or improved mall and more shopping and retail options throughout Ames.

Outdoor and recreational activities were themes in respondent discussion. Building paved bike paths and nature trails throughout Ames with more outdoor activities for the community was suggested. A community recreational center with an indoor pool was common. Respondents overall wanted to see more recreational activities for all ages – such as bike, scooter, or boat rentals.

Fast food received split responses – some thought that the Ames community had too many chain restaurants, while others thought that Ames could use some more. Some suggested chain restaurants that were specifically mentioned were Olive Garden, Outback Steakhouse, or Krispy Kreme. Some suggested that Ames was lacking restaurants open at later times at night.

The City services that the respondents mentioned were commonly on the snow removal during the winter months. Improving and updating City infrastructure and amenities were seen as a need for the community. There was a request for better traffic flow, specifically on Duff Ave., that respondents felt was becoming dangerous. Parking was another topic of concern. Establishing a city-wide recycling pickup was suggested. Other topics included working towards more sustainability-oriented projects such as a composting program or a solar farm. Both of those in various stages of implementation. Affordable housing was a frequently mentioned topic. Seeing fewer apartments was mentioned a few times. Respondents felt as if there is not enough affordable housing for families and thought that there is not enough housing for homeless people with mental illnesses.

Some respondents wanted to see a greater emphasis on art installed throughout the Ames community. Having a lively downtown area with local businesses was a suggestion to improve the community. Pedestrian-friendly or no parking was suggested for Main Street. More diverse, local businesses were requested to make downtown Ames a more centralized area with more activities. Events, businesses, and restaurants that are more catered towards young adults were commonly discussed.

Other discussion for the community was public transportation. While CyRide was clearly valued, a common response was to provide public transportation directly to Des Moines, specifically to the Des Moines International Airport. Several suggested that CyRide should offer services overnight and on weekends.

Lastly, one topic that came up frequently was for more cable and internet options. The respondents felt as if Ames did not have quality high speed internet options and wanted to see improvement in diverse options of companies.

See Appendix for respondent's individual suggestions.



Figure 18. What would make Ames Cool



## Residential Satisfaction Actual Open-Ended Responses

### Comments on Police Department activities

- Recent crackdown on CBD oil was ridiculous and unnecessary.
- #12 Speeding, especially on Grand Avenue and Lincoln Way, is a major problem that needs serious and sustained attention. Why doesn't this happen?
- A few years ago, I called 911 because a few people threw stuff at my neighbor's car in the dark. Police were never sent out. My trust in the police was destroyed.
- Alcohol-related crime is sometimes over enforced which is important as long as students' safety is the major concern.
- Amazing that we have cops constantly harassing kids for drinking when there were two shootings near campus last year and there's a sexual assault on or near campus every other week.
- Ames Police is doing great.
- Any experience I have had with the Ames Police have been positive. They have had huge smiles and been friendly and approachable. I also appreciate their Twitter feed.
- As a female student, I feel much more comfortable walking/biking to campus when I see police cars patrolling the city.
- Better traffic enforcement. It is not safe to drive.
- Calm down on the students of Iowa State.
- Checked less on #15 because there should be less focus on education and more on prevention. There is too much violent crime for Ames (deaths, assault). Important to be proactive – to remove the bad guys before the crime happens.
- Cultural competence to help police understand their body's reaction to other people who are different than them. I highly encourage work by XXX, a counselor and social worker who trains police in Minneapolis, MN, to create cultural competency when working with people of color.
- Distracted driving needs to be penalized. We ride bikes and hate them.
- Do not have knowledge to say more or less.
- Don't have much knowledge in these areas.
- Don't know current practices well enough to comment.
- Don't know enough to answer.
- Don't really have data on this.
- Drivers around Ames are generally OK with pedestrians, but I've been cut off more than a few times while just walking around. I would like to see cops monitoring pedestrian intersections for right-of-way enforcement.
- Drug enforcement is terrible! Officer actually argued with me when I reported a neighbor for using drugs in his yard that interfered with my residence. He stated "marijuana" isn't that bad.
- Find more free parking for the (poor) college students if they are going to ticket as much as they do.
- Get cats inside! I don't have much experience with law enforcement issues. As far as I know, Ames is a safe community.
- Great community outreach program.
- Why are we using breathalyzers to random students at Ames High Homecoming and Prom? My kids are no longer at AHS, but I know it is something that is happening. Either breathalyze all the students or none of them.
- Harleys make so much noise. I like Harleys but they gas them up at stop lights.
- I am not familiar with how well the Ames Police Department does their job. Things seem to be going well in my neighborhood.

- I don't know how to make a determination because I don't know the current emphasis. The worse the crime, the more emphasis should be placed.
- I don't trust the police. They don't enforce the spirit of the law but the letter of the law – just legalized bullies who can't think for themselves or outside the box – no compassion. They are public servants, not mercenaries for hire – shoot first, ask later? If they are that afraid, they shouldn't be police officers if they are too quick to shoot. They can't just wound someone to stop them.
- I had a package of mine stolen a little while back now, and they couldn't do anything since there weren't any cameras on the traffic lights. These crimes shouldn't just be overlooked like mine was. This wasn't even the first package to get stolen recently either.
- I have little experience, but everything I've heard has been positive.
- I have no opinion on most of these.
- I have not personally had any trouble with any of the above, so if there are needs, I'm not aware of them.
- I haven't heard of any scandals involving this department. Thank you for improving public safety.
- I marked all "more" because we should all be working to learn more and improve our job performance.
- I think our Police Department does a good job. It's a people-problem in many cases. They can do all the #15 areas, but its human behavior in #14 and #11.
- I think they do a good job with most things. I enjoy how they pair with ISU PD.
- I think they do a great job of community policing and outreach – love the Facebook page.
- I'm really unsure of what they currently do, so I cannot give a truthful answer.
- If you don't enforce speed limits, you might as well remove all the speed limit signs. Same with the stop signs.
- It's a college town, so alcohol and drug-related crimes will always be there.
- Items marked "don't know" suggest that these are handled discreetly and/or that they are not very common in Ames or that they are being ignored and/or do not make the newspaper.
- Little to no experience in these areas. Thank you.
- Love Ames PD!
- Love the 30 second videos on Facebook of donuts in the park.
- Marijuana should not be sought out for punishment.
- More strict enforcement on pollution and littering laws. Ames looks like a trash dump.
- Most of those items, the Ames Police is doing well. I am not aware of needs.
- My main concern has been violent crimes committed around the edge of the University campus. I worry about the safety of my peers and the Ames community. I also feel that the University students can get a bit out of control off campus.
- My responses in this particular survey regarding the Ames Police Department are based not on my experiences with the Ames Police Department (because I am a new resident and have not yet had any interactions with it) but on my own personal values and what I believe I would like to see a police department emphasize. Therefore, my responses to this particular question may or may not be particularly meaningful at this time.
- N/A (x3)
- No complaints. Stay safe!
- No more homeless groups living on the edge of parks, etc. They should live in the supervised shelter. Perhaps be fingerprinted so police know of any violent history.
- None (x2)
- Our PD is wonderful.
- Overall, I think our police force does a great job.
- Parking enforcement is terrible. Rules are unclear and times make no sense. There's a huge gray area where no one knows what's going on.

- Parking meters.
- Patrol for bicycles not stopping at stop signs.
- Please continue to make quality animal control and no-kill shelters a top priority. Please decriminalize the use of cannabis.
- Please enforce firework laws.
- Please, address pedestrian jaywalking. It's getting completely out of control.
- Police seem to be doing well in a job that is not often appreciated.
- Rapes are not vigorously investigated nor prosecuted in Ames.
- Responds to concerned citizens, especially in matters regarding children and sex abuse... don't blow that off.
- School resource officers should focus more on students and less on personal grudges. I value those that have high ethics and morals.
- Seem to be too many public intoxication charges if they are walking home. Give them a ride home. At least they aren't behind a wheel. P.S. I don't drink.
- Sexual assault education for all ages!
- Solve real crimes. Stop arresting people for smoking a plant that makes them happy. Cannabis use should be considered a health issue, not a legal issue.
- Sorry, I know you guys are already stretched thin enough as it is. I wish I could find more time and resources for you to expand. As it is... you guys rock!
- Speed is such a deal by my house and haven't seen a stop (Main Street).
- Students walking across the street while the light is green has been an issue all four years I've been here, but especially at night. I am surprised that there have been no severe injuries recently from this happening that I know of. It is dangerous for the driver and the person walking across without waiting for the light to change!
- Thankful to have the Ames Police Department
- The Ames P.D. does a great job. I'm in North Ames and summers bring out the drivers who use Hoover to drive fast! St. Cecilia is getting better about noise after midnight.
- The Ames Police enforces archaic and unjust laws concerning marijuana and CBD products to the detriment of the population. Non-violent drug offenders shouldn't be pursued. There are much harder drugs and actual violence occurring in Ames, and the prosecution of kids over a plant or old person over what amounts to an essential oil is ridiculous. It is a waste of taxpayer money.
- The best PD ever. I am from Minnesota and this police department outspends all the ones I know back home!
- The CBD oil use of resources seems misplaced. I feel that the resources going to this would be better used elsewhere.
- The traffic rules need to be given less emphasis as on campus – at some places – when people need to be picked up from a certain building. It is an inconvenience to park for a few minutes very far away from it. This case is especially when picking up kids or the elderly – and those times you would prefer less emphasis on rules as it just a matter of a few minutes (regarding parking tickets issued by officers).
- They are doing a great job (x2)
- They do their best
- They do their job and duties very well!
- We had a meth addict roommate who tried to harm another roommate. The Ames Police officers who responded claimed they had no probable cause to check for drugs despite the fact that he had been up and having schizophrenic episodes for 4 days. On the other hand, the officers who responded to a report of verbal threat, on my friend, took it very seriously. I do not know if it was the officers or what, but we had a poor experience the first time.
- We have an excellent police force.

- We live in an area where people park on the street for football games. You need to ticket illegally parked vehicles!
- We need to change state laws to get tougher on those who abuse animals.

### **Comments on Fire Department activities**

- Apartment building alarm went off at 10:15 AM this past winter. Firemen/truck was arriving at 10:21 AM. Building cleared and was able to return inside at 10:28 AM. It was a small fire on the top floor that was put out ... remarkable.
- Haven't needed their assistance, I'm sure they are doing well.
- I do not receive enough information about home fire prevention.
- I don't like home inspections.
- I have caused no fires, so I have no way to judge the fire department.
- I have little experience but everything I've heard has been positive.
- I have never had to call the fire department and I hope I never need to.
- I have never used any of the services (x6)
- I have not witnessed safety instructions being handed out separately to the houses at Ames. At ISU, the fire department and the drill was nicely monitored and I witnessed a fire at ISU – which was very neatly handled by the fire department.
- I like the plan of having younger school kids visiting the fire station. Good job!
- I live in the Fountain View apartments and an ambulance drives by very frequently with the lights on. I've heard talk of ambulance drivers putting lights on in the absence of an emergency just to get around.
- I love that they have open fire station events randomly and are at community events. My small children love it.
- I own rentals. Inspection is focused on fire and electrical safety.
- I'm sure they do a good job, but thankfully I haven't had to use them!
- I've not interacted with the fire department.
- Love Ames' Fire Department pet rescues and pet first-aid. So proud to live in a city for people and pets.
- Luckily, I haven't had to utilize those services. More information about home and business safety inspection would be good to see – maybe in the City of Ames utilities newsletter.
- Luckily we haven't used these services before, therefore, we aren't sure.
- My daycare has greatly enjoyed the tours of the fire department over the years.
- N/A (x2)
- Never had opportunity to use their service – thank goodness.
- None (x2)
- Not advertised much.
- Once again, as a new resident, I have not yet had an opportunity to interact with the Ames Fire Department and, therefore, do not feel able to provide meaningful feedback regarding this department.
- Our experience with small house fires was handled professionally and promptly.
- Possibly improve home inspections of landlords who provide off campus housing to students. Some of the homes are in disrepair or horribly inefficient which causes burdens for the students living in and renting them.
- Rarely have come in contact with the fire department.
- See dirty restaurants and hair salons.
- Thank you for your service.
- Thankfully have not needed the services.
- Thankfully I've never had the need to stay safe!

- The only time we had to call the ambulance, the fire department was there before the ambulance, but they all turned the wrong way and had to go.
- There appears to be plenty of outreach at Main Street, park, school functions. However, I have not interacted with those activities.
- They did a real good job of putting that guy that lit himself on fire out, so they are doing good in my book.
- They have pretty good response times.
- This is a very important service needed for public safety and should be kept/maintained/trained at top condition. Fortunately, my family has never needed to make an emergency call.
- Very good group of firefighters.
- Very grateful for this excellent response when we had a medical emergency.
- Very little publicity from this program, what it is, how to access it, if a fee is involved, etc.
- We called the non-emergency fire line in the middle of the night when our carbon monoxide detector was going off. They were prompt, kind, courteous, and respectful.
- We have been to a few open houses and they have been very informative.
- We have used ambulance only once. It was non-emergency but they arrived very quickly. We visited a firehouse with our Cub Scouts and they were great to our kids.
- When I first moved in and burned lawn debris they were very polite and friendly when they came out to have me extinguish the improper fire and educate me on the city's regulations for burning.
- When I was a kid, the Clive Fire Department used to have fire safety days that my parents took me to. They educated kids on how to cook popcorn properly and get out in the event of a fire. They had a camper trailer they filled with smoke and had us practice getting out. Events like this would be nice to have and advertise about.
- Wonderful that they have lift and assists.
- You guys rock.

## Comments on City Electric Department

- Very Satisfied with City Electric Department
  - Customer service at the electric company is amazing always nice and understanding if I call and say my bill will be a few days late.
  - Very satisfied with the City Electric Department
- City Electric Service Needs to Improve Communication
  - Ames electric employees are often rude and not helpful on the phone; email communication is great.
- No Interactions with City Electric Department
  - As a new resident, I have not yet to my knowledge had any interactions with the City Electric Department and therefore feel unable to provide any meaningful feedback.
- Electric Rates Expensive
  - For being a college town, the electric rates are outrageous. I should not be paying more than I would if I moved back to a small town. Being a college student who supports themselves by working two jobs, I cannot be paying \$40-\$50 a month for my electric bill when I barely use lights/outlets/etc.
  - I hardly use any electricity and my bill is crazy expensive for just me due to the rates.
- Loud Power Plant
  - Dislike the noise coming from the power plant in the middle of the night. Going after 2 AM sounds like engine waking me up.
- Offer More Payment Options
  - You don't take cards in person in 2019. Absolutely ridiculous. As well, all U.S. currencies are valid for debts, both foreign and domestic. I've been told that paying my bills in all

\$1 isn't able to be done in the future, due to "problems fitting it in the register."  
Ridiculous – I don't care if I'm paying the city in pennies, you are required to accept it.  
That's the point of U.S. currency.

- Reasonable Electric Rates
  - The rates on electricity are very reasonable. I do not have any concerns with respect to rates or power cuts. I have not experienced a power outage in the past 12 months at my house. In my lab at ISU, I have experienced an outage, which was restored within minutes.
- Support Renewable Energy
  - I have already signed up to express interest in purchasing a power pack online. I'm all about sustainability. Just waiting for that 80% interest so I can invest.
  - I have my name on the list for solar power pack.
  - I think the SunSmart Ames project would be wonderful if you got property managers on board. I think it would be very effective.
  - I won't be at my property for another 20 years but it is a good project for later homeowners.
  - Solar is a great idea.
  - Please do the solar farm project. I support that with every fiber of my being.
  - Sustainability is the future and this is a good start.
  - The city should float a bond issue to pay for a large scale solar power source.
  - Sounds like a great program.
  - Though we don't participate, I think it's a good idea.
  - We have indicated we will participate.
  - It is a great idea, though!
- Doesn't Support Renewable Energy
  - Extremely low return on investment
  - It's a scam. More affordable to install solar myself. A competitive breakdown of rates could convince.
  - The environmental impact of producing the solar panels and their efficiency leaves a lot to be desired. This would be a very poor use of city resources.
  - Currently considering more of a social statement rather than an effective strategy.
  - Rental on investment is too prolonged.
  - The value did not seem good enough; not good enough payback.
  - What if it hails? What will an eclipse affect? Excluding credit, how much will you be reducing costs after installation? If it is that great, shouldn't everyone see benefit? Read the first law of thermodynamics.
- Unsure About Renewable Energy
  - Doubtful I'll live another 20 years. I want to see what the Iowa Legislature does considering big business fighting solar.
  - I have never heard of this.
  - I may be interested in the future, once I have an opportunity to save up some more money.
  - I would be interested, but it seems expensive. I am in a short-term rental property and move a lot.
  - I would like to participate but do not foresee a 20-year commitment to Ames.
  - I'm not sure. I would have to investigate this more.
  - It depends on how much the monthly credit will be.
  - More information. Why should participants get a credit for 20 years – they still receive other services.
  - Need more knowledge about this.

- Need to learn more about this and take time to evaluate this. Very supportive of this idea. Will the credits stay with the house if we sell our house? If so, it would be a good selling point to attract buyers.
- Good plan but we haven't made a decision yet.
- Excited to learn more about the solar power initiative.
- I would love to support this but I simply can't afford it. Probably not too expensive for others though!
- Need to look into it more.
- Non-well-defined returns.
- I've heard the savings would be significant.
- Would like to see a better breakdown of numbers to see if it would actually save money.
- Would participate at a higher level if reimbursement (monthly credit) was a little more than retail rate, like retail rate plus 25% infrastructure rate.
- What is the amount of the credit?
- Moving Out of Ames
  - Don't expect to live 20 years.
  - I will probably not continue to live in Ames for another 20 years.
  - Returning and may leave Ames.
  - I'm 82 years old. The 20-year terms don't fit well.
  - If I was staying I would invest.
  - Our age would not let us benefit in solar power in the future.
  - My husband is retiring next year and we may move.
- Uncategorized
  - Don't understand the question.
  - Good idea though.
  - N/A (x3)
  - None.
  - Not sure (x2)
  - I'm just a graduate student.
  - Keep forgetting.

## Comments on Water Service

- Cloudy Water/Rusty Water
  - I purchased the additional filters for my drinking water due to almost constant rust-colored or cloudy water. Water pressure in my home is so poor I have to adapt my activities so that I'm not trying to run two faucets at once, including alternating when I'm doing dishes vs. laundry, waiting for the toilet to completely finish flushing before showering, etc.
  - When the water gets hot, the water appears cloudy, but that is due to the heating system installed for the water. The water in general is very good and one of the best for consumption.
- Love Ames Water
  - I rent, so don't pay water or sewer but we love Ames water.
- Hard Water
  - Very hard water.
- Low Water Pressure
  - I purchased the additional filters for my drinking water due to almost constant rust-colored or cloudy water. Water pressure in my home is so poor I have to adapt my activities so that I'm not trying to run two faucets at once, including alternating when



I'm doing dishes vs. laundry, waiting for the toilet to completely finish flushing before showering, etc.

- Poor Storm Sewer System
  - Back garage has flooded twice in three years. It is a very poor storm sewer system; no help from the city.
  - No response. Live in the house for 31 years and have had stormwater flood the basement twice in the last three years, causing major damage.
  - Other than giving an employee all our information, there was no resolution or follow-up. I firmly believe the storm sewer system in our Somerset neighborhood is defective or not built for the number of homes.
  - Stormwater does not flood from the street but our yard is always flooded or soggy when it rains because of poor grading by the developer. It's killing all the trees and bushes in our yard.
  - Sewer rates for water that does not go down the drain seem wrong.
  - The drainage is awful here. Not the City's fault, just don't rake the topsoil off new developments in wetlands and it'll be fine for others.
  - We have water flowing through our backyard almost every time it rains. It comes from the area between Crystal Cir., Diamond St., and Onyx Cir.
  - With heavy rain, the storm drains can't keep up, floods the street terribly. Have to move cars off of streets or they will flood. It happened three times last summer.
  - Road has sunken in at the end of my driveway where water collects. It creates a dam at times with leaves or gravel.
- Expensive
  - Again, it's just expensive for the amount I use.
  - I don't support the rate hike. Clean water is a right and a need.
  - Sewer rates for water that does not go down the drain seem wrong.
- City Water Service Needs to Improve Communication
  - Further explanation of how water/sewer rates are assessed would be helpful.
  - It was hard to know when we were at risk of flash flooding in my neighborhood. Is there an alert system that can be sent to my phone or email?
  - Other than giving an employee all our information, there was no resolution or follow-up. I firmly believe the storm sewer system in our Somerset neighborhood is defective or not built for the number of homes.
- Need to Protect Floodplains and Watersheds
  - Keep working on protecting floodplains (especially upstream and on-site storm water management in new residential and commercial neighborhoods).
  - The smaller watersheds around the main City of Ames but also within Ames limits need to be accounted for. Better water quality testing for watersheds between properties.
- Uncategorized
  - Live in an apartment.
  - Mobile home.
  - N/A (x2)
  - No comments.
  - Good job!
  - It has happened several times here in Somerset, during heavy storms.
  - None.
  - Not from the street, from alley.
  - Our area had major street/sewer improvements.
  - Over the past six or so months that I have lived in Ames, I have not experienced any problems related to the City of Ames Water and therefore feel confident and satisfied.
  - Resorption was experiencing street flooding in other parts of town – I did see police car later at corner – next a city crew check intakes – too much to explain in writing!

- Sometimes it takes a long time for our water to turn cold in the kitchen faucet.

## Comments on Neighborhood Nuisance enforcement

- Pet Nuisances
  - XXXX Coconino address - People don't pick up their dog's business. It's disgusting and someone needs to do something about it.
- Eye Sore Houses
  - Check out the house on the east side of Northwestern. An eyesore!
  - Check out the property at XXXX 29<sup>th</sup> St. Lawn hasn't been mowed and cleared up. Cars haven't moved all winter. Inside of house is like inside of cars. House needs to be red tagged.
- Snow Removal
  - During heavy amounts of snowfall, I realize there is an inconvenience for the City's snow removal to be working extra shifts, but it would be very helpful if they did, especially on days of heavy snowfall and it happens just after working hours start. (In this case, two times of snow removal would be necessary).
- Sitting Cars
  - I live next to a house on Kellogg Avenue where there has been a car there forever and has never been moved with no license plates.
  - The amount of cars that are parked on the street that are rarely moved is insane. We can't have family holidays and birthday parties at our house because there is no place for guests to park. The city owns a strip of grass next door to our lot that gets mowed once a year. There isn't actual grass planted just weeds that blow seeds (mostly thistles) into my sod; needs better maintenance.
  - Too many vehicles parking on streets; don't move them for snow removal.
- No issues
  - As a new resident, I have as yet no personal experience with this aspect of the City of Ames and therefore cannot provide any meaningful feedback on this area.
  - I haven't heard of any issues.
  - I don't live in a neighborhood where any of these are a problem.
  - I have not been involved (or watched) any of these issues unfold.
  - I'm not where I would see much of these issues.
  - I've never called to complain. I can't say if a response happens or not.
  - Seems good since I haven't noticed any problems.
  - I have not had personal exposure to there being issues but I have noticed yard upkeep issues around the city. Not sure if it was reported or ineffectively managed.
  - They don't have an impact on me enough to make a proper saying on it.
- Poorly Maintained Homes
  - Have not reported anything personally nor do we know anyone that has. However, there are some properties that could be better maintained.
  - Do you ever look at trailer parks? They are full of all these nuisance ordinances, especially Old Orchard.
  - Good neighborhoods still have lawns uncared for. They can afford to cut grass and shovel snow or pay someone. Wish City would give tickets.
  - Many homes need upkeep in their yards.
  - Many places in Ames have opportunities to increase upkeep.
  - I know this is a problem when the mess is on a private property.
  - Some of the homes on Duff Ave. are terrible and need paint/clean up.
  - Tolerance is key. I live right door to the neglected property.
  - I haven't made any complaints, but many rentals around town seem to be in disrepair and don't represent their neighbors who make the effort.

- We have a neighbor who refuses to mow and trim landscaping. In fact, she claims it as a prairie area. This should be not allowed!
- There are houses around town that get pretty badly overgrown grass/bushes in the summer time.
- Keep working to get houses in the rental program. That will help with some of the exterior maintenance. Also, the houses in the Old Town to the downtown area seem to be getting rundown. Maintenance education may be needed. Does the historical preservation zoning inhibit maintenance?
- City Needs to Be Better Enforced
  - Have police officers note addresses where these problems exist and then notify the appropriate city department for corrective action. Police officers on patrol could easily note these situations if there is a will to do it.
  - I have been trying to get the city do something about XXXX N. Dakota for 3 years. Nothing is being done. Besides checked boxes here, there are wild animals living in the building with a person inside part of it.
  - Lots of people park across the sidewalk and never get tickets.
  - Once again, parking needs a complete overhaul to make it clear to the public and have times that make sense.
  - Never successfully got city to enforce rules about trees/bushes overgrowing sidewalks, so haven't tried complaining about anything else.
  - Poor follow up/enforcement of sidewalk repairs. I notified the city of a place that needed replacement last year and it still has not been fixed.
  - I would like to see a city ordinance for lawns that don't get mowed.
  - I've called for parties before and it has taken over an hour for someone to come check it out.
  - I haven't called in but judging by what I see, the city doesn't spend enough effort on these issues.
  - Higher income neighborhoods seem to be kept up well. However, for snow/street maintenance, noise ordinances, enforcement, etc., it is the older neighborhoods in town that gets less attention from law enforcement and resources (of course).
  - Sometimes the City is not good at this.
  - When we moved here and bought a house to live in while we attended ISU, our property was misrepresented regarding parking space. Apparently, the previous owner REALLY abused his relationship with the City regarding parking. However, I feel we have been unfairly harassed since we moved in. We have gotten ugly calls and letters for even minor violations even though we have tried to redefine and understand what our boundary lines are within the City. It doesn't help that, when approached regarding this problem, other departments don't see why we're getting hassled. We try very hard to be law abiding citizens, so this has been upsetting. We are NOT like the previous owner (who was apparently a jerk), but we seem to have been placed in the same category with him. Also, it's hard not to feel singled out when we get reprimanded for something when, one street over, is a property with the same situation as ours (or worse) but they don't appear to have to make any changes.
  - When I have reported thistle problems, sometimes they haven't come very quickly and the owner gets them mowed off before the inspector shows up. Same homeowner rarely mows his yard. It seems there should be an ordinance about that. It's a real eyesore.
  - Too much noise coming from cars without mufflers. Very loud leaf blowers, commercial lawn mowers ; need to regulate this Iowa business abuse of noise.
  - The City did a poor job having Aspen Height mowed before they built. Poor job of mowing where the old middle school was.
- Sidewalk Maintenance

- Sidewalks are terrible. They are cracked and broken. Many residents don't remove leaves, twigs, snow and plants that cover part of the sidewalk in Old Town – Seventh St. to the hospital, between Duff Ave. and Kellogg Ave.
- There was little enforcement this winter for ensuring the sidewalks were cleared in a timely manner. I also noticed many people leaving garbage (refrigerators, trash, bikes, etc.) in their front lawns near the sidewalk, which looks unattractive and is in the way of pedestrians walking.
- Disapprove of Over-Residency Law
  - I think noise and over-occupancy should be a smaller issue.
  - The law for over-occupancy is terrible. I rent a 5-bedroom house. One of my friends wants to move into our open bedroom and he doesn't even have a car but because of the law, he can't.
  - Dislike the laws limiting residential occupancy. It artificially inflates cost of living for students.
- Not City's Concern
  - I think native prairie should be allowed to grow to its intended length. If they have "prairie gardens," this is good for local birds and butterflies.
  - I think the city should incentivize non-lawn, more environmentally friendly alternatives in easements.
  - I'm not in a homeowners association, so I don't think these things should be pursued if someone owns the property. The paint, windows, or cars in the yard are no one's concern but the owner of the property.
  - The City should not concern itself with your issues. Not your business.
  - Overgrown vegetation on private property does not pose an actual problem. Please do not enforce this. People should be able to let their grass, garden vegetation, and trees grow the way they please.
  - What I do on my property is none of your business.
- Other Nuisance Complaints
  - Alleys have a lot of overgrowths. Stolen bikes locked up to fences in alleys.
  - Late night motorcyclists create a lot of noise pollution and they zoom down streets when bars close to pick up chicks.
  - Throughout the winter, there were people riding snowmobiles down city streets in front of my residence.
- Uncategorized
  - City is doing fine. Just stop increasing taxes and we will be good.
  - Could be better in some areas. However, sometimes the owner just doesn't have time to get to it because of other circumstances (vacation, job, etc.).
  - My property manager never heeds requests for maintenance.
  - N/A (x2)
  - No comments.
  - None (x2)
  - The only one that would really bother me is #2; thanks for enforcing fireworks ordinance.
  - Police get called on me (Black).
  - Rent is too high.
  - Not a huge fan of the recent changes to the rental codes.
  - Outdoor storage is definitely a premium in residential areas.
  - There are a lot of college rentals that have more people living there than are on the lease.

## Comments on Transportation / Street Maintenance

- Bad Traffic / Intersection Lights
  - Rush hour times are still a problem.
  - Worst traffic control in Central Iowa.
  - The intersection at State Ave. and Mortensen Ave. has become increasingly congested with traffic as more and more housing is going up in the area. I suggest this intersection be turned into a stop light. Definitely needed during rush hours.
  - Try to avoid too many lights. Some are extremely long in the non-major direction when no traffic is coming.
  - Lights should be a synchronized on major thoroughfares, eg. Grand Ave., Duff Ave., Lincoln Way.
  - Red light after red light.
  - Need turning arrows at 13<sup>th</sup> St. and Grand Ave.
  - Stange and Bloomington is always red. I go through there 60 times a month using all four directions. I average one green light a month.
  - The City of Ames/Iowa DOT needs to have coordinated lights when driving the speed limit so you hit all/mostly green lights on the major roads (Lincoln Way, Duff Ave., and Grand Ave.). This would be helpful especially during rush hour. How it is now is terrible during rush hour (turning red whenever a car is on the intersecting road) because a car is always on the intersecting road, so on all three roads you hit almost every red light.
  - The traffic lights at intersections should be coordinated with the crosswalk signals (i.e., when the crosswalk countdown reaches 0, the traffic light turns yellow). The wait at red lights is way too long.
  - The problem here is that there is no green arrow indicating it's safe to make a left turn; you only get green when green. People risk turning left across two lanes of traffic! Unsafe!
  - The signals at 13<sup>th</sup> St. and Grand Ave. could be looked at.
  - Need more traffic lights at major intersections. Roads need widening and turn lanes at major intersections are lacking on South Duff, East Lincoln Way, and Grand Ave.
  - 13<sup>th</sup> Street and Grand Ave. intersection should be reviewed for better and safer signaling, especially for left-turning traffic.
  - After 7 PM, some lights are too quick. Flashing red in all directions would be beneficial.
  - All you need to do is match traffic flow or lack thereof to see that coordination could be improved at all intersections. It's not complicated if there is a will to do it.
  - Please consider a light or roundabout (less preferred, given kids biking to Ames Middle School) at State Ave. & Mortensen Rd. Speed bump or additional stop sign on Cessna would also be appreciated to low traffic neighborhood.
  - There needs to be a left turn light/lane on 13<sup>th</sup> St. East/Grand Ave. Dangerous.
- Duff Avenue and Lincoln Way
  - Travel on Duff Ave. going south can be problematic.
  - We have issues getting off from Hwy. 30 to go south on South Duff Ave. In the evenings the traffic backs up under the bridge. It is annoying, but I am unsure how it can be solved.
  - Grand Ave./Lincoln Way is bad.
  - Going east on 5<sup>th</sup> St. at Duff Ave. needs to be rethought. A left turn/straight lane doesn't work to feed traffic across Duff Ave. into the Target-Walmart area. Traffic leaving that area flows smoothly, but stops left turn traffic turning north onto Duff Ave., meaning sometimes only one or two cars can get through the light. The dedicated right lane works very well, and the new signal at Walmart helps. However, if you want to get to Target, Petco, etc., it's quicker to turn right, go to Walmart, then cut back to the area

- during heavy traffic times. Doing this adds to the slow downs for others though, and adds to traffic at other intersections in the area.
- An improvement area for sure! Duff Ave. and Lincoln Way are horrible and it is not uncommon to stop at every single light.
  - A couple of blocks along Lincoln Way (west of Welch) need some work on timing.
  - Have driven down Lincoln Way without stopping at every single light.
  - Intersections of Kellogg Ave. & Lincoln Way and Clark Ave. & Lincoln Way lights way too long entering Lincoln Way.
  - Light on South 5<sup>th</sup> St. and Duff Ave. is slow.
  - Lincoln Way and South Dakota intersection – Lincoln Way green is unnecessarily long. Trying to get onto Duff from Highway 30 is so difficult.
  - Lincoln Way around campus does not have very well coordinated lights; however, I realize that lots of pedestrians do affect the light coordination.
  - Most of the driving time on Lincoln Way, I hit red at every light.
  - Install coordination on Lincoln Way in Campustown and business area.
  - The lights on 13<sup>th</sup> St. are very bad, specifically at the intersection of 13<sup>th</sup> St. and Hyland Ave. There are a few spots that are bad, but generally it is effective.
  - The lights on Lincoln Way near the West HyVee go off when no one is there, so I'm waiting at the red light for no reason.
- 13<sup>th</sup> Street and Stange Avenue
    - 13<sup>th</sup> Street and Stange Ave. – sometimes all directions are on hold. Is this ISU?
    - Depending on the time of the day, it sometimes takes several traffic signal changes to cross the intersection at 13<sup>th</sup> St. and Grand Ave.
    - 13<sup>th</sup>/Grand Ave. needs turn arrows going west. This intersection is busier than 13<sup>th</sup> Street and Duff Ave. and there are turn arrows there.
    - Lights at Stange Ave. and 13<sup>th</sup> Street are the worst I have ever seen. We lose a great amount of time every morning while commuting. There should be a smart light system.
  - Snow Removal
    - Ames was terrible this winter.
    - As already mentioned, snow removal on heavy snowfall days should be done twice on that particular day. It is very inconvenient for students to walk the street to catch the bus during such days.
    - Clearing snow also poor on the sidewalks/paths that the City is responsible for.
    - Had a 5-inch sheet of ice on my street all winter long (S. 4<sup>th</sup> Street) and the traffic light on the south side of the East HyVee is useless and should be replaced with a one-way stop.
    - For #5 and #8 – in spite of the street with a name, the city never plows it. We have to pay for a contractor, which is frustrating.
    - I live on Big Bluestem Ct., and this winter the snow removal on this street was very poor. I'm surprised I made it through the winter without being T-boned when trying to get onto Mortenson Road. On two occasions I had to go out with my shovel and remove some of the snow in order to even get out of the street.
    - In comparison with other towns with similar populations and area, Ames is by far the worst when it comes to snow removal. I'm officially convinced that the plow truck drivers don't know what a plow is.
    - In our neighborhood, it is difficult to plow streets because too many people leave their cars on the street while plowing.
    - Plow snow sooner – Airport Road.
    - If you plowed all snowfalls, not just big storms, the streets would not be in such poor condition from cracks and potholes; very dissatisfied. It's OK to spend money on plowing.
    - It seems that the snow removal is extremely lacking. Not only on side streets – this is everywhere. Very frustrating. There needs to be changes – either plows running more

- frequently or more plows added. A town this size with a college deserves a better system for its citizens to make the streets safe.
- It was terrible during the winter. Buses and cars had a difficult time traversing the streets. I also had a terrible time trying to walk to class and around my apartment.
  - The snow removal is abysmal. No salt or sand to be seen on the roads for too long this past winter. I had trouble even getting up the road to my house. This winter thing happens every year.
  - Need to start earlier on snow/ice days, especially on weekends.
  - Roads are horrible! Covered in potholes that demolish tires! The snow and ice is never cleared in time! Some of us have jobs that we have to be at by 6 AM no matter what the weather conditions are. We need safe conditions, too! Please plow and salt earlier!
  - Have a hard time with the taxes we pay to have a tractor plow our street! Then again, just operator! When a regular person does our street, he does a bad job! But the same tractor comes with a young man in tractor, he does a great job. City plow does a great job. Regular person turns around in the yard and leaves snow piles in the street. Then we are left to drive on piles till they melt.
  - People don't use them. They drive their bikes down busy streets. Our street was plowed a total of 4 times all winter. The days we had the big snowstorms our street didn't plowed until 8 PM. Not okay.
  - North Dakota from Ontario to RR tracks is terrible. I had to call two times this winter to get Martin St. plowed. No street sweeping on N. Dakota to RR tracks.
  - Overall, I have felt satisfied with Ames' streets and roadways during the approximately six months that I have lived here. I have experienced no trouble with the traffic lights and find the road conditions to be of good quality (overall smooth and nicely organized). The only discrepancy that I have so far experienced came this past winter (my first winter in Ames and a snowy one at that). The streets surrounding my neighborhood were not plowed as reliably as in previous towns which I have lived. They were still traverseable, though the amount of snow and sometimes ice that I found on them made me glad that I had a four-wheel drive vehicle. Once again, however, I have been otherwise satisfied with Ames' streets and roadways.
  - Roads were awful this winter. More frequent plowing and use of salt would have been helpful. I also wish the City could enforce rental companies to plow parking lots.
  - Snow plowing is often very delayed making winter travel much more dangerous. Even days after snowfall, it remains an issue.
  - Snow plows often drive too fast. Disappointed.
  - Street maintenance during winter months is non-existent. City does nothing. Intersections extremely icy. Surprised that there aren't more accidents than there are.
  - This winter was brutal. Mortensen Road was rarely cleared all the way. The potholes were terrible. That is all.
  - The lack of treatment for ice on roads and sidewalks is incredibly dangerous. I have been injured, as have dozens of other individuals I know. It is unacceptable that so many individuals in Ames are unable to leave their homes safely for such a large portion of the winter.
  - Please clear the sidewalks faster. After the blizzard we had this winter, a few days passed until the sidewalks near where I live were cleared. This was out by Mortensen Road and Steinbeck Street.
  - We live in North Ames – it is often not plowed at all with giant piles left that you can't see around.
  - Though we now live elsewhere, we lived for many years on Pheonix Circle. Snow removal of the circle was very poor. I know only three households are affected but I think a better quicker job of snow removal there for those taxpayers should be done.

- There are ways to limit the snow that plows push back into private driveways from the street. Stop doing that.
- We pay the same levy as everyone else but don't get snow plowing or maintenance. Why do I pay for something when we are not getting service?
- Flood Maintenance
  - Appreciated flood maintenance work on 24<sup>th</sup> Street.
- Bike Lanes
  - Bike lanes need to be wider and car lanes narrower. Sidewalk repair is a big issue. It may be financially difficult in some neighborhoods, especially downtown. Walkability is poor-average.
  - Lanes/bike paths are not well visible; need to be repainted.
  - Signal sensitivity to bikes has improved in the last five years.
  - Need more long trails in the city for bikers. Really need a turn (lone signal) at Grand Ave. and 13<sup>th</sup> St. – many near accidents.
  - We need more bike paths on all roads. Parts of Lincoln Way are just terrible for bikers who are really using it for commuting to work and back.
- Sidewalk Maintenance
  - I don't know if sidewalks are counted in here, but sidewalk maintenance is poor in Ames. There is often ice buildup, flooding, etc., to the point that I have to walk on the streets to get anywhere.
  - The sidewalks on Airport Road are pretty rough.
- Bumpy Roads
  - Clark Ave. between 13<sup>th</sup> St. and 9<sup>th</sup> St. is pretty bumpy.
- Road Maintenance
  - I live on Mesa Verde which is a side street off of Ross Road and Phoenix. My street is the last to get plowed and the condition of the road is very poor. Many people use it as a connection or thru street, so it gets trafficked more than most think. It needs more maintenance.
  - Iowa's infrastructure is bull\*\*\*\*. I'm unsure if the city can introduce taxes to help it, at least to any actual benefit, as it's so expensive. Pushing on the state government to raise taxes for it would be cool, I guess.
  - Many streets need major repairs. Need turn lanes at major intersections.
  - Meadows Parkways attending could be more timely. To reduce cost, cut back street sweeping, particularly at 7:45 on 13<sup>th</sup> Street.
  - Potholes on 24<sup>th</sup> St. remain poor between Stange and Duff Ave.
  - Roads need to be repaired.
  - Some roads are better than others. It seems brand new asphalt goes bad quickly; either we use concrete or some asphalt coating.
  - Sweeping of bike lanes needs to be increased as the street debris ends up in the bike lane, creating a hazard for the cyclist.
  - There are terrible pot holes all around town from this winter. I know I have seen some filled in but there are a lot more. I have had to replace a tire due to the pot holes.
  - They could fill more potholes in.
  - The roads are really bad right now after this bad winter.
  - Roundabout at State St. and Mortensen Rd. might be a good idea.
  - The lines on the roads should be improved. Most of the time, with bad weather, they are not visible.
  - The street condition of Mortensen Ave. near Ames Middle School is very poor. So many cracks and puddles.
  - A lot of lines need to be repainted throughout Ames.
  - There are many potholes. My roommate blew a tire last week due to one. I work in the mornings, and they are never plowed and always icy. The traffic lights are off as



- sometimes I sit for far too long at a red light while the other lanes will get two green lights.
- When re-paving and paving, please consider asphalt and not concrete. Smoother, more adaptable, less joints that crack up streets.
- South Duff pavements is terrible!
- Other
  - Coordination exists?
  - Early mornings – Lincoln Way is a dream at 5 AM
  - I am unaware of what question this is referring to.
  - I reported a traffic signal to Ames On The Go and it was fixed within 24 hours.
  - I would like to see more roundabouts.
  - I would like to see more streets in neighborhoods go to parking on one side instead of parking on both sides. This makes it difficult to drive through the street (i.e. Schubert St.)
  - I would love if Ames could adopt a leaf vacuum truck. I had this in my last town and it was wonderful and people’s yards were clean and free of leaves. As a matter of fact, we could put all bags at the edge of our yard and a truck would come to get it nearly every weekend in the busy months. It was a much larger town/city.
  - It would be nice to have the end of Adam Street paved (from Calhoun to Dawes).
  - Just a comment on beautification of our city – Lincoln Way looks terrible. After moving back to Ames from Des Moines, it’s very sad to see the major East-West road look so bad. Flowers/plants would be so beautiful and welcoming to our city.
  - Your streets/sidewalks/bike lanes are significantly better than Des Moines.
  - My kids don’t like the texture of the trail by our house for their scooters. It’s too bumpy.
  - N/A (x3)
  - None.
  - My answer of good doesn’t mean I am satisfied. I just don’t think they warrant a good rating.
  - Please stop mowing medians. Allow important plants like milkweed to grow. Path and street surfaces need to be prioritized. Snow removal has not been keeping up with the needs of the city.
  - Sidewalks are transportation. Why is there not a section for pedestrian transportation in this survey?
  - Would be very grateful if the one gravel street in my neighborhood could get paved.
  - Some have been broken. Some cannot be reachable by snow.
  - City removes traffic lanes to replace with bicycle lanes that I’ve noticed are rarely used. Medians added that make traffic lanes too narrow.

## Comments on CyRide

- CyRide Not Available When Needed
  - Although I currently do not use the service, I have in the past when personal transportation was not available.
  - Although I don’t use CyRide, I work with people who do. I wish it was provided to Ames – East on 13<sup>th</sup> St. – more stops/options.
  - I work on Dayton Ave. (East Ames). Service is not often enough and not late enough.
  - I would have to walk over 4 blocks from my house and my work is not close either.
- Positive Experience
  - Amazing service – rarely late, extremely affordable, and safe. Hands-down the best part of living in Ames.
  - Best bus service in U.S.!

- CyRide is legit. Public transport is something I highly support. Wish we had more like it.
- CyRide is such an incredible blessing to the Ames community!
- CyRide is very useful and makes getting around Ames easy and convenient.
- CyRide is extremely valuable to the residents. Its route and timeliness are unparalleled in similarly sized cities.
- Great for students.
- I am the primary resident of my household so far who regularly rides CyRide, although some members of my household have or are planning to begin riding CyRide in the future. Thus far, I have heard nothing but good experiences with CyRide from members of my household, and I myself am very satisfied with CyRide services. I have found CyRide to be a safe and reliable transportation service and am very grateful to have this public service in Ames.
- Love CyRide and those kooky drivers!
- Love CyRide. I would love a route that goes from west Ames to Osborn like the old 1A used to.
- Love CyRide. Just don't need it.
- Love CyRide! The new routes have greatly improved my commute.
- Love it.
- I feel fortunate to live in a city where I can take the bus everywhere. Very convenient.
- Really good service for where we go (mainly school and back).
- It's good.
- The additional stop times added this year are VERY helpful; increased the number of times I ride the bus instead of driving my car.
- Don't Need or Use CyRide
  - Bicycling is just as fast and as convenient.
  - Both work out of town.
  - CyRide is great, but we walk to school and bike to work and when I run errands, I need my van for hauling things like groceries so we just don't need the bus currently.
  - Do not use this service.
  - Don't plan on riding it until I'm old and can't drive anymore.
  - Have used CyRide before and never had major issues with the route frequency or locations being inconvenient. Currently live much closer to Campus and therefore don't need it.
  - I used CyRide when I lived far from classes; however, now I am within walking distance and do not need to use it.
  - I don't require public transport.
  - I enjoy driving my own car, but I'm glad it's available if needed.
  - I live within walking distance about everywhere I go.
  - I rode CyRide for five years. I'm sick of it now and just drive to campus.
  - I should use it, just don't.
  - I work graveyard shift 11 PM – 7:30 AM. Prefer to drive across from at those hours.
  - We live very close to campus so we just walk. Also, it's too much of a hassle to work around the bus schedules and what not.
  - As we age, we are happy to know it exists and may use it more in the future.
  - At this time, we don't need to ride CyRide.
- Occasionally Use CyRide
  - I am retired and would only occasionally use it for visits to MGMC and McFarland.
  - I am an ISU student who walks to class. I use a car for all other needs due to convenience. If I worked somewhere in Ames and had a regular schedule I might use CyRide.
  - If there is such poor parking in an area, CyRide would be more convenient.
  - I use CyRide a few times in winter, especially when the weather is bad.
  - Don't need but am happy it is available.

- We don't use CyRide too often, but it is a great resource for the community.
- Frequently Use CyRide
  - I use it get to and from ISU during the week.
  - We are all college students; use it to get to and from campus and around.
- CyRide Takes Too Long
  - Currently, it would take me over an hour to get to work using current routes.
  - I can drive to work in under 25 minutes but a bus ride is more than 45 minutes.
  - Do not have time to use the bus. It would probably triple my commute time to work. I don't think the buses are running when I have to be at work at 7 AM.
  - Taking CyRide would take 40 minutes. I drive to my job in 8 minutes.
  - Too much time waiting on campus to transfer from Brown Route (#6) to Red Route (#1).
  - Ames is not large enough to provide 15 minute service.
  - The commute to a bus stop that services job location is of similar commute to said job.
- Complaints About CyRide 2.0
  - Bring back 1A!! It was the most used route after 23. Not sure if people realize that people going to campus from West Ames spend an additional 15 minutes during morning and evening because of transfers.
  - CyRide 2.0 needs work. I was more satisfied with previous system.
  - CyRide 2.0 has been something of a disaster for Brown Route. Widely overcrowded most afternoons, higher service frequently during summer, yet no Sunday service anyway.
  - CyRide 2.0 is a flop. I would like to see them go back to the drawing board and start with the original system and consider an alternative solution. The Green Route bus stops near 16<sup>th</sup> and Grand should cross Grand (especially since that applies to the bus going both directions there). Also, NextBus is extraordinarily unreliable. It would be great to see improvements there.
  - CyRide 2.0 sucks!
  - CyRide is good, but I don't like how the buses coming from my apartment do not stop by Gerdin or the MU anymore.
  - Love it. I want the 1A Red back.
  - New bus routes and schedules are unnecessary. Poor management. Better get back to old scheme.
  - The change in CyRide this last year (2.0) is problematic for the students in west Ames. All of the routes that come from the west don't go through campus, whereas routes coming from the north, south, and east all have routes that go through campus, meaning students don't have to transfer on and off buses to get to the middle of campus. Students coming from west Ames have no option but to transfer onto another line and the transfers aren't always timely, meaning problems for getting to class on time or meetings. This is a big problem for CyRide. There needs to be equal access from all sides of Ames, especially now when there are lots of apartments being built in west Ames. At least make it so one west route go through campus (Red, Purple or Cherry).
- More Routes/Frequency
  - I hate that the Lilac Route only runs in the morning and late afternoon because then I have to wait 20 minutes for the Red bus to get to the stop I'm at.
  - Routes, like Cherry, need to run longer into the night.
  - I would like buses out in Brown routes.
  - I would prefer more and frequent routes to residential areas on home football game days.
  - Wish routes would go to more areas.
  - Would be nice if it went to Target and Walmart.
  - More frequent stops for Plum Route. They often arrive at least five minutes early and there is no way to tell when it is coming. The CyRide app will say 12:45 PM, you'll get to the stop at 12:40 PM, and it will already have passed. Incredibly dissatisfied with new "update" as many of us are left at stops, causing us to drive to campus, where there isn't

- enough parking for all the students that the bus system has f\*\*\*\*\* over and then the students are forced to pay \$50 because we need to get to class and don't have any other option but to park in a reserved spot. Better driving education for CyRide drivers. Please teach them to break without sending the passengers flying forward.
- Southwest Ames should have a route that operates on weekends and later in the day. I personally take the Cherry Route but if I have to be on campus for work late at night or on the weekends I have to walk at least a mile to/from my apartment to a Red stop. I know that there is a lot of residential property on west Mortensen and they are still developing. The lack of late/weekend service in this area is potentially hazardous to those who have to walk to a farther stop, especially in the winter.
  - Need a better bus route to the College of Veterinary Medicine.
  - More 23 routes.
  - There needs to be more Brown Route buses. Wait times can be long, especially in the winter.
  - Please bring CyRide to Shady Grove!
  - There should be more 6B running between north and south.
  - There used to be a 1 Red bus that ran on Dickinson Ave. that was very convenient because it ran outside of my apartment all day long. Now the only bus that goes by is the 12 Lilac and it only runs from 7-10 a.m. and 2-5 p.m. so if you don't have to get on the bus during those times, then you have to walk upwards of 4 blocks to get to the next closest stop. It would be nice if the 1 Red buses could start running on Dickinson Ave. again.
  - The CyRide routes to Veterinary Medicine Campus needs to be more frequent and should be available on weekends as students working there without a car find it extremely inconvenient.
  - Not enough routes in west Ames. On-campus routes to and from west Ames are not anywhere close to my destination. Times in between buses are not ideal.
  - My daughter would ride it to work at the ice arena but sometimes her shift is late and she would be stranded there.
  - Service provided to more areas of Ames.
  - The west Ames buses need to be more spread out. This year there is always 3 buses right in a row but more than 15 minutes in between these caravans. It's just not efficient.
  - The Blue bus used to stop at the end of my block. Now it is very hard to catch a bus to school and home due to the infrequency of Peach bus and Green bus passing my neighborhood.
  - CyRide Too Focused on ISU
    - It appears that the service generally is good but is more geared toward students (which is good for them) – campus, major shopping, but a little lacking for those who live here.
    - Mostly to ISU.
  - Buses Crowded
    - CyRide is a great service; however, my students often tell me how crowded they are on campus, especially when it is cold outside. Perhaps more buses during cold weather could be an option?
    - Please stop trying to fit the entirety of ISU onto Orange 23. It becomes extremely uncomfortable and difficult to exit the bus. A single file line in the aisle is already enough. I would rather wait longer for a bus that does not have the whole school on it.
  - Difficult with Children
    - I have two small kids so bus rides are difficult.
    - Too difficult with small kids.
    - I think CyRide is great, it just doesn't work for us since we are constantly on the go with our children.
  - Reliability/Communication

- Get more reliable routes and schedules. The buses suck.
- There needs to be more information sent out regarding route changes. Also, some of the bus drivers are rather rude. One of the younger male drivers kept driving on the curbs and laughing. Many of us on the bus were talking about how sick we were feeling due to his wreckless driving. I did not know where to report the driver.
- CyRide app is very unreliable and doesn't reflect route updates/construction work.
- CyRide Cost
  - Make Cyride free and tax to support that. Then I would use it a lot.
  - Should be "free" through property tax.
  - When I was a student, CyRide was free. As faculty/staff, it costs more than a parking permit. Permits should cost more and CyRide rides should cost less, to encourage CyRide use.
- Other
  - CyRide is a great service especially when ISU is in session. ISU students should be incentivized to use more. There are too many student vehicles in Ames when ISU is in session.
  - Dayton Road service.
  - N/A (x2)
  - None.
  - When my children are older, we will utilize CyRide. Food access to routes in our neighborhood.
  - I have and will take grandchildren on the bus for "fun"! Great free entertainment.
  - Too many stops that create blind spots.
  - If I worked in Ames, most places I would go require a transfer.
  - It probably isn't going to happen for us.
  - The problem with CyRide is how it interferes with traffic, especially on South Duff.
  - This is PER DAY. If you count transfers, round trips, etc., the number would be much higher.
  - Teach drivers how to actually drive and not slam on breaks all the time.
  - The bus stops are not near crossings. Student/people do not cross the road at designated crosswalks. Please make the bus stop near crosswalks.

## Comments on Parks and Recreation services

- Positive Experiences
  - I don't often go to the parks, but when I do they are in good condition.
  - I have only visited a few parks in the city of Ames but the ones that I have been to were really fun and exciting.
  - I love the classes offered for both adults and children.
  - Love Ames!
  - Love finding all the hidden paths around town.
  - I appreciate the picnic tables and benches that are around the community, and also the public bathrooms available at some parks. Thanks!
  - Doing a fine job.
  - I am primarily familiar with Ada Hayden and Stuart Smith park and trail, going up to Brookside – both are wonderful
  - I quite enjoy the parks in the city with trails and trees – areas that are a bit more forested.
  - I think the skate park is super cool, and the fact that we have one is awesome. That said, I've not used the parks an excessive amount, just the occasional walk or ride through Brookside.
  - Just driving by, the parks look well cared for and attractive.

- Most trails are good. The one between the high school and aquatic center is not great. All the playgrounds are in really good condition.
- Our parks – especially ones with wooded trails – set Ames apart from other similar towns.
- There seems to be many places of interest where I could spend time relaxing in nature or experiencing it.
- They are all in overall good condition I would say.
- We love how much park space there is.
- What a wonderful park system we have!
- Don't Use Parks
  - Ames' park and recreation areas are a feature that I intend to use at some point in the future. However, because I moved to Ames only within the past year, I have not yet taken ample opportunity to do so at this time. Therefore, I do not feel appropriately equipped to provide meaningful feedback regarding these particular features.
  - I do not go to many other than to have a picnic or hammock.
  - I do not use the local parks but when I drive by they look very nice.
  - I don't have enough experience with parks and recreation to commit from the little I know. Ames has a lot of good parks.
  - Haven't explored the parks yet.
  - I am 85 and walk with cane, so I don't use parks but am happy they are kept up for families.
  - Do not utilize, but have heard that they are very great from friends and roommates.
  - I need to go out more often.
  - Older age is the reason for non-use.
- More Trails
  - Ames needs more trails.
  - More trails along rivers/lakes would be nice. But good job.
  - More trails, more woody areas, and it would be nice to have a sign with a map of the area and trails at the beginning of a trail.
  - Love trails; could be even more.
  - It would be nice if the trail from 4<sup>th</sup> St. through Vet Med over to the research park was paved. We use this and it's much harder to ride on gravel.
  - Please leave as many natural trails (soil, not paved or graveled) that way!
- More Parks/Green Space
  - Ames needs more park/green spaces.
  - We need to expand wooded areas in our parks. We need to integrate more trees into the downtown and in developments along periphery – north and west and in Campustown.
  - Wish that the parks would be larger with more options for dogs!
- Other Park Amenities Requested
  - Add a concrete table tennis table.
  - Always could use more trash bins and recycling bins.
  - I'd love to see playground equipment at Ada Hayden – north of the north parking lot.
  - More outdoor ice rinks for hockey or a larger one.
  - More playgrounds.
  - More seating. More public restrooms at parks; never lock doors.
  - There could be more than one infant swing seat at all parks.
  - Needs more safety patrols around here.
  - Not enough grills in the parks.
  - On a recent walk, I picked up some trash along the Brookside walking trails. I noticed there weren't any trashcans. I understand that it is a lot to maintain, but could there be at least one trash can on walking trails so folks won't litter? Thanks.
  - Some more trashcans.

- Some parks lack equipment for younger children. We really enjoy the options at O'Neil Park! Many parks lack restrooms; even a port-a-john would be appreciated.
- Offer more disc golf cages or grown-up playground equipment (exercise bars, etc.).
- We need playground areas for older kids, too, not just the skateboard park.
- Bike Trails
  - As a biker, I appreciate new dedicated bike trails like the one on S. Duff.
  - Bike path that connects to the one in Slater would be great. Have to drive to Slater or Madrid to get on the long path to Ankeny-Woodward.
- Park Bathrooms
  - Better restroom maintenance (soap and toilet paper). Better clean up after dogs is needed.
  - More attention to restrooms.
  - It would be nice to update restrooms and please open them earlier in the spring.
  - Clean shelter houses; updated and clean bathrooms.
  - Wish the bathrooms were accessible earlier in the year.
  - Would appreciate more porta-potties in the winter months.
- Park/Amenities Maintenance
  - I don't know if anything can be done about this but I think everyone can agree that the thistles in the parks are terrible.
  - I love the wooded areas of the parks in Ames. They are nicely maintained and the walking trails are conveniently placed. Picnic tables could be included at a few more locations in the parks in Ames. I have not used the toilets but I have heard that they are average and could use a bit more maintenance.
  - Cigarettes in parks (primarily Bandshell during summer concerts) are not family-friendly.
  - Franklin Park is in dire need of some work. I don't feel safe taking my kids there. It's the only park remotely close to walking distance from our brand new housing development. If you can afford to put new equipment at Daley Park (when the old playground was much better) you can make some improvement to Franklin. Cutting down two trees isn't going to cut it.
  - Sometimes I wonder if more downed trees could be removed from the area surrounding Stuart Smith Trail.
  - Most tennis court light buttons need to be fixed (activation buttons).
  - Most wooded areas are in dire need of restoration efforts to get rid of invasive species. However, some work has been done at Ada Hayden and Brookside. A park is really needed west on Ontario (small farm along Clear Creek).
  - Need branches picked up that were cut down this winter in Daley Park.
  - Periodically clean the grills.
  - Picnic tables are getting older in some areas, but they are still useable.
  - Sometimes the lights on tennis courts are not functioning (Inis Grove and McCarthy Lee).
  - Tennis courts could use some resurfacing. Wooded areas – trash and debris clean-up such as dead trees or plants.
  - The area behind Carr Park needs serious maintenance on trails in the wooded area.
  - The last several times I have been to parks with grills, some are filled with trash.
  - The parks are very nice. The only thing I would update would be the bathrooms. Just the overall cleanliness of them.
  - The wood trails in Northwoods are completely torn up and no mediation has been done to make them useable.
  - Too much invasive honeysuckle in all Iowa woodlands, not just Ames. Trails system is decent. Could use more connections.
  - Trails are comfortable to walk on with woodchips being applied and trash is picked up for the most part. Could be improvement on filling holes or eroded areas.

- Trash and pollution everywhere – especially in the parks near campus.
- Upgraded grills would be great! Especially with the coming summer.
- Upkeep with Frisbee golf.
- Trail Maintenance
  - Ada Hayden’s hard surface trails need maintenance.
  - Everything is in a good condition for being outside. The trails have cracks in them that are easy to trip over in some spots though.
  - Fix the bridge on the trail off of Oakland Street! It’s been several months.
  - Most bike trails are in bad shape. There are cracks and they are rough to ride on. There are many trails that are unconnected.
  - Please upkeep the trails! Particular in Inis Park where trails aren’t suitable to hike anymore since they haven’t been kept up.
  - Some trails have dangerous bumps and cracks. A smooth surface on all trails needs to be considered a priority. Please, stop spraying for mosquitos. These pesticides harm other pollinators such as bees and butterflies, and I also don’t want to be exposed to these pesticides.
  - Inis Grove needs trail maintenance sometime soon.
  - Upland trail at Ada Hayden needs re-graveling.
  - Walking paths in parks can be wider to allow bikers to ride through parks and trails.
  - Wooded trails sometimes are quite overgrown in late summer.
- Brookside Bathroom Repair
  - Except for Brookside Park (burned).
  - If the restroom at Brookside Park hasn’t been replaced yet, when will it be replaced?
  - Please update restroom at Brookside.
  - Of course, the bathrooms at the Brookside Park need to be fixed after the fire.
  - Time to fix the bathroom at Brookside Park – it has been a year since the fire.
  - Replace Brookside bathroom.
- Emma McCarthy Lee Bridge
  - The bridge at Emma McCarthy Lee Park has been out for almost a year. I wonder if it will be fixed anytime soon.
  - Please rebuild the bridge over the creek in McCarthy Lee Park. It washed out over a year ago.
  - Would love to see footbridge connecting Emma McCarthy Lee to Oakland Street access replaced or rebuilt.
- Aquatic Center
  - Aquatic center is too crowded. Pool at high school is unpleasant in many ways.
- Improve Park & Trail Advertising
  - I don’t know anything about the parks in the Ames areas or where they are located. Something that would be very helpful would be maps and advertising sent out about the parks in Ames and community events at the parks. In addition to that, it would be helpful to know about the dog-friendly parks in town.
  - More timely information about availability might increase use.
  - Somehow create more awareness about the parks around town because I don’t know where they are, what kind of amenities they have, or any activities happening there.
- Dog Park
  - I would love to see improvements to the dog park, such as the loop trail better maintained and better restroom facilities. For being a park that requires paid permits, I feel that it is the worst park in town. Overall I think that Ames Parks and Rec does a fantastic job, and I love all the parks in this town.
  - The dog park should be fixed. I pay for a pass and that money should go into repairing the dog park, not just planting trees.



- The usefulness and features of the dog park could be improved. I find it discouraging to buy a dog permit for over \$30 in order to go to the park when the only features there are a sidewalk and trees.
- Wish there were dog-friendly parks besides the dog park. We have a tag there but my dogs have been bitten three times or more. There needs to be supervision there because so many people use it without tags and it's not safe or fair to the people who pay for passes to upkeep the park. Maybe do what Ankeny has and have a coded gate. I know a lot of people with tags are upset.
- Other
  - Inputs based on Ada Hayden mostly.
  - Keep open appearance of parks. Do not feel you have to fill open space with more sports activities.
  - Most of the above experience relates to Brookside.
  - N/A (x2)
  - No additional comments (x2).
  - No more building Ada Hayden Park!
  - None (x2)
  - Nothing really – they were about the same caliber as the Des Moines Public Works
  - Poor city layout.

## Comments on Public Library

- Positive Experiences
  - Again, I have only been to it for a few times, but it seemed very interesting and fun while I was there.
  - Ames Library is still amazing despite my lack of time to read.
  - Ames Public Library was a big factor in deciding whether to settle in Ames.
  - As a person who has recently moved to Ames, I have been impressed with the Ames Public Library. It has an excellent facility which provides a satisfying array of materials. Most significant to me so far is the anime and manga provided on the library's shelves, the collection of which is more satisfying than libraries of towns I have previously lived in. Heading into this coming summer and fall, I would love to explore the rest of the library's collection and benefit from its broad range. I also appreciate the library's clean and modern appearance, as well its sheer cleanliness and organization. I have not experienced any trouble exploring collections and finding particular categories. I love the library's welcoming atmosphere; it feels like a place that I want to come to and spend quiet afternoons in. The staff play a vital role in any facility's atmosphere, and the staff at Ames Public Library have consistently provided me with excellent customer service through their efficiency, their kindness, and their expertise. Additionally, seating areas are spacious, comfortable, and attractive. I look forward to making continued use of Ames Public Library as I settle into my new hometown.
  - Continually impressed by the Ames Public Library! Wonderful to see inclusive children programs.
  - Excellent!
  - Great services and the staff is always friendly and helpful. Always have an amazing experience.
  - Great structure, competent staff. Please keep the Ames Public Library as great as it is currently or make it even better!
  - Do not use often, but have had great interactions with staff every time I have. Love the DOT booth.
  - I think our library is second to none.

- I use it more when my granddaughter is in town and for meetings. It is a beautiful facility.
- I use the library every three weeks. I love going to the library.
- I'm very happy with the addition of the "Ames Tribune Achieve." The Cedar Rapids library offers the "Newspaper Archive" as part as their offering. Perhaps the Ames Public Library could add a similar product.
- It looks absolutely beautiful! I love all the spaces you've created for kids of different ages. Each area was truly designed for a target audience, and I think that makes it all the more meaningful.
- Library is awesome!
- Love it. Wouldn't change a thing. Very good atmosphere.
- Love the teen space.
- Love the APL!! ☺
- LOVE this place!
- We love the library and are so thankful to have such great programs available.
- We use the bookmobile on a weekly basis and love the staff, especially Linda. She's so friendly and always finds new things for my children.
- The \$2 coupon to Literary Grounds is fantastic for filling out the survey.
- The Ames Public Library is the best library of any town we have lived in. The programs and resources are great and the staff is always helpful.
- The best public library I've ever experienced, after having inhabited (and patronized the libraries of) over 20 different counties throughout my life. Keep up the good work!
- The DOT kiosk is a great resource.
- The library and bookmobile have been on my use list for decades. I am a bibliophile.
- The library is wonderful.
- Don't ever get rid of the bookmobile; what a great service!! I really appreciate the multicultural and cultural competence programming.
- I love the digital loans options and use it frequently for audiobooks when traveling. It would be great to have shorter wait times for popular digital loan items.
- Study Rooms
  - Ames Public Library is a great place to study, read, and play for kids. I go with my students every Sunday and we get a study room. However, the study rooms are limited, and sometime we cannot find one. I recommend that having a study room reservation system on the library website to make it more convenient for people. I would not drive all the way there with my seven students if I knew there was no study room available. I know the meeting rooms are available for reservation, but we are a small group.
  - I absolutely love the study rooms at the library – I wish we had even more! Fantastic natural light.
  - I love the study rooms, but they often are unavailable when I need to use them.
- APL Event & Program Publicity
  - Ames Public Library's events and programs, including the bookmobile, need more publicity. I have not heard much about it as I am very much a part of the ISU campus and use the facilities on campus more often. More awareness in association with ISU – like conducting tours for students – would help.
- Extended Hours
  - Ames Public Library is a gem! I wish it was open later on Fridays/weekends.
- Amenity Addition Requests
  - Additional tables for doing homework would be nice.
  - I like being able to renew the license at the kiosk.
  - More seating at tables would be nice for studying.
  - The library should have the ability to mail a library card if one is lost.
  - Have larger non-fiction/political selection (from all-sides; except Hitler... screw him).
- Coffee Shop

- May be a proper café at the library
- Great public library, speaking from experience from the few times I went to study in the library/hangout downtown. Would like to see more flourishing coffee shop inside in the future!
- ISU Parks Library
  - Been there once, but I'm out of town so if I need something, I'll get it from my town's library or ISU Parks where I go to school.
  - I am a citizen that likes to use the library, but I am here in Ames as a graduate student, and generally don't have the time to use the public library services. I have never seen a city with a mobile library service and I think that is a great way to increase access for children and students.
  - I use the library on Iowa State campus rather than the Ames Public Library.
  - I have only been there a couple of times. I go to Iowa State library because it's more convenient.
  - Since I am a student, I just use the ISU library. I don't even know where the public library is.
- Parking Problems
  - Parking is a problem.
  - Parking is at times a problem. Ames Public Library is wonderful.
  - Parking should be better.
  - However, parking is a problem at times
  - I often think of stopping but am not headed the right way or there are no spots available downtown parking range.
  - Need more parking for staff.
  - More handicapped parking needed. Love drag shows and the library's efforts to accept LGBT people. Thanks for always finding materials and requests.
  - I do not often go to the library, but parking is limited and having to pay meters is a barrier to use.
  - Should not have to choose between paying to park and walking a long distance.
  - There is not enough parking available.
  - I am an ISU student so I mostly use the Parks Library. If there were more free parking spots, I would study more at the Ames library. I think it is a gem of Ames.
  - The lack of free and convenient parking around the library deters me from taking advantage of it more.
- ISU Student Inclusion
  - I think it would be great if there were more opportunities to involve ISU students with library programs
  - Maybe a more casual study location for Iowa State students that is more chatty and less restricted.
  - Having the shortened hours on the weekend is a pain for students.
- Handicap Inclusion
  - Handicapped person can get in the door easily but the arrangement/location of items is definitely not handicapped friendly.
  - The walking distance from the front door to the large print or audiobook which elderly use is ridiculous. But the little kids are close. Not fair!
- APL Poor Experiences
  - More control of homeless who frequent the library. I've had an unpleasant experience with one middle aged male – mental problem I believe.
  - My children love the library. Also the kid's book section is difficult to navigate.
  - Need more space and to advertise and add more discussion events, or make different clubs related to discussing articles/books/topics.

- Programs and materials at the library have a heavy liberal bend. There is not a neutral view at the library. I use the library frequently, but rarely attend the events.
- The chairs/seating are very uncomfortable.
- The woman I spoke to initially was a bit rude, but these things happen. As well, needing two forms of ID for address purposes seems excessive, and I'm unsure of the purpose. It's a library card; I'm not signing up for utilities.
- When calling into the library, the electronic message is inconvenient and it is hard to get routed to the librarian.
- Would like to be able to check out movies on Friday and Saturday evenings.
- Your internet is terrible. I brought my laptop in and despite help from the desk staff, I was not able to login.
- Other
  - All at home.
  - I'd like to be able to visit the library daily to read the "Ames Tribune" and "the Des Moines Register."
  - N/A (x4)
  - Bookmobile maybe when I don't drive.
  - None (x2)
  - Don't really use it.
  - But I typically use online app on phone to loan materials.
  - I plan on using it more since I just retired.
  - My work schedules don't allow me to utilize services like I'd like to.
  - Wish I went more; I heard it's a great place to study.

## Comments on Other Issues City should focus on

- Affordable Housing
  - Affordable housing – more attention to upkeep in the rental.
  - Affordable housing for young people/young families (2).
  - As are many long-time residents, I have major concerns about overbuilding of apartments and the shortage of affordable houses for working people.
  - How expensive rent has become over the years.
  - I think a big issue in Ames is the division between the University and the City. It feels, as a student, that they are two separate towns instead of one large one. They need to work together more on things and become more integrated. Also, I feel that Ames needs to invest in housing that isn't "luxury" housing. It is really hard to find housing in Ames for students who can't spend over \$1000 or \$1200 a month for rent, with added on utilities. While there are some options for less money, they are older and more run down. It would be wise to invest and promote more good, affordable housing so that students, as well as other workers in Ames, don't have to struggle to pay rent or commute from other communities that are more affordable.
  - More affordable housing. Tenants have more rights than landlords. It's very expensive to live in Ames.
  - Please look into the apartment rents. Ames is becoming very expensive to stay. Not a good thing for college students.
  - Rent is too damn high.
  - The issue of way too many apartments not affordable for 22 to 25 with lower income.
- Allocation of Resources
  - Allocation of resources.
  - Getting people the same services they pay for discourse on the levy.
- Animal Welfare

- Animal protection.
- Animal rescue.
- Better Box Stores
  - Better big box stores.
- Better Planning
  - Better planning.
  - Focus more on land use. There have been too many apartment buildings being built. There's a lot of vacancy in apartments and in businesses.
  - Get a grip on the rapid expansion of high density; too many apartments being developed.
  - Increase, density and limiting rural growth.
  - Perhaps rezoning. It seems unfortunate that housing developments geared toward students keep spreading out on the outskirts of the city, rather than being integrated into the existing fabric. It would have been nice in my time here as a grad student to live in a more walkable and connected neighborhood.
  - Planned growth.
- Bicycle Safety
  - Bicycle safety.
- Bike Lanes
  - Bike paths.
  - I think the city should redesign its bike lanes on major streets. For example, the bike lane near Panera on Duff/3rd Street is right in between the middle and turning lanes, which seems like a dangerous place to be on a bike because many drivers will need to go through the bike lane to switch lanes.
  - Lots of students ride their bikes to campus from North and West Ames. I would really like to see more safety measures implemented for bikers on residential streets!
  - Making Ames more bicycle friendly.
  - More bike paths on streets.
  - Not a bike friendly town currently; have more bike shoulders and better upkeep of sidewalks.
  - Recycling, bike paths, improving transparency and communication
  - Solar energy to something other than a 20-year commitment. Protected bike lanes.
  - Why create bike lanes and then not maintain them. Bike lanes on Hyland and 6th Street desperately need sweeping.
- Citizen Health
  - Citizen health.
- City Notifications
  - Better notification of street projects. Grand Ave. suddenly all dug up?!
  - Communication about ongoing projects in our neighborhood internet options.
  - In touch with the road conditions. [Illegible]
  - Recycling, bike paths, improving transparency and communication
  - Road construction plans/schedule.
  - Road construction projects, Duff Ave., Crystal, Grand Ave. this week.
- Complete South Grand
  - Attracting industry, completing Grand Ave. South.
  - Extending Grand to 16th St. Stop focusing on lanes for bicycles.
  - Grand Ave Extension (3)
- Concern with Apartment Expansion
  - Less building of apartments.
  - Overbuilding apartments; traffic flow on South Duff.
  - Overgrowth of housing and traffic on Duff Ave.
  - Prompt completion of road projects once started. No more increased parking fees. Control growth rental housing.

- Slow down Campustown development, restrict high rise construction, i.e. corner of Hyland and Lincoln Way.
- Stop apartments.
- Too many apartments now!
- Traffic congestion. Stop the building of more apartments.
- Connect Campus to City
  - Balancing its ties to the University, increasing awareness of services, improving the Duff corridor.
  - Connecting Iowa State with the city. There are many events in downtown Ames that no students know are happening.
  - I think a big issue in Ames is the division between the University and the City. It feels, as a student, that they are two separate towns instead of one large one. They need to work together more on things and become more integrated. Also, I feel that Ames needs to invest in housing that isn't "luxury" housing. It is really hard to find housing in Ames for students who can't spend over \$1000 or \$1200 a month for rent, with added on utilities. While there are some options for less money, they are older and more run down. It would be wise to invest and promote more good, affordable housing so that students, as well as other workers in Ames, don't have to struggle to pay rent or commute from other communities that are more affordable.
  - I wish the University would work more to make the students part of the Ames community. My concern has been that the student body government has not adequately served to make connections with the city and has not accurately reflected the student body's desire to work with the community. In my view the student body government has isolated themselves to campus and have done little to work with the city.
- Cost of Living
  - Cost of living. Houses are expensive.
  - More affordable living
- Disaster Alert
  - Alerting people of incoming known disasters.
- Dog Park
  - The dog park needs to fine people without a pass. Otherwise, there is no point to buying a pass if anyone can just use it.
- Downtown
  - Improvement of Main Street – add more shops and entertainment
  - Make downtown a walking mall; parking for downtown.
  - More active downtown scene after hours.
  - Pedestrian-only Main Street.
- Duff Avenue
  - Duff Avenue, it was poorly planned when made but something needs to change. It is very dysfunctional. I document light put by Walmart and Firehouse Subs.
  - Overbuilding apartments; traffic flow on South Duff.
  - Overgrowth of housing and traffic on Duff Ave.
- Elderly Housing
  - Senior citizens housing for elders.
- Electricity
  - Moving electricity generation to renewable gas.
- Employment
  - More cultural events jobs.
  - Promote Ames and continue supporting job creation thru the AEDC (Ames Economic Development Commission).
- Fair Library

- I want Ames to be fair to all groups that want to use their library facilities including a group that is more conservative.
- Family Friendly
  - Being more family friendly. College students aren't there all year.
- Finish Highway Construction
  - Finish road work – Hwy 30 entrance ramp off I-35 North.
- Fish Stocking
  - Parks – fish stocking.
- Greenbelt
  - More connectivity of greenbelts between neighborhoods.
- Homelessness
  - Homeless population in parks.
  - Homeless population – the begging on Duff is excessive and it makes me feel unsafe in that area.
  - Homeless shelters, apartment pricing being too high.
  - Housing and food for poor/need.
  - Safety of residents regarding homeless population.
  - Very disappointed when City raised parking meters rates so high in spite of strong opposition from citizens. I quit shopping downtown. Need to pass laws against panhandling and enforce them.
- Human Trafficking
  - Human trafficking and sexual assault.
  - Human trafficking.
- Improved CyRide Service
  - Better CyRide service.
  - CyRide access near Suncrest apartments or Bobcat Drive.
  - Snow removal during the heavy snowfall days. And CyRide services on weekends.
- Indoor Pool
  - Getting a good indoor pool.
- Infrastructure
  - Infrastructure
  - The roads and sidewalks are sh\*\*, but this isn't much different from the rest of Iowa. Look at Main Street today and you see all sorts of quick-fix blacktop slapped onto broken sidewalks. It looks like sh\*\*, it hardly serves a purpose, and it's gonna need fixed again soon enough.
- Internet
  - Communication about ongoing projects in our neighborhood internet options.
  - Mediacom not covering new neighborhoods near North Dakota. We moved here and they told us we would have Mediacom, but when they tried to set it up they couldn't.
- Invasive Species
  - Prevention of invasive species, especially insects.
- Jaywalking
  - Jaywalking in Campustown.
- Landscape
- Beautification
  - Please plant more fall color, not spring flowering plants.
  - Street and traffic flow. Infrastructure. Downtown/East Lincoln/S. Duff all need beautification help.
  - The entrance to Ames by the stadium is beautiful. Let's not forget the other major streets.
  - There should be more garbage cans and sidewalks on well-lit roads so people don't have to take low-lit routes. Homeowners should not have trash in yard. Less metered parking. We need free parking for students. We are poor.

- We need to prioritize providing space & native plants for monarch butterflies. Milkweed instead of mowing. Stop using pesticides and herbicides.
- Leaf Removal
  - Leaf removal service for residents
- More Cultural Events
  - More cultural events jobs.
  - There should be more social events, concerts, etc. Parking is a problem and getting more expensive every year.
- No Healthy Life Center
  - Don't build the community center on Ontario and Scholl Rd.
- Nuisance Enforcement
  - Noise of partying and alcohol control near ISU.
  - Dog barking.
  - Property clean-up. Taking more pride in our community – getting rid of junk houses, cars, etc.
- Sustainable
  - ISU and clean environment.
- Park Improvement
  - Fix Carr Woods.
  - Clean up the trail in Inis Grove by the river. Put the Miracle League field in a different park. Some of our green space was already lost with volleyball courts.
- Parking
  - Fixing and repairing city roads. Change the parking laws on side streets; too many no parking zones and having to park on one side one day and take other side next day.
  - Gather info from people affected (i.e., parking fees).
  - Parking downtown should have less focus on ticketing.
  - Parking in Campustown, CyRide access near Suncrest, apartments on Bobcat Drive.
  - Parking meter fees. Football parking (working with people more) lights changing sooner. Growth in the community.
  - Prompt completion of road projects once started. No more increased parking fees. Control growth of rental housing.
  - Reducing the extremely high cost of parking at downtown/Main Street and Campustown meters. Makes me not want to go to those businesses.
  - Seriously, take care of the snow and lay off the parking laws that make absolutely no sense. I know the city needs money, but maybe come up with that money in less scummy ways.
  - There should be more garbage cans and sidewalks on well-lit roads so people don't have to take low lit routes. Homeowners should not have trash in yard. Less metered parking. We need free parking for students. We are poor.
  - There should be more social events, concerts, etc. Parking is a problem and getting more expensive every year.
  - Very disappointed when City raised parking meters rates so high in spite of strong opposition from citizens. I quit shopping downtown. Need to pass laws against panhandling and enforce them.
- Pawn Shops
  - Remove pawn shops.
- Pollution
  - Pollution.
- Promote Business
  - Bringing new businesses/shopping/commercial areas.
  - Business growth.
  - Making businesses easier to open. We have too strict of regulation.
  - More business friendly; draconian permit laws.



- Old business just sitting empty on Lincoln Way. Business, not apartments.
- Sidewalks. Make sure they are clean and clear of ice. Also, I can't believe East Ames does not have them. Also, quit capping the rental market and end all the regulation in general, especially parking meters, etc. You need to focus on growth and making this city larger. Coming from a big city, this place terrifies me in terms of how few services there are in town (e.g., Uber, late night buses, off season buses). You should attract investment in real estate and quit catering so much to local companies.
- Attracting industry.
- Bring business/large employer. Lower taxes.
- Railroad Crossings
  - Railroad crossings.
- Recycling
  - Curbside recycling, please.
  - Effective sustainable waste disposal accessible to all residents.
  - Making recycling easier; easier to get rid of yard waste.
  - More information/emphasis on how to send less to landfill; consider banning plastic bags, straws, etc.
  - Recycling and compost.
  - Recycling, bike paths, improving transparency and communication.
- Reduce Taxes
  - Lower taxes, jaywalking in Campustown.
  - Finding ways to reduce property taxes. Affects us elderly on a limited, fixed income.
  - Lowering assessments or subsidizing property tax; city levy for senior citizens/lower income.
  - Lowering property taxes.
  - Lowering property taxes. It's getting very high.
  - Spending less money.
- Rental Housing Policy Inspection
  - City inspection of apartments is not very thorough. Ask tenants about apartments when landlord is not present; presence of landlord.
  - Contracts from property management companies. They must stop keeping tenants homeless for one week between the time a tenant ends a property lease and starts a lease on a new property.
  - Diversifying rental options (i.e., apartment over a garage of an owner-occupied home). This would increase density and allow owner management of tenants and integration opportunity (class/race).
  - Policies for rental apartment. More friendly for renters, e.g., more flexibility in dates for time rental contracts end/renew (not only July 31). Renewal of contracts – much less time before start of renewal contract (at the moment, 8 months; should be a maximum 3 months).
  - You must pay attention to property managers who cheat their customers. They get the rent and forget their customers.
- Repair Roads
  - Fixing and repairing city roads. Change the parking laws on side streets; too many no parking zones and having to park on one side one day and take other side next day.
  - Flood water issue and road surfaces need to be worked on.
  - Potholes.
  - Roads.
  - Street improvements.
  - Streets in mobile home park, streets in general.
  - The roads.
- Restaurants

- An Olive Garden restaurant on the North Side.
- Encouraging more bars and restaurants aimed at the non-college population.
- Revitalization
  - Clean up Lincoln Way.
  - Lincoln Way from Duff to University looks terrible. Get people to clean up, fix up.
  - Repurposing empty lots.
- Safety
  - All aspects of public safety.
  - Campus/downtown safety.
  - Crime prevention
  - Crossings near bus stops.
  - Ensure that incoming residents find good jobs to reduce vandalism and petty theft, etc.
  - Isolated area security.
  - Pedestrian safety. Often pedestrians will do dangerous maneuvers with respect to traffic without consequences.
  - Public safety.
  - There should be more garbage cans and sidewalks on well-lit roads so people don't have to take low lit routes. Homeowners should not have trash in yard. Less metered parking. We need free parking for students. We are poor.
- Sidewalks
  - A sidewalk on Hyde – all the way to the 190h – should be there. There is a stretch of sidewalk missing by our street – Crestmore and Welbeck – should be added.
  - Sidewalk reconstruction in some areas, especially directly west of campus.
  - Sidewalks. Make sure they are clean and clear of ice. Also, I can't believe East Ames does not have them. Also, quit capping the rental market and end all the regulation in general, especially parking meters, etc. You need to focus on growth and making this city larger. Coming from a big city, this place terrifies me in terms of how few services there are in town (e.g., Uber, late night buses, off season buses). You should attract investment in real estate and quit catering so much to local companies.
- Small Business
  - Attracting/encouraging small businesses.
  - Better shops for clothing, toys, and games for all ages. Support for downtown businesses. Maintaining a good retail environment to keep shopping local.
- Snow Removal
  - Clearing parking lots better when it snows. They were absolutely trash.
  - Get side streets plowed after snow.
  - I think the snow removal service for Ames roads is rather horrible and over the winter I experienced many spots in Ames where the roads were completely covered in packed snow and ice causing hazardous conditions, even on main roads like Duff and Lincoln Way.
  - More attention and funding toward snow and ice removal in the winter.
  - Seriously, take care of the snow and lay off the parking laws that make absolutely no sense. I know the city needs money, but maybe come up with that money in less scummy ways.
  - Snow clearance on pedestrian walks.
  - Snow plowing – a few more plows. Some need to be replaced. Infrastructure.
  - Snow plowing on side streets.
  - Snow removal during the heavy snowfall days. And CyRide services on weekends.
  - Snow removal on residential streets that connect with high-traffic streets.
  - Stop building roundabouts. Don't let people live on a golf course. Plow the roads when it snows.
  - The amount of overtime they pay on snow removal.
- Social Justice
  - Social justice for ALL citizens.

- Solar Energy
  - Solar energy to something other than a 20-year commitment. Protected bike lanes.
- Speeding
  - Speeding in Somerset and on Ontario.
  - Stop sign violations and speeding.
  - Traffic flow and speed limit enforcement.
- Stop Focus on Bike Lanes
  - Extending Grand to 16th Street. Stop focusing on lanes for bicycles.
- Stop Roundabouts
  - Stop building roundabouts. Don't let people live on a golf course. Plow the roads when it snows.
- Storm Water Flooding
  - Floodwater issue and road surfaces need to be worked on.
  - I think more should be done in preventing future flooding problems in the city, possibly the creation of small lakes with potential developments there, but primarily for flood mitigation.
  - No more development in the flood plain. Climate prediction is wetter and more frequent flooding.
  - Removing existing development from the floodplain.
  - Stop building in flood plains. Turn these areas into green space with bike paths, walking paths, picnic areas. Taxpayers should not be expected to bail out businesses that continually flood.
  - The storm water; increasing frequency and intensity of a rainstorm; flash flooding is becoming a big problem in Ames.
- Students
  - The students are an afterthought in town. Housing is awful. Prices are ridiculous. The landlords are rude and take advantage of students. There is nowhere to park. It is very expensive for students. Tuition is too expensive. There is no entertainment in town. The roads are beating up my car and I have to buy a new suspension with money I don't have.
- Sustainable
  - Educational community programming, food insecurity, preservation efforts of natural resources.
  - Progressive environmental/sustainable policies. This is the No. 1 issue globally this century.
  - Water and air quality.
- Traffic Flow
  - Better flow of traffic.
  - Installing a traffic light or traffic circle on the intersection of Mortensen Rd. and State Ave.
  - Much more attention is needed to improve traffic flow and management. Ames is limping along with a system put in place in the '60s and '70s despite the fact that population has increased 3-5 fold. Why?
  - Overall street design for traffic flow (Tripp St. extension is terrible).
  - Road conditions, rush hour congestion.
  - Road quality and traffic control.
  - Road repair and maintenance, as well as traffic flow (previously mentioned).
  - Street and traffic flow and improvements.
  - Street and traffic flow. Infrastructure. Downtown/East Lincoln/S. Duff all need beautification help.
  - The view is obstructed at the intersection of Stange Road and Clayton Drive due to the street parking in front of apartment buildings. It may cause car collision with severe physical injury, even mortality.
  - There needs to be a turn light for the intersection of Lincoln Way and Clark Ave. It's very difficult to turn left from Lincoln Way to Clark Ave. heading towards Main Street.

- Traffic.
- Traffic congestion. Stop the building of more apartments.
- Traffic flow.
- Traffic flow, especially at certain intersections.
- Trails
  - Bike trails (separate from roads) to surrounding cities such as Nevada.
- Utility Costs
  - Decrease utilities prices.
  - Electric late fees, shut off notices, deposit – have a heart for those living paycheck to paycheck.
- Yard Waste
  - Make recycling easier; easier to get rid of yard waste.
- Youth Activities
  - Maybe more areas for young kids to hang out, as well as college students. Maybe just some fun hangout places or fun outdoor activities.
  - More activities for tweens. Every youth activity ends at 6th grade.
  - Things for children to do; places to go.
- Other Comments
  - Small town living – everything is under 10 minutes.
  - Stop real crimes and stop arresting people for smoking weed. You are literally just stealing from people. If no one would break down my door for alcoholism and arrest me, why would it be different for a healthier substance? Make this change and people will actually respect law enforcement.
  - Ugly new construction is an eyesore.

## Comments on Overall City of Ames Services

- Ames Public Library
  - If the library is going to schedule groups of questionable content to use the library room for their events then they should also accept and schedule more conservative events and groups to use their rooms.
- Climate Change/Sustainability
  - I know the future of our city looks different. As climate change becomes more real to the west and east U.S., more people will come into the Midwest and so far we are used to having space to live, eat, and be recreational. I think some proactive thought needs to go into thinking about higher population rates and think about being protective of our local businesses because urbanization will attract large corporations. I think Ames is strong because of ISU, local business, and because it values parks and the natural resources. I hope we can keep these values as population growth increases. Urbanization will also mean that we need to be prepared to meet the needs of growing populations such as lower income folks. So far, many low income folks choose.
  - I have been hearing that we shouldn't be putting glass or wet garbage in the garbage anymore. I know that glass now has its special containers. Is there an idea to do something like that with wet garbage, too? Like citywide compost? I live in an apartment so I do not have space to start composting myself.
  - Add recycling compost program.
- Storm Sewer Back Up
  - Again, dissatisfaction is due to storm sewer back up into backyard multiple times and also our basement once. Defective storm sewer system; not large enough to handle our neighborhood.

- I don't feel confident that enough has been done since 2010 floods to assure sewer backups don't occur.
- Electric/Water Expenses
  - Electric and water costs are too high.
- Positive Experience
  - Ames does a great job of keeping the city clean, comfortable, safe, and an overall great place to live.
  - Great services overall.
- CyRide Complaints
  - Before last year, CyRide would've received a rare very satisfied from me.
  - Buses do not stop near crosswalks. Please make the buses stop near crosswalks or have overhead bridges so people can cross the street without walking back or forth to find a crossing.
  - CyRide rides have been very rough lately. The drivers are in a rush, stomping on gas and brakes.
  - Some aspects of CyRide 2.0 have not been so good. Reiman Gardens is served less often and the buses no longer wait for the transfer.
  - New CyRide schedule has been somewhat inconvenient.
  - There are no routes minutes away from the school union where I live, along with a few other students and faculty.
  - Schedule doesn't accommodate adult commuters. It seems CyRide is more for ISU students than Ames residents who commute to/from work.
  - Overall, the City of Ames does a good job at maintenance. The only two main aspects which are my concern would be CyRide accessibility over weekend to VetMed Campus and snow removal during heavy snowfall days.
- Parks & Rec
  - I really appreciate the park and rec classes.
  - I would like to see better cross country ski trails in winter. If a second indoor rink was built, Ames could better host hockey tournaments that would fill the hotels and restaurants and provide skating opportunities for more people at the same time. Invest in the rink and maintain it.
  - Need more bike trails.
  - There are few to no recreational activities for kids/family that are cost effective.
  - If we need more of anything it is more parks and bike paths connecting the parks and more bikes to S. Duff Ave.
- Housing costs
  - Why is there no question about apartment rents? Ames is becoming too expensive. Rents are skyrocketing. We are students; we are not rich enough to pay high rents for apartments. The City does not care about this.
  - Rent is too high.
- Nuisances
  - The noise complaint thing is good and bad. We had neighbors call on us before and the officer was very nice because we are actually very quiet. This was great but I wish they could say something to the people who called because it is annoying to know that if I'm having a quiet conversation in my backyard at 8 pm, I'm going to have the police officer show up and waste his time.
  - Neighbors don't mow much, don't rake weeds, go wild but you can't do anything about it and the city can't do anything, so what to do? Have their weeds moving into our yards.
  - There needs to be more regulation of laws regarding pet waste. The apartment is surrounded by poop. Jensen Group claims the city knows, yet does nothing about this.

- Very upset with law enforcement. City said everyone knew homeless people were living in woods by the golf course. I've only talked to one person who knew it. Also, people should not be allowed to stand or sit at intersections and ask for money.
- We need to make laws about property and keeping property neat and orderly; hold property owners more accountable.
- When college kids party in their front yard, beer cans and trash litter the yard, even at busy locations, like off Lincoln Way.
- It would be great if police can have more patrols near ISU campus to control noise and alcohol abuse.
- Ames Police Comments
  - Police don't seem to respond to all 911 calls. See previous comment.
  - I am concerned about the problem of driving while black in our community.
  - More traffic enforcement.
- Other
  - At this point in time, I am still a new resident to the City of Ames. My responses to this particular survey reflect my most sincere experiences over the past approximately six months which I have lived in Ames. Overall, I am satisfied with all my experiences in Ames and look forward to continuing my settlement into Ames as my new hometown.
  - Haven't had personal experience with some of the above.
  - I have no reasons to be dissatisfied but I don't use/encounter most of these services.
  - I hope we are not a sanctuary city.
  - I'm sure all the services are very satisfactory. I just haven't used them.
  - N/A
  - No opinion – only use occasionally.
  - None.
  - Even though we haven't used the library, CyRide.
  - Find parking solution for students.
  - Overall, the City of Ames does a good job at maintenance. The only two main aspects which are my concern would be CyRide accessibility over weekend to VetMed Campus and snow removal during heavy snowfall days.

### **“What is the best thing about living in Ames?” comments**

- Shopping/Restaurants/Activities
  - A diverse range of activities.
  - A lot of food choices.
  - A safe place to live. Good shopping/restaurants.
  - A safe, pretty, and well-kept city with many opportunities of all kinds. I love Ada Hayden, the library, Reiman Gardens, Main Street. I love living in Ames and the farmers market.
  - Ada Hayden Park.
  - Convenience and things to do (CY Stephens).
  - Events surrounding Iowa State.
  - Farmers market.
  - Football season.
  - For the most part, a welcoming community. Lots of activities, like the farmers market, going on in and around the city.
  - Friendly – lots to do.
  - Increase in community events.
  - Business and amenities without the urban sprawl.
  - Furman Aquatic Center, Homewood Golf Course.
  - Good recreation and frequent events.

- Great community with awesome events and a great university.
- I like that Ames is a smaller city but has a large university located here that brings with it a lot of opportunities.
- Always a wide variety of things to do.
- It provides so many opportunities and activities.
- Kids programs at the library.
- Library, Roosevelt concerts, and farmers market.
- Low traffic, Main Street, Campustown, ISU activities (arts, athletics, etc.).
- Meets all of our needs, great stores and restaurants. City events – farmers market.
- Multiple restaurants and stores.
- Access to parks/trails and an excellent local library.
- Organic stores.
- Outdoor activities.
- Parks.
- Parks, dog park, hospital, nice downtown, friendly. Parks and rec.
- Plenty of things to do without all the big city hustle and bustle.
- Public living, farmers market
- Ames Public Library.
- Love the farmers market.
- Recreational and intellectual opportunities are good.
- Restaurant variety.
- Entertainment options.
- Expansive opportunities for arts, theatre, etc.
- Available amenities – food, concerts, plays, etc.
- So many great parks.
- The farmers market and the library.
- Variety of things to do.
- The restaurants and quality of food that is offered.
- The variety of activities, shopping, and recreational opportunities for residents to enjoy. There's something for everyone!
- There are a lot of activities that you can participate in or enjoy.
- Things to do.
- Variety of activities (x2)
- Size, education of the population, arts, and entertainment.
- Atmosphere/Community
  - Clean and friendly town. Great town but living in the past.
  - A large town with a small-town feel.
  - A nice relaxed atmosphere with friendly people.
  - Beautiful place, nice people.
  - Close atmosphere and the variety of things.
  - College atmosphere, but still small town, safe feel.
  - College town atmosphere with public transportation.
  - Community/safe environment.
  - Environment.
  - Everyone is friendly.
  - Fairly quiet city with a nice focus on nature.
  - Friendly people, clean city.
  - Friendly people (x3)
  - Friends and neighbors.
  - Good place to raise children.

- Good college atmosphere.
- Good sense of community.
- Great community.
- Has a small town feel to it.
- Has everything you need in a small town.
- I enjoy the ability to get an education in a city that isn't too big but it is large enough.
- I grew up here, I know the town, my mum's here, most people are very friendly and helpful.
- I have become involved in city organizations and groups. It's a good sense of community here. You're not treated like a temporary outsider but as a member of a community.
- I like the feel of the city, though rent is too d\*\*\* high.
- I love how beautiful the city is, especially all the trees.
- I love the Ames community. I love the people, the restaurants, the parks, the businesses, the activities offered, and the "homey" feel I get being here, among so many other things. I don't think I could pick one "best thing"!
- I love the small town feel of Ames and admire the school spirit.
- It has a little bit of a small town feel.
- It is a clean community with lots of activity offerings and is a safe place to raise kids! Great schools.
- It is a friendly city.
- It is a small enough city that is easy to get around and offers a lot.
- It is an up and coming environment, the flea markets and cafes around the town give students many things to do during the summer. The police department is very nice and a wonderful place to live!
- It's a great place to call home – to live, to work, to raise a family and enjoy retirement years.
- It's a large town with a small town feel.
- It's a safe city to live in
- It's a welcoming and safe community that feels like home.
- It's quiet, the people are nice, and the cops are not concerned about writing a speeding ticket.
- It's a beautiful place with sweet people.
- Kind people, cleanliness of neighborhoods.
- Kind people (x2)
- Community support.
- My neighborhood, accessibility to downtown, park next door.
- Nice peaceful community.
- Nice and friendly environment (x2)
- Nice, clean, safe, and CyRide.
- Overall = people. Well-kept park system.
- People (x2)
- People (friendly and courteous).
- People and continuous improvement of the city.
- People are nice here. Ames is a relatively quiet and peaceful place.
- People, church, and family.
- Quality communities and good people; safe and stable environment
- Clean (x3)
- Sense of community.
- Friendly people.
- Small beautiful city. Cozy.



- Small community feel with a large population living here.
- Small town feel (x3)
- Small town feel with big town resources (x2)
- Small town feel with bigger city amenities (x2)
- Small town feels with access to ISU activities.
- Small town living, in a bigger area.
- Small town (x3)
- Small, safe community.
- Smallish town feel while still being a university town.
- The “small-town” feel, despite being a college town.
- The activities arranged at different parts of Ames are very inclusive and helpful to all its citizens. I feel very warm around the people of Ames and the City of Ames has done a wonderful job in maintaining a peaceful and beautiful environment in Ames for all people living in it.
- The city itself. Love Main Street businesses and the community feel!
- The community and the people who live there.
- The community atmosphere (x3)
- The community. People always smile and are very polite to one another (usually – this excludes most college students).
- The great atmosphere.
- The people! The size of the community.
- The local shows and owners especially on Main St. truly bring everyone together with a genuine sense of community.
- The nice balance between town and campus.
- The pace of life.
- The people (x3)
- The people, church, college, parks, location in Iowa, water, burn trash for energy.
- The people; Ames is a quiet town, good town to settle and raise kids.
- The people and those kooky bus drivers!
- The people – ISU – Main Street.
- The people. The city has a small town feel and kind folks.
- The quality of life kept us here after college and became our hometown for the family.
- The quietness.
- The welcoming and kind community.
- The youth vibrancy.
- We like the small town feel with nice amenities from a larger town.
- We’ve avoided corporate takeover and having amazing local businesses. Big city amenities in a small city.
- Quiet / safety
  - Quiet, good place for school.
  - Quiet, low crime.
  - Quiet streets.
  - Quiet (x2)
  - Quiet and safe (x2)
  - Peaceful.
  - Peaceful and calm.
  - Peaceful community.
  - Peaceful, clean, safe caring.
  - It feels safe (x2)
  - Relatively safe.

- Safe (x7)
- Safe community.
- Safe, friendly, and social balanced place to live.
- Safe streets.
- Safety (x3)
- Relatively safe for people.
- Overall safety of Ames.
- Low crime rate.
- Fairly low crime.
- Very safe and friendly.
- Feels very safe.
- It's pretty safe.
- Low crime rate (x3)
- Ames is a safe place to live. There is always something going on. All the services are great.
- Cost of living
  - Affordable housing (\$150k - \$200k price range).
  - Cost of living is cheap.
  - Cost of living is low.
  - Cost of living is low – great for a graduate student.
  - Cost of living, ease of travel.
  - Not a very expensive city to live in.
  - Inexpensive.
  - Low cost of groceries and other goods.
- Convenience
  - Community, ease of “getting around.”
  - Convenient locations for living and stores.
  - Convenience – access to so many things.
  - Ease of getting around town.
  - Ease of movement/access.
  - Easy to get around town – everything needed is here – it's pretty auto friendly.
  - Hometown feel in moderate city living.
  - It is close to ISU and there are several good restaurants. The town is relatively walkable and bikeable.
- Diversity
  - Diversity (x4)
  - Diversity of people, safety, and recreation services.
  - Diversity and prosperity.
  - Diversity. The water.
  - Opportunities to enjoy diversity of area, events, ISU, Main St. events, music at parks, etc.
  - The diverse population when compared to the rest of Iowa definitely makes Ames a much more interesting place.
  - The diversity and great people.
  - Diverse community.
  - Diverse population.
- Amenities
  - All the conveniences are here.
  - Access to many facilities and friendly people.
  - Access to amenities.
  - Ames tap water, baby.

- Availability of service for a small town.
- Big town amenities in a smaller town.
- Bus service.
- CyRide.
- A small town with big city amenities.
- CyRide service.
- Electric and water services.
- Excellent library, water, parks, police, and fire department.
- Good water.
- Good water/arts opportunities.
- Responsiveness of law enforcement.
- Great schools (x4)
- Police take care of us. Only wish they would drive by more! People cut down our street going 30-40 mph. Sometimes even faster. So bad!
- Public transportation.
- School system (x3)
- Good amenities.
- The convenience of medical care.
- The education opportunity.
- Great public education system.
- The hospital and great doctors.
- Parks and the art on the city properties.
- The outdoor recreation.
- The parks and trails are probably the best thing about living in Ames. They are clean and well-maintained which makes it even more enjoyable to be outside.
- The schools in which our children were educated. Top notch!
- The size and amenities in Ames.
- The value and quantity of services here in Ames rivals that of larger cities while still feeling like a smaller community.
- The various parks and outdoor areas.
- The water (x5)
- The water is as good as the well water at my old house, and that's saying something. I like the parks and green spaces.
- The water quality is the best I've ever had.
- Trees, parks, schools.
- Transportation.
- CyRide is a big plus.
- Clean city, safe, and good water.
- I like CyRide but there are improvements that can be made to it.
- Green, forward thinking.
- Ames City services.
- Ames is a safe clean city that offers very good services and many things to do.
- Great small college town.
- Has what is needed for a good life.
- Safe for starters, sports, hospital, and doctors.
- Most of the people, property value, good medical services.
- Less traffic, more open, more green spaces, and decent bus system.
- Proximity
  - Ames has most things in walking distance.
  - Being close to stores.

- Close proximity to groceries/entertainment.
- Close to campus.
- Close to Iowa State and fairly cheap, a lot of cool locally owned restaurants.
- Everything is close together.
- Living close to downtown/shopping.
- How close everything is.
- I am close to school.
- Short commute.
- Proximity to essential needs; people of Ames and ISU.
- Proximity of everything.
- Short commute times.
- Simplicity of getting around town.
- Easy access to stores and campus.
- Short commute.
- Easy quick to get around.
- So many resources (library, groceries, City Hall, post office, etc.) are within walking distance saving residents time and while encouraging a healthy lifestyle.
- Proximity to Des Moines.
- The accessibility to various activities for leisure and wellness.
- The convenience and layout of this town.
- The ease of getting around and the amount of things to do.
- The small size and being close to campus.
- To me, the best thing about living in Ames is the relative simplicity of the city's overall layout. I feel that this contributes significantly to my comfort with navigating the city, as well as the city's attractiveness. I enjoy having so many features, including artistic, educational, and recreational features, available to me! This gives me a sense of freedom and empowerment that contributes to my living experiences in Ames.
- Walking distance to a lot of shops & campus.
- Convenience and retail services.
- Convenience to shopping.
- Short commute, schools, location – large cities close by.
- Iowa State University
  - Iowa State University (x7)
  - ISU campus is pretty at night.
  - College town.
  - College.
  - ISU campus is separate and it gives me a good feeling.
  - ISU campus.
  - ISU, lots of dining, clean, and low crime.
  - ISU. They bring in lecturers, concerts, theater performances, etc.
  - My top ranked graduate program.
  - Partnership/relationship with Iowa State University.
  - The university brings a lot to this community.
  - Stephens Auditorium, ISU Music Department.
  - Taking advantage of university activities and services. Love our central Ames neighborhood and ability to walk to downtown and university activities.
  - The small town feel with opportunities for activists for activities because of the university.
  - The university being located here
  - University by far.

- Campus (x2)
- Campustown.
- College students (x2)
- Other
  - Access to everything you need and a great downtown atmosphere.
  - Community (x2)
  - Educational opportunities, cleanliness.
  - Everything except the cost of living – gas for the vehicle.
  - Everything! Only the walking to the hospital 3 days a week on the sidewalks as mentioned in Section F is bad.
  - Historic homes and old trees.
  - I have lived in/near Ames my entire life. I appreciate it being a more progressive town in Iowa.
  - I'm on the south end so I don't have to worry about dealing with all the crimes that occur near campus.
  - It used to be like living in a nice, beautiful, intimate community. It's quickly becoming like a big city.
  - It's a slightly small city
  - It's cool enough already.
  - Job opportunities.
  - Low pollution.
  - Low unemployment rate and safe place to live.
  - No-kill animal shelter.
  - Nothing, really. It's becoming gentrified. All the properties on Lincoln Way are giving way to high-rise apartments that are only able to be afforded by the rich kids, whether domestic or international. This leaves the lower-income persons being pushed further and further away from campus. This town makes a lot of money off of education, and education should be the focus. Allowing the town to be turned into a metro for the sake of money is a shame.
  - Size of a city.
  - Size.
  - Summers are great when students leave. Less traffic, easier to shop.
  - The kids – helps keep us young and active.
  - The summer.
  - Used to be clean, low crime, with lots to offer. Now traffic is so bad that I hate to go out; too big.
  - I like how the community meets most of our needs. ISU provides a high quality of our program/experiences/educated workforce needs. The park and hospitals/medical facilities are very good. Schools are very good.
  - Aesthetically pleasant, lots of restaurants, public transportation (especially on weekend nights).
  - City activities, small town feel.
  - Cleanliness; support facilities – medical, police.

**“What would make Ames cool?” comments:**

- Appearance

- I will show my age. I don't care about cool. I would like a city that takes pride in maintaining a care for appearance. Homeowners that cut their grass, paint their home. Sweep/rake/shovel.
- I will be very happy to see more fall color plants and spring season flowering plants. That will give a good look to Ames.
- A beautiful Lincoln Way. Improved 13<sup>th</sup> Street/Grand Ave. intersection. More skywalks in Campustown.
- I would love to see one of the city parks really decorated with lights during Christmas season. Sioux Falls, S.D., does this and it is a great attraction.
- Its look.
- Make some businesses in downtown/Lincoln Way area by Duff Ave. update their buildings. That area has become an eyesore over the years.
- Less trash.
- More landscaping.
- Signs on entering Ames – I like the Ankeny store structure.
- Culture
  - After satisfying basic and crucial needs such as quality city maintenance services, maintaining a focus on the Ames community to promote its creativity and diversity I feel would help Ames remain a cool place to be. One of the things that has impressed me as a new resident to Ames is the amount of reliefs, murals, and statues that I have observed especially in downtown Ames, as well as the quality of the Ames Public Library and the events that I have observed are held there. As I continue to live in Ames, I want to see Ames remain a city in which I can find and experience artistic expression and healthy sense of community.
  - All the diversity and art around town.
  - Art installation.
  - Arts district.
  - Increase diversity.
  - Big city living in a small town.
  - Blend of ISU and the city.
  - Clean, beautiful and safe.
  - Cool as in draw in younger crowds? Then incorporate art museums/increase art community presence and new but viable restaurants.
  - Continue efforts to make it a vibrant likeable community.
  - Diversity.
  - It is a diverse community.
  - Livelier arts and music.
  - More art and music.
  - More diversity in people, eating options, events, etc.
  - The people.
- Pedestrian walkability
  - People walking on the streets (so the city does not look deserted).
  - More walkable please. All the focus is on the streets and cars, not bikes and pedestrians. Not cool.
- Public transportation
  - Public transportation between Ames and Des Moines available 3-4 times a day including weekends.
  - Airport transportation. There is none. It is too expensive to hire a cab to DSM airport.
  - Frequent and affordable shuttles to Des Moines. Maybe CyRide could have a few of those.

- A direct bus to Des Moines running every 30 minutes for \$5. (You laugh – this is how things are EVERYWHERE else.)
- More prevalent enclosed CyRide stops (perhaps solar panel).
- More public transportation.
- The bus facilities eventually running overnight and frequently over weekends so that we can get from one place to another without worrying that there is no public transport after 10 PM/on Sundays to all places in Ames – would make the city really accessible and cool place to live in.
- Restaurant / Bars
  - A better “foodie” scene and vibrant neighborhoods with local shops either from Ames, or even those local to Des Moines, Ankeny, or other areas of Iowa. There’s definitely room for growth in these areas.
  - A new Latino restaurant. anything but Mexican, since we already have about a hundred of those and they’re all basically the same. Maybe something with a Cuban or Puerto Rican twist! Now that would be awesome!
  - More restaurants – especially Italian!
  - Ames is not a destination – ISU is though! So more unique privately-owned restaurants and shops with outdoor seating. What would be a reason for someone from Des Moines and Iowa Falls to drive to Ames between 8 am and 5 pm?
  - Better food (x2)
  - Better Main Street, more diverse restaurants, more grocery stores (x2)
  - Better restaurants.
  - Good restaurants.
  - Food trucks (x2)
  - Having more places to eat. The same 20-25 restaurants for a whole city is weak sauce.
  - Less chain restaurants with more unique restaurants (requires you to actually let them come here) (x2)
  - Less fast food and more sit down restaurants.
  - More and better restaurants (x3)
  - More bars and restaurants focused on young professionals/grad students.
  - More diversity of bars.
  - More eating on west side (x2)
  - More food options (x4)
  - More restaurants and outdoor/rooftop seating (x2)
  - Rolled ice cream vendor.
- Downtown
  - A culture that embraces small businesses/farmers markets/breweries that thrives in Ames!
  - A few more specialty stores on the Main Street.
  - Better/more independent restaurants.
  - New independent business.
  - A more centralized area with more activities.
  - A more lively downtown.
  - A nice downtown area with movies, a mall, a free dog park, and a manmade lake, walkway and trails, shops, art statues = tourism, museums. Some nightlife too!
  - District area like Ankeny.
  - Downtown areas.
  - Getting better handle on what goes where, nightlife downtown, better Campustown.
  - Letting residents update their houses without having to follow the downtown code in the downtown area.

- Main Street could use more diverse businesses like a small nightclub (there is nowhere to DANCE), multicultural food store or restaurant, more multicultural arts like dance, music, etc. I love walking around downtown because I meet some really cool business owners who really care about the community.
- More emphasis on young professionals. The city caters too much to the aging community and forgets about the young adults in the area – who are not in college. We need a revitalized downtown with more businesses and restaurants. We do not need any more pawn shops or fast food joints.
- More local restaurants and shops and less apartment buildings. Especially on Welch and the streets nearby.
- More nostalgia in downtown Ames (x2)
- More pedestrian/non-motorized areas.
- More unique businesses like Morning Bell, Café Beaudelaire, Provisions Lot F and Alluvial. Community events on Main Street like First Friday Art Walk, and expand the farmers market and music festivals.
- Need more “non-chain” restaurant and businesses. For a college town, the amount of franchise is out of control.
- No parking on Main Street to make it a real main square! Walking/pedestrian only! (x2)
- Activities
  - A movie theater where they show independent films.
  - A wine-and-paint or similar programs, more recreational activities to do in general, maybe some public event and farmers market sort of deal on the square? I don’t know, other things to attract the younglings.
  - Announce more fun runs/5k.
  - Arcades.
  - More community activities.
  - South Duff city celebration and music.
  - Better use of tailgating fields. Concert, events, shows, etc.
  - Bring back big-name live concerts.
  - Bring back a spring (VEISHEA-esque) festival for the community!
  - Eh, not much. A couple of the concerts at Stephens but beyond that this place is not fun.
  - Farmers Market (x2)
  - Fun things to do for college kids besides Campustown.
  - More nightlife.
  - More outdoor concerns and activities at Bandshell Park! (x2)
  - Events that are more than just family-friendly.
  - Having more events.
  - Honestly, Ames is a better school for Millennials or young adults entering the market. It doesn’t seem like a great college town for college-age students as there isn’t much to do in Ames and most people I know just go to Des Moines for fun.
  - Something like Smash Park in Des Moines.
  - Live bands every weekend with various types of music and dance floors. Need parking. Adverting better.
  - Lots of festivals (brewer jam, noodle bowl, unique food and drink festivals).
  - I really enjoy the public library and its programming. Outdoor concert series in the Bandshell, please more diverse music! (x2)
  - More activities targeted toward college-age adults and young families.
  - More activities.
  - More cheap entertainment. Lower costs. (x2)
  - More community events and lectures (x2)



- More concerts! Somehow incorporate a downtown concert series that could be year round maybe.
- More cultural events.
- More family friendly places to go (x4)
- More food and hang out spots for college aged students.
- More fun activities and parks (Skyzone, Karaoke Bar/restaurant) (x2)
- More fun events in the community, expand farmers market, cultural events, bring more events like Des Moines (food festivals, etc.).
- More music events (x3)
- More parades.
- More places for college kids to hang out – places like arcades or study spaces.
- More things to do (x6)
- More summer festivals.
- Motorsports events.
- Providing a program of interest for teens in their spare time.
- More cultural events/festivals that are separate from the college. I don't want all the college stuff.
- Small fairgrounds.
- Strip club/dance club.
- VEISHEA (x3)
- Outdoor/Recreational Activities
  - Being the hub for the best bike trail system in Iowa. See Cedar Falls as an interim goal.
  - Better bike paths and an actual path connecting Ames to the High Trestle Trail system.
  - Bike paths. More outdoor activities. (x2)
  - Continued support for unique outdoor improvements like the hockey rinks set up over winter.
  - Even more local sustainable, wilderness initiatives. Housing coops come to mind.
  - Public bikes or scooters for rent like in Madison or Atlanta, respectively.
  - Indoor activity centers (for winter months) – rock climbing, Healthy Life Center. Indoor pool.
  - Healthy Life Center (x2)
  - I would love to see the new community rec center that has been proposed to happen.
  - Indoor fitness center.
  - Interesting question, but I guess it would be having those rental scooters from Lime that are in a lot of big cities, if there were special routes designed to get people on those scooters it would be awesome. (x2)
  - Quiet environment parks!
  - Our bike system is uncompetitive with other college towns or progressive cities.
  - Larger theme park.
  - Larger water park.
  - More bike trails and outdoor activities
  - More community garden spaces.
  - More hockey.
  - More nature trails.
  - More recreational family activities – indoor playthings (trampoline park, climbing walls, gyms, etc.).
  - More recreational opportunities, waterways/stream enhancements.
  - Indoor dog park.
  - More things for nature lovers (no more bars).
  - More woody running paths.

- Outdoor spaces and trails.
- Put some canine agility equipment at the dog park as Boone has.
- Recreation center for all ages with pool (indoor) and affordable rates to use.
- Soccer, golf course, and dedicated bike path to Alluvial Brewing.
- Splash Pad – not Brookside but a legit area with colorful structures. Water spraying cone instead of Brookside splash area.
- The city recreational center sounds like that might fail. Being healthy shouldn't be restricted to the wealthy.
- Youth/community center, boat rental in Ada Hayden
- Mall/Shopping
  - A better mall (x8)
  - A good shopping mall.
  - A new mall (x2)
  - Better shopping and more family/kid friendly.
  - Better shopping areas (x3)
  - Bigger and better shopping outlets.
  - Bigger things mall.
  - Build a lot of shopping along I-35 north of 13<sup>th</sup> St., east of I-35. Do as Ankeny did.
  - Fancy shopping malls.
  - More shopping on West Side.
  - More opportunities for shopping and entertainment.
  - Demolish the mall and build an outdoor restaurant/bar shopping district.
  - Better retail shopping.
- Fast food
  - Fast food in the north part of town.
  - A hamburger joint in north Ames. How about Sonic?
  - A Krispy Kreme – please!!
  - Bring in a couple of cheaper restaurants around campus, such as Steak 'n Shake.
  - Get an Olive Garden (x3)
  - More restaurants open late.
  - More restaurant chains.
  - Outback Steakhouse.
- Community Spaces
  - A better hangout place for college students.
  - A community center.
- Internet/Cable
  - Better cable and internet options.
  - Better internet services.
  - More internet providers (high speed). Wish Century Link would modernize old neighborhoods to fiber optics.
  - Better internet options.
- Green initiatives
  - Established city-wide garbage and recycling pickup.
  - Getting a solar farm in, other renewable energy.
  - Green initiatives.
  - A recycling center.
  - More green infrastructure.
  - Environment.
  - Recycling/composting program.
  - More sustainability-oriented projects.

- City services
  - Better community planning.
  - Better snow and ice removal in the winter.
  - City leaders would listen to and accommodate citizens' complaints and needs.
  - Clean roads during snowing periods.
  - Don't spend money on trying to make it "cool." That sounds like a waste. Improve the infrastructure and people will stay.
  - Safe atmosphere (x2)
  - Less taxes.
  - Need to update infrastructure amenities/offerings. Look no further than Ankeny; Manhattan, KS; Iowa City/Coralville.
  - Not slipping on icy sidewalks that don't get cleared that cause people to walk in the street because it's safer.
  - The policemen and their donuts series.
- Housing
  - Affordable housing is pretty hip.
  - Affordable housing.
  - Fewer apartments, more through streets North & South & East to West Ames.
  - It would be cooler if rent wasn't so high.
  - Less apartments with business for lease on bottom put up everywhere. Home apartments in new nice areas.
  - Lower rental rates near campus.
  - More affordable housing for families – fewer absentee landlords.
  - More affordable housing. Take care of homeless people with mental illnesses.
- Health Services
  - Mental health facilities.
- Economic Development
  - Lots of job opportunities.
  - More businesses on the west side.
  - More business/festivals on West Ames.
  - A clean industry or high rise (big) company.
  - Hobby/party store like costumes, toys, balloons – everything Hobby Lobby and Celebrations doesn't have.
  - Creative use of old buildings (K-Mart), future of the mall (North Grand), clean up old lots on Lincoln Way.
  - More support for new businesses.
- Traffic / Parking
  - Better parking situations for game days.
  - Better traffic flow.
  - Better traffic control.
  - If there was parking, the police were more relaxed.
  - If they actually plowed my street.
  - Improve traffic flow on Duff Ave.
  - Improved traffic flow. Some left turns are busy.
  - Less parking tickets. More parking spaces. Just do better on parking.
  - Reworking areas like Duff Ave., which are currently ugly streets with too many ins and outs for cars. All the one-business-only entrances in this area clogs up the street for vehicle traffic and makes it almost impossible for pedestrian traffic being safe in the area.
  - Ways to bike without dealing with traffic.
- Iowa State University

- Campus.
- Iowa State University (x3)
- More college kids.
- More interactions that occur between the university and the public. Looking to bring the two communities together more in creative ways.
- The college brings in a lot of businesses and attention.
- Ames is cool already
  - Already is (x3)
  - Already is. It's a groovy place that keeps a city and small town vibe at the same time.
  - Ames already is very cool! Accept diversity. Embrace diversity in your community; treat every individual as human and with respect.
  - Ames is already cool (x5)
  - Ames is on the right track.
  - Aren't we already?
  - Ames is a great place right now. It is not important to make Ames cool. It already is cool enough.
  - I don't know, I think they've done a good job so far.
  - I don't think Ames should aim to be cool. I think Ames is great how it is and it does a good job of being Ames. I wouldn't want it to try and be like any other city.
  - I think Ames is cool ☺ (x2)
  - It already is cool and it would damage the city to attract too many more residents.
  - Lots happening – always new ideas – we're in the political arena. Thanks to ISU, we're known worldwide. Ames Public Schools, collegiate sports, and ISU Center events.
- Other
  - A big fan.
  - A fountain.
  - Accept the fact that the students who attend the ISU are the only reason for the successful economy here. Police harassment and bad neighbors are a huge issue that the student body is keenly aware of.
  - Ames doesn't need to be cool, it needs to be affordable and dependable. It's a city, not an arcade.
  - Ames doesn't need to be cool! Lived here since 1956 – raised 2 children.
  - Another polar vortex. Seriously, don't get too carried away with trying to change Ames' image through building an attraction. The students would only support it part time and do we really need another destination for our visitors? Most are here for university related things anyways.
  - Cool should not be a goal.
  - Everything is handy.
  - Fewer cars.
  - I'm not cool enough to answer.
  - I'm not cool so I have no idea. I think our Pride celebration is heading in the right direction to keep us a progressive town?
  - I'm sure we want to make Ames cool. Typically after a town becomes cool only the rich can live there.
  - Just ease into the future.
  - Keeping CBD oil in stores. Research it. It's good for you. Many people (of all ages) have been able to eliminate narcotic pain medications, Parkinson's medications, and all medication related to depression, anxiety, and insomnia.
  - Paint the tower red and gold. Ora zoo.
  - Peace and order of the town.

- Pro sports team.
- This is a ridiculous question and should not be a question that informs public policy.
- This is a ridiculous question to ask, and it really comes off as being in poor taste. Ames shouldn't worry about being "cool," it should worry about having affordable housing, better roads, better and increased public transportation, etc. Wanna be "cool"? Keep it accessible.
- Upgrade community.
- Ways to bridge the gap between the young (under 25 years) and the old (55+ years).

## General/Additional Comments

- Ames has been a great city for us to spend 50 years of our life.
- Ames has been a great place to live and raise a family. We are trying to be a big city and upper class community, but not taking care of older neighborhoods and infrastructure.
- Ames is a great community - would love to see more Ames school presence in downtown (the high schools in visual ways). ISU overshadows the high school and Ames could have more hometown local pride - an ISU employee and small kids in elementary.
- Ames is a great place to live, raise a family and enjoy all the university [illegible writing].
- Ames is a great place to live. I don't think that I would change many things. Happy to see that the east side business/industrial area is moving along.
- Ames is a wonderful place to live and only needs minor updates. I fear that expansion into the huge apartment complex and/or suburbs will dilute its well-designed core, slowly weakening the community. We need to curtail growth that necessitates car-based community if we care about protecting the long term interests of this city.
- Ames is good. Every city of every size has strengths and weaknesses. Ames has more strengths than weaknesses.
- Ames is great because it strikes a balance between doing enough but not too much. I saw a lot of ideas; I just hope they are pursued carefully. It's our money you're spending, be frugal.
- Ames is a great community, but living in the past in many areas. Amenities are lacking for entertainment. Retail is lacking (mall is embarrassing). Golf courses are lacking (no amenities at local courses). Figure out turn signals/traffic lights and intersections. This has not kept up with growth in area.
- Ames needs affordable, practical housing options for seniors. I'm at an age where I don't want to worry about mowing and snow removal. I'm actively looking for a small condo (1000-1300 sq. ft.) and so far haven't seen any online that I would even consider. I do not want to live in a huge building with lots of people and it's not practical for me to buy a 2-story unit that may present problems if I develop mobility problems. We need some small, no frills (swimming pool, exercise room, etc.) ranch style duplex (or even 4-plexes). I'm sure that's not where the money is for contractors, but we aren't all retired professors and doctors who can afford what is available in Ames today! I suspect there are many seniors who feel like I do.
- Ames needs better yard waste options. Property taxes are out of control, hurting middle and lower class wage earners.
- Ames wants rich people to live here – mid-income can come to work here but go someplace else. Caters to the university and business too much and makes property owners pay for everything. At least sales tax is fairer – what renters don't pay but benefit? Lots of renters here. You tax the elderly right of their homes.

- Ames was great for my kids for college especially. Safety. As a non-student I haven't enjoyed Ames. Moved here thinking small/medium town, Iowa nice, and it has been anything but. Distant. Closed off, standoffish police. Safe. Adequate.
- As I continue to live in Ames, my biggest concern is the lack of awareness for people age 50 and over. More attention needs to focus on NORC (naturally occurring retiring community) resources for elders and educating the community on the importance of aging.
- Coming to Ames for college was the best decision I have made. I love the community here. It is a very special place to live!
- Generally satisfied with living in Ames. Moved here from Huxley in 2014. Availability of medical services including a good community hospital is a major attraction. Bottle and glass recycling is sketchy. It might help if bottle recycling drop-off sites were provided at large apartment complexes.
- Have a fun day!
- Having people switch sides every night when parking not only causes tickets, but when people don't move, it blocks the street. It's a street hazard that can be easily avoided.
- How do folks who don't speak English take a survey like this? I know it was for Iowa State students, but how do folks outside of ISU give feedback?
- I am concerned about how the prices of rent have gone up. I think that the prices of buying a home are really high for a person with a single income.
- I am happy that the ISU College of Design has taken interest in the citizens of Ames (especially us students at ISU) and made a survey for us. I am not a part of City of Ames community resources as much and would like to see more awareness regarding the same. I hope the suggestions I have given would be reached out to City of Ames and would help in the betterment of living for the future and current residents of Ames.
- I am surprised that this survey did not address continuing Campustown development. That part of the city needs more development in terms of open public spaces and not new apartment buildings with unoccupied retail spaces. Campustown has become a solid block of cement without space for the community.
- I appreciate all you are doing to make sure students are as much at home here as Iowa State. Keep up the good work!
- I do not believe the function of the city is to provide a "healthy life center" that will be subsidized by taxpayers in the future.
- I frequent the dog park and have a few issues there. In small dog area, we need more trees planted on west edge for summer shade. There are cut pipes in concrete half buried in the ground on north side (5 of them). More enforcement of non-dog tag owners.
- I like small town living so Ames suits me fine coming from rural Iowa. ISU sports bring visitors to Ames. Ames doesn't offer many career opportunities (vs. senior jobs or volunteer opportunities which are plentiful). Ames doesn't offer the need for a social life if you're not an ISU student. Ames should not rest on laurels – if ISU weren't here Ames might not be here either. Find a way to make it a destination city.
- I lived here as a kid in middle and high school, then brought my child back for 6<sup>th</sup> – 12<sup>th</sup> grades. I'm back for retirement. If it weren't for Ames or Iowa City I would not live in Iowa given the political climate.
- I love living in Ames! I always feel pretty safe and I believe most people do, too. Please look into the dog park – when the lady is there to check tags (every other day) she gets so disrespected by people without tags who are asked to leave.
- I really love Ames. A lot of graduate students I know tend to not like Ames, but I think this is because it can be difficult to learn about all the amazing things Ames has to offer. It takes time to discover all the excellent services and amenities Ames has.

- I was happy to know Ames burned refuse to help with power supply. But since then I've read that most garbage isn't burned because it's mixed with wet garbage. Why? Why can't the pickup be separated and not go in one dumpster? Since I don't drive, I can't take burnable newspaper anywhere.
- I was lead to believe the (yet to be built) life center was to focus as a place for elderly. All retirement/nursing homes have facilities for seniors, but we who live/rent independent need a place to go for pool, exercise, etc., without competing with families and/or students who already have such facilities.
- I would have loved if Play Pals were less expensive or offered punch cards. It's very expensive for home daycares.
- I would like to be active in senior activities but don't know how to or know what's available.
- I would love to see a community garden and more bike paths.
- I'm concerned that "Tree City USA" is in the midst of felling many of our precious old trees all at once! Six on our block alone. What's the rush? Fix the dangerous handrails on the walks/stairs at Main over Grand Ave! They are rusty, sharp, and broken.
- I'm generally been very pleased with Ames and feel at home here. There are two things that trouble me. The first I alluded to earlier. There is too much development in the floodplain especially near S. Duff and Squaw Creek. The second is the way Campustown is changing. New development there is not on a human scale. The new Campustown should look like more than a collection of high rises. Twenty years from now, I suspect that many will regret the changes in the character of that crucial neighborhood.
- I'm sorry my messages aren't the greatest. I can't properly make claims on some of the questions as they do not apply to me.
- Improve Franklin Park equipment and the homeless problem there. Plow residential streets. Move cars that are parked on residential streets (that just sit there).
- It is difficult to get across town either north to south or east to west. I think the Lincoln Way-Walnut/Clark intersection needs a left turn arrow (to go south or north). My husband feels left turns at every intersection of Lincoln Way slows down traffic considerably.
- Law enforcement seems to be too quick to search for minor and college-age students' cars. Find reasons to pull this demographic over. A little too strict with high school kids. Understandable if they are repeat offenders, yet I feel they should be a little nicer/lenient with the younger kids if it is not a health or safety risk or first time with an issue.
- Like Ames! Taxes make us move into something smaller! Hate how repairing of Grand they park trailers by our house and leave trash around. They don't care.
- Many people I have talked to in North Ames feel we need additional fast food. This would not only be supported by the North Ames population but those driving to Gilbert and Story County.
- Maybe Ames could purchase the old K-Mart building and turn it to a skate rink and arcade. Indoor skate park. Ames needs more things for young kids.
- Metered parking should go. I have talked to a lot of people that don't go out just because of the parking fee. More nightlife and hiking/national park type of things would bring more tourism, statues to take selfies. The business should have to maintain their ground and keep them clean and free of the trash. There should be stricter laws on animal cruelty cases. Dogs should not be outside when it is cold.
- More controls are very necessary over parties, students abusing drugs/alcohol.
- The dog park needs some TLC. Passes aren't cheap and the park needs more than just cutting and replanting of small trees once a year. More big trees would be nice. It needs more regulation on who is going in and out. Fining those using it without a pass is fairer to those of us who use and pay for the pass.

- The same taxes as everyone else and not getting the same services. It's not fair for you to take the tax money and not provide the same services.
- My family loves Ames and the people here. The town and schools are fabulous and we are so fortunate to be in such an inviting environment. The city does a great job.
- My main concern is the synchronization of stop lights. Bad on Stange and University Avenue.
- NA
- Need to find a way to deal with homeless people. I no longer feel safe in this city. The city is growing too much too fast. Leave Lincoln Way street & businesses alone. Overall I believe the police dept., law enforcement, and fire dept. do an excellent job. The city seems to be so concerned about the initial impression of the visitor, yet you allow panhandlers to beg at the entrances from Hwy. 30/Duff Ave. They are frequently present.
- Need to focus on a pedestrian-scale living.
- Need to learn more about programs/services offered by Ames. I do not take advantage of them currently.
- New pool at high school long overdue.
- Nice survey, continue in future. Interested in how it turned out after you go through everyone's.
- Nice survey. Do better on parking please!
- None.
- Pay attention to railroad tracks/crossroads in Ames. All of them are in really poor condition.
- Please continue to send these surveys out. I feel like it helps engage more students who maybe otherwise feel disconnected from Ames.
- Please don't raise the price of Parks and Recreation gym classes. We need more public transportation. Waiting for time for the bus is very long and CyRide is not available late at night.
- Please make bus stops near crossings.
- Property managers are really bad. I have asked my property manager, Sierra Realty, at 2517 Jensen Ave. for maintenance for last 2 years and they have done nothing. They promise a lot but don't keep it. Compared to the facilities, their rent is too high.
- Provide adequate affordable housing. Lower rental cost and make it more affordable to get own home. Rental companies have to change ways when approving applications. They should not charge security and first month's rent; should just ask for security. Also, Mayor should check into all rental companies.
- Rent is too damn high.
- Sidewalks need to be wider for bikes on main streets.
- Signage at the library is a problem if you have limited mobility.
- Storm sewer, lights. Traffic maintenance on roads, parks are in my top for city to work on.
- Storm sewers need work in our area.
- Sunset Ridge – still waiting for playground.
- Survey was too long to keep interest.
- Thank you for conducting this survey. I'd like to see the results publicized.
- Thank you for sending out this survey, it shows you value our input. Also, kindly thank the members of the Ames City Council for me for volunteering countless hours to make our city great.
- Thank you for the opportunity to voice my opinion.
- Thank you to all the services for giving us such a great town.
- Thank you to the City of Ames for always making sure the overall livelihood of their citizens is always improving and having our needs met. We truly appreciate it.
- Thank you.
- Thanks for asking for our opinion. I appreciate that.



- Thanks for surveying the community!
- Thanks for the service provided.
- Thanks to city leadership for this survey and interest in improving services. Thanks for good city management.
- Thanks! Ames is a great place to live but we can always improve and get better.
- The biggest problem Ames has is with motor vehicle management. The 3-5 times increase in motor vehicles in the city means traffic and parking must be better managed. A classic example is speeds on Grand Avenue and Lincoln Way. Poor timing of traffic lights causes poor traffic flows and longer wait times than necessary. When I called to report a visibility problem at an intersection, I couldn't even get anyone to return my call. Sad.
- The city of Ames is a fine established community. I would like to see the YouTube "Ames is Great" video resurrected.
- The map above is not an adequate delineation of regions of Ames. There is spatial segregation that occurs within our community that the 4 quadrants above do not account for. If you want to determine who is being served and who is left out, the spatial map must account for socioeconomic divisions in the city.
- The only bad thing about Ames is cost of living.
- The pride in our community. Make Ames beautiful; hold people accountable for their property clean up!
- This survey was very informative and made me think about a lot of new things!
- Very poor city planning.
- Ways to increase my desire to stay in Ames: 1) limit the growth of ISU student population, and 2) stop bringing troubled youths, adults from Chicago. Just my opinion as an older person living in a city very oriented to young people.
- We are disappointed with how Inis Grove development was handled. None of the neighborhood input was listened to. Parks and Rec should be ashamed of how they handled the situation. Project was steamrolled by the Parks and Rec/City Council. Public meetings were a sham. Neighborhoods have been maligned in the public, all while Roosevelt, Emma McCarthy, new former Sawyer school area are all applauded for the support of green space. After years of volunteering by coaching and planting gardens, we won't support another Parks and Rec initiative. If this is what happens in Parks and Rec, we shudder to think of what else goes on behind closed doors at the City.
- We are not sure that doing this survey will be of any benefit.
- We need a better north/south roadway around ISU from University Blvd. connecting with Stange Road. Save Homewood – great course for duffers like me.
- We pay an incredible amount of property taxes. It's getting difficult to even think about staying in our homes. Parking is terrible in Ames, even in my residential neighborhood. Ames was a nice community to raise my children in, but most move away for better job opportunities, affordable housing, and activities.
- We sure could use a traffic engineer. We do not need a freeway system at this time, but instead of zooming traffic through a traffic circle find some additional routes that are underutilized at this time. Ames would benefit greatly.
- Would like to see more consideration given/discussion around perhaps unintended consequences of medium-high density residential development. For example, cut-through traffic in our neighborhood has, subjectively, in my opinion, increased substantially with the increase of apartments in Ames.

**COUNCIL ACTION FORM**

**SUBJECT: CREATION OF A NEW CHAPTER OF THE AMES MUNICIPAL CODE, KNOWN AS CHAPTER 35, GUEST LODGING CODE- ESTABLISHING DEFINITIONS, ADMINISTRATION, STANDARDS, LICENSING, AND ENFORCEMENT FOR GUEST LODGING AND AMENDING THE TEXT OF THE ZONING ORDINANCE (CHAPTER 29) AND THE RENTAL HOUSING CODE (CHAPTER 13) TO ALLOW THEIR USE AND ESTABLISHING A FEE FOR LICENSURE.**

**BACKGROUND:**

City Council has discussed Guest Lodging standards and licensing for approximately 18 months addressing a variety of issues related to classification of the use and allowances for it in different area of the city. The City Council most recently provided direction to staff on September 10, 2019 regarding the Vacation Lodging separation standard and an initial exemption process. Council then directed staff to proceed with finalizing ordinances for all aspects of Guest Lodging. Complete draft ordinances have now been completed per City Council direction. A new public hearing notice for this meeting also was published in the paper to allow for approval on first reading of the proposed standards.

**The attached three ordinances reflect a compilation of all of the changes directed by City Council to date for the implementation of Guest Lodging within the City of Ames.**

The changes necessary to create a new use of Guest Lodging are extensive:

1. Create a new type of principal and accessory use within the Zoning Ordinance (Chapter 29) and list allowed uses within each zoning district,
2. Establish a new licensure chapter (Chapter 35) of the *Ames Municipal Code*, and
3. Modify the Rental Housing Code (Chapter 13) with clarifying text amendments.

The attached ordinances offer four variations to accommodate Guest Lodging. These are broken down into two categories (accessory use and principal use) based upon potential incompatibility with surrounding residential uses.

The most basic form of Guest Lodging is as an accessory use to household living. Those within this Guest Lodging type include: Hosted Home Share, Home Share and Apartment Share. These have a relatively easy approval process based upon their accessory function to the primary owner or primary apartment tenant typically being present coordinated with a guest stay.

The involved and intense versions of Guest Lodging are those Guest Lodging uses that are considered principal uses without household living. Included are: Bed & Breakfast

Establishments and Vacation Lodging. Bed & Breakfast Establishments require a Special Use Permit (SUP) for the owner to operate up to five bedrooms of short term lodging while also living in the home. Vacation Lodging is the exclusive use of dwelling with no requirement for a regular owner or occupant to be reside at the home and requires a Rental Letter of Compliance (LOC) and may require a SUP. Furthermore, apartment dwellings licensed to operate as Vacation Lodging in certain zoning districts are exempt from the SUP requirement, but will comply with LOC requirements and limits of 10% of the total units operating with a guest lodging license. Apartment Dwellings that are considered to be a non-conforming use (only applies within certain low density zoning districts) will not be approved as Vacation Lodging and no Vacation Lodging use may be established on the ground floor of a commercial building or mixed use building.

**For one and two-family family dwelling types, a SUP is required and a 1000-foot separation is required between license units within one and two family homes. Per City Council direction, the ordinance includes an initial exemption period for certain properties with a valid Rental Code Letter of Compliance that was issued prior to October 1, 2019.** Additionally, the property owner must submit a complete application for a Vacation Lodging Special Use Permit between December 1-16, 2019, and the property owner must apply for the Guest Lodging License within 30 days of the ZBA approval of the Special Use Permit. These dates may be modified depending on the final schedule of adoption of the ordinances. **However, the proposed exemptions are not transferable to new property owners and may terminate if the Guest Lodging license for the unit has been suspended, revoked, or has lapsed. Vacation Lodging must be the principal use of the property that is licensed to be allowed to renew the license in the future.**

**Vacation Lodging is not permitted as a second principal use on a site with a single-family dwelling. Additionally, only one Vacation Lodging unit may be established for a property with a two-family dwelling, meaning only one half of a duplex may be used for Guest Lodging while the other unit can be either owner occupied or rented out as household living.**

It is a requirement for the licensing of a Vacation Lodging unit that it would operate for the majority of the year (more than six months of the prior year). This language prevents someone from indefinitely holding a Guest Lodging License in an area subject to the 1000-foot separation standard, just for the purposes of preventing the use by someone else in their neighborhood or to hold onto an exemption for an extended period of time with no intent to use the license.

The process for approval of Vacation Rental within a single family dwelling requires three steps. The property must first be registered as a rental property and have completed their initial property inspection to obtain a LOC, prior to applying for a SUP. Upon completion of the inspection identifying any noted deficiencies the project may move forward through the SUP process for a public hearing in front of the Zoning Board of Adjustment. If approved by the ZBA, the property owner must then obtain the final LOC prior to seeking the Guest Lodging license.

**It should be noted that under this proposal, neither the SUP or the license itself would be transferable to a subsequent owner or to another property, and the SUP shall be**

**deemed expired and void after a one-year period of disuse of the dwelling unit for Guest Lodging purposes or upon nonrenewal of a Guest Lodging license. A new owner would be required to seek a new Special Use Permit, which would also make them subject to the 1000-foot separation requirement after the proposed date of December 16<sup>th</sup>.**

The following is short summary of Guest Lodging standards as previously described in prior Council Action Forms:

- Duration of Stay. Guest Lodging would be for a period of 31 consecutive days or less to the same person.
- Occupancy Limitations. Occupancy limitations vary by unit type and are generally based on the number of guest bedrooms with a maximum number of adults allowed.
- Annual licensing. An annual license would be required with an annual licensing fee, in addition to any other city permits and fees.
- Parking. On-site parking subject to minimum parking requirements of Section 29.406.
- Fire Safety Requirements. Compliance with fire safety requirements of the Rental Housing Code (means of egress and fire protection systems) would be required of all Guest Lodging units. A checklist will be made available and applicants will be required to indicate compliance.
- Inspections. All applications would be subject to verification and inspection for compliance. Subsequent inspections would be at the discretion of the Enforcement Officer.
- Renewal/Revocation Standards. The license to operate Guest Lodging may be revoked if it was determined that the Guest Lodging was operating inconsistent with the licensing standards or if there are verified complaints with notice of correction action regarding its operation. An appeal process to the Zoning Board of Adjustment would be included.

The proposed regulations provide clear expectations with defined standards for the licensing and operating of Guest Lodging, and if needed, enforcement or license revocation. The goal is to minimize possible negative impacts to surrounding residential properties and neighborhoods from use of home for transient guest stays.

An annual licensing fee of \$50 would suffice in covering administration costs and inspections. This fee would be in-line with the annual rental housing registration renewal fee for a single-family home. The fee schedule should also include an additional inspection fee for the third correction inspection consistent with Rental Code requirements.

### **ALTERNATIVES:**

**1a.** The City Council can adopt on first reading by separate motion, each of the attached ordinances:

- i. Ordinance creating a new chapter of the *Ames Municipal Code* known as Chapter 35, Guest Lodging Code, establishing definitions, administration, standards, licensing, and enforcement for Guest Lodging, and

- ii. Ordinance amending the text of the Zoning Ordinance (Chapter 29), and
- iii. Ordinance amending text of the Rental Housing Code (Chapter 13) to allow the use of Guest Lodging, and

**1b.** The City Council can at the time of third reading and passage of the ordinances described in Alternative #1a, establish a fee by resolution for Guest Lodging licensure for 2019-2020 at \$50.

**2.** City Council can continue the public hearing to a date certain and direct modifications to the draft ordinances prior to first reading.

**3.** The City Council can adopt on first reading, a modified version of any of the three attached ordinances and establish a fee for Guest Lodging licensure upon third reading of the ordinances.

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

Each type of Guest Lodging (Hosted Home Share, Home Share, Apartment Share, Bed & Breakfast Establishment, and Vacation Lodging) has unique attributes related to occupancy, parking, and the approval process. However, objective criteria are included in the text to enable review for compliance and approval. Additional scrutiny through the Special Use Permit process for Bed & Breakfast Establishments and Vacation Lodging will help to ensure neighborhood compatibility. Licensing allows for periodic contact with property owners and helps ensure continued compliance.

Upon adoption of new Guest Lodging standards, the goal would be to undergo a public education campaign to let people know of the new requirements. Staff believes delaying enforcement until after March 1<sup>st</sup> would provide enough time for properties to come into compliance.

As directed by Council a short exemption period from the 1000-foot separation requirement would be applicable for those properties with a valid Rental Code Letter of Compliance issued prior to October 1, 2019, who apply for a Vacation Lodging Special Use Permit during the period of December 1-16, 2019. To receive the exemption, the property would have to be granted the SUP by the Zoning Board of Adjustment and the property owner would have to subsequently apply for the guest lodging license within 30 days of the SUP approval. The exemption terminates if the Guest Lodging license for the unit has been suspended, revoked, or has lapsed. Exemption from the Separation Requirement is not transferrable to any subsequent owner of the property.

**Therefore, it is the recommendation of the City Manager that the City Council adopt on first reading each of the attached ordinances as described in Alternative #1a and upon third reading and passage of the ordinances described in Alternative #1a, establish a fee for initial Guest Lodging licensure described in Alternative #1b.**

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING NEW SUBSECTIONS 29.201(14), 29.201(18.1), 29.201(19.1), 29.201(92.1) AND 29.201(235.1) AND AMENDING CHAPTER 29 THEREOF, FOR THE PURPOSE OF HARMONIZING CHAPTER 29 WITH CHAPTER 35, GUEST LODGING CODE; 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 new subsections 29.201(14), 29.201(18.1), 29.201(19.1), 29.201(92.1), and 29.201(235.1) and by amending Chapter 29 as follows:

“Sec. 29.201. DEFINITIONS.

Except as otherwise defined in this Ordinance or unless the context may otherwise require, the following words are defined for the purpose of this Ordinance as follows:

...

(14) **Apartment Dwelling** means a dwelling building containing three or more residential units. The term includes what is commonly known as an apartment building, but does not include community residential facilities or single-family attached dwellings. Apartment dwellings may be occupied by families only, or by a group of unrelated persons limited to five or less per residential unit.

~~\*\*\* Basement. See subsection 250.~~

...

(18.1) **Basement.** That floor level of a building between the upper surface of a floor and the ceiling or floor joists next above, which has at least 50% of the total area of its perimeter of foundational walls located below natural and finished grade.

...

(19.1) **Bed & Breakfast Establishment** means the Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, where the property owner provides lodging and may provide breakfast for overnight guests. A Bed & Breakfast Establishment is a short-term lodging use and is a category of Guest Lodging licensed under Chapter 35.

...

(92.1) **Guest Lodging** means the advertising, offering, or otherwise making available use of a dwelling unit for overnight lodging for a period of thirty-one (31) consecutive days or less in exchange for money, goods, labor or service. Guest Lodging types include Apartment Shares, Home Shares, Hosted Home Shares, Bed & Breakfast Establishments, and Vacation Lodging as licensed under Chapter 35. Guest Lodging does not include any hotel or motel facility.

...

(235.1) Vacation Lodging means the Guest Lodging of an entire dwelling unit, which is not required to be the owner's primary residence and which is commonly, but not exclusively, made available for occupancy through an online marketplace or website as a form of Guest Lodging.

...

~~(250) Basement. That floor level of a building between the upper surface of a floor and the ceiling or floor joists next above, which has at least 50% of the total area of its perimeter of foundational walls located below natural and finished grade.~~

...

**Sec. 29.501. CLASSIFICATION OF USES.**

...

(3) **Accessory Uses.** Unless otherwise stated in this Ordinance or otherwise indicated in the Use Tables for each zone:

...

(e) Accessory Uses: are incidental and customary to and commonly associated with the operation of the Principal Use;

i. Are ~~Is~~ clearly incidental and customary to and commonly associated with the operation of the Principal Use;

ii. Are ~~Is~~ operated and maintained under the same ownership or by lessees or concessionaires of the owner, and on the same zone lot as the Principal Use;

iii. Do ~~Does~~ not include structures or structural features inconsistent with the Principal Use;

iv. May include the Guest Lodging of all or a portion of a dwelling unit that is the primary residence of the property owner. May also include the use of apartment dwelling units for Guest Lodging, consistent with the licensing requirements of Chapter 35, when apartment dwellings are permitted in the base zone;

v. ~~iv. Does~~ Do not include residential occupancy in conjunction with uses other than other than hotels, motels, tourist homes and similar uses offering transient housing accommodations, which is also not permitted except by owners and employees employed on the premises and of the immediate families of such owners and employees; and

vi. ~~v. Has~~ Have a gross floor area that, in combination with all other uses accessory to Principal Uses located in the same structure or on the same lot, does not exceed 25% of the gross floor area utilized by all Principal Uses. ~~This~~ The 25% floor area limitation, however, shall does not apply to off-street parking. Guest Lodging is exempt from the 25% floor area limitation.

...

**Table 29.501(4)-1  
RESIDENTIAL USE CATEGORIES**

\*\*\*

**Household Living**

\*\*\*

**Accessory Uses**

\*\*\*

Home Share

Hosted Home Share

\*\*\*

**Short-Term Lodging**

**Definition.** Facilities offering ~~transient~~ lodging accommodations to the general public, where the ~~average~~ length of stay is ~~less than 60~~ 31 days or less. Short-term lodging is subject to State of Iowa definitions, permits, and rules, including remittance of hotel and motel tax.

**Uses Included**

~~Boarding, rooming or lodging houses and single room occupancy (SRO) hotels, where the average length of stay is less than 60 days.~~

~~Bed and breakfasts~~ Bed & Breakfast Establishment

~~Hotels~~ Hotel

~~Motels~~ Motel

~~Recreational Vehicle Parks~~ Recreational Vehicle Park

~~Vacation Lodging~~

**Accessory Uses**

Coffee shops and dining areas primarily for use by guests or residents of the facility.

...

**Sec. 29.600. "A" AGRICULTURAL.**

...

**Table 29.600(2)  
Agricultural (A) Zone Uses**

| USE CATEGORIES   | STATUS  | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|---|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |   |                   |                    |
| <b>Group Living</b>                                      | N   |                   |                    |
| <u>Household Living</u>                                  |   |                   |                    |
| ***  |   |                   |                    |
| <del>Apartment Dwelling (6 units and over)</del>         | <del>N</del>  | -                 | -                  |
| <b>Household Living Accessory Uses</b>                   |   |                   |                    |
| <del>Accessory Apartment</del>                           | <del>N</del>  |                   |                    |
| <del>Home Office</del>                                   | <del>Y</del>  | HO                | ZBA/Staff          |
| <del>Home Occupation</del> <u>Home Business</u>          | Y   | HO                | ZBA/Staff          |
| <u>Home Share</u>  | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                                 | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short-term Lodgings</del> <u>Short-Term Lodging</u> | <del>N</del>  |                   |                    |
| <del>Bed &amp; Breakfast Establishment</del>             | <u>Y</u>  | <u>SP</u>         | <u>ZBA</u>         |
| <del>Vacation Lodging</del>                              | <u>Y, but only within single and two family dwellings</u> | <u>SP</u>         | <u>ZBA</u>         |
| ***  |   |                   |                    |

...



Sec. 29.701. "RL" RESIDENTIAL LOW DENSITY.

...

Table 29.701(2)  
Residential Low Density (RL) Zone Uses

| USE CATEGORIES   | STATUS  | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|---|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |   |                   |                    |
| ***  |   |                   |                    |
| <b>Household Living Accessory Uses</b>                   |   |                   |                    |
| Clubhouse  | N   |                   |                    |
| <del>Home Office</del>                                   | <del>Y</del>  | HO                | ZBA/Staff          |
| <del>Home Occupation</del> <del>Home Business</del>      | Y   | HO                | ZBA/Staff          |
| <u>Home Share</u>  | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                                 | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short-term Lodgings</del> <b>Short-Term Lodging</b> | N, except Bed and Breakfast permitted as a Home Occupation. | HO                | ZBA/Staff          |
| <u>Bed &amp; Breakfast Establishment</u>                 | <u>Y</u>  | <u>SP</u>         | <u>ZBA</u>         |
| <u>Vacation Lodging</u>                                  | <u>Y, but only within single and two family dwellings</u>   | <u>SP</u>         | <u>ZBA</u>         |

...

Sec. 29.702. "RM" RESIDENTIAL MEDIUM DENSITY.

...

Table 29.702(2)  
Residential Medium Density (RM) Zone Uses

| USE CATEGORIES   | STATUS  | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|---|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |   |                   |                    |
| ***  |   |                   |                    |
| <b>Household Living Accessory Uses</b>                   |   |                   |                    |
| Clubhouse  | N   |                   |                    |
| <del>Home Office</del>                                   | <del>Y</del>  | HO                | ZBA/Staff          |
| <del>Home Occupation</del> <del>Home Business</del>      | Y   | HO                | ZBA/Staff          |
| <u>Home Share</u>  | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                                 | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short-term Lodgings</del> <b>Short-Term Lodging</b> | N, except Bed and Breakfast permitted as a Home Occupation. | <del>HO</del>     | ZBA/Staff          |
| <u>Bed &amp; Breakfast Establishment</u>                 | <u>Y</u>  | <u>SP</u>         | <u>ZBA</u>         |
| <u>Vacation Lodging</u>                                  | <u>Y</u>  | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***  |   |                   |                    |

...  
**Sec. 29.703. "UCRM" URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE.**  
 ...

**Table 29.703(2)  
 Urban Core Residential Medium Density (UCRM) Zone Uses**

| USE CATEGORIES   | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |  |                   |                    |
| ***  |  |                   |                    |
| <b>Household Living Accessory Uses</b>                   |  |                   |                    |
| Clubhouse  | N  |                   |                    |
| <del>Home Office</del>                                   | <del>Y</del>   | HO                | ZBA/Staff          |
| <del>Home Occupation Home Business</del>                 | Y  | HO                | ZBA/Staff          |
| <u>Home Share</u>  | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                                 | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short-term Lodgings</del> <b>Short-Term Lodging</b> | N, except Bed and Breakfast permitted as a Home Occupation | HO                | ZBA/Staff          |
| <u>Bed &amp; Breakfast Establishment</u>                 | <u>Y</u>   | <u>SP</u>         | <u>ZBA</u>         |
| <u>Vacation Lodging</u>                                  | <u>Y</u>   | <u>SP</u>         | <u>ZBA</u>         |
| ***  |  |                   |                    |

...  
**Sec. 29.704. "RH" RESIDENTIAL HIGH DENSITY.**  
 ...

**Table 29.704(2)  
 Residential High Density (RH) Zone Uses**

| USE CATEGORIES   | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |  |                   |                    |
| ***  |  |                   |                    |
| <b>Household Living Accessory Uses</b>                   |  |                   |                    |
| Clubhouse  | Y  | SDP Minor         | Staff              |
| <del>Home Office</del>                                   | <del>Y</del>   | HO                | ZBA/Staff          |
| <del>Home Occupation Home Business</del>                 | Y  | HO                | ZBA/Staff          |
| <u>Home Share</u>  | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                                 | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short-term Lodgings</del> <b>Short-Term Lodging</b> | N, except Bed and Breakfast permitted as a Home Occupation | HO                | ZBA/Staff          |
| <u>Bed &amp; Breakfast Establishment</u>                 | <u>Y</u>   | <u>SP</u>         | <u>ZBA</u>         |
| <u>Vacation Lodging</u>                                  | <u>Y</u>   | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***  |  |                   |                    |

...

Sec. 29.705. "RLP" RESIDENTIAL LOW DENSITY PARK ZONE.

Table 29.705(4)  
Residential Low Density Park (RLP) Zone Uses

| USE CATEGORY  | STATUS                          | APPROVAL REQUIRED | APPROVAL AUTHORITY   |
|---|---------------------------------|-------------------|--|
| <b>RESIDENTIAL USES</b>   |                                 |                   |  |
| ***   |                                 |                   |  |
| <b>Household Living</b>   | Y                               | SDP Major         | City Council. Single-Family Manufactured Home and accessory uses listed in Table 29.500 only. Home Office and Home Business allowed as necessary uses. |
| <u>Manufactured Housing</u>                                     | <u>Y</u>                        | <u>SDP Major</u>  | <u>City Council</u>  |
| <b><u>Household Living Accessory Uses</u></b>                   | -                               | -                 | -  |
| <u>Accessory Uses Specific to Manufactured Housing</u>          | <u>Y, see Table 29.501(4)-1</u> | <u>SDP Major</u>  | <u>City Council</u>  |
| <u>Home Occupation</u>  | <u>Y</u>                        | <u>HO</u>         | <u>ZBA/Staff</u>   |
| <u>Home Share</u>   | <u>Y</u>                        | <u>ZP</u>         | <u>ZEO</u>   |
| <u>Hosted Home Share</u>  | <u>Y</u>                        | <u>ZP</u>         | <u>ZEO</u>   |
| <del>Short-term Lodgings</del> <b><u>Short-Term Lodging</u></b> | N                               | =                 |  |
| ***   |                                 |                   |  |

- Y = Yes; permitted as indicated by required approval
- N = No; prohibited
- SP = Special Use Permit required; See Section 29.1503
- ZP = Building/Zoning Permit required; See Section 29.1501
- SDP Minor = Site Development Plan Minor; See Section 19.1502(3)
- SDP Major = Site Development Plan Major; See Section 19.1502(4)
- HO = Home Occupation
- ZBA = Zoning Board of Adjustment
- ZEO = Zoning Enforcement Officer

...

**Sec. 29.801. “NC” NEIGHBORHOOD COMMERCIAL ZONING STANDARDS.**

...

**Table 29.801(2)  
Neighborhood Commercial (NC) Zone Uses**

| USE CATEGORY                           | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|----------|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                |          |                   |                    |
| ***                                    |          |                   |                    |
| Household Living Accessory Uses        | -        | -                 | -                  |
| Home Occupation                        | <u>Y</u> | <u>HO</u>         | <u>ZBA/Staff</u>   |
| Home Share                             | <u>Y</u> | <u>ZP</u>         | <u>ZEO</u>         |
| Hosted Home Share                      | <u>Y</u> | <u>ZP</u>         | <u>ZEO</u>         |
| Short term Lodgings Short-Term Lodging | <u>N</u> | -                 |                    |
| Bed & Breakfast Establishment          | <u>Y</u> | <u>SP</u>         | <u>ZBA</u>         |
| Vacation Lodging                       | <u>Y</u> | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***                                    |          |                   |                    |

- Y = Yes; permitted as indicated by required approval
- N = No; prohibited
- SP = Special Use Permit required; See Section 29.1503
- ZP = Building/Zoning Permit required; See Section 29.1501
- SDP Minor = Site Development Plan Minor; See Section 19.1502(3)
- SDP Major = Site Development Plan Major; See Section 19.1502(4)
- ZBA = Zoning Board of Adjustment
- ZEO = Zoning Enforcement Officer

...

**Sec. 29.802. “CCN” COMMUNITY COMMERCIAL NODE.**

...

**Table 29.802(2)  
Community Commercial Node (CCN) Zone Uses**

| USE CATEGORY                           | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                |  |                   |                    |
| ***                                    |  |                   |                    |
| Household Living                       | N  |                   |                    |
| Short term Lodgings Short-Term Lodging | <u>Y, except Bed &amp; Breakfast Establishment, Vacation Lodging</u> | SDP Minor         | Staff              |
| ***                                    |  |                   |                    |

...

Sec. 29.804. "HOC" HIGHWAY-ORIENTED COMMERCIAL.

...

Table 29.804(2)  
Highway-Oriented Commercial (HOC) Zone Uses

| USE CATEGORY   | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                              |  |                   |                    |
| ***  |  |                   |                    |
| <u>Short term Lodgings</u> <u>Short-Term Lodging</u> | Y, except Bed & Breakfast Establishment, <u>Vacation Lodging</u> | SDP Minor         | Staff              |
| ***  |  |                   |                    |

...

29.805. "PRC" PLANNED REGIONAL COMMERCIAL.

...

Table 29.805(2)  
Planned Regional Commercial (PRC) Zone Uses

| USE CATEGORY   | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                              |  |                   |                    |
| ***  |  |                   |                    |
| <u>Short term Lodgings</u> <u>Short-Term Lodging</u> | Y, except Bed & Breakfast Establishment, <u>Vacation Lodging</u> | SDP Minor         | Staff              |
| ***  |  |                   | -                  |

...

Sec. 29.806. "CCR" COMMUNITY COMMERCIAL/RESIDENTIAL NODE.

...

Table 29.806(2)  
Community Commercial/Residential Node (CCR) Zone Uses

| USE CATEGORY   | STATUS                                  | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|---|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                              |   |                   |                    |
| ***  |   |                   |                    |
| <u>Household Living Accessory Uses</u>               | -                                       | -                 | -                  |
| <u>Home Occupation</u>                               | <u>Y</u>                                | <u>HO</u>         | <u>ZBA/Staff</u>   |
| <u>Home Share</u>                                    | <u>Y</u>                                | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                             | <u>Y</u>                                | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Short term Lodgings</u> <u>Short-Term Lodging</u> | Y, except Bed & Breakfast Establishment | SDP Minor         | Staff              |
| <u>Vacation Lodging</u>                              | <u>Y</u>                                | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***  |   |                   |                    |

...

Sec. 29.808. "DSC" DOWNTOWN SERVICE CENTER.

...

Table 29.808(2)  
Downtown Service Center (DSC) Zone Uses

| USE CATEGORY                                  | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|---|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                       |  |                   |                    |
| ***   |  |                   |                    |
| <b><u>Household Living Accessory Uses</u></b> | -  | -                 | -                  |
| <u>Home Occupation</u>                        | <u>Y</u>   | <u>HO</u>         | <u>ZBA/Staff</u>   |
| <u>Home Share</u>                             | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                      | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Short term Lodgings Short-Term Lodging</u> | <u>Y, except Bed &amp; Breakfast Establishment</u> | SDP Minor         | Staff              |
| <u>Vacation Lodging</u>                       | <u>Y</u>   | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***   |  |                   |                    |

...

Sec. 29.809. "CSC" CAMPUSTOWN SERVICE CENTER.

...

Table 29.809(2)  
Campustown Service Center (CSC) Zone Uses

| USE CATEGORY                                  | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|---|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                       |  |                   |                    |
| ***   |  |                   |                    |
| <b><u>Household Living Accessory Uses</u></b> | -  | -                 | -                  |
| <u>Home Occupation</u>                        | <u>Y</u>   | <u>HO</u>         | <u>ZBA/Staff</u>   |
| <u>Home Share</u>                             | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>                      | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Short term Lodgings Short-Term Lodging</u> | <u>Y, except Bed &amp; Breakfast Establishment</u> | SDP Minor         | Staff              |
| <u>Vacation Lodging</u>                       | <u>Y</u>   | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***   |  |                   |                    |

...

**Sec. 29.903. ~~Research Park Innovation District (RI)~~ “RI” RESEARCH PARK INNOVATION DISTRICT.**

...

**Table 29.903(2)  
RI Zone Uses**

| USE CATEGORIES   | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |  |                   |                    |
| ***  |  |                   |                    |
| <del>Short term Lodgings</del> <u>Short-Term Lodging</u> | Y, except <u>Bed &amp; Breakfast Establishment, Vacation Lodging</u> | SDP Minor         | Staff              |
| ***  |  |                   |                    |

...

**Sec. 29.1003. “S-SMD” SOUTH LINCOLN SUB AREA MIXED-USE DISTRICT.**

...

**Table 29.1003(2)  
South Lincoln Sub Area (S-SMD) Mixed-Use District**

| USE CATEGORY   | STATUS  | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|--|---|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                                  |   |                   |                    |
| ***  |   |                   |                    |
| <b>Household Living Accessory Uses</b>                   |   |                   |                    |
| <del>— Home Office</del>                                 | Y   | HO                | ZBA/Staff          |
| <del>— Home Occupation Home Business</del>               | Y   | HO                | ZBA/Staff          |
| <del>— Home Share</del>                                  | Y   | ZP                | ZEO                |
| <del>— Hosted Home Share</del>                           | Y   | ZP                | ZEO                |
| <del>Short term Lodgings</del> <u>Short-Term Lodging</u> | N, except <u>Bed and Breakfast permitted as a Home Occupation</u> | HO                | ZBA/Staff          |
| <del>— Bed &amp; Breakfast Establishment</del>           | Y   | SP                | ZBA                |
| <del>— Vacation Lodging</del>                            | Y   | SP/ZP             | ZBA/ZEO            |
| ***  |   |                   |                    |

...

**Sec. 29.1004. "DGC" DOWNTOWN GATEWAY COMMERCIAL.**

...

**Table 29.1004(2)  
Downtown Gateway Commercial Uses**

| USE CATEGORY  | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|---|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>   |  |                   |                    |
| ***   |  |                   |                    |
| <b><u>Household Living Accessory Uses</u></b>   | -  | -                 | -                  |
| <u>Home Occupation</u>  | <u>Y</u>   | <u>HO</u>         | <u>ZBA/Staff</u>   |
| <u>Home Share</u>   | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <u>Hosted Home Share</u>  | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short term Lodging</del> <u>Short-Term Lodging</u><br>(stand alone or mixed use) | <u>Y, except Bed &amp; Breakfast Establishment</u> | SDP Major         | Staff              |
| <u>Vacation Lodging</u>   | <u>Y</u>   | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>     |
| ***   |  |                   |                    |

...

**Sec. 29.1101. "O-SFC" SINGLE FAMILY CONSERVATION OVERLAY.**

\*\*\*

**(4) Permitted Uses.**

(a) Subject to the Building/Zoning Permit requirements of Section 29.1501, land, buildings and structures may be used for the following purposes in an O-SFC Zone without City Council approval, in accordance with standards and regulations of the Base Zone:

- (i) Dwelling - Single-Family
- (ii) Dwelling – Two Family
- (iii) Bed & Breakfast Establishment (Special Use Permit required: See Section 29.1503)
- (iv) Vacation Lodging (Special Use Permit required: See Section 29.1503)

(b) All uses and structures conforming to the Base Regulations and all lawfully vested nonconforming uses and structures that exist in the O-SFC on the effective date of the amendment of the official zoning map to show the O-SFC are hereby deemed to be conforming with the terms of this Section. The O-SFC shall not be deemed to create a nonconforming use or structure within the scope of Section 29.307.

...

**Sec. 29.1113. "O-LMU" LINCOLN WAY MIXED USE OVERLAY DISTRICT.**

\*\*\*

- (2) **Permitted Uses.** Subject to the requirements of Sec. 29.1502 for Site Development Plan Review, and in accordance with the requirements of this Sec. 29.1113 and the Zone Development Standards of the HOC base zone, Apartment Dwellings (and their Accessory Uses) and Vacation Lodging may be permitted in combination with HOC permitted uses classified as Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare. Stand alone Apartment Dwellings ~~buildings~~ are not a permitted use in the Overlay Zone.

\*\*\*



Sec. 29.1201. “F-VR” VILLAGE RESIDENTIAL DISTRICT.

...

Table 29.1201(5)  
Village Residential (F-VR) Floating Zone Uses

| USE CATEGORY   | NEIGHBORHOOD CENTER | NEIGHBORHOOD GENERAL | NEIGHBORHOOD EDGE |
|--|---------------------|----------------------|-------------------|
| ***  |                     |                      |                   |
| <b>OTHER USES</b>  |                     |                      |                   |
| ***  |                     |                      |                   |
| Essential Public Services  | Y                   | Y                    | Y                 |
| <u>Household Accessory Uses</u>                                      | <u>Y</u>            | <u>Y</u>             | <u>Y</u>          |
| <u>Vacation Lodging, subject to the standards of Section 29.1302</u> | <u>Y</u>            | <u>Y</u>             | <u>Y</u>          |
| ***  |                     |                      |                   |

...

Sec. 29.1202. “F-S” SUBURBAN RESIDENTIAL ZONE.

...

Table 29.1202(4)-1  
Suburban Residential Floating Zoning  
Residential Low Density (FS-RL) Uses

| USE CATEGORIES                                    | STATUS   | APPROVAL REQUIRED | APPROVAL AUTHORITY |
|---|--|-------------------|--------------------|
| <b>RESIDENTIAL USES</b>                           |  |                   |                    |
| ***   |  |                   |                    |
| <b>Household Living Accessory Uses</b>            |  |                   |                    |
| Clubhouse   | N  |                   |                    |
| <del>Home Office</del>                            | <del>Y</del>   | HO                | ZBA/Staff          |
| <del>Home Occupation Home Business</del>          | Y  | HO                | ZBA/Staff          |
| <del>Home Share</del>                             | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Hosted Home Share</del>                      | <u>Y</u>   | <u>ZP</u>         | <u>ZEO</u>         |
| <del>Short-term Lodgings Short-Term Lodging</del> | N, except Bed and Breakfast permitted as a Home Occupation | -HO               | -ZBA/Staff         |
| <del>Bed &amp; Breakfast Establishment</del>      | <u>Y</u>   | <u>SP</u>         | <u>ZBA</u>         |
| <del>Vacation Lodging</del>                       | <u>Y</u>   | <u>SP</u>         | <u>ZBA</u>         |
| ***   |  |                   |                    |

...

**Table 29.1202(4)-2  
Suburban Residential Floating Zoning  
Residential Medium Density (FS-RM) Uses**

| USE CATEGORIES  | STATUS  | APPROVAL REQUIRED | APPROVAL AUTHORITY   |
|---|---|-------------------|----------------------|
| <b>RESIDENTIAL USES</b>   |   |                   |                      |
| ***   |   |                   |                      |
| <b>Household Living Accessory Uses</b>                          |   |                   |                      |
| Clubhouse   | Y   | SDP Major         | City Council         |
| <del>Home Office</del>  | <del>Y</del>  | <del>HO</del>     | <del>ZBA/Staff</del> |
| <u>Home Occupation</u> <del>Home Business</del>                 | Y   | HO                | ZBA/Staff            |
| <u>Home Share</u>   | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>           |
| <u>Hosted Home Share</u>  | <u>Y</u>  | <u>ZP</u>         | <u>ZEO</u>           |
| <b><del>Short-term Lodgings</del> <u>Short-Term Lodging</u></b> | <del>N, except Bed and Breakfast permitted as a Home Occupation</del> | <del>HO</del>     | <del>ZBA/Staff</del> |
| <u>Bed &amp; Breakfast Establishment</u>                        | <u>Y</u>  | <u>SP</u>         | <u>ZBA</u>           |
| <u>Vacation Lodging</u>   | <u>Y</u>  | <u>SP/ZP</u>      | <u>ZBA/ZEO</u>       |
| ***   |   |                   |                      |

...

**Sec. 29.1203. "F-PRD" PLANNED RESIDENCE DISTRICT,**

...

**Table 29.1203(4)  
Planned Residence District (F-PRD) Floating Zone Uses**

| Permitted Principle Uses  | Permitted Accessory Uses   |
|---|--|
| ***   | <p>Accessory uses of the Household Living category provided for in <u>Table 29.501(4)-1</u> <del>Section 29.500 of this ordinance.</del></p> <p>Garages</p> <p>Open space uses</p> <p>Home occupations subject to standards of Section 29.1304 <del>of this ordinance</del></p> <p>Home Day Care subject to the standards of Section 29.1304</p> <p>Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project</p> <p>Rental services offices not to exceed 5,000 square feet</p> <p>Assisted Living, for the residents of the PRD</p> |
| <u>Vacation Lodging subject to the standards of Section 29.1302</u> |  |

...

**Sec. 29.1302. GUEST LODGING REQUIREMENTS, BED & BREAKFAST ESTABLISHMENTS.**

- (1) **Non-Conforming Uses.** Any Apartment Dwelling that is a non-conforming use within its zoning district shall not be approved as Vacation Lodging.
- (2) **Special Use Permit.**
  - (a) Bed & Breakfast Establishments and Vacation Lodging must obtain a Special Use Permit from the Zoning Board of Adjustment prior to receiving a Guest Lodging license.
  - (b) Exemptions. Apartment dwellings located in certain zoning districts are exempt from the Special Use Permit requirement. These zoning districts include: F-PRD, F-VR, RM, RH, FS-RM, NC, CCR, DSC, CSC, O-LMU and DGC. This exemption does not apply to apartment dwellings located in zoning district RM / O-SFC.
  - (c) Properties requiring a Letter of Compliance (LOC) must have registered for their LOC and have completed their initial LOC inspection, prior to applying for a Special Use Permit.
  - (d) The Special Use Permit is not transferable to a subsequent owner or to another property.
  - (e) The Special Use Permit shall be deemed expired and void after a one year period of disuse of the dwelling unit for guest lodging purposes or upon nonrenewal of a guest lodging license.
- (3) **Additional Vacation Lodging Restrictions.**
  - (a) Vacation Lodging is not permitted as a second principal use on a site with a single-family dwelling.
  - (b) Only one Vacation Lodging unit may be established for a property with a two-family dwelling.
  - (c) No Vacation Lodging use may be established on the ground floor of a commercial building or mixed use building.
- (4) **Guest Rooms.**
  - (a) Bed & Breakfast Establishments may have no more than five approved guest bedrooms. The Zoning Board of Adjustment will determine the number of bedrooms specific to the dwelling unit.
  - (b) Vacation Lodging must be consistent with the occupancy limitations of the Ames Municipal Code Section 13.503. No Vacation Lodging shall exceed a total of five adults per dwelling unit.
- (5) **Off-Street Parking Requirements.**
  - (a) Bed & Breakfast Establishments must have one reserved space per guest room, plus one space for the owner.
  - (b) Vacation Lodging must provide one parking space per guest bedroom, with a maximum of five spaces required; an apartment dwelling in a zoning district with less parking required is not subject to this standard.
  - (c) The parking spaces shall meet standards established by Section 29.406 of this ordinance.
- (6) **Local and State Regulations.** The Guest Lodging establishment must comply with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses.

~~To obtain a Special Use Permit for a Bed & Breakfast Establishment, all criteria in "Home Occupations," set forth in Section 29.1304, must be met, in addition to the following:~~

- ~~(1) **Guest Rooms.** A maximum of 5 per structure in the RM and RH Zones and a maximum of 2 per structure in the RL Zone. The Zoning Board of Adjustment may restrict the number of guest rooms to a lesser number.~~
- ~~(2) **Breakfast shall be the only meal served.** This service must occur before 11:00 a.m. Only guests residing in the structure or persons living in the premises may be served. The structure shall not be remodeled into a commercial kitchen unless required by Environmental Health rules and regulations established pursuant to Municipal Code Chapter 11.~~
- ~~(3) **Off-Street Parking Requirements.** One space per guest room, plus one space for the owner. The parking spaces shall meet standards established by Section 29.406 of this ordinance.~~
- ~~(4) **Guests shall register** upon arrival, stating their names, current residence address and the license plate number of the vehicle that is being used by the guest. The registration form shall be kept by the owner for a period of 3 years and shall be made available for examination by a representative of the City upon one day's notice.~~
- ~~(5) **Guest stays** shall be limited to 2 weeks.~~
- ~~(6) **The Special Use Permit** is not transferable to a subsequent owner or to another property.~~

~~(7) The establishment must comply with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses.~~

...

**Sec. 29.1304. HOME OCCUPATIONS.**

...

**(1) Permitted, Special and Prohibited Home Occupations.**

...

~~(viii) Bed and breakfast operations;~~

....”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in Ames Municipal Code Chapter 29.

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 December 1, 2019, and after its passage and publication as required by law. Enforcement of this ordinance shall begin on March 1, 2020.

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

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

\_\_\_\_\_  
John A. Haila, Mayor

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 13.100(5)(b) THEREOF, FOR THE PURPOSE OF HARMONIZING CHAPTER 13 WITH CHAPTER 35, GUEST LODGING CODE; 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 13.100(5)(b) as follows:

“Sec. 13.100 GENERAL

...

(5) Exceptions.

The following residential structures are exempt from these rules:

...

(b) the use of a dwelling unit, wholly or partially, as a Bed & Breakfast Establishment, Home Share, or Hosted Home Share licensed under Chapter 35. Vacation Lodging as defined in Chapter 29 is not exempt.

...”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in Ames Municipal Code Chapter 13.

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. Enforcement of this ordinance shall begin on March 1, 2020.

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

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

\_\_\_\_\_  
John A. Haila, Mayor

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW CHAPTER 35, GUEST LODGING CODE THEREOF FOR THE PURPOSE OF REGULATING GUEST LODGING IN THE CITY OF AMES, IOWA; 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 Chapter as follows:

**“[NEW] Chapter 35 GUEST LODGING CODE**

**Sec. 35.100. TITLE, PURPOSE AND SCOPE.**

These regulations shall be known as the Guest Lodging Code of the City of Ames, hereinafter referred to as “this code.”

In the adoption of this code, the City finds that the Guest Lodging of dwelling units has the potential to be incompatible with surrounding residential uses. Therefore, special regulation for short-term occupancy is necessary to ensure that these uses will be compatible with surrounding residential uses and will not materially alter the character of neighborhoods in which they are located. This code provides reasonable and necessary regulations for the licensing and operation of Guest Lodging in order to:

- (1) Ensure the safety, welfare and convenience of guests, owners and neighboring property owners throughout Ames;
- (2) Help maintain the City’s needed housing supply for household living; and
- (3) Protect the character of the City’s neighborhoods by limiting the operations, number, and concentration of Guest Lodging in residential zones.

**Sec. 35.200. DEFINITIONS.**

For the purposes of this code, the following words, terms and phrases have the meanings set forth herein. Where terms are not defined herein but are defined elsewhere, such as in *Ames Municipal Code Chapter 13, Rental Housing Code or Chapter 29, Zoning Ordinance*, such terms have the meanings ascribed therein.

**Apartment Share** means the Guest Lodging of a portion or the entire dwelling unit within an apartment building that is the primary residence of the tenant.

**Applicant** means a property owner or agent of a property owner who has filed an application for a Guest Lodging license.

**Bed & Breakfast Establishment** means the Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, where the property owner is present and provides lodging, and may provide breakfast for overnight guests.

**Bedroom, Approved** means any room or space used or intended to be used for sleeping purposes that is found to be in compliance with the standards of *Ames Municipal Code Chapter 13*.

**Enforcement Officer** means that person or persons designated by the City Manager who is responsible for the administration and enforcement of this code.

**Dwelling Unit** means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Guest Contract** means one or more persons who act as a single group and as a single reservation and payment for a Guest Lodging.

**Guest Lodging** means the advertising, offering, or otherwise making available use of a dwelling unit for overnight lodging for a period of thirty-one (31) consecutive days or less in exchange for money, goods, labor or service. Guest Lodging does not include any hotel or motel facility.

**Guest Lodging License** means the regulatory license required by this code.

**Home Share** means the limited Guest Lodging of the entire dwelling unit that is the primary residence of the property owner, while the property owner is not present.

**Hosted Home Share** means the limited Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, while the property owner is present. For the purposes of this definition, “present” means the property owner is staying in the dwelling overnight during the Guest Lodging.

**Letter of Compliance** means a document issued by the Inspection Division, stating the premises have been inspected and found to be in compliance with *Ames Municipal Code Chapter 13, Rental Housing Code*, on the date of inspection.

**Owner** means any person, agent, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

**Primary Residence** means a dwelling unit that is the only place where a person has a true, fixed, and permanent home, and to where, whenever the person is briefly and temporarily absent, the person intends to return. A person may have only one primary residence.

**Vacation Lodging** means the Guest Lodging of an entire dwelling unit, which is not required to be the owner’s primary residence and which is commonly, but not exclusively, made available for through an online marketplace or website as a form of Guest Lodging. Vacation Lodging may be offered on an ongoing basis throughout the year as long as each guest contract is for thirty-one (31) days or less.

#### **Sec. 35.300. GUEST LODGING LICENSING**

**License Required.** No person or entity may advertise, offer, let, operate, or otherwise make available Guest Lodging without a current Guest Lodging license issued by the City of Ames in accordance with the provisions of this code.

#### **35.400 GUEST LODGING STANDARDS**

**Application.** Any property owner or entity intending to allow or carry on the business of offering Guest Lodging on their property must submit a written application with the Enforcement Officer demonstrating that the proposed Guest Lodging meets the required standards of this code. To receive approval, an applicant must demonstrate that all applicable standards listed below have been met:

- (1) **Applicant is the Property Owner.** A license must be obtained and renewed annually by the property owner and will be issued in the property owner’s name. Each dwelling unit must be licensed individually.
  - (a) **Primary Residence.** The dwelling unit must be the primary residence of the property owner for a Home Share, Hosted Home Share, or Bed & Breakfast Establishment, or the primary residence of the tenant for an Apartment Share.
- (2) **Zoning.** The dwelling unit is located in a zoning district permitting the unit’s use as Guest Lodging, as identified in the zoning use tables found in *Chapter 29, Zoning Ordinance*.
  - (a) Bed & Breakfast Establishment and Vacation Lodging owners must obtain a Special Use Permit from the Zoning Board of Adjustment, prior to receiving a Guest Lodging license.
  - (b) Exemptions. Apartment dwellings located in certain zoning districts are exempt from the Special Use Permit requirement as identified in the zoning use tables found in *Chapter 29, Zoning Ordinance*.

(3) **Occupancy.**

- (a) Hosted Home Shares are limited to a maximum of two approved bedrooms and two adults as guests per dwelling unit. The applicant must specify which portions of the dwelling unit will constitute the licensed premises available for use for the Guest Lodging.
- (b) Bed & Breakfast Establishments are limited to a maximum occupancy of two adults per approved bedroom. No more than five bedrooms may be approved.
- (c) Home Shares are limited to a maximum of two adults per approved bedroom, not to exceed a total of five adults per dwelling unit.
- (d) Apartment Shares are limited to the occupancy standards of *Ames Municipal Code Chapter 13, Rental Housing Code*.
- (e) Vacation Lodging must align with the occupancy limitations of *Ames Municipal Code Section 13.503* and in no instance may occupancy exceed a total of five adults per dwelling unit of guests and residents, or any combination thereof.

(4) **Off-Street Parking.** Parking is provided according to the requirements of the *Zoning Ordinance Section 29.406* and the following:

- (a) Hosted Home Shares - No additional parking required.
- (b) Bed & Breakfast Establishments - 1 reserved space per guest bedroom, plus 1 space for the owner.
- (c) Home Shares - 1 space per bedroom (maximum required - 5 spaces).
- (d) Apartment Shares – No additional parking required.
- (e) Vacation Lodging - 1 space per bedroom (maximum required - 5 spaces). An apartment dwelling is not subject to this standard if it is located in a zoning district which requires less parking than 1 space per bedroom.

(5) **Additional Vacation Lodging Restrictions.**

(a) **Non-Conforming Apartment Dwellings.**

- (i) An apartment dwelling that is a non-conforming use within its zoning district is not eligible to be licensed as Vacation Lodging.

(b) **Housing Rental Code Compliance.**

- (i) It is unlawful for Vacation Lodging to advertise or operate without a valid Letter of Compliance in effect.
- (ii) Vacation Lodging must receive a Letter of Compliance, prior to making application for a Guest Lodging license. *See Ames Municipal Code Chapter 13*. Transitional Letters of Compliance do not satisfy the Letter of Compliance requirement.
- (iii) Should an existing Letter of Compliance expire or be revoked during the licensing period, the Guest Lodging license will be considered as suspended and may be revoked.

(c) **Active Operation.** A Vacation Lodging unit must be actively utilized for Guest Lodging purposes during a majority of the year, or it may risk non-renewal.

(d) **Percentage of Dwelling Units as Vacation Lodging within One Parcel.**

- (i) The use of apartment dwellings as Vacation Lodging within a single parcel or common development is restricted to the greater of one Guest Lodging unit or up to 10% of the total number of units located within a parcel or common development.
- (ii) Vacation Lodging is not permitted as second principal use on a site with a single-family dwelling.
- (iii) When in a commercial or mixed use building, Vacation Lodging is not permissible on the ground floor.



(e) **Separation Requirement.**

- (i) A 1000-foot separation distance between properties licensed as Vacation Lodging units shall be enforced when approving single or two-family residences as Vacation Lodging, within certain low density and mixed density zoning districts. These include: A, RL, UCRM, F-VR, FS-RL, F-PRD, and O-SFC.
- (ii) The separation distance does not apply to apartment dwellings.
- (iii) The separation distance is calculated by the City of Ames Geographic Information System (GIS) from the property line of the applicant's property outward 1000 feet and prohibits approval of Vacation Lodging for any property that lies either in whole or in part within the separation distance.
- (iv) Requests for an exemption from the Separation Requirement may be granted during a short initial period. To be eligible for an exemption from the Separation Requirement,
  - (A) The property must have a valid Rental Code Letter of Compliance that was issued prior to October 1, 2019; and
  - (B) The property owner must submit a complete application for a Vacation Lodging Special Use Permit between December 1-16, 2019.
  - (C) The property owner must apply for the Guest Lodging License within 30 days of the ZBA approval of the Special Use Permit.

Exemption from the Separation Requirement is subject to a Vacation Lodging Special Use Permit being granted by the Zoning Board of Adjustment.

Exemption from the Separation Requirement will terminate if the Guest Lodging license for the unit has been suspended, revoked, or has lapsed. Exemption from the Separation Requirement is not transferrable to any subsequent owner of the property.

- (6) **Tax Compliance.** At time of renewal, documentation must be provided indicating that required taxes for the previous year have been paid pursuant to *Ames Municipal Code Section 24.3*.
- (7) **Fire Safety Requirements.** All units must be evaluated with a checklist for fire-safety and owners must ensure continued compliance with fire safety regulations included in *Ames Municipal Code Chapter 13, Division VIII*.
- (8) **Inspection.** Upon application for a license, all Guest Lodging units must be made available for City verification and inspection for compliance. Refusal by the applicant to allow such inspection shall be grounds for denial of a license. Subsequent inspections may be conducted as part of a regular periodic inspection program or as required to verify correction of deficiencies, or as necessitated by complaints.
- (9) **Additional Operational Requirements.** In addition to initial application requirements, the following also apply:
  - (a) **Concurrent Guest Contracts Not Allowed Within a Dwelling Unit.** Accommodations must be offered as one guest contract only. Bed & Breakfast Establishments are exempt from this limitation and may offer one guest contract per approved bedroom.
  - (b) **Maximum Number of Days per Annual Renewal Period (for Home Shares only).** Home Shares are limited to a total of 90 days per annual renewal period, with each guest contract including a period of 31 days or less.
  - (c) **Mandatory Postings of License.** A copy of the Guest Lodging license issued by the City must be displayed in a prominent location within the interior of the dwelling near the front door.
  - (d) **Registry of Guests.** Each owner or host must keep a registry of guests accommodated during the licensing period. The guest registry must be available for inspection by the City upon request.
  - (e) **Responsiveness to Complaints.** The owner must respond to complaints in a reasonably timely manner and shall maintain a record of the actions taken in response. This record must be available for

inspection by the City upon request.

**Sec. 35.500. ADMINISTRATIVE PROCEDURES.**

- (1) **Administrative Rules.** The Enforcement Officer shall have the authority to establish administrative rules and regulations consistent with this code, for the purpose of interpreting, carrying out, and enforcing it.
- (2) **Application Review and Issuance of License including Renewal.**
  - (a) **Application Form.** Application for a Guest Lodging license or license renewal must be on forms provided by the City.
  - (b) **License Fee.** The application fee for a Guest Lodging license or license renewal must be as established by resolution of the City Council. These fees are in addition to any other permit or registration fees that may be required.
  - (c) **Application Submittal and Review.** Complete and accurate information must be provided to the City.
    - (i) **Staff review.** The application will be reviewed by staff within five working days for completeness.
    - (ii) **Incomplete Application.** Any application that does not include all required information will be considered incomplete. In such cases, the City will notify the applicant in writing, explaining the information required. If the applicant does not provide the required information within 31 days of the notice, **the application will be deemed withdrawn/denied for lack of responsiveness with no return of application fees.**
    - (iii) **Inspection.** All premises being considered for licensure as Guest Lodging must be subject to inspection by the City for the purpose of investigating and determining compliance with the requirements of this code. Should the premises not be made available for inspection when requested, the application will be considered incomplete.
    - (iv) **Approval.** A complete application in compliance with this code will be approved and granted a one-year license.
    - (v) **Conditional Approval.** When circumstances do not warrant a full one-year license, a conditional approval may be granted. A conditional approval allows an applicant to operate while coming into full compliance or while correcting a violation. A conditional approval is time limited for no more than three months and is not renewable.
    - (vi) **Denial including Non-Renewal.** Any violation of the provisions of this code may be considered during the application review and may result in denial or non-renewal. Verified complaints with notice of corrective action involving violations of the zoning code, building code, and/or applicable laws or regulations may be a basis for denying a license. A property owner may not reapply for a license for a period of 12 months for that dwelling unit, if denied a Guest Lodging license based upon this section.
    - (vii) **Notification.** Within 31 days of determining the receipt of a complete application, the applicant will be notified of approval, denial, or additional information needed to approve the request.
- (3) **Term**
  - (a) All licenses shall terminate after one year. Annual applications must be submitted by the property owner, prior to expiration of the license.
  - (b) If a Guest Lodging license expires, the dwelling unit may not be used or occupied as Guest Lodging until such time as a subsequent license has been granted for that unit.
- (4) **Transferability.** The license must be issued in the name of the property owner and is not transferable to a subsequent owner or to another property.
- (5) **Revocation.**

- (a) The Enforcement Officer may immediately revoke or temporarily suspend a Guest Lodging license based upon any of the following, if it is found that:
    - (i) A required Letter of Compliance has either expired or been revoked;
    - (ii) The licensee, designated operator, or guest has violated any of the provisions of this code or conditions of the license;
    - (iii) The applicant has made a false statement of material fact on an application for a Guest Lodging license;
    - (iv) The licensee, designated operator, or guest has violated any federal, state, or city law or regulation pertaining to the use of the property as Guest Lodging; or
    - (v) The Chief of Police or Fire Chief and/or their designees have determined that the Guest Lodging would pose a serious threat to public health, safety, or welfare.
  - (b) The Enforcement Officer shall send or deliver written notice to the property owner stating the basis for the decision of revocation or suspension, the effective date of the revocation or suspension, the right to appeal the decision, and the procedure for filing an appeal. Any notice of suspension must include information about possible corrective action and time for compliance, as applicable.
  - (c) Upon revocation of a license, the dwelling unit or parcel described in the license is ineligible to receive another license pursuant to this code for one year from the date of revocation.
- (6) **Violations and Penalties.** In addition to the aforementioned actions of revocation, suspension, denial or non-renewal of a license, any violation of any provision of this code may also be enforced as a municipal infraction by the Enforcement Officer. The penalty for a first violation shall be \$500. The penalty for each subsequent violation shall be \$750.

**Sec. 35.600. APPEALS.**

Any party aggrieved by the Enforcement Officer's decision to deny, suspend, revoke, or issue a license may appeal the determination to the Zoning Board of Adjustment within 31 days, under the procedures set forth in the *Zoning Ordinance Section 29.1403(8)*.

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

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 December 1, 2019, and after its passage and publication as required by law. Enforcement of this ordinance shall begin on March 1, 2020.

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

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

\_\_\_\_\_  
John A. Haila, Mayor

**COUNCIL ACTION FORM**

**10-08-19**

**SUBJECT: AMENDMENT TO ZONING LIMITATIONS OF 100% OVER 55-YEARS OF AGE OR OLDER RESIDENCE REQUIREMENT FOR 415 STANTON AVE ZONED RH (RESIDENTIAL HIGH DENSITY).**

**BACKGROUND:**

In January 2018, City Council approved a contract rezoning for 415 Stanton Avenue (Attachment A: Location Map). This contract rezoning agreement had four conditions (Attachment B). The conditions were agreed upon to facilitate the rezoning of the site to High Density Residential after a number of meetings with neighborhood representatives and City staff. Three of the four conditions were related to design and reuse of the existing building. All three of these conditions have been met. **The fourth condition restricted the age of residents to at least one occupant of each unit being at least 55 years of age.** This limitation was intended at that time to exceed federal housing standards for *Housing for Older Persons Act* (HOPA) that allow for certain housing projects to be “senior” only housing.

Since approval of the rezoning and site development permit for the project, the developer had created a condominium regime for individual ownership. The majority owner, Crawford Ames, LLC, also the developer, submitted the application for rezoning. The original zoning contract states that all successors and assigns of Crawford Ames, LLC must sign off on any changes, meaning all properties owners will need to sign the new zoning contract to allow for the requested change to the age restriction. **The applicant is in the process of presenting the signed amendment for City Council approval prior to the meeting on September 10<sup>th</sup>.**

**AGE RESTRICTION TO 55 OR OLDER:**

**The rezoning request is to amend the resident age limitation to reduce the number of age-restricted units from 100 percent to 80 percent of the units.** The proposed change would meet minimum criteria for categorizing a project as Housing for Older Persons. The minimum percentage requirement under HOPA is 80% of occupied dwelling units.

The developer’s statement says that only 6 of the 30 units in the building would be without the age restriction (Attachment C). The developer seeks this change to expand their marketing ability for the sale of the units. The developer indicated that they have met with some of the residents of the surrounding neighborhood to discuss the proposal. Staff has not received any comments regarding the proposal.

At a public hearing on August 7, 2019, the Planning and Zoning Commission voted (5-0) to recommend that the City Council approve the request to amend the contract rezoning

agreement to specify the use is limited to Senior Living with one occupant per dwelling as 55 or older in a minimum of 80 percent of the units, in compliance with the federal Housing and Urban Development (HUD) standards for Housing for Older Persons.

The Commission and a member of the public questioned how the age restriction would be monitored and verified. The applicant/property owner clarified that that every 24 months there is a survey that the Association is required to complete to achieve the 80 percent over/20 percent under the age of 55 years of age requirement. He stated that at any time someone from Housing and Urban Development (HUD) can inventory their records. Staff confirmed that the City is not part of the age verification process under HOPA.

The Commission also questioned how sales would occur if the number of age-restricted units is already filled. The applicant/property owner explained that the Association would have an interview process and have the discretion to approve buyers that would potentially be purchasing units in the 20 percent of units that are not age restricted.

### **ALTERNATIVES:**

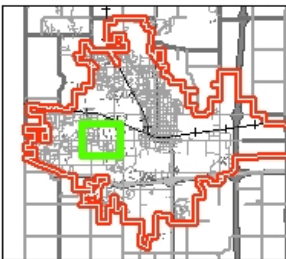
1. The City Council can approve on first reading the request to amend the contract rezoning and a resolution to approve an agreement to specify the use is limited to Senior Living with one occupant per dwelling as 55 or older in a minimum of 80 percent of the units, in compliance with the federal Housing and Urban Development (HUD) standards for Housing for Older Persons.
2. The City Council can deny the request to amend the contract rezoning and a resolution to approve an agreement to specify the use is limited to Senior Living with one occupant per dwelling as 55 or older in a minimum of 80 percent of the units, in compliance with the federal Housing and Urban Development (HUD) standards for Housing for Older Persons.
3. The City Council can defer action on the request to amend the contract rezoning agreement and request additional information from the applicant.

### **CITY MANAGER'S RECOMMENDATION:**

The applicant requests the change of the use limitation of the property to align directly with the federal HOPA standards compared to exceeding the HOPA requirements with the current obligation to have 100% of the units with a resident that is 55 or older. Staff believes the request is consistent with the intent of the original rezoning request and can be found to be appropriate for the site.

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

# ATTACHMENT A: LOCATION MAP



**Location Map  
415 Stanton Avenue**

**ATTACHMENT B: EXISTING ZONING CONTRACT**

Instrument #: 2018-00901  
02/01/2018 08:43:31 AM Total Pages: 4  
00 OTHER  
Recording Fee: \$ 22.00  
Stacie Herridge, Recorder, Story County Iowa



**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**

Legal description: See page 4.

Return document to: City Clerk, 515 Clark Avenue, Ames IA 50010

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

**CONTRACT REZONING AGREEMENT PERTAINING TO THE  
LAND AT 415 STANTON AVENUE**

**THIS AGREEMENT**, made and entered into this 23 day of January, 2018, by and between the City of Ames, Iowa (hereinafter called “City”) and The Crawford Ames, LLC, an Iowa limited liability company (hereinafter called “Developer”), its successors and assigns.

**WITNESSETH THAT:**

**WHEREAS**, the Developer owns real property which had formerly been used by the Ames Community School District for an elementary school and later for school district offices, legally described as set out on Attachment A and locally addressed as 415 Stanton Avenue, Ames, Iowa, (hereinafter called the “Property”); and

**WHEREAS**, the Developer desires to redevelop the property so that it may be intended and operated for occupancy as Housing for Older Persons aged 55 years or older; and

**WHEREAS**, the City approved a Minor Map Amendment to the Land Use Policy Plan (LUPP) designation for the subject real property by Resolution 17-676, which changed its designation from Low-Density Residential/Governmental Lands to High Density Residential to provide for a LUPP designation compatible with the proposed Housing for Older Persons; and

**WHEREAS**, the Developer has applied for a zoning designation of RH (Residential High Density) for the subject property in order to advance its plan of renovating the site to be used as Housing for Older Persons; and

**WHEREAS**, as contemplated by Iowa Code section 414.5, the City desires to impose certain additional conditions on the property owner in addition to existing regulations in connection with granting the base zoning; and

**WHEREAS**, both City and the Developer expressly agree that said additional conditions are reasonable and imposed to satisfy public needs which are directly caused by the requested zoning change to RH (Residential High-Density).

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

#### **I. INTENT AND PURPOSE**

A. It is the intent of this Agreement to:

1. Recognize that the Developer, The Crawford Ames, LLC, is the owner of the real property being rezoned and expressly agrees to the imposition of additional conditions as authorized by Iowa Code section 414.5.
2. Confirm and document that the Parties recognize and acknowledge that a substantial benefit to the public will be realized by imposition of the additional conditions for rezoning.
3. Grant rezoning of the real property from Government/Airport Lands (S-GA) to Residential High Density (RH) subject to these additional conditions:
  - a. The residential use of the site is age restricted to Housing for Older Persons with each unit having at least one occupant who is 55 years of age or older.
  - b. The existing Crawford School Building will be retained and adapted to residential use.
  - c. New development shall be restricted to a maximum of three stories no more than 50 feet in height in the aggregate.
  - d. Prior to the approval of the third reading of the Ordinance rezoning the property, this rezoning agreement must be signed by the Developer and delivered to the City.

#### **II. GENERAL PROVISIONS**

A. Modification. The parties agree that this Agreement may be modified, amended or supplemented only by written agreement of the parties, and their successors and/or assigns.

B. General Applicability of Other Laws and Ordinances. The Developer understands and agrees that all work done by or on its behalf shall be made in compliance with Iowa Code, the Ames Municipal Code, Iowa Statewide Urban Design and



Specifications and all other federal, state and local laws of general application (including the Fair Housing Act as applicable), whether or not such requirements are specifically stated in this agreement. All ordinances, regulations and policies of the City now existing, or as may hereafter be enacted, shall apply to activity or uses on the site.

C. Incorporation of Recitals and Exhibits. The recitals, together with any and all exhibits attached hereto, are confirmed by the parties as true and incorporated herein by reference as if fully set forth verbatim. The recitals and exhibits are a substantive contractual part of this agreement.

### III. COVENANTS RUN WITH THE LAND

This Agreement shall run with the site and shall be binding upon the Developer, its successors, subsequent purchasers and assigns. Each party hereto agrees to cooperate with the other in executing a Memorandum of Agreement that may be recorded in place of this document.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.

|  |   |
|--|---|
| <p><b>CITY OF AMES, IOWA</b></p> <p>By <u><i>John A. Haila</i></u><br/>John A. Haila, Mayor</p> <p>Attest <u><i>Diane R. Voss</i></u><br/>Diane R. Voss, City Clerk</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>23</u> day of <u>January</u>, 201<u>8</u> before me, a Notary Public in and for the State of Iowa, personally appeared John A. Haila and Diane R. Voss, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its City Council, as contained in Resolution No. <u>16-046</u> adopted by the City Council on the <u>25</u> day of <u>January</u>, 201<u>7</u>, and that John A. Haila and Diane R Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.</p> <p><u><i>Jill L. Ripperger</i></u><br/>Notary Public in and for the State of Iowa</p> | <p><b>THE CRAWFORD AMES, LLC</b></p> <p>By <u><i>Luke Jensen</i></u></p> <p>STATE OF IOWA, COUNTY OF STORY, ss:<br/>This instrument was acknowledged before me on <u>January 8</u>, 201<u>8</u> by <u>LUKE JENSEN</u>, as Manager, of The Crawford Ames, LLC</p> <p><u><i>Jill L. Ripperger</i></u><br/>Notary Public in and for the State of Iowa</p> <div data-bbox="873 1266 1214 1352"></div> |
|--|---|



**ATTACHMENT C: APPLICANT'S STATEMENT**

**415 Stanton Rezoning Request**  
July 16, 2019

**Reason for Requesting Rezoning:** The development team would like to amend the developer agreement to allow for adherence to Housing For Older Persons Act (HOPA). This change would allow for expanded residential opportunities for owners/occupants under the age of 55 (maximum of 20% or 6 units could be under age 55).

**Consistency of this rezoning with the LUPP:** The request is consistent with LUPP. The property is zoned RH with a contract. The contract stipulates that all units must have one occupant age 55 or older. This rezone would still be consistent with the RH zone, but would amend the contract language.

**Current Zoning:** Residential High Density

**Proposed Zoning:** Residential High Density

**Proposed Use:** 55+ Adult Community that follows HOPA standards

**Legal Description:**

Lot Seven (7), except the South Five (5) Feet and the West Fifteen (15) Feet thereof; also the South Five (5) Feet of Lot Six (6); except the West Fifteen (15) Feet thereof, all in W.T. Smith's Addition to Ames, Iowa (to be confirmed by abstract).

The Crawford Condominiums Units #101-106, #201-216, #308-315

**Land Area:** 1.67 Acres

**RECEIVED**

JUL 23 2019

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

## COUNCIL ACTION FORM

**SUBJECT: SETTING OCTOBER 8, 2019, AS THE DATE OF PUBLIC HEARING FOR AUTHORIZATION TO ISSUE HOSPITAL REVENUE BONDS, MARY GREELEY MEDICAL CENTER SERIES 2019, IN AN AMOUNT NOT TO EXCEED \$35,000,000**

### **BACKGROUND:**

Mary Greeley Medical Center (MGMC) began a multi-phase expansion and renovation on its campus this summer, which is expected to be completed in summer 2022. Project components include the relocation of the Birthways, Neonatal Intensive Care Unit (NICU), and Pediatrics departments from the South Tower to the 3<sup>rd</sup> floor of the West Patient Tower/Vertical Expansion. This project also relocates the current Medical/Surgical Unit from the 3<sup>rd</sup> floor of the West Patient Tower/Vertical Expansion to the 6<sup>th</sup> floor of the of the West Patient Tower to allow for all mother, baby, and child inpatient services to be located together on the 3<sup>rd</sup> floor. The project area is approximately 62,500 square feet, of which 24,000 is build-out of the existing shell space on the 6<sup>th</sup> floor and the remaining is renovation of existing finished space on the 3<sup>rd</sup> floor. Summary information on the bond is included in an attachment prepared by the MGMC financial advisor. Note that the MGMC bond issuance is a private placement of debt rather than a public offering; because of this the documentation is different from what Council would be provided for City debt issuance. The requirement for a public hearing and approval of the issuance remain the same.

**The Municipal Code section that provides for the duties and authorities of the hospital trustees does not delegate activities related to the issuance and sale of revenue bonds. Therefore, Council action is required to issue revenue bonds for the hospital.**

The issuance of revenue bonds by MGMC does not create a financial obligation or pledge of credit or taxing authority for the City of Ames. Only revenues from MGMC will be used to pay back the bonds. **However, since the revenue bonds will be issued in the name of the City, it is imperative that the City Council does its due diligence and determines if the MGMC is capable of meeting its debt obligation resulting from this bond issuance.**

### **ALTERNATIVES:**

1. Establish October 8, 2019, as the date to hold a public hearing and take action to authorize the issuance of Hospital Revenue Bonds, Mary Greeley Medical Center Series 2019, in an amount not to exceed \$35,000,000.

2. Delay the hearing on the issuance of Hospital Revenue Bonds.

**CITY MANAGER'S RECOMMENDED ACTION:**

Mary Greeley Medical Center provides quality medical services to Ames and the surrounding area, and is a major economic contributor to the community. Issuance of bonds will allow the medical center to make improvements to medical facilities to serve the citizens of Ames and surrounding area. Issuance of these revenue bonds involves no financial obligation on the part of Ames property taxpayers.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby establishing October 8, 2019, as the date to hold a public hearing and take action to authorize the issuance of Hospital Revenue Bonds, Mary Greeley Medical Center Series 2019, in an amount not to exceed \$35,000,000.

**COUNCIL ACTION FORM**

**SUBJECT: 2018/19 SANITARY SEWER REHABILITATION (SIPHONS)**

**BACKGROUND:**

This is the annual program for rehabilitation/reconstruction of deficient sanitary sewers and deteriorated manholes at various locations throughout the city. The goal of this program is to remove major sources of inflow/infiltration as a means of lowering the peak wet weather flow at the treatment plant. Work typically includes rehabilitation such as the lining of existing mains or spray lining of existing structures, as well as complete removal and replacement of structures and sanitary sewer mains. The specific project locations were identified through the Sanitary Sewer System Evaluation, which began in 2012.

**The sixth rehabilitation project is to rehabilitate siphon structures, which are sewer mains that dip below a creek or river and raise up on the other side. There are seven siphons that will be addressed through this project. This project was selected to have an immediate impact by removing Inflow & Infiltration (I&I) in these older sewer mains that were installed with non-sealed joints, the industry standard at the time. By eliminating I&I in sewer mains, the sanitary sewer system will regain some capacity.**

Items of work in the contract include heavy clean, ream, pre- and post – cleaning CCTV, and rehabilitate inlet and outlet structures. The cleaning removes grit, grease, hard deposits, tuberculation and/or rust from the pipes. These rehabilitation methods minimize the impact to residents and will reduce the amount of clean water that enters the system, thus reducing the amount of water needing treatment at the plant.

On September 24, 2019, a single bid for the project was received as follows:

| <b><i>Bidder</i></b>       | <b><i>Amount</i></b> |
|----------------------------|----------------------|
| <i>Engineer's estimate</i> | <i>\$900,000.00</i>  |
| Synergy Contracting, LLC   | \$1,440,778.00       |

**City staff contacted potential bidders to understand why additional bids were not received. The information provided indicated that the siphon locations are difficult to access, and therefore it is challenging to anticipate the actual costs to perform the work described in the scope of services. After evaluating the bid received, staff recommends proceeding with award to remove significant inflow/infiltration entering the sanitary sewer system and regain capacity within the system. Overall, sufficient funding is available from the 2018/19 and 2019/20 Sanitary Sewer Rehabilitation Program budgets to award this project along with the Munn Woods**

**rehabilitation project. Additional sanitary sewer rehabilitation projects will continue next fiscal year.**

Revenue and expenses associated with the two projects in this program are estimated as follows:

|   | <b>Available Revenue</b> | <b>Estimated Expenses</b> |
|---|--------------------------|---------------------------|
| State Revolving Fund (2018/19)                                      | \$3,570,000              |                           |
| State Revolving Funds (2019/20)                                     | \$3,684,000              |                           |
| 2018/19 Sanitary Sewer Rehab (Wilson & 15 <sup>th</sup> ) (Awarded) |                          | \$2,663,751.50            |
| <b>2018/19 Sanitary Sewer Rehab (Siphons) (this project)</b>        |                          | <b>\$1,440,778.00</b>     |
| 2019/20 Sanitary Sewer Rehab (Munn Woods)                           |                          | \$2,190,212.40            |
| Engineering/Administration (Est.)                                   |                          | \$ 959,000.00             |
|   | \$7,254,000              | \$7,253,741.90            |

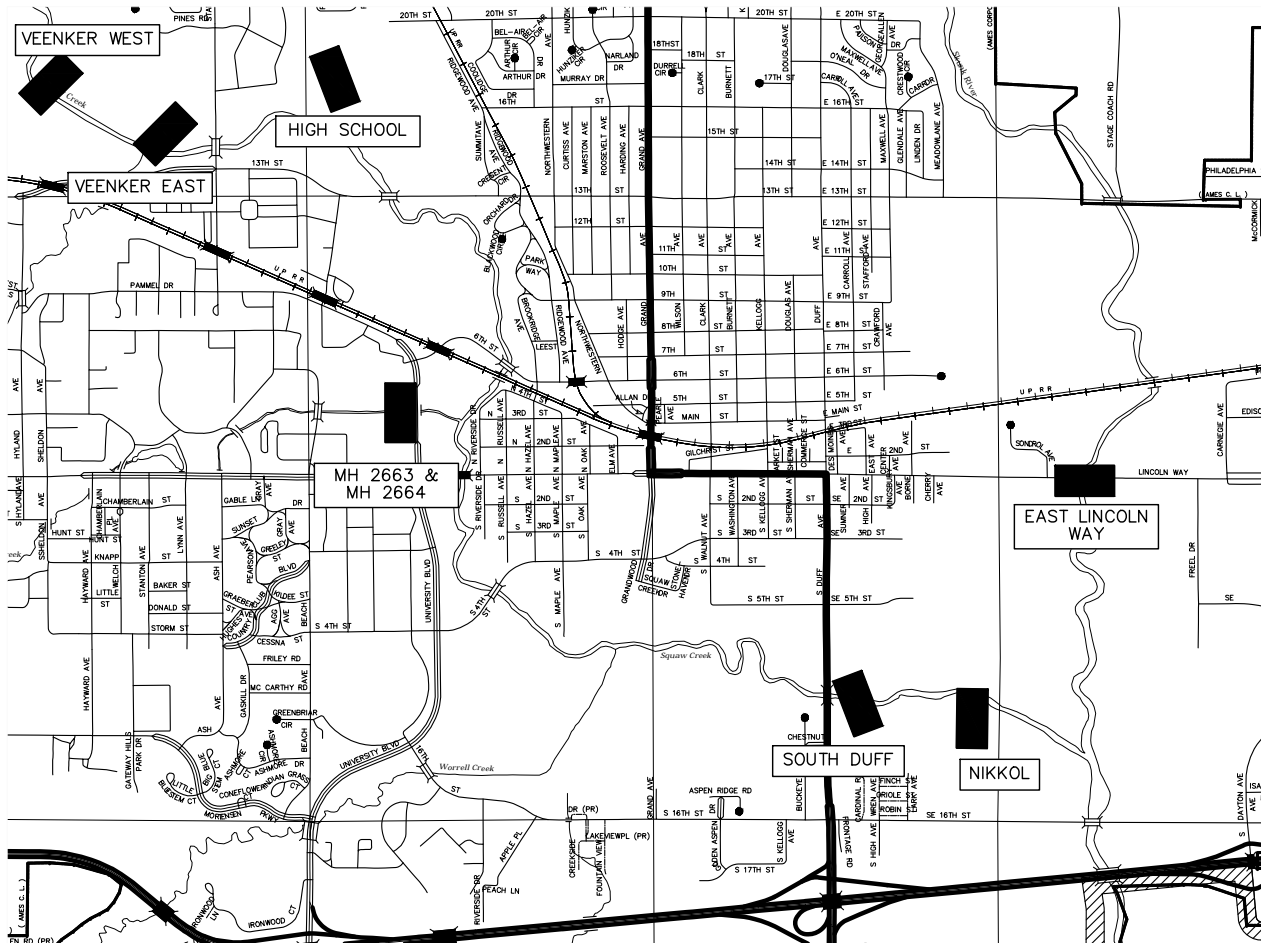
**ALTERNATIVES:**

1. a. Approve the final plans and specifications for this project.
- b. Award the 2018/19 Sanitary Sewer Rehabilitation (Siphon) project to Synergy Contracting, LLC of Bondurant, Iowa in the amount of \$1,440,778.
2. Do not proceed with this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

By approving final plans and specifications and awarding the contract, this project will provide substantial improvements to the sanitary sewer system. **Difficulty in accessing the siphons have contributed to the high bid. However, this project to rehabilitate several siphon locations (see attached map) will have an immediate impact by removing Inflow & Infiltration to regain valuable capacity in the City's existing sanitary sewer mains. During heavy rain events, including floods, siphons are located where inflow & infiltration issues arise, such as drainage ways and watersheds. These modifications will also contribute to lowering emergency response needs during flood events.**

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



LOCATION MAP – VARIOUS LOCATIONS WITHIN THE CITY OF AMES  
(NOT TO SCALE)

**COUNCIL ACTION FORM**

**SUBJECT:    FY 2019/20 SANITARY SEWER REHABILITATION (MUNN WOODS)**

**BACKGROUND:**

This is the annual program for rehabilitation/reconstruction of deficient sanitary sewers and deteriorated manholes at various locations throughout the city. The goal of this program is to identify and remove major sources of inflow/infiltration as a means of lowering the peak wet weather flow at the treatment plant. Work typically includes rehabilitation such as the lining of existing mains or spray lining of existing structures, as well as complete removal and replacement of structures and sanitary sewer mains.

**This project is in the Munn Woods and Emma McCarthy Lee Park area.** Work will utilize a variety of rehabilitation techniques, including sewer lining, sewer replacement, manhole and structure rehab/replacement. **The project will also involve the construction of a new trail / maintenance access through the lower park area. This will serve as a greenbelt trail and will also occasionally be used by City crews to maintain the sanitary sewer in the future.**

WHKS and City Staff held two project informational meetings (July 26, 2018 and November 8, 2018) with area property owners, residents and concerned citizens. One-on-one discussions were conducted with some of the property owners that are directly impacted by the project. The comments received from these meetings were addressed and incorporated into the project design.

On September 24, 2019, a single bid for the project was received as follows:

| <b><i>Bidder</i></b>       | <b><i>Amount</i></b>  |
|----------------------------|-----------------------|
| <i>Engineer's estimate</i> | <i>\$1,200,000.00</i> |
| <i>Visu-Sewer, Inc.</i>    | <i>\$2,190,212.40</i> |

**City staff contacted potential bidders to understand why additional bids were not received. The information obtained indicated that the project location is difficult to access, and therefore it is challenging to anticipate the actual costs to perform the work described in the scope of services. After evaluating the bid received, staff recommends proceeding with award to remove significant inflow/infiltration entering the sanitary sewer system and regain capacity within the system. Overall, there is sufficient funding from the 2018/19 and 2019/20 Sanitary Sewer Rehabilitation Program budgets to award this contract along with the Siphon rehabilitation project. Additional sanitary sewer rehabilitation projects will**



**continue next fiscal year, as prioritized considering capacity and critical infrastructure.**

Revenues and expenses associated with this program are estimated as follows:

|   | <b>Available Revenue</b> | <b>Estimated Expenses</b> |
|---|--------------------------|---------------------------|
| State Revolving Fund (2018/19)                                      | \$3,570,000              |                           |
| State Revolving Funds (2019/20)                                     | \$3,684,000              |                           |
| 2018/19 Sanitary Sewer Rehab (Wilson & 15 <sup>th</sup> ) (Awarded) |                          | \$2,663,751.50            |
| 2018/19 Sanitary Sewer Rehab (Siphons)                              |                          | \$1,440,778.00            |
| <b>2019/20 Sanitary Sewer Rehab (Munn Woods) (this project)</b>     |                          | <b>\$2,190,212.40</b>     |
| Engineering/Administration (Est.)                                   |                          | \$ 959,000.00             |
|   | \$7,254,000              | \$7,253,741.90            |

**ALTERNATIVES:**

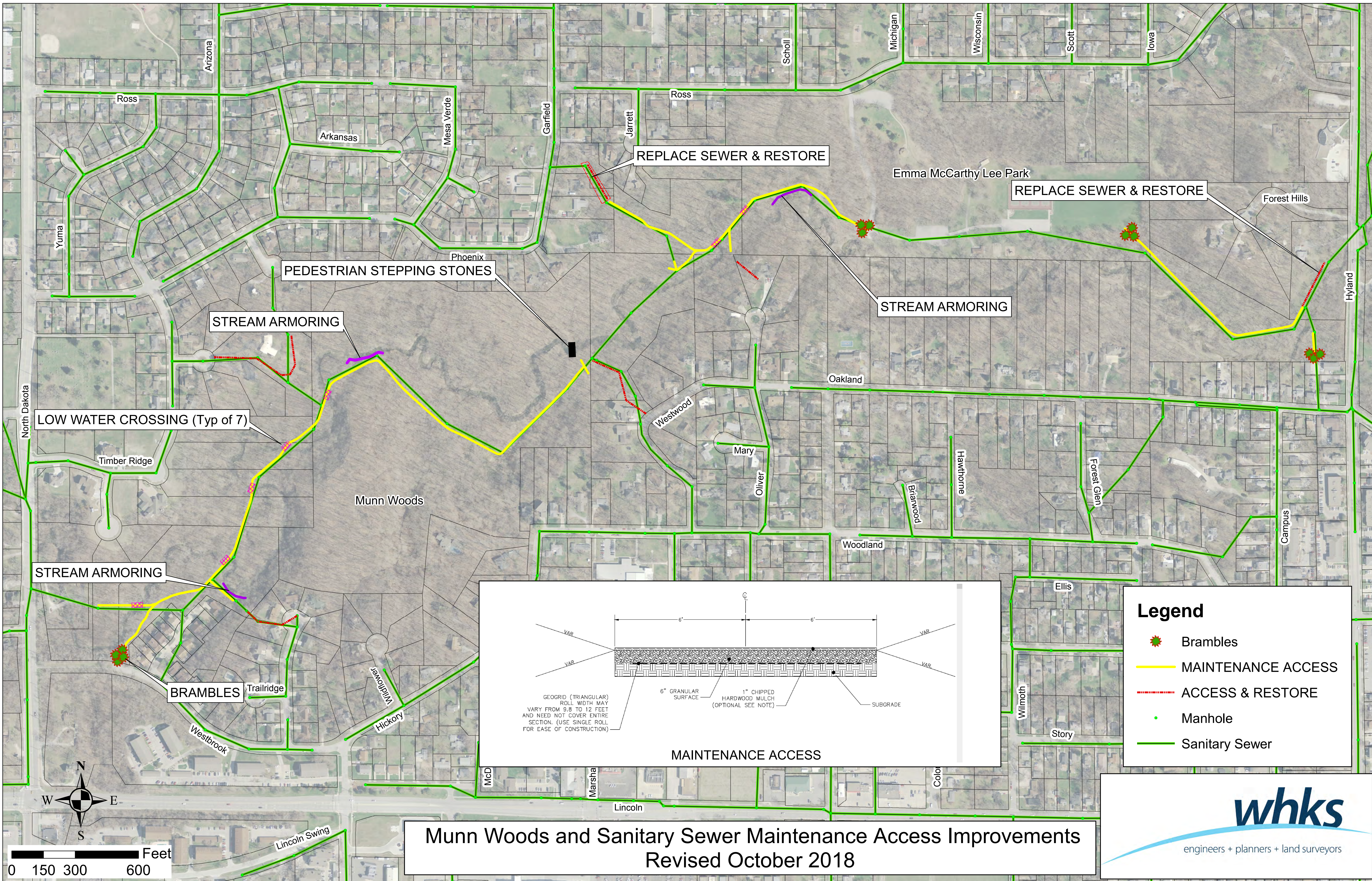
1. a. Approve the final plans and specifications for this project.
- b. Award the 2019/20 Sanitary Sewer Rehabilitation (Munn Woods) project to Visu – Sewer, Inc. of Pewaukee, Wisconsin in the amount of \$2,190,212.40.
2. Do not proceed with this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

By approving final plans and specifications and awarding the contract, this project represents City Council’s commitment to improve the sanitary sewer system. This is the fourth of several large projects that will have an immediate impact by removing Inflow & Infiltration to regain valuable capacity in the City’s existing sanitary sewer mains.

**Significant outreach has been completed leading up to this bid letting to obtain public feedback. This input highlighted the neighbors’ desire to move forward with construction in a timely manner. During the multi-year Sanitary Sewer System Evaluation, crews were not able to completely analyze the condition of the sewer system in this area due to roots within the pipe while being conscious of the sensitive environmental nature of the area. The very difficult conditions for access and the relatively unknown existing conditions justifiably led to the higher bid prices. This project is in an area of high inflow and infiltration. Awarding the contract enables the sewer system to be rehabilitated as soon as possible to maximize the amount of clean water being kept out of the sewer system and sewer flow kept within the pipe network.**

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



LOW WATER CROSSING (Typ of 7)

STREAM ARMORING

REPLACE SEWER & RESTORE

REPLACE SEWER & RESTORE

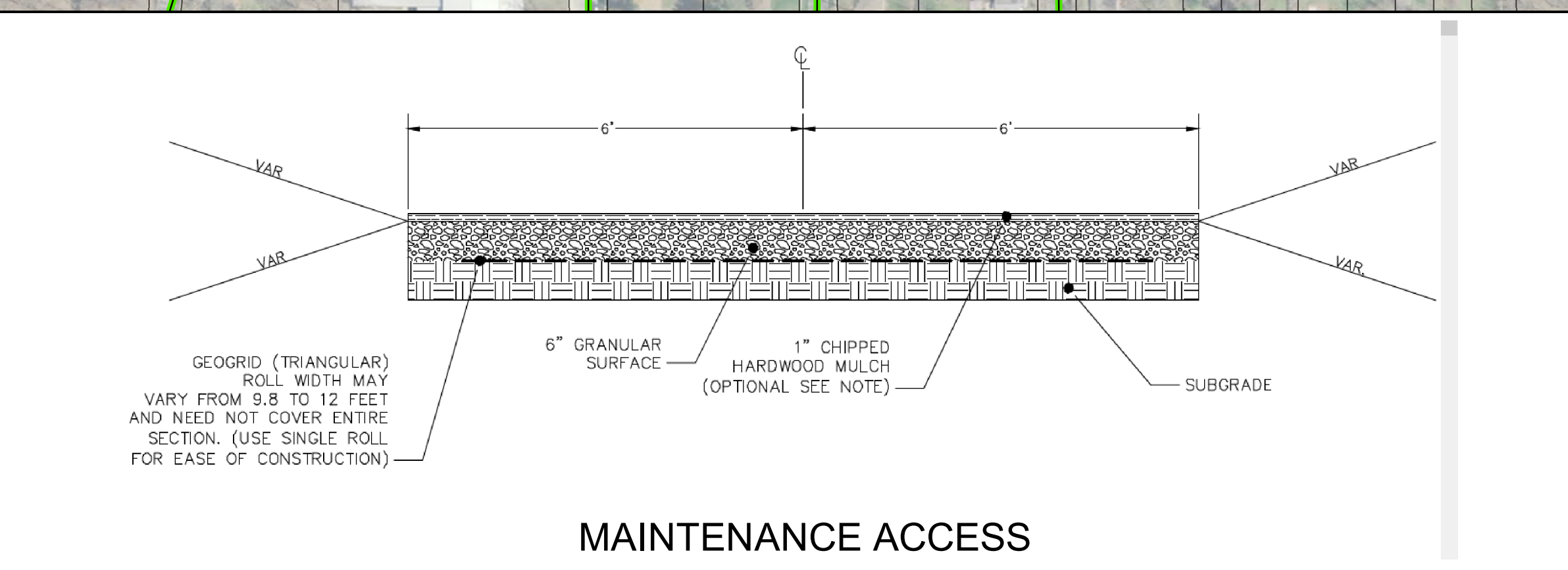
STREAM ARMORING

STREAM ARMORING

BRAMBLES

**Legend**

- Brambles
- MAINTENANCE ACCESS
- ACCESS & RESTORE
- Manhole
- Sanitary Sewer



MAINTENANCE ACCESS

**Munn Woods and Sanitary Sewer Maintenance Access Improvements**  
Revised October 2018



**COUNCIL ACTION FORM**

**SUBJECT:** VACATION OF A PUBLIC UTILITY  
EASEMENT (PUE) AT 2812 HYATT CIRCLE

**BACKGROUND:**

In 2018, a plat of survey to adjust the east property line of 2812 Hyatt Circle was submitted, approved, and recorded. **According to the plat, the existing public utility easement (PUE) along the former east property line is to be vacated. The plat also established a new PUE 5 feet either side of the revised east property line to replace the PUE to be vacated.**

Local utility companies were contacted regarding the proposed vacation of this existing PUE and no objections or negative impacts from this change were indicated.

Attachment A is an aerial map showing the location of the easement to be vacated. Attachment B is the previously approved and recorded plat of survey.

**ALTERNATIVES:**

1. Set the date of public hearing as October 8, 2019 to approve the vacation of the aforementioned easement at 2812 Hyatt Circle.
2. Reconsider the vacation of the aforementioned easement.

**MANAGER'S RECOMMENDED ACTION:**

As shown on the approved plat of survey for 2812 Hyatt Circle, a new public utility easement (PUE) was created along the new property line. As a result, the existing PUE along the former property line is no longer needed and can be vacated. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as noted above.**

**COUNCIL ACTION FORM**

**SUBJECT:** REPORT OF BIDS FOR BROOKSIDE PARK RESTROOM PROJECT

**BACKGROUND:**

This project is to renovate the Brookside Park Restroom which was damaged during a 2018 fire. The renovation will eliminate the current male and female restrooms and replace them with four gender neutral, ADA compliant restrooms. The roof will be rebuilt and the shingles replaced with a brown metal roof. Skylights for each restroom will be added to allow daylight and reduce the need for lights to be on during the day. Infrared occupancy sensors are to be installed and will turn on lights based on occupant's body temperature. This feature will serve multiple purposes as it will not only turn on the lights when needed, the lights will stay on as long as someone is inside and will illuminate the dome on the skylight. If this happens outside of park hours, the lit dome will be an indicator for Police to check the restroom while they are on patrol. In addition, a door will be added to the south side to access the mechanical room. The picture below illustrates what the renovated restroom will look like.



On August 27, 2019, Council issued a notice to bidders. Staff opened bids on September 25, 2019. The bids are summarized below.

**Brookside Park Restroom Bids**

| <b>Bidder</b>            | <b>Base Bid</b> |
|--------------------------|-----------------|
| Henkel                   | \$295,000       |
| Harold Pike Construction | \$380,000       |

ISG, Des Moines, Iowa, was hired to develop plans and specifications, prepare a cost estimate, and provide project management for this project. The engineer's cost estimate for the restroom renovation project which includes a 10% contingency is shown below:

| <b><u>Architects Estimate:</u></b> | <b><u>Amount</u></b> |
|------------------------------------|----------------------|
| Restroom Renovation                | \$199,788            |
| Building Assessment (after fire)   | 2,068                |
| Engineering                        | 21,750               |
| <b>Total Estimate</b>              | <b>\$223,606</b>     |

**Total funding available for this project \$223,606.**

ISG has contacted the two firms who bid to find out why the bids are so much higher than the estimate and is awaiting to receive those details.

**ALTERNATIVES:**

1. Accept the report of bids and reject all bids for the Brookside Park Restroom Project.
2. Accept the report of bids for the Brookside Park Restroom Project, but do not award a contract at this time.

This would allow staff time to determine if these bids are reasonable or if it is better to rebid the project as designed or with modifications.

**CITY MANAGER'S RECOMMENDED ACTION:**

The Parks Master Plan indicates permanent restrooms are an amenity to be located in community parks. Since Brookside Park is a community park, it is reasonable to renovate the current restroom. **Renovating the current restroom facility and adding four gender neutral restrooms that meet ADA requirements is a way to provide restrooms that can be used by the wide diversity of park users.**

**Unfortunately, the funding available is insufficient by \$95,212 to complete the project based on the low bid received. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.**

**COUNCIL ACTION FORM**

**SUBJECT: WATER POLLUTION CONTROL FACILITY METHANE ENGINE GENERATOR REPLACEMENT PROJECT**

**BACKGROUND:**

The Water Pollution Control Facility utilizes internal combustion generators to combust the methane produced by the wastewater treatment process. This process produces electricity, which reduces the energy that must be purchased from the electric utility to operate the facility.

In 2017, City Council accepted staff's recommendation to replace one of the methane engine generators with a dual fuel boiler; primarily to provide a backup heating system for the digesters, but also because of a potential decrease in maintenance costs. The installation of a new boiler also includes piping and control upgrades.

On August 27, 2019, Council issued a notice to bidders. Bids were opened on September 25, 2019. Four responsive bids were received.

| <b>Bidder</b>                 | <b>Total project bid</b> |
|-------------------------------|--------------------------|
| <i>Engineer's Estimate</i>    | \$1,250,000              |
| The Waldinger Corporation     | \$1,554,270              |
| Shank Constructors, Inc.      | \$1,626,900              |
| Baker Group                   | \$1,653,000              |
| Tri-City Electric Co. of Iowa | \$1,718,900              |
| Global Water Technology       | Non responsive           |

The Waldinger Corporation is the lowest responsible bidder. Even though the bids are higher than the engineer's estimate, having four bids grouped within 10% of each other is an indication that the price received was competitive and reflects the true cost of the work.

The Fall 2019 amendments to the FY 2019/20 CIP provide for a total of \$1,840,000 for design and construction of the replacement of Methane Engine No. 1 with a boiler. **To provide a reasonable contingency, staff intends to move an additional \$124,000 in savings from the Primary Clarifier Drive Replacement Project into this project.** These funds will be moved as a part of the mid-year budget amendments. Once these funds are redirected, the project budget and authorized funding would be as follows:

**Authorized Funding**

|   |                   |
|---|-------------------|
| Budgeted in FY 2018/19 CIP  | \$ 1,515,000      |
| Savings from Structural Rehab ( <i>reallocated in Fall amendments</i> ) | \$ 325,000        |
| <u>Savings from Primary Clarifier Drive Replacement Project</u>         | <u>\$ 124,000</u> |
| Total Available Funding   | \$ 1,964,000      |

**Revised Project Expenses**

|  |                   |
|--|-------------------|
| Engineering                              |                   |
| Design                                   | \$ 165,000        |
| Bidding and Construction                 | 89,200            |
| Construction Cost                        | 1,554,270         |
| <u>Contingency (10% of construction)</u> | <u>\$ 155,000</u> |
| Total Estimated Expense                  | \$ 1,963,470      |

**ALTERNATIVES:**

1. Award the Methane Engine Generator Replacement Project at the City's Water Pollution Control Facility to The Waldinger Corporation of Des Moines, IA, in the amount of \$1,554,270.
2. Do not award a contract at this time.

**CITY MANAGER'S RECOMMENDED ACTION:**

The replacement of a methane engine generator has been identified in the Capital Improvements Plan, and replacing the engine will improve the operational reliability of the Water Pollution Control Facility.

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

PAUL D. PATE  
SECRETARY OF STATE



LUCAS BUILDING  
DES MOINES, IOWA 50319

October 2, 2019

Diane Voss  
Ames City Clerk  
515 Clark Ave  
Ames, IA 50010

Re: Resolutions: 19-352

Dear Ms. Voss:

You are hereby notified that the resolution, plat map, and legal description pertaining to the voluntary annexation of territory to the City of Ames, which was approved by the city July 9, 2019 has been received and filed by this office as required by Iowa Code section § 368.7. You may consider the annexation filed.

In accordance with § 368.1(15) and § 368.7A the territories extend to the center line of all secondary roads adjacent to the above described properties.

Iowa Code 312.3(4) requires the mayor and city council to certify the population of any annexed territory, as determined by the last certified federal census, to the treasurer of state in order for apportionment of street construction funds to be adjusted.

Please review your city's precinct ordinance (if any) and confer with your county auditor to ensure this territory is assigned to the correct election precinct and/or ward (if any).

If you have questions or concerns about this communication, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melanie Shellenberger".

Melanie Shellenberger  
Iowa Secretary of State's Office  
321 E. 12<sup>th</sup> St.  
Des Moines, IA 50315  
Melanie.Shellenberger@sos.iowa.gov

Cc: Annexations, Iowa Department of Transportation  
Matt Rasmussen, City Development Board Administrator



---

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

Prepared by: Mark O. Lambert, City Attorney, 515 Clark Ave., Ames, IA 50010 (515-239-5146)  
Return recorded document to: City Clerk, City of Ames, 515 Clark Avenue, Ames, Iowa 50010

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

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SUBSECTION 6.14 (10), THEREOF, FOR THE PURPOSE OF UPDATING WARDS AND PRECINCTS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; 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:

**“Sec. 6.14. ANNEXATIONS.**

Pursuant to Section 49.8(2) Code of Iowa, territory annexed to the City of Ames is attached to established precincts that are contiguous to the annexed territory as follows:

...

(10) Territory annexed by Resolution #19-351, 07/09/19 (Burgason Annexation) is attached to Ward 3, Precinct 1.”

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

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

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

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

**COUNCIL ACTION FORM**

**SUBJECT:** Ordinance Amending the First Tax Increment Financing (TIF) District Boundary within the Iowa State University Research Park Urban Renewal Area.

**BACKGROUND:**

The City of Ames established the ISU Research Park Urban Renewal Area and Plan (URA) on November 10, 2014. (Boundary Map-Attachment A) The URA was created for economic development purposes and included plans for use of up to 7 million dollars in Tax Increment Financing (TIF) to facilitate economic development in the area in multiple phases. The City established the first TIF area within this URA concurrent with approval of the URA in 2014. The first TIF area was designed to generate funds to pay for the City's commitments for the construction of infrastructure to support Phase III of the ISU Research Park expansion with road improvements to University Boulevard, Collaboration Way, and utility extensions. Estimated total TIF revenue to support the Phase III improvements is \$3,419,972.

Subsequent to the initial approval of the URA and First TIF Area, the land was subdivided. Ames Fitness constructed a facility on Lot 5 of the ISU Research Park Phase III Subdivision. In August of 2018 the City approved a request to modify the Lot 5 boundary of Ames Fitness facility to allow construction of a tennis bubble (Attachment B). This new area that was added to the lot is situated outside of the original defined TIF area.

The proposed amendment will add approximately 1.6 acres of area to the TIF area to account for a recent property boundary line adjustment (Attachment C). It is necessary to amend the area of the TIF to include the full property to allow for the continued collection of tax increment related to improvements on this site. It is not necessary to amend the URA since the area is within the broader URA boundary already. TIF boundaries must include the full area of the property to allow the Auditor to calculate assessed value and increment of taxes to be allocated to the City for TIF. **Based upon correspondence with the Auditor, adding the land to the TIF area will not reset the base value that was original established for improvements that are already in the TIF Area, but the value of improvement associated with the new area will be added to the base to then calculate future differences in incremental values for TIF.**

**ALTERNATIVES:**

1. The City Council can approve on first reading an Ordinance amending the boundary of the First TIF Area of the ISU Research Park Urban Renewal Plan to include an additional 1.6 acres of area.

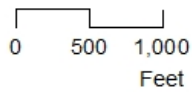
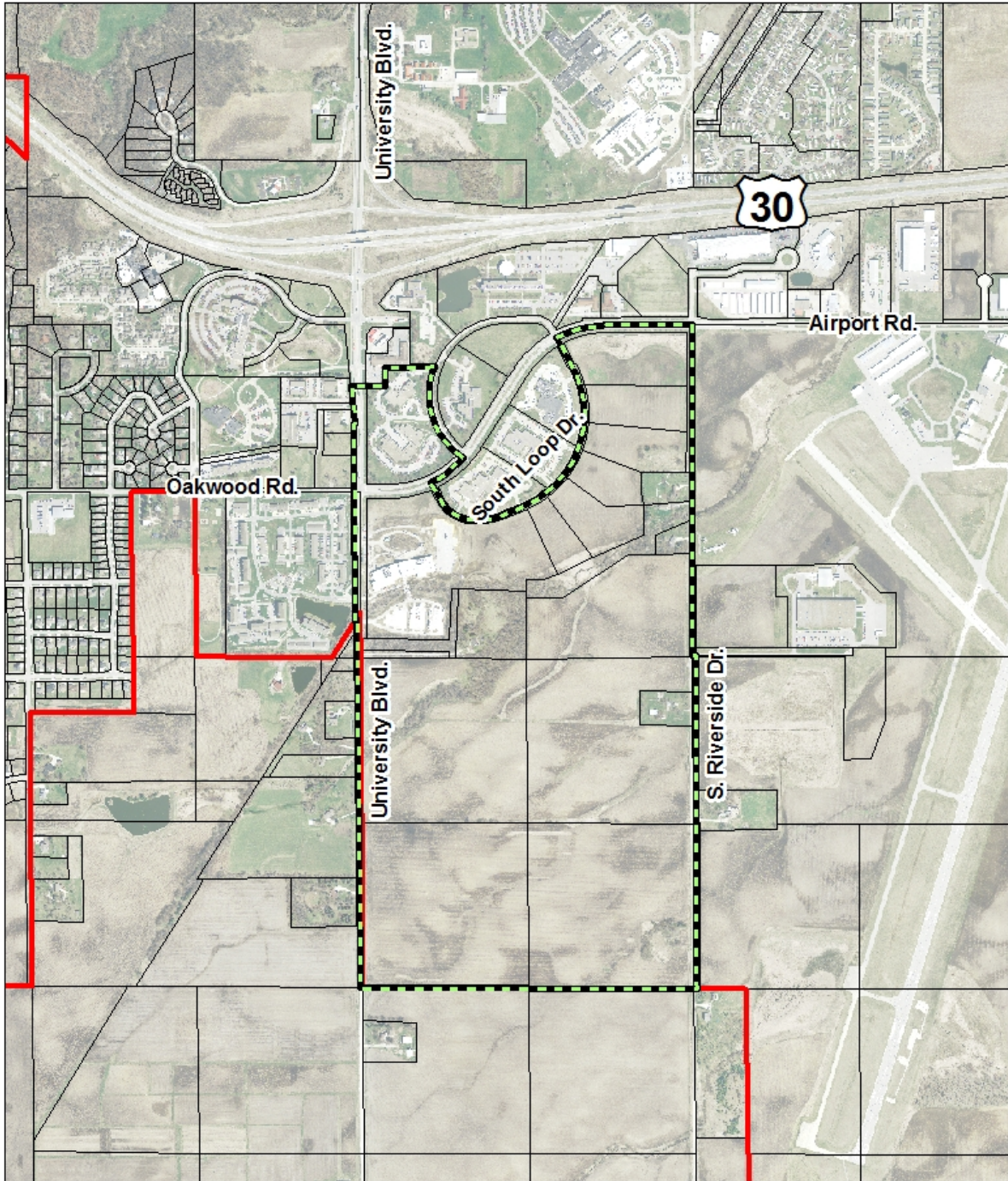
2. City Council can decline to amend the TIF Boundary of the First TIF Area.

**CITY MANAGER'S RECOMMENDED ACTION:**



Adding the 1.6 acres of land to the TIF area is important to maintain the assumed incremental value of TIF to pay off debt that was previously issued in support of infrastructure improvements in this area.

**Therefore, the City Manager recommends Alternative 1, which is to have first reading of an ordinance amending the first TIF District within the ISU Research Park Urban Renewal Area.**

**ATTACHMENT A: PROPOSED ISU RESEARCH PARK URBAN RENEWAL AREA**

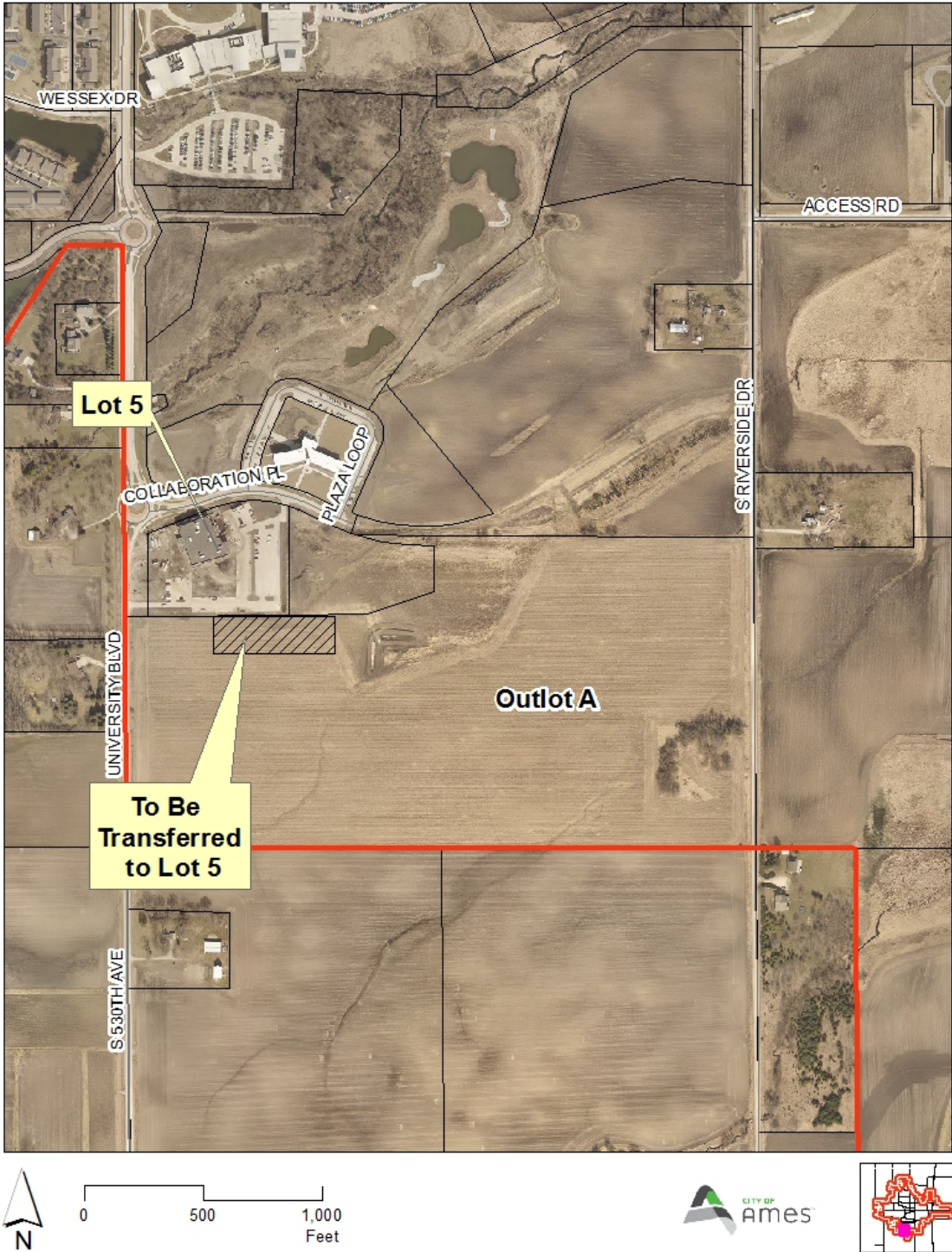


**Legend**

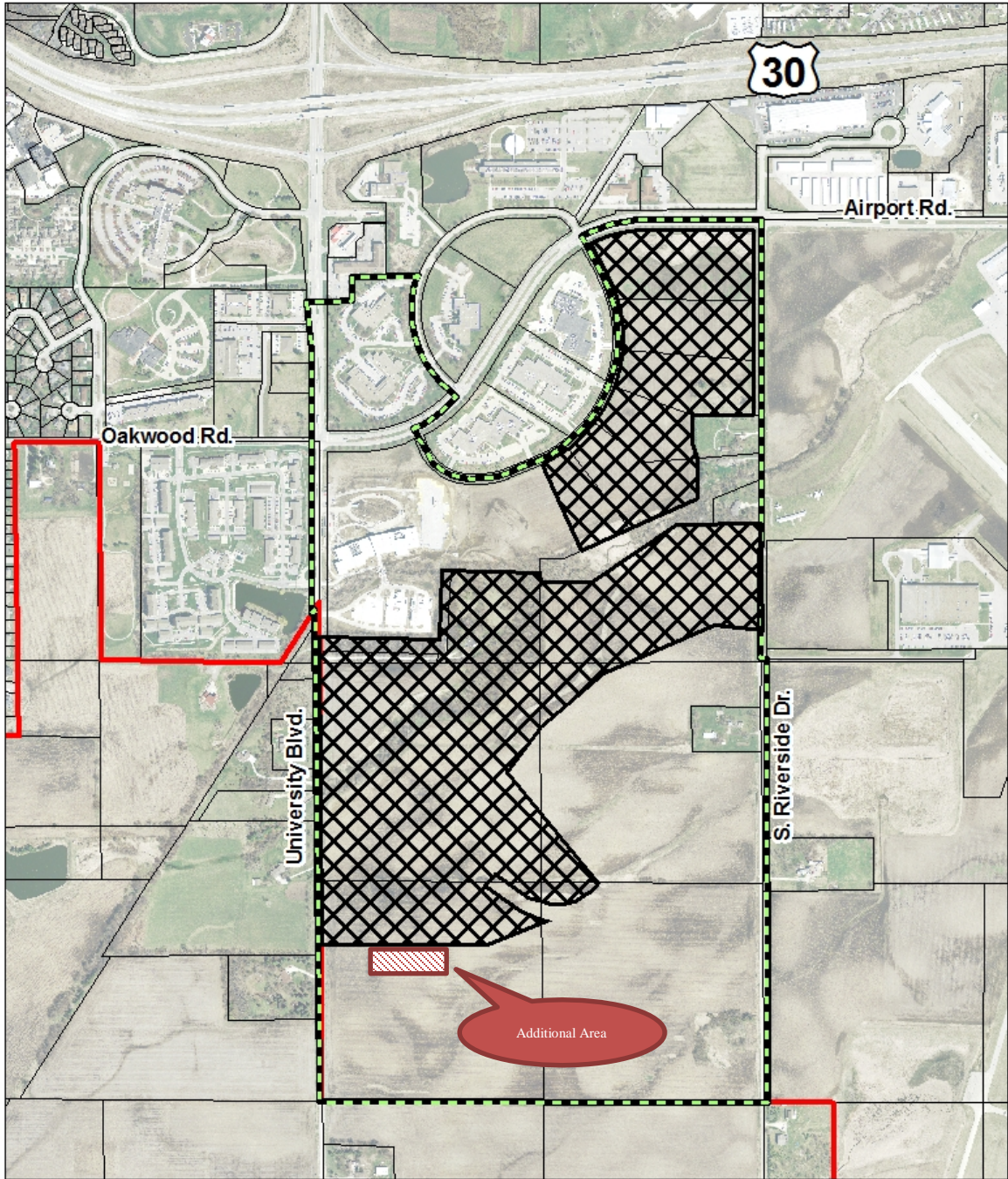
-  City Limits
-  Urban Renewal Area



Attachment B- Ames Fitness Site, 2018 Plat of Survey Area






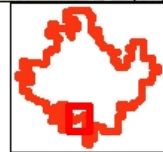
# ATTACHMENT C: AMENDMENT TO FIRST TIF DISTRICT



0 400 800  
Feet

### Legend

-  City Limits
-  Urban Renewal Area
-  Tax Increment District



**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY INCORPORATING ORDINANCE 4198 “PASSED NOVEMBER 10, 2014”, AS NEW SECTION 24.18, THEREOF, FOR THE PURPOSE OF AMENDING THE LEGAL DESCRIPTION FOR THE FIFTH TAX INCREMENT FINANCING DISTRICT (ISU RESEARCH PARK); REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; 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 amended by codifying and incorporating therein Ordinance 4198, duly passed and approved on November 10, 2014. That part of Ordinance 4198 defining the “2014 Tax Increment District” is deleted and a new definition of “2014 Tax Increment District” is inserted in lieu thereof as set out hereinafter. The following, therefore, is added as a new section:

**“Sec. 24.18. FIFTH TAX INCREMENT FINANCING DISTRICT.**

1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on certain taxable property in the Iowa State University Research Park Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Ames to finance projects in such urban renewal area.

2. Definitions. For use within this ordinance the following terms shall have the following meanings:

" City" shall mean the City of Ames, Iowa.

"County" shall mean Story County, Iowa.

"Urban Renewal Area" shall mean the Iowa State University Research Park Urban Renewal Area, such Area having been identified in the Urban Renewal Plan approved by the City Council of the City by resolution adopted on November 10<sup>th</sup>, 2014:

“2014 Tax Increment District” shall mean certain taxable property located within the Urban Renewal Area described as follows:

**ISU Research Park Urban Renewal Area  
2014 TIF Legal Description**

Part of the Southwest Quarter of Section 15, and part of the North Half of Section 22, all in Township 83 North, Range 24 West of the 5<sup>th</sup> P.M., Story County, Iowa, all together being described as follows: Beginning at the Northwest Corner of said Section 22; thence N00°04'27"E, 149.78 feet along the West line of said Section 15; thence S88°36'58"E, 713.46 feet; thence N03°04'35"E, 414.92 feet; thence S87°45'55"E, 585.84 feet; thence S00°11'18"W, 49.93 feet; thence S89°14'47"E, 296.62 feet; thence N56°46'25"E, 622.15 feet; thence N89°52'19"E, 512.38 feet to the East line of the Southwest Quarter of

said Section 15; thence S00°10'26"W, 668.83 feet along said line; thence N89°49'34"W, 40.00 feet; thence N84°05'51"W, 274.12 feet; thence S78°03'58"W 591.22 feet; thence S15°31'36"W, 122.07 feet; thence S51°07'52"W, 509.09 feet; thence S35°54'39"W, 375.38 feet; thence S39°49'11E, 705.92 feet to the beginning of a curve; thence southwesterly, westerly, and northwesterly, 583.54 feet along said curve having a radius of 810.00 feet concave to the north, a central angle of 41°16'38" and being subtended by a chord which bears S89°22'02"W, 571.00 feet; thence S19°40'37"W, 79.93 feet to the beginning of a curve; thence southerly and easterly, 356.26 feet along said curve having a radius of 890.00 feet concave to the north, a central angle of 22°56'07" and being subtended by a chord which bears S81°45'59"E, 353.89 feet; thence S00°01'56"E, 197.61 feet; thence S71°56'15"W, 300.81 feet; thence S89°31'52"W, 173.95 feet; thence S00°27'42"E, 167.96 feet; thence S89°32'37"W, 420.00 feet; thence N00°27'42"W, 168.00 feet; thence S89°30'31"W, 324.19'; thence S89°39'36"W, 96.95 feet to the West line of said Section 22; thence N00°24'00"W, 349.23 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N00°23'42"W, 1319.25 feet to the point of beginning (containing 80.00 acres), and

Lots 4, 5, 6, 7, 8, and 9, Iowa State University Research Park Third Addition, all within Ames, Story County, Iowa.

3. Provisions for Division of Taxes Levied on Taxable Property in the 2014 Tax Increment District. After the effective date of this ordinance, the taxes levied on the taxable property in the 2014 Tax Increment District each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2014 Tax Increment District is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2014 Tax Increment District, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2014 Tax Increment District on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate- income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, to the extent authorized in Section 403.19 (2) of the Code of Iowa, taxes for the instructional support program levy of a school district, to the extent authorized in Section 403.19(2) of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2014 Tax Increment District exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2014 Tax Increment District shall be paid into the funds for the respective taxing districts as



taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2014 Tax Increment District shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property."

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

Section Three. 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

\_\_\_\_\_  
John A. Haila, Mayor

**COUNCIL ACTION FORM**

**SUBJECT:** Ordinance establishing second Tax Increment Financing (TIF) District within the Iowa State University Research Park Urban Renewal Area.

**BACKGROUND:**

The City of Ames established the ISU Research Park Urban Renewal Area and Plan (URA) on November 10, 2014. (Boundary Map-Attachment A) The URA was created for economic development purposes and included plans for use of up to 7 million dollars in Tax Increment Financing (TIF) to facilitate economic development in the area in multiple phases. The City established the first TIF area within this URA concurrent with approval of the URA in 2014. The first TIF area was designed to generate funds to pay for the City's commitments for the construction of infrastructure to support Phase III of the ISU Research Park expansion with road improvements to University Boulevard, Collaboration Way, and utility extensions. Estimated total TIF revenue needed to support the Phase III improvements is \$3,419,972.

On October 9, 2018, the City Council approved entering into an agreement with the ISU Research Park to support a Phase IV of development in conjunction with receipt of EDA Grant Funds and an Iowa DOT RISE Grant. Staff recommended at that time that the City's match obligation for the grants be funded by new property tax increment generated from the development of Phase IV.

Staff has prepared the required TIF ordinance for City Council approval in support of the planned development of Phase IV. The funds are intended to be used to pay for infrastructure improvements related to paving Collaboration Way and Riverside Drive, including a shared use path. The estimated incremental revenue needed for the City's share of costs for these improvements is \$350,000. The combined TIF value of the existing area and the proposed area is well below the URA Plan limit of 7 million dollars. It is critical to establish this second TIF district prior to December 1<sup>st</sup> to maximize the amount of increment generated from development that has occurred in the area and will occur in the future. It is not necessary to amend the URA since the area is within the broader URA boundary already.

The proposed boundary of the TIF district general is described as including all the developable land that will be platted by the ISU Research Park 4<sup>th</sup> Addition and Lot 1 of the 3<sup>rd</sup> Addition to Phase III (John Deere Building). The developable land is area north of the extension of Collaboration Way. Staff notes that these planned lots for the 4<sup>th</sup> Addition have not yet been final platted. In conversations with ISU Research Park staff, they are in the process of preparing the final plat documents with the intent of having the City Council approve the Final Plat at its November 12<sup>th</sup> meeting at the same time that the 3<sup>rd</sup> reading for the proposed TIF ordinance would occur. **This platting is**

**critical to the success of the TIF as the boundary of TIF district must match property lines for the Auditor to have the ability to calculate assessed values and distribute the appropriate increment value to the City.**

In the event that the Final Plat process is not commenced by October 22, 2019, staff will need to come back before the City Council recommended a modified TIF district boundary.

**ALTERNATIVES:**

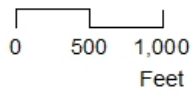
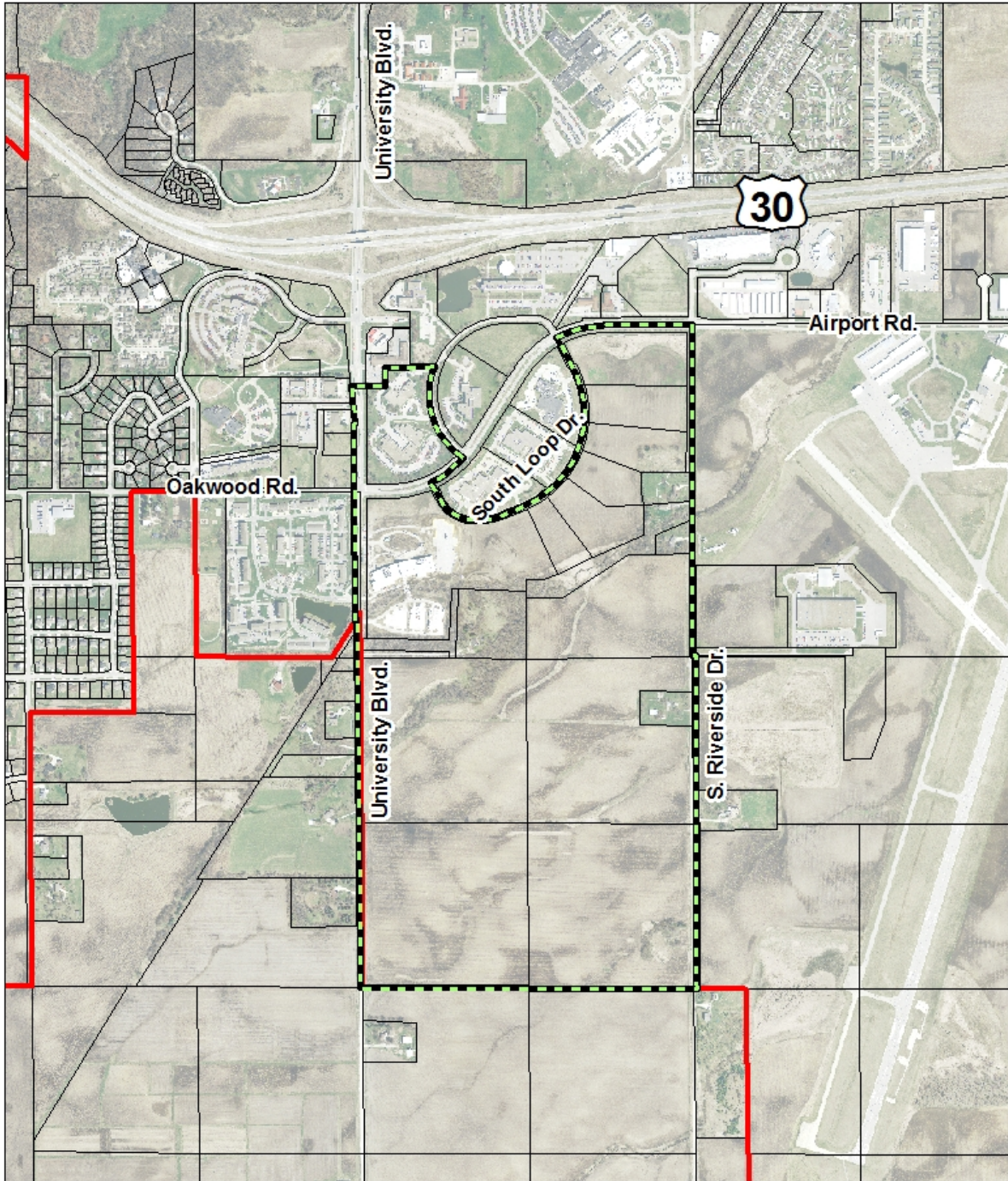
1. The City Council can approve on first reading an Ordinance establishing the Second ISU Research Park TIF District.
2. Direct staff to modify the proposed Second TIF District to only include Lot 1 of the 3<sup>rd</sup> Addition.
3. City Council can decline to create the Second TIF Area and direct staff to utilize funds from the current TIF Area for the Phase IV improvements.
4. City Council can decline to use TIF funding for Phase IV improvements and direct staff to identify alternative funding.

**CITY MANAGER'S RECOMMENDED ACTION:**



The proposed TIF District is consistent with past practices of the City to support economic development within the ISU Research Park. The proposed improvements are consistent with the approved URA Plan and the use of TIF for financing such improvements. The proposed area includes the recently built John Deere Building to ensure that some incremental revenue is available to repay the costs related to the infrastructure serving this area.

**Therefore, the City Manager recommends Alternative 1, which is to have first reading of an ordinance creating the Second TIF District within the ISU Research Park Urban Renewal Area.**

**ATTACHMENT A: ISU RESEARCH PARK URBAN RENEWAL AREA**

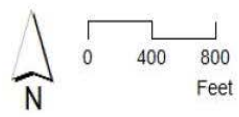
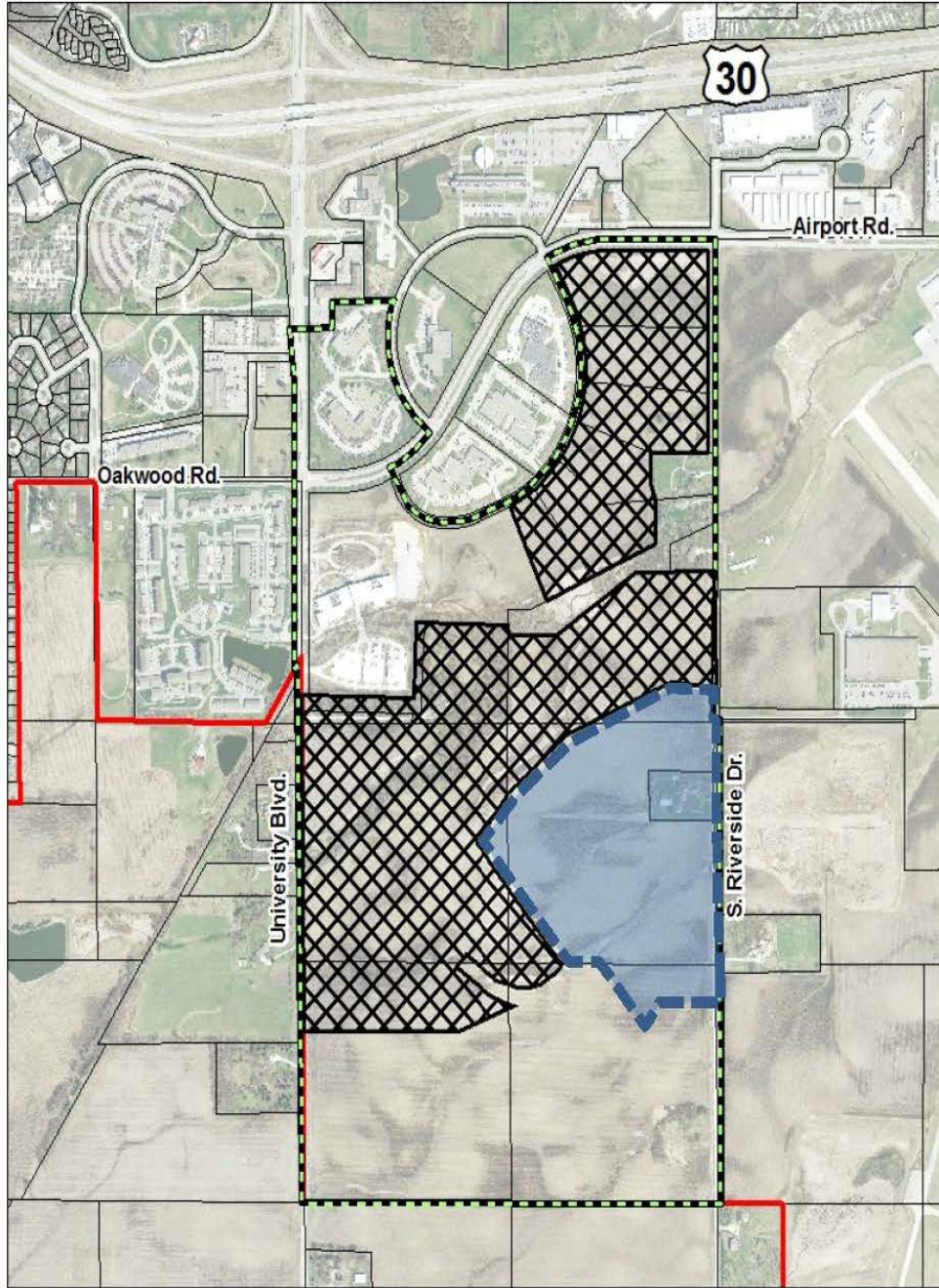






**Legend**

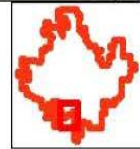
-  City Limits
-  Urban Renewal Area



**ATTACHMENT B: PROPOSED 2<sup>ND</sup> TIF DISTRICT (BLUE)**



- Legend**
-  City Limits
  -  Urban Renewal Area
  -  Phase III Tax Increment Approved
  -  Phase IV Tax Increment Proposed



**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 24.19 THEREOF, FOR THE PURPOSE OF A TAX INCREMENT FINANCING DISTRICT; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; 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 24.19 as follows:

**“Sec. 24.19. SIXTH TAX INCREMENT FINANCING DISTRICT.**

(1) Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Iowa State University Research Park Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Ames to finance projects in such area.

(2) Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Ames, Iowa.

"County" shall mean Story County, Iowa.

"Urban Renewal Area" shall mean the Iowa State University Research Park Urban Renewal Area, such Area having been identified in the Urban Renewal Plan approved by the City Council of the City by resolution adopted on November 10<sup>th</sup>, 2014:

A parcel or parcels lying West of South Riverside Drive (Parcel(s) No. \_\_\_\_\_).

Beginning at the northeast corner of Lot A, Iowa State University Research Park Phase III Third Addition, City of Ames, Story County, Iowa, point also being on the east right-of-way line of S. Riverside Drive; thence south on said east right-of-way line to the southeast corner of Lot B of said Addition; thence S 89°59'52" W, on the south line of Lot 1 of said Addition, a distance of 347.98 feet; thence S 36°15'49" W, on the south line of said Lot 1, a distance of 199.46 feet; thence N 33°49'00" W, on the west line of said Lot 1 to the southwest corner of Outlot A of said Addition, a distance of 252.68 feet; thence N 33°49'00" W, on the west line of said Outlot A, to the northwest corner of said Outlot A, a distance of 252.16 feet; thence westerly to the southwest corner of Outlot Y, Iowa State University Research Park Phase III 1st Addition; thence N 39°49'07" W, on the west line of Outlot Y, to the northwest corner of said Outlot Y, a distance of 705.96 feet; thence N 35°54'39" E, on the north line of said Outlot Y to a point on said north line, a distance of 375.38 feet; thence N 51°07'52" E, on said north line to a point on said north line, a distance of 509.03 feet; thence N 15°31'36" E, on said north line to a point on said north line, a distance of 122.07 feet; thence N 78°03'58" E, on said north line to a point on said north line, a distance of 591.22 feet; thence S 84°05'51" E, on said north line to a point on the west right-of-way line of S. Riverside Drive, point also being the northwest corner of Lot A, Iowa State University Research Park Phase III Third Addition, a distance of 274.12 feet; thence S 89°49'34" E, on the north line of said Lot A, a distance of 40.00 feet, to the point of beginning.

(3) Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January I of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness , or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January I of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1) of the Code of Iowa, incurred by the City to finance or refinance , in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and mode rate-income family housing as provided in Section 403.22 of the Code of Iowa, except that taxes for the regular and voter - approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, to the extent authorized in Section 403.19 (2) of the Code of Iowa, taxes for the instructional support program levy of a school district, imposed pursuant to Section 257.19 of the Code of Iowa, to the extent authorized in Section 403.19(2) of the Code of Iowa, taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) of the Code of Iowa, related to joint county-city buildings, shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the Authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

(4) Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.”

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

Section Three. 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

\_\_\_\_\_  
John A. Haila, Mayor