

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
MAY 12, 2020

***DUE TO THE COVID-19 PANDEMIC, CITY HALL IS CLOSED TO THE PUBLIC THROUGH MAY 15, 2020. THEREFORE, THIS WILL BE AN ELECTRONIC MEETING. IF YOU WISH TO PROVIDE INPUT ON ANY ITEM, YOU MAY DO SO AS A VIDEO PARTICIPANT BY GOING TO:**

<https://zoom.us/j/826593023>

OR BY TELEPHONE BY DIALING (for higher quality, dial the following number:
US:1-312-626-6799

Zoom Meeting ID: 826 593 023

YOU MAY VIEW THE MEETING ONLINE AT THE FOLLOWING SITES:

<https://www.youtube.com/ameschannel12>

<https://www.cityofames.org/channel12>

or watch the meeting live on Mediacom Channel 12

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. If you wish to speak, please see the instructions listed above. 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.

CALL TO ORDER: 6:00 p.m.

PROCLAMATION:

1. Proclamation for “Peace Officers’ Memorial Day,” May 15, 2020
2. Proclamation for “National Public Works Week,” May 17-23, 2020

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.

3. Motion approving Minutes of Special Meeting held April 21, 2020, and Regular Meeting held April 28, 2020
4. Motion approving Report of Change Orders for April 16 - 30, 2020
5. Motion approving new 12-month Class E Liquor License with Class C Beer Permit and Sunday Sales - HyVee Gas #5018, 636 Lincoln Way
6. Motion approving Class E Liquor Ownership Change for Walgreens #12108, 2719 Grand

Avenue

7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Special Class C Liquor License with Outdoor Service - Octagon Center for the Arts, 427 Douglas Avenue
 - b. Class B Liquor License with Catering Privilege and Sunday Sales - Gateway Hotel and Conference Center, LLC, 2100 Green Hills Drive
8. Resolution approving appointment of *ex officio* student liaison to City Council
9. Resolution approving the Police Department's application to and participation in the Department of Justice Bulletproof Vest Partnership Program
10. Resolution approving application for grant funding under 2020 Department of Justice Bureau of Justice Coronavirus Emergency Supplemental Funding Program and authorizing acceptance of Grant, should it be awarded
11. Resolution approving waiver of the City's Purchasing Policy requirement for formal bidding procedures and extension of engagement with Ahlers and Cooney, P. C., of Des Moines, Iowa, for legal services related to application of *Iowa Code* Chapter 20 in an amount not to exceed \$15,000
12. Resolution temporarily waiving requirements of Ames Municipal Code Section 26A.3(1)(b) to allow the President of the Iowa State University Student Government to appoint a Transit Board Trustee
13. Extension of contract with Habitat for Humanity for the sale of 3305 Morningside Street:
 - a. Resolution approving Second Amendment to Agreement between the City and Habitat for Humanity of Central Iowa, Inc., for purchase and new construction of property
14. Resolution renewing contract for FY 2020/21 Custodial Services for the Ames Public Library with ABM of Des Moines, Iowa, in the amount of \$90,509.40
15. Resolution approving renewal of contract for Professional Services for Power Plant Fire Risk Mitigation with Burns & McDonnell of Chesterfield, Missouri, in an amount not to exceed \$50,000
16. Resolution approving renewal of Emissions Testing Services contract with C.E.M. Solutions Inc., of Hernando, Florida, in an amount not to exceed \$33,000
17. Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant:
 - a. Resolution approving renewal of contract with HTH Companies, Inc., of Union, Missouri, for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant in the amount not to exceed \$145,000
 - b. Resolution approving contract and bond
18. Resolution approving contract and bond for Boiler Tube Spray Coating and Related Services and Supply
19. Resolution accepting completion of Chemical Storage Floor Repair for Electric Services
20. Resolution accepting completion of Unit No. 8 Boiler Feedwater Pump Repair
21. Resolution approving Final Plat for 1499 South Dayton Avenue (Wheelock Corner Subdivision)

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

time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to three minutes.

HEARINGS:

22. Hearing on 2019/20 Asphalt Street Pavement Improvements (14th and 15th Street) [Continued from March 24, 2020]:
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's Inc., of Ames, Iowa, in the amount of \$774,662
23. Hearing on Steam Turbine No. 8 Parts Procurement:
 - a. Motion accepting Report of Bids and delaying award
24. Hearing on 2019-20 Multi-Modal Roadway Improvements
 - a. Resolution approving final plans and specifications and awarding contract to Iowa Plains Signing, of Slater, Iowa, in the amount of \$244,105.80
25. Hearing regarding vacating Ingress-Egress Easement at 2500 SE 16th Street:
 - a. Resolution approving vacation of Easement at 2500 SE 16th Street
26. Hearing regarding vacating storm water retention easement across portions of the 2nd, 3rd, 4th, and 5th Additions of Dayton Park Subdivision:
 - a. Resolution approving vacation of storm water retention easement across portions of the 2nd, 3rd, 4th, and 5th Additions of Dayton Park Subdivision
27. Hearing regarding extension of Industrial Tax Exemption Ordinance:
 - a. First passage of ordinance extending Industrial Tax Exemption Ordinance until 2030
28. Hearing on Zoning Text Amendment relating to trash and recycling collection areas in commercial zones:
 - a. First passage of ordinance

PLANNING & HOUSING:

29. Kingbury's Subdivision, Third Addition (315 SE 3rd Street):
 - a. Resolution approving Development Agreement related to dedication of right-of-way and future street improvements
 - b. Resolution approving waiver of construction of SE 3rd Street paving and storm sewer improvements
 - c. Resolution approving Final Plat
30. Second Substantial Amendment to CDBG 2019/20 Annual Action Plan:
 - a. Resolution setting June 9, 2020, as date of public hearing

ELECTRIC:

31. Resolution approving revisions to Smart Energy Rebate Program

PUBLIC WORKS:

32. Resolution approving alternative bike routes for 2019/20 Arterial Street Pavement Improvements (13th Street from Wilson Avenue to Duff Avenue)

ADMINISTRATION:

33. Events, facilities, and service closures related to COVID-19:

- a. Motion providing direction to staff

ORDINANCES:

- 34. Second passage of ordinance relating to the industrial use parking requirement

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

COUNCIL COMMENTS:

ADJOURNMENT:

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 21, 2020

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 21st day of April, 2020. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin were present. *Ex officio* Member Devyn Leeson was also present.

Mayor Haila announced that it is impractical to hold an in-person Council meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting is being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

AMES PLAN 2040 WORKSHOP ON FUTURE LAND USE MAP: Planning and Housing Director Kelly Diekmann said the draft Future Land Use Map of the City and descriptions of the designations have been provided. Mr. Diekmann stated that questions and comments from the Council will be received during the meeting and following the meeting, and then direction from Council can be given at the City Council meeting on April 28. Mayor Haila advised that a Land Use Map and a Zoning Map will both be needed. Mr. Diekmann concurred. Mr. Diekmann said the point of the map is to describe future land use of the city as well as general character of areas. He noted zoning will be detailed and on a different map after receiving clarification from Council on the concepts.

The following categories of land use designations were reviewed: Neighborhoods, Centers, Special Development, and Employment.

Council Member Martin asked about the areas on the map not previously named growth areas. Mr. Diekmann answered that throughout the scenario exercises there were a few Tier 1 areas that can be built off existing areas, so they were included. Mr. Diekmann added that the Tier scenarios not chosen are not included, but the areas needing protected for future use need will need to be discussed. He noted the area to the south includes some Tier 3 area because it's connected.

Council Member Betcher said some near-campus neighborhoods are being labeled as Established Neighborhoods. Mr. Diekmann explained that staff could have gone either way, naming those neighborhoods Traditional or Established; that designation is easy to change. Ms. Betcher said the north South Campus Area Neighborhood (SCAN) area and the Colonial Village area were developed before 1950 and the area between Beach and Ash Avenues was developed in the 1930's. Mr. Diekmann stated age is not the only descriptor in labeling neighborhoods, but the team will take a look at those areas. Mayor Haila pointed out that the first two bullets of those categories may need re-worded.

Council Member Gartin asked about land use characteristics being descriptive of the community as it is today. Mr. Diekmann said generally the characteristics would be descriptive of the current use, and if the use needs to be different, the policy should state a plan to accommodate future uses. Mr. Gartin asked if it makes sense to add a pre-scripted element regarding infill. Mr. Diekmann concurred and said intentional development should be described.

Council Member Betcher noted that Greek Houses are included in multi-family neighborhoods. Mr. Diekmann said multi-family neighborhoods are all zoned Residential High Density (RH), which allows group living.

Mr. Diekmann said within the category of Centers are major commercial and neighborhood commercial areas. The type and scale of retail and commercial use would be the characteristics used to determine the designation, rather than highway or arterial street designations. He added that the team is proposing adding General Commercial, which would be a hybrid between commercial and light industrial in response to comments received from Council regarding accommodating commercial.

Council Member Gartin asked about the amount and location of commercial land to be designated. He wondered if, as the population of Ames grows, the amount of commercial grows at the same proportion. Mr. Diekmann said where commercial will be successful will not change. Mr. Gartin pointed out that many communities have vacant commercial space. Mr. Shukert, one of the consultants, said the function of commercial is very important, and they are anticipating most commercial would be neighborhood service like supermarkets or pharmacies, not a regional mall or big box stores. Mr. Diekmann asked if Mr. Gartin feels the area should expect small and large businesses. Mr. Gartin said when he thinks about communities with light industrial areas, there will be support businesses in the periphery. Mr. Diekmann stated that Regional Commercial is shown there because of past decisions of the City regarding a regional mall. He said they are being consistent, but that designation should not be predictive.

Mr. Martin asked about Y Avenue and the designation of Commercial Retail. He said it looks more substantial west of the county line than east. Mr. Diekmann said existing conditions are reflected and it was presumed to become residential. Mr. Martin wondered about sales tax as an incentive to Ames. Director Diekmann said if this portion of the Plan goes forward, a conversation with the Boone County Board of Supervisors will need to take place regarding local option sales tax being collected in that area.

Director Diekmann discussed the category of Employment, and noted there will be different zoning districts within that category. He said the East Industrial Area will need attention after infrastructure decisions have been made. He advised that there is a policy in place to be resource-conscious when discussing growth.

Redirection areas were defined as areas where what is currently there will eventually become something else. Mr. Shukert said policy should guide the Redirection areas toward more useful uses. He noted that the area east of Downtown and north of Lincoln Way near the Resource

Recovery Plant (RRP) is an example of a Redirection area, and said that would become a maker space and creative area that incorporates residential if the RRP relocates in the future.

Mr. Gartin stated that access improvements to Interstate 35 would be exciting. He said showing some possible interchanges and doing an overlay of multi-use trails would be helpful. Mr. Diekmann advised that a transportation layer needs to be added to this to include streets and trail options. Mr. Gartin commented that money may have to be put into transportation for the future of the community.

Mr. Diekmann showed Attachment B, which was a close-up view of the areas near Campus. He said the diagonal hashing represents the near-campus neighborhoods. He asked if the near-campus overlay, as used in the Rental Code, makes sense in application at this scale and if it applies to as many areas as was shown in the Rental Code. He said they are expecting some redevelopment in the south part of Campustown and expect those lots could be redeveloped with more intense uses. Director Diekmann advised that the Urban Corridor or Redirection designation would be needed as a transition between single-family and higher-density housing.

Mayor Haila asked what the implications were for the university overlay. Mr. Diekmann said the team needs assistance with that question, but the current meaning states single-family homes cannot add bedroom capacity, and before that was created, there was a University Impacted Area that required slightly higher design implications and higher parking requirements. He stated that considering reducing some parking expectations to recognize walkability may be needed.

Ms. Betcher asked if the City is using the parking requirements in the single-family neighborhoods as a means to control density. Mr. Diekmann stated that only two parking spaces are needed to have a rental home, not one per bedroom. He noted that vacation lodging has a higher parking requirement. Ms. Betcher said her main concern is whether the expectations have impact on the transition of single-family homes to rentals.

Mayor Haila asked why the area west of Hyland Avenue is labeled Village. Mr. Shukert said the area has a village center feel to it, and as some of those properties get redeveloped or change character, there could be a more pedestrian-scale, center-oriented type of form that develops. He added that the evolutionary change would take into account the potential of the area. Mr. Diekmann said this area is different than multi-family because it could justify more pedestrians and zero setbacks. Mayor Haila asked about the Urban Corridor area west of that. Mr. Shukert said that area reflects some of the ideas included in the Lincoln Way Corridor Plan. Mayor Haila asked if those designations mean that those properties could be rezoned to higher density or commercial. Mr. Diekmann advised that most of them are already zoned RH and wouldn't need changed because mixed use is allowed in the RH zone. Director Diekmann added that Urban Corridor can have commercial, but would expect moderate- to medium-density residential as well. Mayor Haila said the COVID-19 crisis could have a prolonged effect on the community and wondered about the impact on small businesses and other commercial.

Ms. Betcher asked about the area around Hickory Drive. Mr. Diekmann said it wouldn't all be commercial, and could be an overlay. Ms. Betcher then asked if the overlay is there to protect

existing near-campus areas. Mr. Diekmann answered the overlay there protects the recently adopted Rental Code. He said it's being suggested that the single-family rentals not remain long-term. Mayor Haila said the map could be clarified. Mr. Diekmann said it's possible the overlay doesn't apply, and the team will look at it further. He stated that the team would like feedback from Council regarding the areas transitioning from low-density residential, and if an overlay is desired that relates to neighborhoods like in the Rental Code. He said feedback on the University overlay could be received by Council on April 28.

Council Member Martin asked if the restriction on adding bedrooms to homes could be undone by decisions made for the Comprehensive Plan. Mr. Diekmann said that is a separate ordinance and will remain no matter what is decided in the Comprehensive Plan. He added that, in general, balanced neighborhoods are desired. Mr. Diekmann stated that the area south of Campustown is an area that additional higher-density housing could be added; it is labeled Redirection. Mr. Diekmann said that area is currently pretty restrictive.

Director Diekmann discussed the Redirection area south of Campustown that is meant to be a transition out of Campustown and would be a change from current policy. Ms. Betcher asked how it would be a change. Mr. Diekmann answered that significant redevelopment is currently not asked for in that area and it is restrictive. He said if it was changed to allow higher density, density expectations could be updated. Ms. Betcher said she's not interested in anything more than four stories in that area because it's right next to a single-family neighborhood. Ms. Betcher said the foot traffic through the neighborhoods has been problematic because of the Towers dormitories, and she does not want to see that get worse.

Council Member Gartin said there's been a policy for some time on decreasing density in that area. He added that, because it's a broad conversation, he would like to see draft documents leaning more aggressive with options so feedback can be received. Mr. Shukert said the Redirection option does not say the buildings would be eight stories. Mr. Diekmann commented that good conversations are needed to make sure what is being considered is clear to the public.

Director Diekmann stated that the area labeled Core Redirection is an area where change is desired. He said the area along Northwestern Avenue near Wheatsfield is labeled Redirection. Mr. Gartin asked if it could be suggested that Downtown Core could be expanded north into the Old Town neighborhood. Mr. Shukert said south of Lincoln Way is the area designated for Downtown growth. Mayor Haila pointed out that the overlay preempts developers from doing work in that area. Mr. Gartin asked if the types of shops Downtown could be replicated south of Lincoln Way. Mr. Diekmann answered that the area would be more office space, not Main Street retail shops. Mr. Shukert said it would be more likely to see a combination of office, residential, and a secondary amount of commercial. Mr. Gartin commented that other voices should be invited to provide feedback. Mayor Haila asked about expanding the Core area north toward 7th Street. Ms. Betcher asked why expanding into an area that is succeeding would be a good idea. Council Member Gartin said constituents in the entire community need to have growth opportunities for a robust Downtown. Mr. Diekmann advised between Clark and Grand Avenues from 6th Street to 7th Street could be an appropriate Redirection area that would be consistent with the current Plan.

Mr. Diekmann said the older multi-family properties north of 30th Street just east of Grand Avenue are included in a Redirection area. He said the Neighborhood Core areas were discussed as including smaller retail, office, and restaurants. Mr. Diekmann said the map is reinforcing commercial in the mall area. Ms. Betcher asked about a North Ames Employment zone. Mr. Diekmann said professional offices can be located in the Neighborhood Core areas.

Mr. Gartin asked if there could be value in providing designations for areas in the County, but not yet in the City, like the Squaw Valley development. He said it would be worth considering adding details to those areas on the map so it can be seen how they relate to the rest of the map. Mr. Diekmann said there will be a Fringe Area discussion with Story County and then the Tier boundaries will be added to the map to show relationship to existing development. Mr. Gartin commented that would be helpful.

Council Member Gartin asked about the City-owned land north of 13th Street and west of Interstate 35. Mr. Diekmann said that area includes lime ponds, an old landfill, and leftover area where differences are not anticipated.

Mayor Haila asked about East Lincoln Way between Duff Avenue and the Employment area. Mr. Diekmann said most of that land is flood plain. He noted that there's an extension of Cherry Street planned that will tie into 3rd Street and 5th Street to create a commercial collector street; however, staff needs direction on if the area could be a commercial area meeting flood plain requirements. Mayor Haila said it makes sense to leverage the taxpayer funds used to extend the street with tax-paying properties since there's an identified scarcity of Highway-Oriented Commercial. Mr. Martin suggested erring on the side of being aggressive to see what the public has to say about it. Mr. Gartin said he would like to hear if Municipal Engineer Tracy Warner has any comments about the area based on flood modeling.

It was discussed that direction is needed by Council on overlays in University areas; the Redirection area south of Hunt Street and north of Knapp Street; the area north of 6th Street being considered as Redirection area; and the commercial area on Cherry Street.

Mr. Diekmann stated that changes will be made to reflect comments received in the Urban Corridor area. He also said Council will need to consider broad acceptance of the designations and proposed mapping pattern with corrections at the next Council meeting.

Mr. Gartin asked if there's anything about the designation of Core that should be taken into account as they are hoping for more residential in the Main Street area. Mr. Diekmann said the policies should be in line with the designation and allow for higher-density infill development options.

Council Member Martin asked what Council should expect at the meeting next week. Mr. Diekmann said updates will be made, but for the most part, the materials won't change. He said Council could decide to move forward with the designations and the map. Ms. Betcher said the

near-campus neighborhood and SCAN residents will be interested in possible changes. Mr. Diekmann stated that he can send those residents notice of the meeting.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila acknowledged the letter received from Henkel Construction regarding Brookside Park restrooms dated April 9, 2020.

Moved by Gartin, seconded by Betcher, to request a memo from staff on the intersection of 6th Street and Northwestern Avenue in response to the email from Carrie Michalec dated April 16, 2020.

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

COUNCIL COMMENTS: Council Member Betcher noted that COVID-19 could reshape the Comprehensive Plan. She also said she has been lobbying for Ames regarding the 2020 Census.

Mayor Haila said a letter is being sent to a congressman to ask that the City of Ames be included in the COVID-19 Stimulus Bill financial package that would benefit cities with populations that exceed 500,000. City Manager Steve Schainker advised that the Bill passed with no relief for lost revenue for cities at this point.

Mayor Haila said www.testiowa.com is now available and the goal is to test 3,000 people per week. He commented that he had registered online, and the idea is to find out if people have symptoms and if they are eligible for a test. He explained that this will help the government track symptoms and collect information to be used for reopening the economy.

Mayor Haila stated that he is sending a letter to Iowa State University students to communicate regret that they cannot be in Ames and also to emphasize how critical it is that they claim Ames for the 2020 Census. Ms. Betcher commented that parents have been advising children to claim their hometowns because they are at home. She thanked the Mayor for sending a letter. Ms. Betcher said she is part of a group lobbying for funding to help with a recount, if needed.

Mayor Haila said the peak for COVID-19 cases in Iowa could be a couple weeks away. He noted that he's encouraged that Story County numbers have remained so low.

Mr. Schainker stated that staff has been moving forward to consider the safety of the economy with a recovery plan for the City of Ames. He said a two-step process is being looked at with many goals. The impact of lost revenue will go into the next fiscal year, and a set of recommendations will be coming. Mr. Schainker advised that meeting the first goal will involve recovering the remainder of this fiscal year. He said recommendations for cuts in expenditures for operations and CIP projects will soon be shared with Council, as well as the criteria being used to determine the recommendations.

ADJOURNMENT: The meeting was adjourned at 8:26 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor

Erin Thompson, Recording Secretary

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 28, 2020

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:01 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Devyn Leeson was absent.

Mayor Haila announced that it is impractical to hold an in-person Council meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting is being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

The Mayor noted that the Council was working off an Amended Agenda. He explained that Item No. 32, Kingsbury's Subdivision, Third Addition (315 SE 3rd Street) was pulled from the Agenda by the request of the applicant, and under Administration an Additional Item was added "Request from Ames Main Street Farmers' Market to reconsider suspension of Market."

PROCLAMATION FOR "NATIONAL HISTORIC PRESERVATION MONTH": Mayor Haila proclaimed the month of May 2020, as "National Historic Preservation Month." He encouraged residents to join their fellow citizens across the United States in recognizing this special observance.

PROCLAMATION FOR "FAIR HOUSING MONTH:" April 2020 was proclaimed as "Fair Housing Month" by Mayor Haila. He encouraged all citizens of the community to support and endorse Fair Housing, reaffirm their commitment to Fair Housing for all, and wholeheartedly recognize these rights and responsibilities throughout the year.

PRESENTATION OF THE AMES HUMAN RELATIONS COMMISSION "A HOME FOR EVERYONE" AWARD: Human Relations Commission Chair Jill Crosser explained that each year, during the month of April, the commission recognizes and honors an individual or organization that has made a commitment to providing safe, quality, and equitable housing opportunities that enhance the quality of life of members of disadvantaged populations. This is the "A Home for Everyone" Award.

Ms. Crosser stated she was honored to announce that the first award will be presented to the ACCESS Housing team. The ACCESS Housing team works to advocate housing for crime victims experiencing housing instability and homelessness to secure housing. The ACCESS Housing team also offers a housing first approach to their work which means, housing is the first step to recovery. She mentioned that having a safe home can be a kick-start for people who have experienced diversity and re-stabilization. Ms. Crosser thanked the ACCESS Housing team for all they have done for the community, for thinking creatively in challenging situations, and for helping to navigate the cities of Story County.

The second award will be given to Cassandra Kramer, who leads the ACCESS Housing team. It has been proven that Ms. Kramer's leadership has been instrumental in the work that the team does day-in and day-out. Ms. Kramer's advocacy goes beyond the normal 8 a.m. to 5 p.m. shift and she makes herself available to those that need assistance. Ms. Kramer often juggles complex issues, she remains calm, and is people-centered. Her compassion has significantly impacted the survivors whom she has served in the community.

Cassandra Kramer, address unknown, explained that she and her team were on the phone and wanted to thank everyone for the Award and appreciated being nominated. They enjoy working with the community and being able to help those who are struggling with housing. Ms. Kramer mentioned that the team will use the Award to continue their platform and continue to do the work they do.

Assistant City Manager Deb Schildroth mentioned that Wayne Clinton, who is also on the Human Relations Commission, was also present online for this meeting. Mr. Clinton is the Co-Chair on the Human Relations Commission.

Mayor Haila thanked Ms. Crosser and Mr. Clinton for their time and volunteering to serve the Human Relations Commission.

CONSENT AGENDA: Mayor Haila pointed out that Item No. 16b had an incorrect Disadvantaged Business Enterprise Program goal; the Agenda and Council Action Form had it listed as 0.3% when it is actually 0.6%.

Council Member Betcher requested to pull Item No. 10, Ames Velo Grand Prix, for further discussion. Council Member Martin pulled Item No. 24, Resolution renewing contract with Pitts Lawn & Tree Service of Huxley, Iowa, for FY 2020/21 Tree Trimming & Removal Program for the Parks & Recreation Department in an amount not-to-exceed \$85,000, for separate discussion.

Moved by Betcher, seconded by Martin, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting held April 14, 2020
3. Motion approving certification of Civil Service applicants
4. Motion approving Report of Change Orders for April 1 - 15, 2020
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Beer Permit with Sunday Sales - Swift Stop #2, 3406 Lincoln Way
 - b. Special Class C Liquor License with Sunday Sales - The Great Plains Sauce & Dough Co., 129 Main Street
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit, and Sunday Sales - Walgreens #12108, 2719 Grand Avenue
 - d. Class C Liquor License with Catering Privilege, Outdoor Service, and Sunday Sales - Mother's Pub, 2900 West Street
 - e. Class B Beer with Sunday Sales - Jeff's Pizza Shop LLC, 2402 Lincoln Way

6. RESOLUTION NO. 20-186 approving Quarterly Investment Report for Period Ending March 31, 2020
7. RESOLUTION NO. 20-194 setting May 12, 2020, as date of public hearing regarding vacating Ingress-Egress Easement at 2500 SE 16th Street
8. RESOLUTION NO. 20-195 setting May 12, 2020, as date of public hearing regarding vacating storm water retention easement across portions of the 2nd, 3rd, 4th, and 5th Additions of Dayton Park Subdivision
9. RESOLUTION NO. 20-196 setting May 12, 2020, as date of hearing on extension of Industrial Tax Exemption Ordinance
10. RESOLUTION NO. 20-197 approving acquisition of three pieces of artwork from Black Arts and Music Festival for Public Art Commission
11. RESOLUTION NO. 20-198 authorizing emergency repairs to WPC Digester Cover by Shank Constructors of Minneapolis, Minnesota, on a time-and-materials basis in the amount of \$244,138
12. FY 2020/21 Airport Improvements Program (Electrical Vault & Lighting Project):
 - a. RESOLUTION NO. 20-199 approving preliminary plans and specifications for FY 2020/21 Airport Improvements Program (Electrical Vault & Lighting Project); setting May 20, 2020, as bid due date and May 26, 2020, as date of public hearing
 - b. RESOLUTION NO. 20-200 approving the 2019-2021 Disadvantaged Business Enterprise (DB) Program Update for the Ames Municipal Airport, setting the DBE goal of 0.6% for the FY 2020/21 Airport Improvements Program (Electrical Vault & Lighting Project), all pending final FAA approval
13. 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act Grant for the Ames Municipal Airport:
 - a. RESOLUTION NO. 20-201 approving Grant Offer in the amount of \$69,000
 - b. Motion designating Damion Pregitzer as the City's Airport Manager, authorizing him to sign and accept the Grant on behalf of the City of Ames
14. RESOLUTION NO. 20-202 approving preliminary plans and specifications for Electric Distribution Parking Lot Reconstruction Project; setting May 20, 2020, as bid due date and May 26, 2020, as date of public hearing
15. RESOLUTION NO. 20-203 approving purchase of additional radios and accessories from RACOM of Marshalltown, Iowa, in the amount of \$77,228
16. RESOLUTION NO. 20-204 approving contract for FY 2020/21 Purchase of Rock Salt requirements for Public Works with Independent Salt Co., of Kanopolis, Kansas, in the amount of \$74.80 per ton
17. RESOLUTION NO. 20-205 approving contract and bond for 2020 Pavement Improvements - Middle School Turnaround Project
18. RESOLUTION NO. 20-206 renewing contract for FY 2020/21 purchase of Pebble Lime for Water Treatment Plant with Graymont Western Lime, Inc., of West Bend, Wisconsin, in the amount of \$166 per ton
19. RESOLUTION NO. 20-207 renewing contract for FY 2021 Hauling and Related Services for the Resource Recovery Plant with Waste Management of Ames, Inc., in the amount of \$14.63 per ton

20. RESOLUTION NO. 20-209 renewing contract for FY 2020/21 Custodial Services at Ames City Hall with Reliable Maintenance Company of Des Moines, Iowa, in the amount of \$53,028.44
21. RESOLUTION NO. 20-210 approving Five-Year Renewal of ISU and City of Ames Smartcard Agreement
22. RESOLUTION NO. 20-211 accepting completion Installation Services for 69kV UG power cable and for the Top-O-Hollow Substation
23. RESOLUTION NO. 20-212 accepting completion for Unit 7 Turbine Generator Overhaul Project
24. RESOLUTION NO. 20-213 approving Plat of Survey for 1016 South Duff Avenue
25. RESOLUTION NO. 20-214 approving completion of public improvements and releasing security required for Sunset Ridge Subdivision, 6th Addition

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

AMES VELO GRAND PRIX: City Council Member Betcher explained that the planning for this event is going to be challenging this year due to the COVID-19 pandemic. She noted that her main concern was that during these uncertain times, the Ames Velo Grand Prix is looking to add a beer garden and vending to its event. Ms. Betcher commented that she could not see having a beer garden and maintaining social distancing. She asked the Council to look at this event minus the beer garden and vending, and allow the event planner to apply at a later date for those items.

Mayor Haila stated that the event is requesting Saturday, June 13, 2020, and Sunday, June 14, 2020, with alternative back-up dates of August 22 and 23, 2020. He asked Ms. Betcher if her recommendation was for the dates in June or August. Council Member Betcher explained that she would be more comfortable if the Council didn't add the beer garden and vending to the event this year. She mentioned she would be willing to consider it for the June or August date, but doesn't think it will be very likely to have this type of sporting event in June.

Council Member Corrieri commented that she had the same concern about the June dates as there are bigger bicycle events that have already been canceled for the year. She noted that she would be in support of Ames Velo coming back for the August date, but she is not in favor of the June date.

Mayor Haila mentioned that there were two topics being discussed at this time: having the event on the June or August dates and the beer garden.

Council Member Martin pointed out that the Council Action Form did state that "further Council action would be required for the liquor license," but wanted to clarify with Council Member Betcher that knowing the request would come back to the Council, would she want to add another step to the application process for the vending. Ms. Betcher stated that the beer garden and vending are both problematic from her perspective. She would be more comfortable not having the event in June, but with having the contingency planning already worked in, she wouldn't have difficulty approving the event. She inquired if Ames Velo was approved for a vending license last year. Assistant City

Manager Brian Phillips mentioned that he believed it was. He stated that two organizers were available by phone to answer questions.

Jason Quinn, 1412 Burnett, Ames, stated he is the race promoter for Ames Velo. He wanted to point out that Downtown Ames is hosting the beer garden as a separate event in concert with Ames Velo, and maybe the paperwork needs to be resubmitted to clarify the difference. Mr. Quinn explained that Downtown Ames came to Ames Velo and asked if they could host an event inside of their event, and at the time Ames Velo thought it would be a great community opportunity. He mentioned that they already had one of their events canceled by USA Cycling. It was noted that RAGBRAI has already been canceled, but RAGBRAI is a larger-scale event that requires more coordination and planning. The August date was put in with the hopes that if the City Council approved the date maybe USA Cycling would as well. Council Member Betcher wanted to clarify with Mr. Quinn that if the Council was not comfortable approving the June date, Ames Velo would be okay with pursuing the August date. Mr. Quinn explained that he would like to have both dates approved because, if things were to suddenly change, they could proceed, but would be okay if the City decided to pull the June event at a later date. He noted that Ames Velo works in the community and they certainly don't want to endanger anyone.

Mayor Haila pointed out that on the Council Action Form under Alternative 1, it does state "This approval is contingent on the City Council removing the prohibition of public gatherings on City rights-of-way due to the COVID-19 emergency for the event dates requested by the Ames Grand Prix." Mr. Quinn noted that he fully understands that, and he just wants to be able to announce to the participants that they received approval from the Council, but it is tentative and the event may be moved to a later date or even cancelled. Mayor Haila asked Mr. Quinn how much advance notice would Ames Velo need to have to ensure they have insurance through USA Cycling. Mr. Quinn explained that based on their Agreement with USA Cycling, anything outside of their control should still be covered and if the race gets cancelled then they could just refund the participant's their money. Mayor Haila explained that the City is appreciative that Ames Velo was brought to the community, they would love to have the race, but the hesitation is due to uncharted territory. Council Member Martin asked if there was a strong preference to which date Ames Velo would like to have. Mr. Quinn stated that he would prefer both dates to be approved, but will defer to the Council.

Scott Wall, Ames Velo Race Director, 1306 Douglas Avenue, Ames, mentioned that USA Cycling has currently suspended all racing until May 31, 2020. He is anticipating knowing if the suspension will be extended around May 10, 2020. Mr. Wall is requesting that both dates be approved by the Council and noted that, if June doesn't work, they will already have the August date approved.

Council Member Betcher stated if the beer garden was a separate event that Ames Downtown wanted to host in conjunction with Ames Velo, that issue should be put aside in this motion. It would be a question of the vending for this event. She inquired how the vending license would relate to the event this year and wondered if it was as simple as removing items on 10a of the Agenda. She proposed removing on Item No. 10a: number 2 (Motion approving blanket Vending License for the enclosed area) and 3 (Resolution approving waiver of fee for blanket Vending License), and also

Item No. 10b: number 2 (Motion approving blanket Vending License for the enclosed area) and 3 (Resolution approving waiver of fee for blanket Vending License). Mr. Phillips explained that would be appropriate if the Council did not want to include vending as part of the approvals for the event. Mayor Haila wanted it clarified whether the vending was for selling souvenirs or other items besides alcohol. Scott Wall explained that the vending is for food truck services. Last year they did not invite any vendors to the Saturday race, but they invited a food truck to the Sunday race at the ISU Research Park. He noted they do not want to compete with the Ames Downtown businesses that serve food. The vending request was mainly for Sunday's event. Mayor Haila inquired if the Council didn't approve the blanket vending for the Ames Main Street but did for the ISU Research Park would that work for Ames Velo. Mr. Wall confirmed it would work.

Motion by Betcher, seconded by Martin, to approve the following for Ames Velo Grand Prix:

- a. Ames Main Street Criterium on Saturday, June 13, 2020:
 - i. Motion approving blanket Temporary Obstruction Permit for the closed area
 - ii. RESOLUTION NO. 20-188 approving closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Main Street, Fifth Street from Douglas Avenue to Clark Avenue, Kellogg Avenue from Main Street to Sixth Street, and Clark Avenue from Fifth Street to Main Street from 4:00 p.m. to 11:00 p.m.
 - iii. RESOLUTION NO. 20-189 approving closure of 280 metered parking spaces from 2:30 p.m. to 11:00 p.m. along the race route and approving suspension of parking enforcement
 - iv. RESOLUTION NO. 20-190 approving backup event date of Saturday, August 22, 2020
- b. ISU Research Park Circuit Race on Sunday, June 14, 2020:
 - I. Motion approving blanket Temporary Obstruction Permit
 - ii. Motion approving blanket Vending License
 - iii. RESOLUTION NO. 20-191 approving waiver of fee for blanket Vending License
 - iv. RESOLUTION NO. 20-192 approving closure of University Boulevard from Ames Fitness Center south parking lot to Collaboration Place, Collaboration Place, and Plaza Loop from 8:00 a.m. to 5:00 p.m.
 - v. RESOLUTION NO. 20-193 approving backup event date of Sunday, August 23, 2020

Council Member Gartin explained that his only hesitation was that he wanted to be careful with these types of requests. He would like to have a consistent policy as other similar requests will come in, and there are still a lot of unknowns.

Council Member Beatty-Hansen mentioned that she agreed with Council Member Corrieri's earlier statement about wanting to aim for the August date. She noted that she would be okay with the motion, but the likelihood of this event happening in June is very low. She would be supportive of

the August date.

Council Member Corrieri stated there are still a lot of unknowns and doesn't believe the Council is at a point to approve Special Events until the Council has more information. Council Member Betcher explained that she thought they built in the option to pull this event if the Council is not comfortable with the health situation in June. Council Member Corrieri stated she would hate to have events being promoted and sending a message to other organizations that the Council is encouraging others to proceed with their events.

Council Member Junck echoed the same concerns. She stated there is a potential of 500 people coming to the race, and people coming from other cities. Ms. Junck noted the City wants to have those people come to Ames; however, would prefer that they do so when it is safe. The August date would be a lot safer.

Moved by Beatty-Hansen, seconded by Junck, to amend the motion to approve the event for the August date and not the June date, and to also have the August date approval still contingent on the City Council removing the prohibition of public gatherings on City rights-of-way due to the COVID-19 emergency.

Vote on Amendment: 5-1. Voting Aye: Betcher, Beatty-Hansen, Corrieri, Gartin, Junck. Voting nay: Martin. Motion declared carried.

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

RIGHT-OF-WAY TREE TRIMMING & REMOVAL CONTRACT RENEWAL: Council Member Martin explained that the Council received an inquiry with a concern about renewing the contract. Parks & Recreation Director Keith Abraham stated that the email that was received was some time back in 2019, after a contract was awarded for tree trimming. The citizen's email explained that an incident had occurred in the summer of 2019, which was before the tree trimming contract started. Mr. Abraham noted that it was a private contract with the homeowner and the tree that was removed was not in the right-of-way. He noted that the City Forrester Paul Tauke had sat down with the owner of Pitt's Lawn & Tree Service and explained all the expectations that the City had. Since Pitt's Lawn & Tree Service had the contract in 2019, the City has not received any complaints about Pitt's. Mr. Abraham noted that staff has found Pitt's Lawn & Tree Service to be very responsive and corrected anything that was not up to the City's standards.

Moved by Martin, seconded by Corrieri, to approve RESOLUTION NO. 20-208 renewing the contract with Pitts Lawn & Tree Service of Huxley, Iowa, for FY 2020/21 Tree Trimming & Removal Program for the Parks & Recreation Department in an amount not-to-exceed \$85,000.

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

PUBLIC FORUM: Mayor Haila opened Public Forum. No one requested to speak, so he closed Public Forum.

PRELIMINARY PLAT FOR 321 STATE AVENUE (BAKER SUBDIVISION): Planner Justin Moore stated the Preliminary Plat is for a proposed subdivision that will support the affordable housing goals of the City as a mixed-income development with a minimum of 51% of the homes affordable to low- and moderate-income households. The City of Ames will be the developer for the subdivision. The Preliminary Plat is virtually identical to Concept F that was chosen by the Council. The proposed Preliminary Plat consists of 27 buildable lots, 26 single-family home lots, and one lot for future multi-family development. Mr. Moore noted that South Wilmoth Avenue will have 13 lots fronting on it and access will be gained on South Wilmoth. There are another group of lots that are configured around the loop street of Latimer Lane. The loop street will have an outlot in the middle, and the planned use for the outlot is for a pocket park. The pocket park will be owned by the City of Ames and maintained by the Parks & Recreation Department.

The subdivision includes Tripp Street, which was built in 2019, so the development will only require the construction of Latimer Lane. One of the features discussed in the Council Action Form was the placement of the shared use path. The north boundary of the site is the planned location for the construction of the shared use path trail connection south of Lincoln Way from Wilmoth to State Avenue. This segment is part of a larger City project that extends from Campustown to Dotson Drive. A redesign of the trail had been proposed. The original proposed location was along the north edge of the property, but after discussions with the Public Works Department and the Electric Department, it was decided to propose a design that includes both a paved alley/trail design. The design will be compatible with the design of the trail to the west of South Wilmoth and will run with the alley. The path in the outlot is a ten-foot-wide shared use path.

Mr. Moore explained that the design is to facilitate storm water down to the southeast corner of the property where it will be detained and released according to standards. The far southeast boundary of the site is also subject to the 100-year flood plain. Most of the lots are similar in size, a few larger lots are configured around Latimer Lane facing the future pocket park. If feasible, a pond design may also support an initiative of creating fishponds through a program of the Department of Natural Resources (DNR). The fishpond concept would be pursued by the Public Works Department and any maintenance would be the responsibility of the City. The fishpond would be an alternate option that could be changed if bids come in too high.

Mr. Moore mentioned that the costs for the bicycle path, were not known at the time, but they hope to finalize that soon and will have it for approval with the Final Plat.

Council Member Gartin asked if Mr. Moore could go over the two options for the bike trail again and explain what staff is recommending is preferable over the initial option. Mr. Moore stated that the original configuration was the bike trail with a ten-foot wide shared use path on the site versus the combined alley design to help facilitate for the relocation of the electric lines in conjunction with being able to maximize the room that is available on the single-family home lots. The change will

allow the homeowners to gain approximately up to 10-15 extra feet on the rear side of the lots. There will still be a ten-foot public utility easement. Mr. Gartin questioned if the electric would be underground in the area. Mr. Moore mentioned that the final design for the underground electric has not been finalized, but the reason they have the public utility easement is to facilitate the underground electric if needed. Currently the electric poles are right against the property line just inside the alley. Council Member Gartin wanted to know if the properties to the north were accessed by the alley. It was noted that the properties to the north do have direct access. Mr. Gartin inquired if there were any safety concerns with putting the configuration in the alley. Mr. Moore stated that the final proposed width of the alley will be a 16-foot-wide paved area, and based on the discussion with traffic in the Public Works Department, they believe it is a safe design and the usage of the alley is low enough. Mr. Gartin noted that there may be some usage for proper signage in that area.

Council Member Gartin mentioned that there was a lot of land in the area and suggested a community garden could be put into the subdivision. Planning and Housing Director Kelly Diekmann stated that they haven't really set up the park space yet and they were just making sure it was "clean and green" for the Parks and Recreation Department. The Parks and Recreation Department would work through what to put into that space.

Council Member Betcher inquired if there was potential with any of the larger lots, should the City end up changing the zoning, to allow accessory dwelling units. Director Diekmann explained that, without knowing what their standards would be, it would be hard to say right now. When doing the multi-family development to the south, they may rezone the whole property to PRD and at that time they could add in allowances for accessory living units, but he doesn't believe affordable housing would be able to support a second living unit on the property.

Mayor Haila wanted to know if staff would be offering an alternative trail/alley. He noted that the staff report stated that it may not be done due to cost, but wanted to know if the decision will be based on bid or budget. Mr. Moore stated that he believed it would be based on the budget and are hoping to get a better idea from the Public Works Department. At this point only a preliminary estimate had been provided. Once the consulting engineer puts together a more specific project cost they will know more, but could go back to the original design if needed to save some money. Mayor Haila inquired if staff went back to the original design would it require a change in the Plat. Planner Moore stated it would require an amendment. Mayor Haila noted he was trying to figure out how to keep this project moving forward as they have seen bids come in over-budget on a lot of projects. Director Diekmann mentioned that staff may set it up with bid alternates or set up a separate project that is not part of the first addition.

Mayor Haila stated that typically a utility will charge money to put electric lines underground. He wanted to know if that charge would be incurred on this project. Mr. Diekmann explained that since the current electric poles are in the right-of-way, the Electric Department will have to pay for the cost of relocation of the electric lines; they have budgeted for the amount. The numbers are estimated at \$50,000 to relocate the electric lines and put them underground. Electric Services Director Donald Kom mentioned that Planning and Housing, Electric, and Public Works are involved in this project.

He noted that as the road gets paved it will allow the Electric Services Department to take the electric lines from overhead and put them underground. Typically, with developers, it is the developer's cost to put in the conduit and then Electric Services picks up the other costs. Those are some details that are still being worked on, but Electric Services will pick up most of the costs.

Mayor Haila appreciated the geothermal design and asked for more information about the design. Director Kom explained that they had a preliminary design where it would be Electric Services responsibility to have a contract to put in the wells and own, maintain, and operate the basic well system that would feed all the individual homes. When the expansion happens for the multi-family dwellings, staff would be looking at expanding the service or another well would need to be put in. A ground source heat pump (well) would be put into the ground. Mr. Kom noted that because the City is putting in the infrastructure, it is more cost-effective. It was noted that their concept will be coming before the Council with more detail at a later date. The concept was approved by the Electric Utility Operations Review & Advisory Board (EUORAB).

Council Member Gartin inquired if it was the expectation that the City would maintain the geothermal system indefinitely. It was noted that it would be, and it would be the first of its kind in the City of Ames. Mr. Gartin commented that he loved the idea, but wanted to make sure it wasn't costing taxpayers any additional money. Director Kom explained that there is no taxpayer money involved and any funds would come from the Electric Utility Fund. City Manager Schainker stated that Electric Services is getting involved not because they support affordable housing, but this would be paid for by the demand-side management. This is another method that can be used to lower the demand on the electric system. It should be seen as a pilot project and it will be studied. Mr. Kom mentioned that this method would be better than air conditioners as it will keep the peak usage down and will help lower the greenhouse gas. Mr. Schainker explained staff believes the homeowners would benefit from a geothermal system as it should lower their overall monthly bills. Mayor Haila inquired if there would be any natural gas. Director Kom stated there would not, and they are looking at electric water heaters along with solar water heaters.

Council Member Gartin wanted to know if staff had any examples of other communities that have done something similar. Mr. Kom mentioned that there are probably several dozen across the country and maybe possibly two in Iowa. He will gather that information and bring it with him when staff comes back to the Council. Mr. Gartin explained that it would be helpful to have some data as to what the potential cost would be for maintenance in the future.

Mayor Haila inquired about the surface drainage and what the grading plan would be. Planner Moore explained that what is shown in the staff report is what is planned for the infrastructure. As the homes are constructed each site will likely require some additional grading. There are swales on certain locations within the site. The properties along South Wilmoth have flowage along the rear from the north to the south and some along Tripp. Municipal Engineer Tracy Warner mentioned that typically they have the front yard, which drains towards the street, and the back yard will drain towards the swale. In general, the area that is draining to the street on South Wilmoth is offset as a storm water management plan. There is water that is entering from the State Avenue right-of-way

and the swale in the backyards will be flowing into the detention basin. Mayor Haila explained the reason he is bringing this up is because he doesn't want to have issues with different developers grading differently. Ms. Warner mentioned that staff end up in subdivisions often with that type of problem, but they are very conscience of the designs for the grading. She noted that as Stormwater Permits are turned it, staff will make sure to look at the grading.

Mayor Haila asked if there was anyone wishing to speak.

Tony Ramey, 425 Hilltop Road, Ames, stated he is encouraged by the discussion tonight along with the proposal. He noted that as this project is part of the greater neighborhood association, he is hopeful that this project will improve the area. His only concern is that a lot of the cool items that are being proposed for this project are subject to the budget and will get pulled if the money is not available. Mr. Ramey hopes the same care will be used when the houses are built and the Shared Use Path goes in.

JoAnne Pfeiffer, 3318 Morningside Street, Ames, stated that she is excited about this project and wanted to mention that she believed her uncle designed the geothermal concept. She questioned if the City of Ames knew her uncle designed the geothermal. Mr. Kom mentioned he is not sure if staff was aware of that, but knows that a lot of the work on the design was done in the upper Midwest. He is hoping that staff can take what her uncle started and improve upon it if possible.

Mayor Haila closed public input.

Moved by Martin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-215 approving the Preliminary Plat for 321 State Avenue (Baker Subdivision).

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

AMES PLAN 2040 LAND USE MAP: Planning and Housing Director Kelly Diekmann explained that City Council held a Workshop on April 21, 2020, to discuss the draft of the land use designations and map for the City. Consultants RDG and staff are now seeking direction from the City Council regarding two options. Mr. Diekmann noted that, in Option 1, staff listed five items where adjustments would be made based on input received during the workshop discussion. Those five items were:

1. Correct erroneous mapping of designations
2. Continue developing commercial descriptions
3. Adjust the Core/Redirection designation for the area between 6th and 7th Streets/Grand to Clark
4. Include commercial land in relation to the Cherry Street extension
5. Review the Residential Neighborhood 1 (Traditional) neighborhood designation for additional neighborhoods south and west of Campus

Mr. Diekmann mentioned that there is not any new information to present. The staff report is giving

the Council two options: (1) accept the draft Designations as presented on April 21, 2020, and (2) provide specific feedback to change the designations and/or mapping of specific areas presented during the workshop.

Mayor Haila asked Mr. Diekmann to explain the process that the Council is going through. Director Diekmann stated that with the workshop schedule that was approved for the next three months, staff and RDG will bring information to the Council in draft form. This will give updates to the Council on progress and then staff will be seeking direction regarding the information. He noted the plan for April, May, and June is to have staff and the Council discuss the remaining issues, get direction from the Council, and then prepare a final draft that will be available for public review and comments. The action tonight is to give direction to staff to finalize the designations and map with the idea that by July staff would be able to have a public draft. There will be a longer public engagement option to make sure plenty of feedback is received.

Council Member Martin inquired if the Council were to approve Option 1, when would be the next time the map or the designations would come back to the Council. Mr. Diekmann stated that staff wouldn't bring it back unless there is a specific issue, otherwise the Council wouldn't see it until July.

Council Member Betcher questioned No. 5 with the review of the residential neighborhood categories and which neighborhoods fit, would the Council need to give staff specific direction on how they want staff to look at it. Mr. Diekmann explained that if no specific direction is given tonight, RDG and staff will revisit the map and designations through the lens of how they think it should be in the overall category. Staff would probably recommend changes to some areas, but not sure how extensive it would be. City Council could give more direction tonight letting staff know that they want a specific street range to have a specific designation. Ms. Betcher questioned if she was correct that the Traditional neighborhood would offer a little more flexibility whereas the Established neighborhood definition was more restrictive. She commented that she didn't fully understand this at the meeting on April 21. Council Member Betcher stated that she knows there is concern around the near-campus neighborhoods, especially given the Council's previous attempt to have the rental housing cap overlay in those neighborhoods. She asked if the Council needed to give staff direction on how to apply the University overlay in order to ensure those areas that are the most threatened get enough protection. Mr. Diekmann explained that staff did place the overlay on the draft map that was shown at the workshop, and if the Council was okay with how it was shown, they would just continue with it.

Council Member Betcher asked whether the Council needed to decide if the redirection area South of Campustown needed to have specific guidelines, e.g., being a transition zone versus what is allowable in Campustown (up to seven story buildings). Mr. Diekmann commented that is a good point of clarification. Mr. Diekmann stated that he had previously described the redirection area as allowing for intense redevelopment. However, RDG questioned how to view the area as a transition to a single-family area; staff was questioned if it was more of a four-story environment or more of six-to seven-story location. Director Diekmann explained that if the Council is wanting something

more aggressive they should state that now. Generally, people react more positively to reducing as opposed to enlarging. Council Member Martin pointed out that the transitional redirection doesn't really say which one it is. Director Diekmann stated that RDG would have looked at the area and would describe it as a transitional area and would be in the four-story or fewer range. Ms. Betcher commented that she is still very interested in having the Council give direction to that area, and it should be a transition zone to a single-family neighborhood, rather than having a seven-story building be placed right next to single-family homes.

Moved by Betcher, seconded by Corrieri, that the redirection area south of Campustown be designated as a transition area where they see intensification, but no building taller than four stories.

Council Member Gartin asked to hear from the other Council members as there are other priorities, and the area is where the Council has prioritized intensification. He didn't believe that there would be a lot of substantial development in the near future with the vacancy right now. This area is a long-term plan where the Council would say if there was market demand, this would be an area to look at. He felt to vote on this area without a more robust conversation would not give the Ames Plan 2040 justice. Council Member Betcher explained that it is not just her voice as she had forwarded two emails from concerned citizens about this area.

Council Member Martin asked Director Diekmann if developers were looking for places to do larger intensification, up to seven stories, and whether there was enough demand for that type of housing. He also wanted to know if Mr. Diekmann was aware of any other area on the map that would be more appropriate. Director Diekmann stated that no one has come by the office asking to put up more student housing, but a lot of times the reason developers were asking about larger intensification was to get out of the restrictions of the University Impact Overlay, which had extra parking requirements. He noted that staff did look at the map on the west of Campus in the Village area. The area is already built, but there are certain properties that could change. Mr. Diekmann explained that staff also looked at the Village area being part of the Core with five-to six-story buildings. He noted that a 75-foot height is a practical limit in building construction due to the change in the Fire Code.

Council Member Beatty-Hansen inquired if there was a chance for intensification in that area even with a four-story limit. She noted that Ms. Betcher's motion still allows intensification, but it is somewhat limited. It seemed reasonable to her.

Council Member Corrieri commented that she agreed with Council Member Betcher's motion to allow some intensification in the area.

Mayor Haila wanted to know if ten years from now the map would be able to be modified by Council Action. Mr. Diekmann explained that it could be done by doing a Comprehensive Plan Amendment.

Council Member Gartin was concerned about moving forward with the motion without having any student perspective. He noted that providing additional intensification will take the pressure off the

SCAN neighborhoods, but would drive more people to turn their owner-occupied homes into rental properties. He felt there would be some unintentional consequences to what is being proposed.

Council Member Junck stated that both the Campustown Core and the Downtown Core are going to have to expand in the next 20 years, and she did see the redirection area as a good spot for more intensification. She doesn't believe all the tall multi-family buildings would necessarily have to be student-centered. It would be a good place that is walk-able, bike-able, and in close proximity to Campus for employees as well. Ms. Junck thought it would be possible to have greater intensification in the redirection area and still be an okay transition from seven-story to the three-story on Welch and the other neighborhoods.

Vote on Motion: 4-2. Voting aye: Beatty-Hansen, Betcher, Corrieri, Martin. Voting nay: Gartin, Junck. Motion declared carried.

Council Member Beatty-Hansen inquired as to what the classification for the Wheatsfield area would be. Mr. Diekmann explained that what RDG showed the Council in December was showing the area as wholesale redevelopment neighborhood. RDG was looking at the concept of consolidating the single-family lot to the northwest edge into multi-family housing options, and on the Grand Avenue side, they were looking at more intense options to maximize the Downtown area.

Council Member Gartin asked the Council if any further discussion needed to be had on the Downtown Area.

Director Diekmann answered that the area between Grand and Clark is in Option 1 would be part of the Core, with the intent of matching 6th Street with the Downtown intent. Council Member Gartin questioned whether ten years down the road future Councils could change that if there was an interest for a greater commercial development moving further past 7th Street. Director Diekmann explained that with any of the descriptions a future Council could say that times have changed and could make an Amendment.

Mayor Haila explained that this a vision for the next 20 years, and as it is being presented the vision is to preserve the area north of 7th Street and east and west of Grand and Duff.

Council Member Gartin stated that a lot of his visions are contingent on adding hundreds of people to be living Downtown and changing a lot of the Downtown buildings to allow for greater intensification. If that happened, he is not sure that a developer would be too interested in going farther south. A lot of the people living in Old Town would appreciate having more options available to them, but he is not sure if the people in the area would have the same opinion.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 20-219 approving the Ames Plan 2040 Land Use Map, with adjustments based on input received during the Workshop held on April 21, 2020, and directing RDG to move forward along with Council Member Betcher's earlier modification.

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

EAST INDUSTRIAL AREA UTILITY EXTENSION PROJECT: Public Works Municipal Engineer Tracy Warner mentioned that the Council had seen the report of bids for this project. Stanley Consultants, Inc., and City staff have evaluated the bids received and the design to identify potential causes of the high bids received. Ms. Warner explained that a few design modifications that were currently being considered were:

- Provide additional bid item requirements and construction technique details in the plans and specifications in an attempt to reduce the perceived risks to the contractors.
- Provide more construction area for equipment and material by obtaining additional temporary and/or permanent easements.
- Evaluate the lift station design and site layout for minimum requirements.
- Remove the gravity sewer main east of Teller Avenue (580th) from this project. This approach would require the removed section of sewer to be constructed later as part of a future project.
- Extend the construction schedule to open opportunity to reduce costs.

If these modifications were pursued, a change in the project scope will be required. If directed, the design team will work to come back to the City Council with modified design plans for re-bidding the project.

Council Member Corrieri noted that the Council Action Form stated that the rebidding would happen in the Summer of 2020, and wanted to know if there was more detail about that. Ms. Warner explained that staff has spoken with the design company and the redesign could be done in June or July and be ready to go back out for bid. Ms. Corrieri mentioned that she just wanted to see the project continue. Municipal Engineer Warner stated that it is a different bid environment right now with COVID-19, but they could always design the project to have some “Add Alternates,” similar to the Welch Avenue design.

Mayor Haila clarified that with the redesign, the pump station and the rest of the infrastructure would be laid out to support the extension to 590th Street. Ms. Warner commented that was correct, and the redesign is set up to keep the maximum service area and be extended with the trunk line.

Mayor Haila inquired as to what the consultant is thinking in terms of the revised cost estimate and what do they think they can get the cost down to. Ms. Warner explained that staff is probably looking at the need to issue some additional bonds in the next fiscal year, but she was unsure of the amount at this time. Mayor Haila explained that he asked about the cost estimate because if the long-term vision is to go out to 590th Street, short of cutting off the water and sewer service from 580th to 590th Street, what other redesign is happening to reduce cost. Ms. Warner answered that staff has had conversations with the contractors and what they had heard is the space is really tight, especially for the extra deep sewer, on the north side. The new plans and specifications will provide more details and more information to the plans, so the bidder knows what to expect. It will come down to constructability and adding more detail to the plans.

Mayor Haila mentioned that he is a big fan of adding alternates to a project and wanted to know if the new design would allow the completed project with some alternates. Ms. Warner explained that staff would like this project to move forward as well and they will be looking at having the alternates.

Mayor Haila inquired if the \$35,000 redesign fee would include redesigning to the point where the City of Ames could serve all the lots. Staff could do the base bid plus some alternate's. Municipal Engineer Warner mentioned that so far staff has only had a brief conversation and will need to have a more in-depth conversation to go over the scope of the redesign. The amount may be slightly different than the \$35,000 fee.

Council Member Gartin asked for a map of the area to be shown overhead. He explained that normally when looking at a road project the Council sees the costs and then compares it to the benefit of the service to the community. This project is a different analysis for the Council because the City is going to invest the money, but there is a huge upside potential that is not being reflected in what the Council is seeing. He explained that given the scope of the project they are looking at, he worried that there isn't utilities in the area, and it is important for the Council to know that it would have a deterring effect for someone interested in developing a particular piece of property in this area if the City doesn't have the water and sewer in place. Council Member Gartin wanted to know if the City could at least get utilities out to 580th; that would speak volumes to the City's commitment.

Mayor Haila stated that with the redesign they will still need the forced main pump station and asked, if going from 580th east, if it would be primarily just an extension of water and sewer lines. Ms. Warner stated that was correct. He suggested that if the City is going to have to issue more than the current bonds issued, they might as well get additional bonds to go all the way to 590th Street. Mayor Haila wanted to know if staff will be digging deep or if it would be more shallow since they are going to pump it and lift it anyway. Ms. Warner explained that staff is setting up the area so everything can gravity flow south to the Wastewater Treatment Plant. It will be set up for an interim flow towards the west and they will want to have it as deep as possible for the maximum service area as developers grade the sites.

Council Member Gartin inquired if it would be possible when the project is rebid to have utilities in the ground this year. Ms. Warner stated that they could get it rebid this year and start in the late fall depending on the contractor's schedule.

Mayor Haila asked what the estimated cost savings would be with the redesign. Ms. Warner stated that has not been fully established yet. City Manager Steve Schainker mentioned that they don't think they can get the cost down to \$5.3 million, but by redesigning and rebidding the project, it could reduce the cost. He noted that staff could do the best they can with estimates, but in the bidding environment it might be worse and there are a lot of unknowns as this time. Mr. Schainker pointed out that he doesn't believe the Council is opposed to rejecting the bids, but would like to have the staff bid the project with alternates. Ms. Warner mentioned that with the current bid, staff estimated

they could save roughly \$650,000 to \$750,000 by stopping at 580th Street.

Council Member Junck wanted to know what the sewer rate increase could potentially be with the saving of \$650,000 to \$750,000. Mr. Schainker stated that the \$3 million is estimated to be at a 2.6% increase in sewer rates, but if at \$1.5 million it would be 1.3%; these percentages are just estimates.

Dan Culhane, Ames Economic Development Commission, 3115 Aspen Road, Ames, stated that as the letter they provided, the AEDC is extremely interested in moving this project along. He noted that with the five-year options on the property, there are a little over 700-acres under option, and those options have been underwritten by Alliant Energy. The site certification process has an expiration date that is also underwritten by Alliant Energy. He noted that they are in the third year of the five-year option and they would really like to see something get moving as soon as possible. Mr. Culhane mentioned that it is easy to poke holes and suggest that nothing has happened, because there is not proper infrastructure in place. They can see incredible activity on the property given the rail that sits on the north side of the Prairie View Industrial Center, and there is a 309-acre property that sits on the north side of Lincoln Way that is incredibly valuable, but needs sewer and water. Mr. Culhane noted that Alliant Energy has been patient, and they are ready to see the project move ahead as well.

Chuck Winkleblack, 105 S. 16th Street, Ames, explained that Mr. Culhane summed it up pretty well. They need to have water and sewer out there before any development can happen. He noted that people have looked at this area, but no one is willing to make a commitment based on the hope that the City will have sewer and water to the area. It all starts with the utilities even if they need to scale back. He believed the Council would be amazed at what projects would come in for this area once the sewer and water are put in.

Moved by Beatty-Hansen, seconded by Martin, to reject all bids for the East Industrial Area Utility Extension Project and direct staff to contract with Stanley Consultants, Inc., to create the revised plans and specifications for a utility extension project along East Lincoln Way, stopping sanitary sewer at Teller Avenue.

Council Member Beatty-Hansen stated this area was discussed a long time ago, and she is willing to scale back the distance, but this would still open up a lot of land. She understands the efficiency of doing it all at once rather than waiting, and Mr. Winkleblack's point about having it available before anyone is going to make an investment, but she is comfortable with the need to scale back.

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

Mayor Haila asked if an alternate would be included to try and get the sewer and water out to 590th Street. Ms. Warner stated they could add that in.

REQUEST FROM AMES MAIN STREET FARMERS' MARKET TO RECONSIDER SUSPENSION OF MARKET: Assistant City Manager Brian Phillips stated that the Farmers'

Market has requested the City Council to reconsider staff's action to suspend all events taking place on City property, including streets and sidewalks, effective from March 16 until May 15, 2020. The Ames Farmers Market would like the Council to allow it to operate on May 9, 2020. The Governor had revised her Proclamation that makes it permissible to have a Farmers' Market if it meets certain requirements; however, the City is empowered to decide whether to allow the use of City property for that purpose. The Council was asked if they would like to allow the Farmers Market to proceed on May 9, and if so, what additional safety precautions need to be done or to uphold the staff action to continue the suspension of events through May 15, 2020. Mr. Phillips explained that staff does plan to bring to the May 12, 2020, City Council meeting a report discussing how to proceed beyond May 15, due to the COVID-19 pandemic.

Council Member Gartin asked if the City knew how other communities were responding to opportunities for Farmers' Markets. Mr. Phillips stated he does not have any of that information on other Farmers' Markets, but had seen some discussion with other City Managers about how they're responding to the loosening of restrictions on business activities, i.e. opening City Hall, and the comments have been mixed.

Council Member Beatty-Hansen commented that she is torn. On one hand now is the time to support local farmers and agriculture as it doesn't feel different than people walking around Walmart or Target except it is outside, which is better. Ms. Beatty-Hansen doesn't object, but wanted to take extra precautions, such as no entertainment, no seating, and maybe extend the area.

Council Member Corrieri stated that it is more about the message the Council is sending to the community, and noted that the Des Moines Farmers' Market is going virtual for the first three weeks and then going to continually re-evaluate. She noted that when the Ames Farmers' Market advertised that they were going to do a virtual market, it was in response to a lot of the community concerns. There were a lot of comments commending the Ames Farmers' Market for offering a virtual event and she doesn't think it was fully communicated that they would be having a street event as well. Ms. Corrieri commented that the message the Council is getting from the community is they want the Council to be cautious, and if allowing the Ames Main Street Farmers' Market, the Council would be sending a mixed message.

Council Member Betcher stated she wanted to know how the Council could allow this event until they had voted on the Ames Velo event. If the Council is going to be concerned about bringing 500 people to Downtown Ames in the middle of June, why wouldn't the Council be even more concerned about having the Ames Farmers' Market on May 9, 2020. One of her biggest concerns is she did not see a lot of indication that citizens have been complying well with social distancing. It would be very difficult for the City to enforce anything. Council Member Beatty-Hansen mentioned that it wouldn't be the Ames Police Department's responsibility to enforce the social distancing, but the venue and staff would need to be available to do that. Ms. Betcher questioned if the venue or staff would even have the authority to enforce the social distancing as the event is on public property. City Manager Steve Schainker mentioned that there are groups that sponsor events and they oversee controlling the crowds, and if someone doesn't listen, the Police would be called.

Ms. Betcher stated there is not even a mandate that people wear masks. Ms. Beatty-Hansen stated they could make that a condition of the approval and have Ames Main Street enforce it. Ms. Betcher asked what the Council would have to lose by saying they would not approve this event on May 9, but would consider it further on May 12, 2020.

Council Member Martin explained that this request is different than the Ames Velo as the Governor had carved out Farmers' Markets specifically being able to open. In terms of enforcement, the Governor's Proclamation already removes the people who are coming to hang out with other people, and buy things from food trucks; everyone would see a smaller crowd of people. The event is a repeated event and can be re-evaluated, and the risks would be very low. Mr. Martin wanted to know what kind of policy the Council has identified for managing these types of situations. He noted that the Council hasn't voted on much, but did agree on principle for the City Manager's recommendation for City facilities. Council Member Martin mentioned that he felt it was worth a try and wants the farmers to be able to sell their goods. He doesn't see this event as any different than going to the grocery store. Mr. Martin stated the Council should make it clear that there will not be any food trucks allowed at the event, no food being prepared on site, but food that people are bringing to sell from their tents is a good thing.

Council Member Betcher questioned if the Council is looking at the City's plan and the strategic phasing-in of different activities and the plan to phase out again, why would they want to jump the plan by a week. Mr. Martin believed this event is a great test case, and believes the numbers will be lower since the event is repeated.

Council Member Junck stated she would be more in favor of the cautious consistent approach and hopefully discussing this item on May 12 in conjunction with the other events. She noted that she would like to hear from the Ames Farmers' Market to see what precautions they are recommending.

Council Member Gartin mentioned that he is torn as well on this item as it is hard to be able to go into Target and Walmart and not let this event happen, but he wanted to be careful about what message the Council is sending to the community.

Dan Culhane, Ames Economic Development Commission, 3115 Aspen Road, Ames, mentioned that what Ms. Petersen was going to talk about were the different types of precautions that the Ames Farmers' Market was going to do. According to Mr. Culhane, she had been mapping out how to run the event for weeks and she would be willing to work with the City.

Lojean Petersen, address unknown, stated that they did put out that the virtual market would be starting and was hoping that a lot of people would utilize this; the Farmers' Market Coordinator that would evaluate the problem of having people on the streets. However, they don't feel the on-line option would be available to all customers as some do not have the capability to order on-line. She noted that, with the SNAP and Double-Up Food Program that they are starting, many of the customers would not be able to purchase their produce on-line.

Council Member Junck wanted to know what types of things would be done at the Ames Farmers' Market to encourage social distancing and good hygiene. Ms. Petersen stated they will have a lot of signage up, there will be 'X's on the street indicating where people should stand, there will not be any food sampling, all vendors will use gloves and masks, no tables or chairs will be set-up, and all the vendors who are bringing home-baked goods to the Market will have to pre-wrap and packaged their goods. Ms. Petersen mentioned that all the state guidelines that had been put in place by the Governor will be followed.

Council Member Beatty-Hansen asked Ms. Petersen if they would be able to enforce situations where there was not appropriate social distancing, and would the Ames Farmers' Market consider mandating masks for visitors as well as vendors. Ms. Petersen commented that they would try, but they do not have a large staff.

Council Member Corrieri asked if it would be a significant hindrance to the season if the Council postponed the opening until after the Council meets on May 12 to discuss Special Events. Ms. Petersen stated that the Ames Farmers' Market would be okay with that, but asked to still leave the street closed for the Market. She advised that their on-line ordering should be available when the Market is set up during the designated market hours. She would like to have the streets they asked for to be closed in order to provide the on-line market and for people to drive up and pick up their items. Ms. Petersen commented that their plan would be for half the street to be for the on-line vendors and the other half for the drive-up pick-up line.

Mayor Haila stated that an email came from a citizen stating that it was their observation that it was very hard to maintain social distancing especially first thing in the morning when people are trying to get the "pick of the litter." He wanted to know if there were any recommendations that could be done for the first 30 minutes or so of the opening. Ms. Petersen explained that is not how it is with the Ames Farmers' Market as they always have a slow start. She understands the problem and will enforce the social distancing with the staff they do have and may have to only allow a certain amount of people into the area at a time. Ms. Petersen stated that they would need to start and see what happens as there are a lot of unknowns.

Council Member Gartin stated he appreciates the flexibility of the Ames Farmers' Market, but is concerned if the Council votes to open the Farmers' Market, the wrong message might be sent. Ms. Petersen explained that she fully understands as the main priority is to keep everyone safe, and she looks forward to a day when they can open.

Assistant City Manager Phillips stated that the way the Market is structured, anyone can walk between the event and the sidewalk to go into businesses and it would be difficult to manage people coming in and out and monitoring the restrictions. He noted that if the Council were to allow them to open, they may want to consider having the Farmers' Market look at a way to have the area enclosed. Council Member Betcher stated it would be very difficult to limit the number of people as some will be going into the stores and others will be going to the Market.

Council Member Martin stated he had planned to move Alternative 3; that would allow the Ames Main Street Farmers' Market to be open on May 9, 2020, but based on the rest of the Council's comments, that is not going to get approved. He would like to make this work, but is concerned about the message that the Council would be sending.

Moved by Junck, seconded by Corrieri, to approve Alternative 1: Not grant the request to hold the Ames Main Street Farmers' Market on May 9, and address the status of this event at the same time City Council considers how to proceed with the other events on City property.

Vote on Motion: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Junck. Voting nay: Martin. Motion declared carried.

Moved by Corrieri, seconded by Junck, to approve the exemption of pick-up options for the Ames Main Street Farmers' Market from the closure of events on City property.

Clarity was asked for on the motion to determine what area needs to be blocked off. Mr. Phillips explained that the Council already approved the vending license, closure of streets, etc., a few months ago. Mr. Phillips mentioned that this motion would be to allow the first Saturday of the Farmers' Market to only be allowed as a pick-up option.

Moved by Council Member Corrieri, seconded by Junck, to amend her motion to include the closure of parking spaces and waiver of fees.

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

Mayor Haila recessed the meeting at 9:05 p.m., and reconvened it at 9:13 p.m.

FY 2019/20 FUNDING CONTRACTS IMPACTED BY COVID-19:

ASSET: Assistant City Manager Deb Schildroth stated that the Council was provided information about the fiscal year 2020 contracts with ASSET agencies. In the Council Action Form, staff listed the number of agencies that still had funds available until June 30, 2020. There was a total of 18 agencies with 37 services that have ending fund balances. The COVID-19 has impacted the way services are delivered for those agencies. To better determine the impact, the ASSET Administrative Staff sent a Status of Services Survey to agencies, and 27 agencies responded to the Survey. The questions on the survey were:

1. Has your agency laid off staff due to COVID-19?
2. Has your agency continued, modified, or stopped services?
3. When do you anticipate services being reinstated?
4. What revenue sources and anticipated amounts has your agency lost (April - June)?
5. Does your agency have reserves?
6. Has your agency applied for federal funding through the CARES Act?

The ASSET Administrative Staff reviewed the Survey responses and collectively agreed that funding should continue to be available to those services being provided in the same manner with no modifications, and any modified services that meet the unit of service definition as outlined in the

ASSET Reference Manual. The ASSET Administrative Staff additionally recommended that services that have stopped should not be funded unless they are reinstated and units of services are provided prior to June 30, 2020. Ms. Schildroth mentioned that the majority of the services had been modified and may be able to continue to draw down their funding, but wanted to point out that there are agencies that have funds available to move to other service areas. The agencies that indicated that they wanted to move funds to other services are ChildServe, Good Neighbor, Heartland Senior Services, and MICA. The agencies that had applied for funding through the CARES Act are in different states of receiving information back. A few agencies have received funds already through the Payroll Protection Plan, while others had applied and are waiting for their lending institutions to get their applications pushed through. Some of the agencies missed the first round of funding, but still have applications pending for the next round.

Council Member Betcher inquired if any of the 14 agencies, that are no longer offering services, would likely not return to business as usual when the pandemic is over. Council Member Corrieri asked for clarification if Ms. Betcher meant permanently or just this fiscal year. Ms. Schildroth stated that they did not have indication that an agency would close its doors or stop providing the services all together. The agencies that have stopped services, i.e. daycare agencies, had decided to close even though it was not covered under the Governor's Proclamation; the respective Boards and Directors decided to close for safety reasons. One of the agencies is looking at possibly reopening after Memorial Day weekend. Ms. Schildroth mentioned that now that there is more definite information on school closing it will help a few of the agencies with planning. Heartland Senior Services closed their Adult Day service and are not doing activities. Central Iowa RSVP decided to stop services due to social distancing.

Council Member Corrieri stated that she would support Option 1 or 2. She believed it is important to offer flexibility during this time. It is an evolving situation on a daily basis, and it is important for funders to be flexible and work with organizations.

Council Member Martin stated that Option 1 is a pretty good balance, and if the agencies have unforeseen needs that they need to change their service offerings, that is something the Council should consider and act upon.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 20-220 directing staff to issue reimbursement based on contracted units of service actually provided through June 30, 2020. If there are remaining funds:

1. Allow agencies to request a re-allocation of funding to a service area that demonstrates a need for additional funds and those services can be provided through June 30, 2020.
2. If funds still remain as of June 30, 2020, allow agencies to carry FY 2019/20 funds over into FY 2020/21 if they are not drawn down due to COVID-19.
3. The City Council should authorize staff to review and approve re-allocations and/or rollover requests.

Council Member Gartin wanted to make sure that staff had reached out to Jean Kresse with United Way, and that some coordination had happened. Ms. Schildroth stated that coordination had happened between, United Way, Story County, and the City of Ames. United Way will be taking this information to its Allocations Board on April 30, 2020, and the Story County Board will go before the Board of Supervisors on May 1, 2020.

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

EMERGENCY RESIDENCE PROJECT: Assistant City Manager Deb Schildroth stated that the Emergency Residence Project (ERP) closed its shelter facility on March 22, 2020, in order to safely implement social distancing among clients and staff. Ms. Schildroth noted that ERP had exhausted its City funding in February 2020. ERP is presently utilizing motel rooms to shelter individuals, and this has significantly increased the cost of the service. At the April 14, 2020, Council Meeting, the Council approved ERP's request to re-allocate \$6,569.31 from Service Coordination to Emergency Shelter services. Ms. Schildroth explained that Jodie Stumbo with ERP had been working on a larger request to present to the Council knowing she would need to request more funds in order to offer shelter services until June 30, 2020. The total amount of the request was \$52,650, and of that amount \$22,600 is being asked of the City. Ms. Stumbo had worked with United Way, Story County, and the City of Ames to determine the amount to request. The unit of service cost increased from \$28.75 to \$143.84 per day. Given the negative impact that COVID-19 has had on the Local Option Sales Tax Fund, it is difficult to justify additional funding from that source at this time. However, a possible funding source for the Council to consider using in these extenuating circumstances is the remaining funds from the Human Services Capital Funding Program. United Way of Story County is the contracted entity administering this Program on the City's behalf and reported a balance of \$121,500 for a second round of project requests. The total amount requested for the projects submitted is \$90,500, and if the total amount is approved, that would leave a balance of at least \$31,000.

Council Member Gartin noted that the amount being requested seems reasonable and wanted to know if Ms. Schildroth had the number of people that ERP is serving.

Mayor Haila opened public comment.

Jodie Stumbo, Emergency Residence Director, Ames, advised that ERP serves between 600-700 individuals per year, and of those, about 28% are under the age of 17. The large number consists of families experiencing homelessness. Council Member inquired if Ms. Stumbo had seen an increase in the numbers since the start of the pandemic. Ms. Stumbo commented that they have seen an increase in families. ERP has been running at half capacity with the beds they were able to sustain and were having to turn away people for a short period of time. There has not been any decline. They are seeing more families.

Council Member Betcher asked if the other two funding agencies have already approved the amounts

that are shown in the Council Action Form. Ms. Schildroth stated that they have not.

Ms. Schildroth stated that she wanted to add that Federal funding may be available to ERP, and maybe Ms. Stumbo can speak to the status of ESG Funds that come from the Federal Government through the Iowa Finance Authority. Ms. Stumbo mentioned that they do not have an update at this time, but she is hoping to by the end of the week. The Iowa Finance Authority should be getting \$3-4 million and the funding will be divided by regions. Ms. Stumbo noted that ERP serves five counties (Boone, Marshall, Story, Hardin, and Greene County), the funds that come through the ESG will be distributed throughout the five counties.

Mayor Haila closed public input.

Moved by Martin, seconded by Gartin, to adopt RESOLUTION NO. 20-221 approving the Emergency Residence Project's request of \$22,600 in additional funding to help increase bed capacity for Emergency Shelter service with funding for this request would come from the balance of the Human Services Capital Funding Program.

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

COTA: Assistant City Manager Brian Phillips stated that the Commission met earlier in the month and recommended that the City Council allow art agencies that had funding left in their current year annual contracts and Spring Special Grant projects to draw down those funds, whether or not the program actually occurred. If approved this would release \$48,851.43 to annual grant contracts and \$2,729 to Spring Special Grant recipients. The Commission had noted that a number of agencies had already expended their funds by obtaining rehearsal space, preparing for the rehearsals, etc., and the Commission felt the best course of action would be to allow the agencies to receive the funding whether or not they completed the performances. Mr. Phillips stated that staff's recommendation is to follow the recommendation of COTA and allow the draw down of funds.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 20-222 approving Option 1 and direct staff to issue reimbursement to the agencies for the full FY 2019/20 contract amounts, even if the activities are not all completed.

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

OUTSIDE FUNDING REQUESTS: Assistant City Manager Brian Phillips explained that the Council is faced with similar questions for this item as the previous items. In this request, there is not an outside group that has provided the Council with a recommendation. There are a handful of event related activities that will not be able to be drawn down this fiscal year. The staff recommendation is to allow the agencies to reallocate the funding to a different task and draw it down before the end of June; and if funds are still available, allow those funds to be transferred over to the next fiscal year.

Council Member Betcher wanted to know how much staff time it would take to renegotiate with the agencies. Mr. Phillips stated that he doesn't believe it would take a lot of time, but would be a little bit of back and forth; there would only be four agencies to work with.

Mayor Haila opened public input and closed it when no one spoke up.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 20-223 approving Alternative 1, which states to direct staff to issue reimbursement based on contracted services actually provided through June 30, 2020. If there are remaining funds:

1. Allow agencies to request a re-allocation of funding to a task that demonstrates a need for additional funds and those services can be provided through June 30, 2020.
2. If funds still remain as of June 30, 2020, allow agencies to carry FY 2019/20 funds over into FY 2020/21, and be allocated to new activities through a contract amendment for FY 2020/21.
3. The City Council should authorize staff to review and approve re-allocations and/or rollover requests.

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

REQUEST FROM AMES MAIN STREET FOR ADDITIONAL LANDSCAPING FUNDS:

Assistant City Manager Brian Phillips stated that this request was received from Ames Main Street relating to landscaping in the Downtown area. Ames Main Street requested an additional \$21,922.72 to be added to the current year allocation for landscaping. Mr. Phillips stated that the Council Action Form outlines the history of the landscaping and beautification-related contracts in the current year and the next year. The concern that staff has is that this request would be taking additional funds from the Local Option Sales Tax Fund, and the current health situation is having a detrimental impact on that Fund. The recommendation from staff is to not approve the request. Mr. Phillips noted that Ames Main Street would be able to conduct beautification activities under the existing contract in the amount of \$7,500. If the Council desired, they could reallocate funding in next year's contracts.

Mayor Haila opened public input. No one spoke up, and Mayor Haila closed public input.

Council Member Betcher wanted to confirm that there was about \$45,000 in this year's contract that was already allocated to events that will not likely occur due to the pandemic. Mr. Phillips stated that there were two events and if the Council wanted to, they could reallocate those funds to beautification or some other task. Ms. Betcher commented that she was just trying to get an aggregate amount of what may be available for reallocation.

Council Member Gartin stated that it is hard to justify beautification in a time of austerity, but he would like to try. He noted that when visiting Downtown it is amazing the impact that the flowers and landscaping have made. Mr. Gartin stated that the beautification efforts really make a difference

and it is hard to quantify the request. He explained that it is a small amount of money, and he would be open to looking at other sources to allow the funding.

Moved by Beatty-Hansen, seconded by Martin, to approve Alternative 1; Not approve the additional funds for Ames Main Street to conduct expanded beautification activities.

Council Member Beatty-Hansen stated she agrees that beautification is needed, but the Council is going to really need to tighten the belt during these times. She felt that the beautification could still be done by volunteers or by some other means for this year.

Council Member Martin stated he would agree that the beautification is important and would make a difference to the Downtown are, but the timing is not correct.

Vote on Motion: 5-1. Voting aye: Betcher, Beatty-Hansen, Martin, Junck, Corrieri. Voting nay: Gartin. Motion declared carried.

BUDGET AMENDMENTS FOR 2019/20: City Manager Steve Schainker stated that City staff had been working on a COVID-19 response plan. It is now time to develop a COVID-19 financial recovery plan. He noted that it is time to not only think about the physical safety of the citizens, but also the financial safety of the City. This year's final amendments are different this year and this budget amendment is the first of two phases. Mr. Schainker stated that in during the financial recovery period he has two goals. The first goal is to try to end this fiscal year with the same ending balances that were projected back in February. The second goal is to end the next fiscal year with the same projected ending balance. He noted that it was ambitious. Mr. Schainker stated that there had been a \$9 million reduction in revenue. In the first phase everyone will have to work together to reduce expenditures by \$9 million. He explained that with the good work of dedicated staff, the Executive Leadership Team, and staff members, he will present phase one of the plan. Phase one was represented in the final amendments. The second phase will be to start asking Department Heads to start making cuts for the next fiscal year, and a lot can happen within the next couple of months. Mr. Schainker explained that any future cuts will be presented to the Council in August. He stated there will be some major changes to next year's budget and there is no way to tell what is going to happen during these unexpected times. To get ahead of what may happen, he had directed all departments to cease any outside travel or training, whether in state or out of state, for this fiscal year and also next fiscal year. He noted they will be looking at other adjustments as well. City Manager Schainker mentioned that they are anticipating not sponsoring the Ames Municipal Band, due to the financial aspect and social distancing. The actual budget assumes that the City will open the outdoor pool on June 1, but that is yet to be determined.

Finance Director Duane Pitcher explained that the Budget Amendments are laid out well in the report, and noted that Page 1 provides a summary sheet. Mr. Pitcher noted that on the summary sheet most of the major areas were able to be balanced out. He noted that the City has great control over the expenses, but the revenue has a few unknowns that will continue to be monitored.

Council Member Gartin stated that he believes the Council already runs a very lean budget, and when the task is to cut costs, it is very hard to do. He appreciates that they are not looking at a straight across-the-board cut as he has very strong opinions on across-the-board cuts. He appreciated the department chairs and the thoughtfulness that went into the adjustments. Mr. Gartin stated he doesn't think it would be beneficial to go line by line, but wanted to know if there were a few of the line items that would stand out that would impact how the City delivers services to the community.

Mr. Schainker explained that he will have Mr. Pitcher address that, but noted that the Ames Municipal Band is a popular event that will affect a lot of people. He added that he did cut out two important projects. There was a substantial amount of savings in the General Fund and some projects were identified for use of those funds. He cut out moving ahead with any consultants to develop concepts for a new indoor aquatic center and the Fire Station 2 relocation. He explained that it is not just the money, but staff doesn't need to move quickly right now on these items. Mr. Schainker mentioned that if a bond issue was put before the community there would not be much success as the economy is going to need to turn around before wanting to think about having a tax increase. He didn't cut out any money for the Internet Feasibility Study or the Climate Action Plan.

Council Member Gartin wanted to know timing wise where that would put the City regarding having a pool. Mr. Schainker explained that the City would have had to rush to have a new pool constructed and opened in time to replace the action done by the School District to tear down the Municipal Pool. It was noted there may be a year's time where the community will not have an indoor pool.

The General Fund was impacted mostly by the reduction in Local Option Sales Tax where 60% of the fund goes to property tax relief. City Manager Schainker noted that he had not included any funding that may be received from the Federal Government, and that some of the cuts may be able to be restored if any funds are provided by the CARES Act. Mr. Schainker pointed out that he was able to make the adjustments to end this fiscal year as projected. He stated that it was a major accomplishment as there were cities across the country that were not able to do that and noted that the City of Ames will have even more trouble next year meeting the budget. Mr. Schainker mentioned that he had already cut the easiest items from the budget and may have to come up with more drastic recommendations for the Council. He doesn't believe they will put a freeze on any staff positions, but may delay some of the new positions that were built into the budget until he can be more sure that the economy has turned around.

Finance Budget Manager Nancy Masteller stated that most of the savings that had been identified was due to the departments doing a really good job. A lot of the savings were from conferences that were canceled, travel, training, and salary savings. The main program areas that were impacted were the ones that needed to be canceled, i.e. Parks & Recreation, with the canceling of classes that was a loss to revenue. Ms. Masteller explained that from the Capital Improvements Plan the reductions were from ongoing programs: Water System Improvements, Downtown project, and City Hall renovations. She noted that some reductions were from projects being delayed in this fiscal year and going next fiscal year. Finance did take out the rest of the funds for the Downtown and Neighborhood Facade Grants for this fiscal year, but a new allocation will start as of July 1, 2020.

Mayor Haila asked if any conversations have been had with the Ames Municipal Band about not performing this year. Parks & Recreation Director Keith Abraham stated that the Auditorium/Band Shell Manager Craig Kauffman has had conversations with Dr. Mike Golemo, Band Director. Mr. Abraham explained that Dr. Golemo had wanted to speak with the rest of the band, but had been asked to wait as the final decision would be made on May 12. Council Member Gartin inquired if by June the City received the “all clear” that it was okay to proceed with special events again; would there be a way to find funding to allow them to have some concerts. Mr. Schainker mentioned that he believed the City would be able to find the money. City Manager Schainker pointed out that the estimates were correct, but if the estimate was off a few million, it may not work out. Mayor Haila noted that not having the Ames Municipal Band play is hard for him as having the band playing would be a good community healing event that would be needed. He understands what the City is trying to accomplish. Mr. Abraham mentioned that they were thinking of other options and mentioned having the band play virtually that could still be played on Channel 12.

City Manager Schainker stated the Parking Fund lost a lot of revenue in the amount of \$289,900. This loss of revenue was the impact of no one being able to go Downtown or to Campustown due to the lock-down. The City had hoped with charging .50 an hour for parking it would generate enough revenue to cover the operating costs and to transfer funds into a reserve account. He noted that they have tried to cut as much as they could. Mr. Schainker that the Community Resource Officers have cut back on their hours, since they are not doing as much enforcement.

Council Member Gartin wanted to know if there had been some consideration on how the budget cuts will be communicated to the community. Mayor Haila pointed out that on a positive note there have not been any staff layoffs. Mr. Schainker explained that Mr. Abraham had been working very hard to think of ways to save and keep his staff employed. Normally, the City hires companies to cut the grass in some of the parks and this year those companies will not be hired. City staff will have some of the full-time staff members from Parks and Recreation cut the grass. The City wants to be as efficient as possible, and people may be redeployed to areas that they don’t normally do.

Moved by Gartin, seconded by Betcher, to approve the budget amendments as listed in the staff report and to adopt RESOLUTION NO. 20-216 setting the date of public hearing for the Budget Amendments for 2019/20 to May 26, 2020.

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

HEARING ON PARTIAL VACATION OF THE REMOTE PARKING EASEMENT AT 901 N. 4TH STREET: Mayor Haila declared the public hearing opened. He declared it closed after there wasn’t anyone wishing to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 20-217 approving the vacation of a Remote Parking Easement on Lot 1 at 901 N. 4th Street.

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting nay: None. Abstaining due to conflict of interest: Gartin. Resolution declared adopted, signed by the

Mayor, and hereby made a portion of these Minute.

HEARING ON PROPOSED ZONING TEXT AMENDMENT RELATING TO THE INDUSTRIAL USE PARKING REQUIREMENT: The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Betcher, seconded by Gartin, approving the first passage of an ordinance amending the Industrial Use Parking Requirements.

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

HEARING ON THE BOILER TUBE SPRAY COATING & RELATED SERVICES AND SUPPLIES FOR THE POWER PLANT: The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 20-218 approving the final plans and specifications and awarding a contract to Whertec, Inc., of Jacksonville, Florida, in an amount not to exceed \$350,000 for FY 2019/20 and \$200,000 for FY 2020/21.

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

ORDINANCE CHANGING THE STREET NAME AND SPEED LIMITS FOR UNIVERSITY BOULEVARD IN THE BURGASON ANNEXATION AREA: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4409 changing the street name and speed limits for University Boulevard in the Burgason Annexation Area.

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

ORDINANCE REZONING 207 S. TELLER AVENUE FROM AGRICULTURAL “A” TO GOVERNMENTAL/AIRPORT DISTRICT “S-GA:” Moved by Betcher, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4410 rezoning 207 S. Teller Avenue from Agricultural “A” to Governmental/Airport District “S-GA.”

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

ORDINANCE APPROVING ZONING TEXT AMENDMENT RELATING TO HIGH-SCREEN LANDSCAPING CONTAINED IN SECTION 29.403(3)(F) OF THE *MUNICIPAL CODE*: Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4411 relating to High-Screen Landscaping contained in Section 29.403(3)(F) of the *Municipal Code*.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila mentioned that there

were five items listed. The first item was a letter from Dan Culhane, President and CEO of the Ames Chamber of Commerce requesting to continue the FY 2019/20 funding for Ames Main Street and Campustown Action Association in light of changes made to programming and events due to COVID-19. The Mayor pointed out that the item was already addressed during discussions earlier on the Agenda Item 35d.

The second request was from Lojean Peterson, Ames Main Street Farmers' Market Manager, requesting the Council to reconsider the suspension of the Ames Main Street Farmers' Market. It was noted that this item was addressed under Administration on the Agenda.

The third request was from Chuck Winkleblack and Dan Culhane requesting to proceed with sewer and water utilities in the Prairie View Industrial Center. The Council already discussed the request during Item 34 on the Agenda.

The final two requests were emails received from Ames residents who would like the Council to examine the speed limits on Mortensen.

Moved by Betcher, seconded by Beatty-Hansen, to refer the email requests about the speed limit on Mortensen to staff for a memo.

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

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COUNCIL COMMENTS: Council Member Junck wanted to thank *ex officio* Devyn Leeson for a great year of serving the students and citizens of Ames. She also thanked the City of Ames staff for adapting the Ecofair to be virtual. She thought it was a great way to still have the event.

Council Member Beatty-Hansen stated that she has received a phone call from a citizen earlier and wanted to pass on the citizens comments. The citizen was very concerned about the Governor re-opening areas on May 1, 2020, and wanted the Mayor to do a Proclamation. Mayor Haila asked Ms. Beatty-Hansen to forward the citizen's information to him and he will reach out to them.

Council Member Gartin stated that he had been watching the COVID-19 website closely and had noticed that Story County has had its first death. He sends his condolences to the family.

Council Member Betcher wanted to thank *ex officio* Leeson for his time on the Council, noting that he has been a great advocate for the students. Ms. Betcher advised that she is still working on a lobbying effort with the National League of Cities, the Institute of Cost Management Accountants (ICMA), and the National Town and Gown Association to try to get Congress to allocate additional funds for college towns. The letter has been finalized and she will forward the letter to the rest of Council for their review.

Mayor Haila wanted to also send his condolences to the family who lost their loved one to COVID-19 in Story County.

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 10:28 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	April 2020	
For City Council Date:	May 12, 2020	

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 Project	11	\$411,464.00	HPI, LLC	\$364,996.19	\$-(11,484.32)	B. Phillips	JN
Electric Services	Unit 7 (Pump 72) Feedwater Pump Inspection and Repair	1	\$98,662.83	Brimhall Industrial, Inc.	\$0.00	\$-(4,080.58)	D. Kom	JN
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

Applicant License Application ()

Name of Applicant: <u>Hy-Vee, Inc.</u>		
Name of Business (DBA): <u>Hy-Vee Gas #5018</u>		
Address of Premises: <u>636 Lincoln Way</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 232-0856</u>	
Mailing	<u>5820 Westown Parkway</u>	
City <u>West Des Moines</u>	State <u>IA</u>	Zip: <u>50266</u>

Contact Person

Name	<u>Kelly Palmer</u>		
Phone:	<u>(515) 267-2949</u>	Email	<u>kpalmer@hy-vee.com</u>

Classification Class E Liquor License (LE)Term: 12 monthsEffective Date: 03/30/2020Expiration Date: 01/01/1900

Privileges:

Class C Beer Permit (Carryout Beer)Class E Liquor License (LE)Sunday Sales

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>XXXXXXXXXX</u>	Federal Employer ID	<u>XXXXXXXXXX</u>

Ownership

Randy Edeker

✓ First Name: Randy Last Name: Edeker
City: Urbandale State: Iowa Zip: 50322
Position: CEO, President
% of Ownership: 0.00% U.S. Citizen: Yes

Michael Jurgens

✓ First Name: Michael Last Name: Jurgens
City: Des Moines State: Iowa Zip: 50312
Position: Vice President, Secretary
% of Ownership: 0.00% U.S. Citizen: Yes

Andrew Schroeder

First Name: Andrew Last Name: Schroeder
City: Johnston State: Iowa Zip: 50131

Position: AVP, Assistant Controller

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>EMPLOYERS MUTUAL CASUALTY 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 (LE0002156)

Name of Applicant: <u>Walgreen Co.</u>		
Name of Business (DBA): <u>Walgreens #12108</u>		
Address of Premises: <u>2719 Grand Ave</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 232-8284</u>	
Mailing	<u>Liquor Renewals-302 Wilmot Rd. MS 3353</u>	
City <u>Deerfield</u>	State <u>IL</u>	Zip: <u>60015</u>

Contact Person

Name	<u>Toni Franklin</u>	
Phone:	<u>(847) 527-4402</u>	Email <u>toni.franklin@walgreens.com</u>

Classification Class E Liquor License (LE)Term: 12 monthsEffective Date: 05/27/2020

Expiration Date:

Privileges:

Class E Liquor License (LE)

Status of Business

BusinessType:	<u>Publicly Traded Corporation</u>	
Corporate ID Number:	<u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Alexander Gourlay

First Name: Alexander Last Name: Gourlay
 City: Glencoe State: Illinois Zip: 60014
 Position: President
 % of Ownership: 0.00% U.S. Citizen: Yes

RICHARD ASHWORTH

✓ First Name: RICHARD Last Name: ASHWORTH
 City: HAWTHORN WOODS State: Illinois Zip: 60047
 Position: President, Operations
 % of Ownership: 0.00% U.S. Citizen: Yes

Todd Heckman

✓ First Name: Todd Last Name: Heckman
 City: Aurora State: Illinois Zip: 60503
 Position: Vice President
 % of Ownership: 0.00% U.S. Citizen: Yes

Hari Avula

First Name: Hari **Last Name:** Avula
City: Glencoe **State:** Illinois **Zip:** 60022
Position: Treasurer
% of Ownership: 0.00% **U.S. Citizen:** Yes

Susan Halliday

First Name: Susan **Last Name:** Halliday
City: Lincolnshire **State:** Illinois **Zip:** 60069
Position: Assistant Treasurer
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Safeco Insurance Co</u>	
Policy Effective Date: <u>05/27/2019</u>	Policy Expiration <u>01/01/1900</u>
Bond Effective <u>2</u>	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:



MEMO

Item No. 7

To: Mayor John Haila and Ames City Council Members
From: Lieutenant Tom Shelton, Ames Police Department
Date: April 26, 2020
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for May 12, 2020 includes beer permits and liquor license renewals for:

- Special Class C Liquor License with Outdoor Service – BW0093623 – Octagon Center for the Arts, 427 Douglas Avenue
- Class B Liquor License with Catering Privilege and Sunday Sales – LB0002080 Gateway Hotel and Conference Center, LLC, 2100 Green Hills Drive

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.



MEMO

Item No. 8

TO: Members of the City Council

FROM: John A. Haila, Mayor

DATE: May 12, 2020

SUBJECT: Appointment of *ex officio* Student Liaison to the City Council

It is my understanding that Devyn Leeson, *ex officio* representative to the City Council, will no longer be serving in that capacity. Consequently, an appointment needs to be made to fill this vacancy.

I have been informed the Nicole Whitlock has been selected to serve as the City Council's *ex officio* representative. Therefore, I request that the Council appoint Ms. Whitlock, representing Iowa State University Student Government, as the *ex officio* Student Liaison to the City Council.

JAH/alc

COUNCIL ACTION FORM

SUBJECT: **BULLETPROOF VEST PARTNERSHIP PROGRAM**

BACKGROUND:

The Ames Police Department is again requesting permission to apply for funding from the Department of Justice, Office of Justice Programs, Bulletproof Vest Partnership (BVP) program, and to participate in the program should funds be awarded. This program provides funds to local law enforcement agencies to support the purchase of new and replacement bulletproof vests for individual officers. This protective device is critical to the safety of our police officers.

Bulletproof vests have an approximate five-year life cycle. The Police Department has a rotating schedule for replacement of vests for current officers. In addition, as new officers are added to the force, new vests must be purchased that are tailored to the individual officer. During FY 2020/21, the schedule calls for the acquisition or replacement of 14 vests.

The estimated cost for these vests is \$10,066. The grant requires that local agencies must provide 50% of the cost. To the extent that federal funds are available, the BVP program will provide the other 50%. The FY 2020/21 Police operating budget was constructed with the expectation that the City would apply for and receive a Bulletproof Vest Partnership grant, so the Police Department's 50% share has already been budgeted as a commodities expense. The 2020 Bulletproof Vest Partnership grant application is due June 8, 2020.

ALTERNATIVES:

1. Approve the Police Department's application to and participation in the Department of Justice Office of Justice Programs Bulletproof Vest Partnership program.
2. Do not approve the Police Department's application for or participation in this grant program.

CITY MANAGER'S RECOMMENDED ACTION:

Bulletproof vests are an indispensable piece of safety equipment for police officers. Historically the Police Department has successfully participated in this program with the U.S. Department of Justice to provide protection to our local officers. Participation in this program allows the City to provide the best product to our officers with half the cost paid by the Department of Justice.

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

COUNCIL ACTION FORM

SUBJECT: 2020 CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING GRANT

BACKGROUND:

On March 30, 2020 the Ames Police Department received notice that it is eligible for grant funds through the 2020 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Coronavirus Emergency Supplemental Funding Program Solicitation FY 2020 Formula Grant Solicitation. Applications are due no later than May 29, 2020. Grant funds can be used for agency initiatives to prevent, prepare for, and respond to the Coronavirus. Allowable projects include equipment supplies, training and other needs associated with the Coronavirus.

Total funding potentially available to the Ames Police Department through this grant offering is \$41,009. The Department's plan for the COVID-19 virus grant includes personal protective equipment (PPE) for staff, cleaning of both public and employee spaces within the Department and cleaning the vehicles and equipment. In addition, funding is requested for signage and communication tools to assist in mitigation and enforcement.

The budgetary requests included in this grant are based on early forecasts of how the COVID19 pandemic may play out over the next 18-24 months. If the initial forecast of equipment and supply utilization evolves, there may be some opportunity to adjust the grant budget to ensure useful equipment and supplies are obtained through this process.

There is no match required with this grant.

ALTERNATIVES:

1. Approve the application for grant funding under the 2020 Department of Justice, Office of Justice Programs, Bureau of Justice Coronavirus Emergency Supplemental Funding Program, and authorize acceptance for that grant, should it be awarded.
2. Do not approve the Coronavirus Emergency Supplemental Funding Program grant application.

MANAGER'S RECOMMENDED ACTION:

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

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving submission of an application for grant funding under the 2020 Coronavirus Emergency Supplemental Funding Program, and authorizing acceptance of that grant.

COUNCIL ACTION FORM

**SUBJECT: EXTENSION OF ENGAGEMENT WITH AHLERS AND COONEY, P.C.,
FOR LEGAL SERVICES RELATED TO APPLICATION OF IOWA CODE
CHAPTER 20**

BACKGROUND:

In 2017, Iowa law related to collective bargaining for public sector employees was modified. In 2018, the City began negotiations for the first time under this revised law. Due to special federal protections for the collective bargaining rights of transit employees, there is a dispute between the City and the union representing the City's Blue Collar bargaining unit (which includes a mix of transit and non-transit City employees) regarding how bargaining should work under the new state law.

Prior to negotiations last year, the City engaged the services of the Ahlers and Cooney law firm to assist on an informal basis with preparations for bargaining. The firm was selected because the attorney working on this matter has specific expertise with the federal regulations pertaining to transit labor protections. The City utilized the services of Ahlers and Cooney extensively to prepare an interim agreement that settled the collective bargaining agreement and outlined the steps remaining to get clarification from the Public Employment Relations Board (PERB) about the law.

On July 9, 2019, the City Council approved an extension of the engagement with Ahlers and Cooney to a total amount of \$50,412.58. This amount has been reached in work completed to-date by Ahlers and Cooney. The PERB hearing regarding this matter has been delayed from April to August.

City staff estimates that an additional \$15,000 is needed to complete the legal work through the conclusion of the hearing in August, for a total contract amount of \$65,412.58. The actual amount charged to the City is based on the hourly rates for the attorneys, plus actual fees for copying, printing, and related services. Should additional services be required due to appeals by either party, additional funding may be recommended in the future. Expenses are distributed to the seven City departments with employees represented by this bargaining unit.

Normally, these types of services would be retained only after a competitive solicitation process and the evaluation of proposals. However, the City did not envision these issues would require such extensive legal services when it initiated the engagement with Ahlers and Cooney. It would be disadvantageous to the City to solicit proposals at this time, retain a new firm, and prepare that firm to represent the City in this matter at

this point. Additionally, the attorney the City works with through Ahlers and Cooney has unique experience with federal transit labor protections, which may not be available through other firms.

ALTERNATIVES:

1. Waive the City's purchasing policy requirement for formal bidding procedures and extend the engagement with Ahlers and Cooney, P.C., of Des Moines, Iowa in an additional amount not to exceed \$15,000.
2. Reject the waiver request and direct staff to solicit competitive proposals for these services.

CITY MANAGER'S RECOMMENDED ACTION:

The City's collective bargaining agreement with the Blue Collar labor group has become significantly more complex due to the application of the new state law related to collective bargaining, and how that law interacts with federal labor protections. Outside legal assistance is required to navigate these issues, and the City has used Ahlers and Cooney to assist the City to date in this matter. The service from Ahlers and Cooney has been acceptable to City staff, and Council approval is required to continue using its services.

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

COUNCIL ACTION FORM

SUBJECT: TEMPORARY WAIVER OF AMES MUNICIPAL CODE SECTION 26A.3(1)(b) REQUIREMENTS TO ALLOW APPOINTMENT TO TRANSIT BOARD OF TRUSTEES

BACKGROUND:

The Ames Transit Agency, commonly known as CyRide, has a Board of Trustees made up of representatives of the City of Ames, Iowa State University (ISU), and the Iowa State University Student Government (SG). Under the Ames Municipal Code Section 26A.3(1)(d), the President of the SG appoints one Trustee who is not an SG Senator, and under Section 26A.3(1)(b), **the SG Senate chooses an SG Senator to serve as a Trustee**. These terms of office begin on May 15 of each year, per Ames Municipal Code Section 26A.3(2).

Due to the COVID-19 pandemic, Iowa State University has ceased holding in-person classes for the Spring semester. Therefore, the SG Senate is not meeting and cannot make its Trustee appointment. Therefore, the City Council is being asked to temporarily suspend Section 26A.3(1)(b) of the Municipal Code for the year 2020 only, and allow the President of the SG, instead of the SG Senate, to make the appointment of an SG Senator to serve as a Transit Board Trustee for the one-year term beginning May 15, 2020.

ALTERNATIVES:

1. Approve the temporary resolution waiving for one year the Ames Municipal Code Section 26A.3(1)(b) requirements, and allow the Student Government President to appoint a Student Government Senator to the Transit Board of Trustees.
2. Do not approve the temporary resolution waiving the Ames Municipal Code Section 26A.3(1)(b) requirements, and leave this position vacant until an appointment can be made by the Student Government Senate.

CITY MANAGER'S RECOMMENDED ACTION:

Allowing a one-year waiver would enable all six positions on the Ames Transit Board of Trustees to remain filled. The waiver would also ensure two ISU students were represented on the Board.

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

COUNCIL ACTION FORM

SUBJECT: SECOND AMENDMENT TO THE PURCHASE AGREEMENT WITH HABITAT FOR HUMANITY OF CENTRAL IOWA FOR THE PROPERTY AT 3305 MORNINGSIDE STREET

BACKGROUND:

At the City Council meeting on April 23, 2019 the City Council adopted a resolution approving the sale of the City-owned property at 3305 Morningside Street to Habitat for Humanity of Central Iowa (HHCI) for \$40,000 as part of the CDBG approved Neighborhood Sustainability Program. The City has approved Habitat's family selected to purchase the property at 3305 Morningside Street. The proposed closing was scheduled to occur on or before April 30, 2020, if all conditions of the purchase agreement for the construction of a new single-family home and sale of the property were satisfied.

At the City Council meeting on February 11, 2020, the City Council approved an extension of the purchase agreement with Habitat for the property from April 30, 2020 to June 30, 2020 due to excessive rain and inclement weather and notification of state grant funding delays. **Habitat is now requesting a second extension to complete the construction and closing due to the following impact of the COVID-19 pandemic:**

- Lost our partnership with DMACC Building Trades classes due to school classes being canceled. (The DMACC students play an important role in their volunteer construction).
- Lost our other Habitat volunteer base.
- Habitat for Humanity International has closed build sites for several weeks to volunteers. Most days our construction supervisor has been the only worker on site.
- Sub-contractors were unavailable to finish their work.

The new timeline is outlined below:

- Construction to be completed on or before July 31, 2020;
- Closing to a qualified homebuyer to be completed on or before August 31, 2020

Attached for Council review and approval is a second extension amendment.

ALTERNATIVES:

1. The City Council can approve a resolution approving a second Amendment to the Agreement between the City of Ames and Habitat for Humanity of Central Iowa for property located at 3305 Morningside Street for affordable housing.
2. The City Council can deny approval of the Amendment.
3. The City Council can modify the Amendment.

CITY MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council approve Alternative #1. This alternative approves a resolution approving a second Amendment to the Agreement between the City of Ames and Habitat for Humanity of Central Iowa to construct a new home at the property located at 3305 Morningside Street for affordable housing.

**SECOND AMENDMENT TO AGREEMENT BETWEEN THE
CITY OF AMES AND HABITAT FOR HUMANITY OF
CENTRAL IOWA, INC., FOR PURCHASE AND NEW
CONSTRUCTION OF PROPERTY AT 3305
MORNINGSIDE STREET, AMES, IOWA**

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

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

1.1 “City” means the City of Ames, Iowa, an Iowa Municipal Corporation, the seller of the property herein.

1.2 “Habitat” means Habitat for Humanity of Central Iowa, Inc., an Iowa Nonprofit Corporation.

1.3 “Agreement” means the recorded Agreement, and any existing amendments thereto, presently in force between the City and Habitat, filed in the office of the Recorder of Story County, Iowa, on May 15, 2019, as Instrument No. 2019-03710, as amended by a document filed on February 18, 2020, as Instrument No. 2020-01400, governing the construction of certain improvements upon the Real Property by Habitat and the sale by the City and the purchase by Habitat of the Real Property.

1.4 “Second Amendment” means this instrument as signed by the City and Habitat.

1.5 “Real Property” means the real property (together with all easements and servient estates appurtenant thereto) situated in Story County, Iowa, locally known as 3305 Morningside Street, Ames, Iowa, and legally described as follows:

Lot 19, Friedrich’s Fifteenth Addition to Ames, Story County, Iowa.

2 AMENDMENT. The Agreement is hereby amended by deleting therefrom Part II, paragraph (A)(3), the second full sentence in its entirety and by substituting in lieu thereof the following:

All property improvements shall be completed on or before July 31, 2020.

3 **AMENDMENT.** The Agreement is further amended by deleting therefrom Part II, paragraph (C)(3), the final full sentence in its entirety and by substituting in lieu thereof the following:

Upon verification that the new construction upon the property has been satisfactorily completed, the City of Ames will schedule the closing date to convey title to the property to Habitat on or before August 31, 2020.

4 **AMENDMENT.** The Agreement is further amended by deleting therefrom Part II, paragraph (D), in its entirety and by substituting in lieu thereof the following:

D. Completion Date and Terms. Habitat shall be permitted to commence construction upon payment to the City of the down payment required under the Agreement. Habitat shall complete construction of the property on or before July 31, 2020. At such time as title to the Real Property transfers to Habitat, Habitat shall reimburse to the City the cost of recording this Amendment. Habitat shall promptly set a closing date and convey the Real Property to qualified home buyers on or before August 31, 2020. No later than thirty (30) days after the closing of permanent financing and sale to qualified homebuyers, Habitat, at its expense, shall record any mortgage, security agreement, financing statement, purchase contract or similar recordable document(s) required by the City. Habitat agrees to comply with all applicable federal, state and local laws and regulations governing the funds provided under this Agreement.

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

IN WITNESS WHEREOF, the City and Habitat have executed this Second Amendment on this _____ day of _____, 2020.

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

By:

Tom Prochnow, Board President

By:

Sandi Risdal, Executive Director

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2020, by Tom Prochnow and Sandi Risdal, as Board President and Executive Director, respectively, of Habitat for Humanity of Central Iowa, Inc.

NOTARY PUBLIC

Passed and approved on _____, 2020, by Resolution No. 20-_____,
adopted by the City Council of Ames, Iowa.

CITY OF AMES, IOWA

Attest:

By:

Diane R. Voss, City Clerk

John A. Haila, Mayor

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2020, by Diane R. Voss and John A. Haila, as City Clerk and Mayor, respectively, of the City of Ames, Iowa.

NOTARY PUBLIC

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR CUSTODIAL SERVICES AT AMES PUBLIC LIBRARY

BACKGROUND:

All cleaning and custodial services for Ames Public Library are provided by a third-party professional cleaning service. The service includes all routine daily cleaning tasks. On May 28, 2019, the City Council awarded a contract to ABM to provide custodial services for Ames Public Library for the period of July 1, 2019 through June 30, 2020. ABM indicated that the hourly rate would be \$16.65/hour for the original contract period. The contract also includes four optional renewal periods.

The period from July 1, 2020, through June 30, 2021, is the first of four optional renewal periods. ABM indicated that the hourly rate would remain \$16.65/hour for this renewal period. The Library has \$91,542 budgeted for this service in FY 2020/21. Library staff estimates 5,436 hours of cleaning services for this renewal period, making the contract total \$90,509.40. These hours are an estimate for budgeting purposes. Payment will be on an hourly basis for actual hours worked.

On April 30, 2019, two bids were received as follows:

Bidder	Hourly Rates				
	Year 1 5498 Hrs.	Year 2 5436 Hrs.	Year 3 5484 Hrs.	Year 4 5498 Hrs.	Year 5 5498 Hrs.
ABM, Des Moines IA	\$16.65	\$16.65	\$16.75	\$16.85	\$17.00
Nationwide Office Care, Clive IA	\$16.92	\$17.59	\$18.30	\$19.03	\$19.79

ALTERNATIVES:

1. Award the contract renewal option for the FY 2020/21 Custodial Services for the Ames Public Library to ABM, Des Moines, IA at a hourly rate of \$16.65 which is estimated to cost \$90,509.40.
2. Reject the renewal award and direct staff to re-bid custodial services.

CITY MANAGER'S RECOMMENDATION:

ABM provides relatively low-cost custodial services for the Ames Public Library and will work closely with Library staff to ensure high quality results and accommodate the timing of library activities and public events.

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

COUNCIL ACTION FORM

SUBJECT: **PROFESSIONAL SERVICES FOR POWER PLANT
FIRE RISK MITIGATION**

BACKGROUND:

This contract allows the Power Plant to engage an engineering firm with fire protection expertise, or alternately a fire protection firm, to act as the Owner's Engineer/ Designer/Representative for various fire risk mitigation studies, for the preparation of specific fire system and installation design and specifications, and for fire system installation management, inspection and testing.

The scope of work requires the engineering firm to (1) be the engineer for the areas listed above, (2) develop plans and specifications, (3) provide detailed cost estimates, (4) provide lists of potential bidders, (5) evaluate contractors, (6) carry out contract management, and (7) perform field installation administration as needed, required, and requested for each project. **The selected engineering firm is not allowed to bid on any part of the actual fire protection system installation. The engineering firm will only be paid for work performed during the fiscal year.**

On June 13, 2017, City Council awarded a contract to Burns & McDonnell Engineering Co., Inc, Chesterfield, MO, for the Professional Services for Fire Risk Mitigation contract in a not-to-exceed amount of \$50,000. Included in the original contract were terms for up to four additional one-year terms. **This is the third renewal out of four maximum.**

Staff believes that in order to accomplish the needed protection in the most economical way possible, the assistance of a specialized engineering firm is needed to prioritize and establish a sensible path to react to individual recommendations of our insurance carrier. Funding is available from the 2020/21 Capital Improvements Plan in the Power Plant Fire Protection System Project.

ALTERNATIVES:

1. Approve the contract renewal with Burns & McDonnell, Chesterfield, MO, for the Professional Services for Power Plant Fire Risk Mitigation contract for the one-year period from July 1, 2020, through June 30, 2021, in an amount not-to-exceed \$50,000.
2. Do not renew the agreement and instruct staff to seek new competitive proposals.

CITY MANAGER'S RECOMMENDED ACTION:

This work is needed for fire risk mitigation (fire detection, alarm, & suppression) to protect critical plant equipment. If not done, a loss event resulting from a fire could be catastrophic because electricity production could stop. It is cost-effective for the Power Plant to have a company under contract to provide these services because of their specialized knowledge of current National Fire Protection Association (NFPA) code requirements and of mitigation equipment currently utilized in this industry.

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

COUNCIL ACTION FORM

SUBJECT: EMISSIONS TESTING SERVICES CONTRACT FOR POWER PLANT

BACKGROUND:

This contract is for emissions testing services at the City's Power Plant. All emissions tests covered under this contract are mandated by the Iowa Department of Natural Resources (Iowa DNR) and the U.S. Environmental Protection Agency (EPA). The tests are performed annually, and results are submitted to the Iowa DNR and EPA for regulatory compliance. The basic scope of work for each test calls for the testing service to prepare test protocols, mobilize/demobilize test equipment and test team, perform the required tests, and deliver test reports in a form acceptable to state and federal regulatory agencies.

On July 9, 2019, City Council awarded the contract to C.E.M. Solutions, Inc., Hernando, Florida, to provide these services from July 1, 2019 through June 30, 2020. **The contract allows renewal for up to two additional one-year terms. The proposed renewal contract would be the first of the two optional terms.**

The proposal from C.E.M. Solutions, Inc. included rates for equipment and labor rates that will be held firm through June of 2021. The four tests required for this contract period will cost \$28,275 plus additional services can be performed, if required, after the contractor is on-site. **There is no change in pricing for this contract renewal period.**

The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2020/2021 Power Plant operating budget includes \$33,000 for services to be performed under this contract. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve renewal of the emissions testing services contract with C.E.M. Solutions, Inc., Hernando Florida, for the fiscal year beginning July 1, 2020 – June 30, 2021

in an amount not to exceed \$33,000.

2. Reject the renewal option and purchase emissions testing services on an as-needed basis.

CITY MANAGER'S RECOMMENDED ACTION:

State and federal regulations require this testing to be performed on the Power Plant's operating boilers and GT2 gas turbine. C.E.M. Solutions, Inc. of Hernando, Florida has provided a great combination of technical expertise, experience, and on-site services to perform these services.

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

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SPECIALIZED WET DRY VACUUM, HYDRO BLAST, AND RELATED CLEANING SERVICES CONTRACT

BACKGROUND:

This contract is for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant. The Power Plant's two gas-fired, high-pressure steam generation units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages.

The cleaning and special preparation of the boiler surfaces on these generation units requires professional tradecrafts and maintenance experts. Both units operate under environmental conditions with high heat and high pressure, resulting in slag and other industrial debris coating the boiler and other plant equipment surfaces. Prior to repair and maintenance work, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and vacuums.

In order to clean the surfaces, outside contractors are used who can provide mobile high pressure generator equipment with hoses and lances to cut through and wash away the industrial debris coatings. These same firms have the industrial vacuum equipment that can accumulate and contain this industrial debris for proper disposal. The goal of this contract is to meet these requirements in the most economical manner.

On June 12, 2018, City Council awarded a contract to HTH Companies, Union, Missouri, to provide these services. The contract allows the City to renew the contract for up to four additional one-year terms. **The proposed renewal contract would be the second of the four optional terms.**

The bid from HTH Companies, Inc. included increases of 2% per year for labor, travel and subsistence, and for equipment and tools. The increases were considered during the original evaluation of bids. **The FY 2020/21 rates are shown on Attachment 1.**

Staff recommends renewal of the contract with HTH Companies, Inc. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.

- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY 2020/21 Power Plant operating budget includes \$145,000 for services to be performed under this contract. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. a. Approve renewal of the contract for the Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract for Power Plant to HTH Companies, Inc., Union, Missouri, for hourly rates and unit prices bid, in an amount not-to-exceed \$145,000. Invoices would be based on contract rates for time and materials for services actually received.
- b. Approve contract and bond for the Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract for Power Plant.
2. Reject the renewal option and purchase specialized wet/dry vacuum, hydro blast, and related cleaning services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for these specialized cleaning services and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

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



**2018-145 SPECIALIZED WET
DRY VACUUM, HYDRO BLAST,
AND RELATED CLEANING
SERVICES CONTRACT FOR**

**CONTRACTOR: HTH
Companies, Inc Union, MO**

DESCRIPTION	Unit	FY 2018/2019 Pricing	FY 2019/2020 Pricing	FY 2020/2021 Pricing
Wet Dry Vacuum Service:				
Vac truck	Hour	\$90.00	\$91.80	\$93.64
Support truck	Hour	\$0.00	\$0.00	\$0.00
Hose	Foot	\$1.25	\$1.28	\$1.30
Operator / Lead service tech	Hour	\$40.00	\$40.80	\$41.62
Operator / Lead service tech (OT)	Hour	\$54.00	\$55.08	\$56.18
Service tech	Hour	\$33.00	\$33.66	\$34.33
Service tech (OT)	Hour	\$45.00	\$45.90	\$46.82
Hydro Blast Service:				
Hydro blast pump	Hour	\$137.50	\$140.25	\$143.06
Industrial hydroblaster	Hour	N/A	N/A	N/A
Support truck	Day	\$0.00	\$0.00	\$0.00
Operator / Lead service tech	Hour	\$40.00	\$40.80	\$41.62
Operator / Lead service tech (OT)	Hour	\$54.00	\$55.08	\$56.18
Operator / Lead service tech (OD)	Hour	\$54.00	\$55.08	\$56.18
Lead service tech	Hour	\$54.00	\$55.08	\$56.18
Service tech	Hour	\$33.00	\$33.66	\$34.33
Service tech (OT)	Hour	\$45.00	\$45.90	\$46.82
Service tech (OD)	Hour	\$45.00	\$45.90	\$46.82
Travel & Subsistence:				
Mobe and demobe mileage (operator)	mile	\$0.55	\$0.56	\$0.57
Mobe and demobe mileage (service tech)	mile	\$0.55	\$0.56	\$0.57
Mobe and demobe (operator)	mile	\$0.55	\$0.56	\$0.57
Mobe and demobe (service tech)	mile	\$0.55	\$0.56	\$0.57
Mobe and demobe (vac truck)	mile	\$2.50	\$2.55	\$2.60
Mobe and demobe (support truck)	mile	\$1.25	\$1.28	\$1.30
Per Diem	Day	\$75.00	\$76.50	\$78.03
Miscellaneous:				
Power washer	Day	\$100.00	\$102.00	\$104.04
Vacuum pipe trailer	Day	\$100.00	\$102.00	\$104.04
PPE kit	Each	\$0.00	\$0.00	\$0.00
Confined space entry	Each	\$0.00	\$0.00	\$0.00
Truck mounted water jet	Each	cost plus 10%		
Truck wash out	Each	\$200.00	\$204.00	\$208.08
Liquid vacuum tanker truck	Day	cost plus 10%		
Indicent spill response trailer	Day	\$500.00	\$510.00	\$520.20
55 gal steel open top drum	Drum	cost plus 10%		
Sanitizer	Each	\$0.00	\$0.00	\$0.00
Waste Disposal	Drum	cost plus 10%		
Consumables: Cost Plus		10%		



MEMO

Item No. 18

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: May 6, 2020

Subject: Contract and Bond Approval

There is/are no Council Action Form(s) for Item No(s). 18. Council approval of the contract and bond for this/these project(s) is simply fulfilling a *State Code* requirement.

/alc

COUNCIL ACTION FORM

SUBJECT: 2020-054 CHEMICAL STORAGE FLOOR REPAIR - CONTRACT COMPLETION FOR WESTERN WATERPROOFING COMPANY, INC. D/B/A WESTERN SPECIALTY CONTRACTORS

BACKGROUND

On January 28, 2020, City Council awarded a contract to Western Waterproofing Company, Inc. d/b/a Western Specialty Contractors of West Des Moines, Iowa in the amount of \$75,000.

There was one change order to the Western Specialty Contractors contract.

Change Order #1: On March 25, 2020, was done to decrease the purchase order by \$12,0000 (inclusive of Iowa sales tax) after a decision was made that it would be more cost effective to repair the chemical storage floor rather than replacing it.

The total contract amount including the one change order is \$63,000.

The engineer's estimate for this repair was \$50,000.

All of the requirements of the contract have been met by Western Specialty Contractor and the Engineer has provided a certificate of completion.

ALTERNATIVES:

1. Accept completion of the contract with Western Waterproofing Company, Inc. d/b/a Western Specialty Contractors of West Des Moines, Iowa for the Chemical Storage Floor repair. This Council action will allow the release of the 5% retainage that was held per the contract terms and conditions.
2. Delay acceptance of this project.

CITY MANAGER'S RECOMMENDED ACTION:

The contractor for the Chemical Storage Floor Replacement has completed the work under the contract, and the City is obligated to make the final payment to the vendor.

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

COUNCIL ACTION FORM

**SUBJECT: POWER PLANT NO. 8 BOILER FEEDWATER PUMP REPAIR -
CONTRACT COMPLETION**

BACKGROUND

On April 17, 2018, City Council awarded a contract to Brimhall Industrial, Inc. of Monte Vista, CO in the amount of \$61,590. There was one change order to the Brimhall Industrial, Inc. contract.

Change Order #1: On September 27, 2018, was done to increase the purchase order by \$5,358. (inclusive of Iowa sales tax) for an additional trip required for on-site installation.

The total contract amount, including the one change order, is \$66,948.

The engineer's estimate for this repair was \$160,000.

All of the requirements of the contract have been met by Brimhall Industrial, Inc. and the Engineer has provided a certificate of completion.

ALTERNATIVES:

1. Accept completion of the contract with Brimhall Industrial, Inc. of Monte Vista, Colorado for the Unit No. 8 Boiler Feedwater Pump Repair. This completion will require the City to release the 5% retainage that was held per the contract terms and conditions.
2. Delay acceptance of this project.

CITY MANAGER'S RECOMMENDED ACTION:

The contractor for the Unit No. 8 Boiler Feedwater Pump Repair has completed the work under the contract, and the City is now obligated to make the final payment to the vendor.

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

COUNCIL ACTION FORM

SUBJECT: WHEELOCK CORNER SUBDIVISION, MAJOR FINAL PLAT FOR 1499 SOUTH DAYTON AVENUE

BACKGROUND:

Wheelock Corner Subdivision is a proposed 16.47-acre development on the northwest corner of the intersection at SE 16th Street and S Dayton Avenue. See a location map in Attachment A. The property owner, DW Holdings, LLC., requests approval of a final plat creating 5 developable lots. The plat also includes proposed public-right-way, Isaac Newton Drive, that will provide access throughout the development. (Lot Layout-Attachment B). The proposed subdivision is a Major Subdivision due to the requirements to extend infrastructure. A preliminary plat was approved on April 14, 2020. The Final Plat includes a Conservation Easement (Attachment C), in conjunction with the Final Plat as required by City Council.

All five lots will exclusively have access from the newly extended Isaac Newton Drive. Direct access to SE 16th Street and S Dayton Avenue will be prohibited. Shared access to the Theisen's will also remain. Lots 4 and 5 were shown as three separate lots on the preliminary plat. Now only two lots will exist on the south side of Isaac Newton Drive, with Lot 5 being a larger lot than initially proposed. This is a minor amendment since Preliminary Plat approval and can be approved with the Final Plat.

The entire site is located within the floodplain and are subject to requirements of Chapter 9 of the Ames Municipal Code. At the western end of the site, a portion of Lots 2 and 3 (3.66 Acres) lie within the Floodway. No development is proposed in this area; however, storm water management features are located in this area. Development within the Fringe area is required to have a building's finished floor three feet above the base flood elevation. Grading and fill for the individual lots will occur at the time of their development. Any disturbance in the Floodway is required to meet a no-rise standard for the base flood elevation.

The floodway area of Lots 2 and 3 are located in the Environmentally Sensitive Overlay District, O-E. This site is the first project to request approval of grading or improvements that lie within the O-E District. The standards of Ames *Municipal Code*, Section 29.1103, intend to protect designated natural resource areas by using an environmental assessment and requiring mitigation of significant issues related to identified environmental conditions. Based upon the biological assessment and review of Chapter 9 Flood Plain regulations, the proposed storm water detention facilities do not cause and significant adverse impact on the identified resources. No changes are proposed in regards to O-E Overlay as it was reviewed during the Preliminary Plat. The applicant has provided a conservation easement to fulfill a City Council condition I to limit tree removal within the O-E Overlay, this applies to Lots 2 and 3.

Water, sanitary, and storm sewer are all proposed within the subdivision. Five-foot sidewalks are proposed on both sides of Isaac Newton Drive and along S Dayton Avenue. A shared use path already exists along SE 16th Street. Future street improvements are planned for S Dayton and SE 16th Street that are not related to the proposed subdivision.

The developer has provided a letter of credit in the amount of \$466,203 for the completion of public improvements as listed in Attachment D, including sidewalks, water lines, and sewer lines. The City Council is asked to accept the financial security for outstanding public improvements with approval of the Final Plat.

After reviewing the proposed Final Plat of Wheelock Corner Subdivision, staff finds that it complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City’s Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City’s Zoning Ordinance.

ALTERNATIVES:

1. Approve the Final Plat of The Wheelock Corner Subdivision based upon the findings that the final plat conforms to relevant and applicable design standards, ordinances, policies, plans with a Public Improvement Agreement and financial security, and acceptance of the proposed Conservation Easement.
2. Deny the Final Plat of Wheelock Corner Subdivision and find that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

City staff has evaluated the proposed Final Plat and determined that the proposal is consistent with the requirements of the Municipal Code. The applicant has provided an agreement for the installation of sidewalks, financial security for public improvements, and all necessary easement documents. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.**

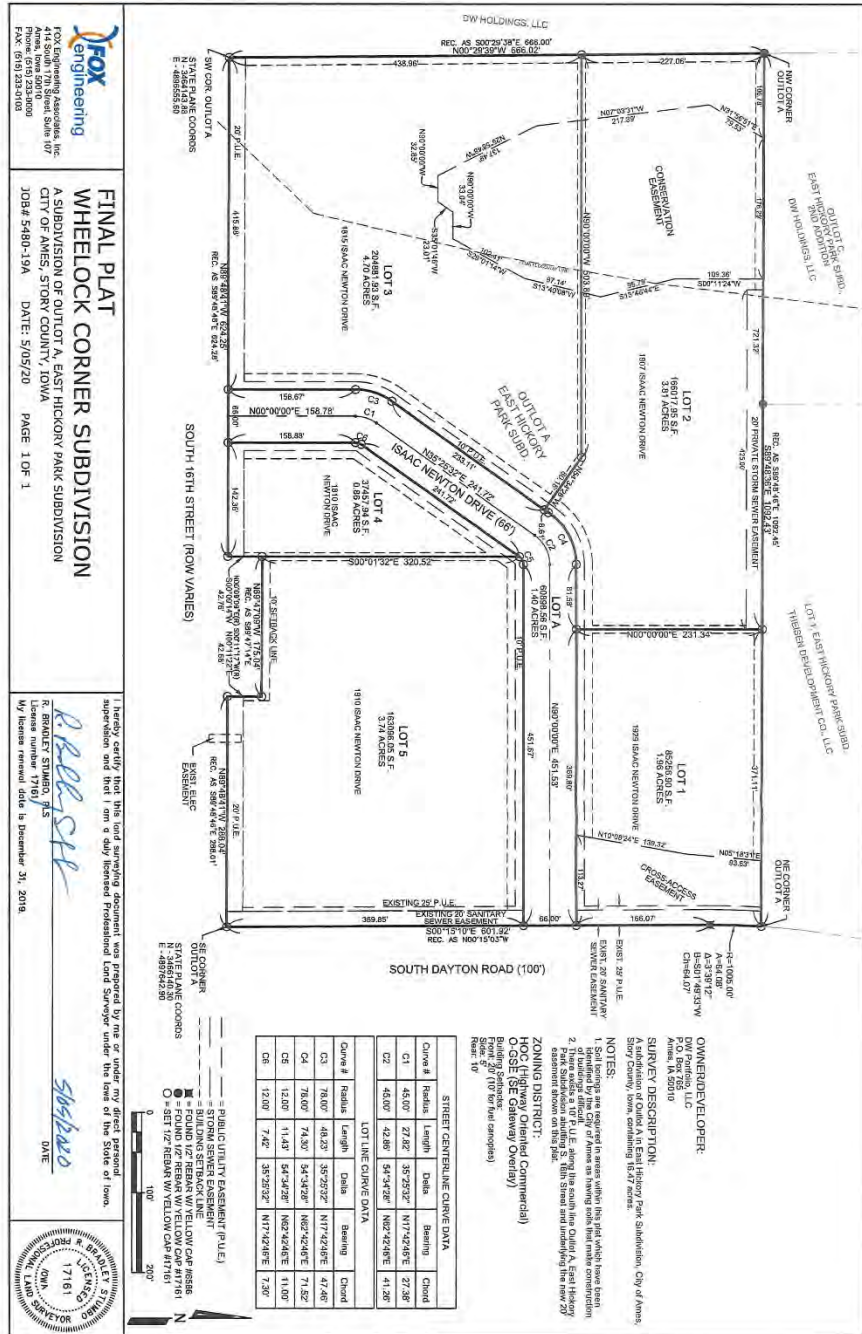
Attachment A – Location Map



Wheelock Corner Subdivision
Preliminary Plat



Attachment B – Final Plat of Wheelock Corner Subdivision



Attachment C – Conservation Easement

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

CONSERVATION EASEMENTS

KNOW ALL PERSONS BY THESE PRESENTS:

That **DW PORTFOLIO, LLC**, for good and valuable consideration, does hereby grant unto the **CITY OF AMES, IOWA**, and its successors and assigns, conservation easements (as situated on each referenced lot and the collective area thereof, the “Conservation Easement Areas”, and as shown on the Easement Exhibit attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth) upon, underground, over or across the following-described real estate:

That part of Lot Two (2), being more particularly described as follows: Commencing at the Northwest Corner of said Lot Two (2); thence S89°48'36"E, 106.78 feet along the north line thereof to the point of beginning; thence continuing S89°48'36"E, 176.29 feet; thence S00°11'24"W, 109.36 feet; thence S13°46'44"E, 95.79 feet; thence S13°40'08"W, 24.42 feet; thence N90°00'00"W, 215.34 feet; thence N07°03'31"W, 160.43 feet; thence N31°56'51"E, 79.53 feet to the point of beginning; AND,

That part of Lot Three (3), being more particularly described as follows: Commencing at the Northwest Corner of said Lot Three (3); thence N90°00'00"E, 82.36 feet along the north line thereof to the point of beginning; thence continuing N90°00'00"E, 215.34 feet; thence S13°40'08"W, 72.72 feet; thence S29°01'14"W, 102.41 feet; thence N90°00'00"W, 33.04 feet; thence S35°01'46"W, 23.01 feet; thence N90°00'00"W, 32.85 feet; thence, N26°58'48"W, 137.49 feet; thence N07°03'31"W, 56.96 feet to the point of beginning, containing,

all of the foregoing in **WHEELLOCK CORNER SUBDIVISION, AMES, STORY COUNTY, IOWA** (the “Subdivision”).

The foregoing rights are granted upon the express condition that the undersigned shall not erect or place within the easement areas identified herein any building or other structure or improvement, including, but not limited to, a retaining wall or fence, or any trees, shrubs, or other landscape plantings other than grass or comparable ground cover except with the consent of the City of Ames, Iowa. The City of Ames, Iowa shall have the right to trim or remove trees and shrubs within the easement areas identified herein to prevent damage to utility service lines of the City of Ames, Iowa located within said easement areas. The Conservation Easement Areas shall be managed in such a manner as to preserve the oak woodlands thereon as identified in the natural resource inventory prepared with respect to the Subdivision, and further, no trees within the Conservation Easement Areas shall be removed, destroyed, or cut except as reasonably necessary to maintain the trees, to treat and prevent disease thereof, and in conformance with good husbandry practices.

The foregoing rights are granted upon the express condition that the users of the granted rights will assume liability for all damage to the real estate described herein and any adjacent real estate caused by the failure to use due care in the exercise of the granted rights.

Dated this ___ day of May, 2020.

(SIGNATURE PAGE FOLLOWS)

Attachment D – Public Improvement Easement

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

AGREEMENT FOR PUBLIC IMPROVEMENTS

The parties to this Agreement for Public Improvements are **DW PORTFOLIO, LLC** (the “Owner”) and the **CITY OF AMES, IOWA** (the “City”).

WHEREAS, the Owner is in the process of platting real estate to be known as **WHEELOCK CORNER SUBDIVISION, AMES, STORY COUNTY, IOWA**; and

WHEREAS, the Owner is required to construct certain improvements and utilities within the real estate (collectively, the “Improvements”) (an identification of the Improvements and a breakdown of the estimated cost of completion of each of the Improvements is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth).

NOW, THEREFORE, in consideration of the premises, it is hereby agreed that the Owner shall deposit with the City a surety bond, letter of credit, or certified check in the amount of **FOUR HUNDRED SIXTY-SIX THOUSAND TWO HUNDRED THREE DOLLARS and 00/100 (\$466,203.00)** conditioned upon the completion of the Improvements as required by the City for said subdivision on or before the 1st day of April, 2022

IT IS FURTHER AGREED that City reserves the right to construct said Improvements in the event Owner fails to do so as herein agreed, and to cover the costs thereof with the letter of credit.

IT IS FURTHER AGREED that upon satisfactory completion of the said Improvements, including the paying of reasonable engineering and inspection fees therefore, the letter of credit shall be released.

Dated this 10 day of April, 2020.

(SIGNATURE PAGE FOLLOWS)

Wheelock Corner Subdivision Public Improvements & Storm Water Management (Financial Security)

Item	Quantity	Unit	Unit Price	Totals
Subgrade Preparation, 12"	3,510	SY	\$2.75	\$9,652.50
PCC Curb & Gutter, 30"	1,743	LF	\$16.00	\$27,888.00
Curb Backfill	1,797	LF	\$1.50	\$2,695.50
Pavement, HMA Base, 7"	2,395	SY	\$33.00	\$79,035.00
Pavement, HMA Surface, 2"	2,395	SY	\$10.00	\$23,950.00
Pavement, PCC, 8"	256	SY	\$75.00	\$19,200.00
Sidewalk Pavement, PCC, 4"	473	SY	\$35.00	\$16,555.00
Pedestrian Ramps, PCC, 6"	53	SY	\$75.00	\$3,975.00
Detectable Warning Panels	72	SY	\$25.00	\$1,800.00
Saw Cut PCC Pavement, Full Depth	171	LF	\$8.00	\$1,368.00
Pavement Removal	199	SY	\$10.00	\$1,990.00
Storm Sewer, Trenched, RCP Class III, 15"	62	LF	\$38.00	\$2,356.00
Storm Sewer, Trenched, RCP Class III, 18"	31	LF	\$44.00	\$1,364.00
Storm Sewer, Trenched, RCP Class III, 24"	722	LF	\$52.00	\$37,544.00
Storm Manhole, SW-401, 48"	1	EA	\$3,000.00	\$3,000.00
Single Grate Intake, SW-501	5	EA	\$2,200.00	\$11,000.00
Single Grate Intake with Manhole, SW-503	4	EA	\$4,000.00	\$16,000.00
Double Open Throat Curb Intake, Small Box, SW-509	1	EA	\$7,500.00	\$7,500.00
Water Main, Trenchless, PVC, 8"	50	LF	\$500.00	\$25,000.00
Water Main, Trenched, 8"	1,001	LF	\$30.00	\$30,030.00
Water Connection to Existing Main	1	EA	\$6,000.00	\$6,000.00
Fitting, MJ Bend, 8"	19	EA	\$500.00	\$9,500.00
Fitting, MJ Tee, 8"	3	EA	\$500.00	\$1,500.00
Sleeve, MJ, 8"	1	EA	\$750.00	\$750.00
Cap, MJ, 8"	3	EA	\$500.00	\$1,500.00
Valve, MJ Gate, 8"	10	EA	\$1,800.00	\$18,000.00
Fire Hydrant Assembly	5	EA	\$4,200.00	\$21,000.00
Sanitary Sewer Gravity Main, Trenched, 8"	526	LF	\$50.00	\$26,300.00
Sanitary Manhole, SW-301, 48"	3	EA	\$5,500.00	\$16,500.00
COSESCO (erosion control)	16.5	AC	\$500.00	\$8,250.00
Street Lights	1	LS	\$35,000.00	\$35,000.00
Financial Security for Public Improvements TOTAL:				\$466,203.00



Attachment E – Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames *Municipal Code* Section 23.302 states as follows:

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

COUNCIL ACTION FORM

SUBJECT: 2019/20 ASPHALT STREET PAVEMENT IMPROVEMENTS
(14TH STREET AND 15TH STREET)

BACKGROUND:

This is the annual program for reconstruction or rehabilitation of asphalt streets that are typically located within residential neighborhoods. Rehabilitation of existing asphalt streets is possible where the base asphalt layer is solid, but the surface course has failed. Full-depth replacement of these streets is necessary in cases of structural pavement failure. This program was created in accordance with City Council's goal of strengthening our neighborhoods. This project is in the area of 14th St (Duff Ave. to Burnett Ave.) and 15th St. (Duff Ave. to Clark Ave.).

During the design phase, the plans were prepared following the Complete Streets Plan. The initial estimate for the total project including the Complete Street features (in this case, infilling the sidewalk) totaled 37.5% of the overall project cost. This percentage is higher than the recommended threshold of 22% stated in the Complete Streets Plan. This is partially due to this project being a mill and overlay rehabilitation and not a full reconstruction.

During the public outreach sessions, numerous concerns were raised by residents regarding the removal of mature trees, storm water runoff from the sidewalks, devaluation of their properties, decline in the quality of life and safety due to close proximity of the proposed sidewalks to the houses, etc. as well as a desired alternative to allow walking in the street because of the low traffic volumes. **Because the 22% Complete Streets threshold was exceeded, many mature street trees would have to be destroyed, and overwhelming opposition by the adjacent property owners was received, staff recommended that the sidewalk infill be limited to locations where the impact on trees were minimal. This recommendation lead to a design with areas where sidewalks would not be constructed.** (See Attachment 1)

During the February 25, 2020 meeting, City Council directed staff to complete a project addendum to achieve connectivity on at least one side of 14th and one side of 15th Streets within the project area. (See Attachment 2 & 3). On March 24, 2020, City Council received the report of bids regarding the revived project and delayed the public hearing for award/reject of contract until May 12, 2020, to allow for additional public input.

PUBLIC OUTREACH

As the project design was being developed during the Fall of 2019, the initial interaction with residents began while staff surveyed and assessed infrastructure in the project area. Residents would come outside to talk with staff about what they were doing. From that point on, the formal public outreach has included:

- On January 15, 2020 a letter was sent out to households who would be impacted by the rehabilitation of 14th and 15th Streets, inviting residents to attend the project information meeting.
- Six households out of 154 households invited, actually attended the meeting held on

January 30th where the discussion centered around sidewalk and construction scheduling.

- The design displayed at the January 30th meeting was updated based on feedback received to include in the City Council packet for the February 25, 2020 meeting.
- On February 25th staff learned that City Council planned to remove the project from the consent agenda, so they attempted to contact residents who attended the January 30th project information meeting.
- During the City Council meeting on February 25th, City Council directed staff to achieve connectivity on at least one side of the street for both 14th and 15th Streets.
- Staff immediately attempted door to door contact with residents to inform them of the additional sidewalk infill.
- A second door to door attempt was made by staff along with the City Forester. Where no contact was made, a business card was left with staff contact information. Several residents used these cards to contact staff and give input on the addition of sidewalk.
- Staff also attempted to contact impacted households over the phone using phone numbers listed as active utility customer service database.
- At the March 24th City Council meeting, award of the project was postponed until May 12th to allow for more time for public outreach and input. During this time, staff received several emails from concerned residents specifically about the sidewalk infill. Some residents also provided potential alternatives to the proposed sidewalk for staff to consider.
- On April 27th a letter notifying them of the May 12th public hearing was sent out to households on 14th St and 15th St. Staff received emails and phone call responses to the letter where residents provided feedback on the project.
- All feedback received by staff since February has been provided to City Council for the May 12th public hearing.

SUMMARY OF FEEDBACK:

- 17 of 37 impacted households within the project limits provided feedback with the following: 11 were against sidewalk infill, 3 supported sidewalk infill, and 3 were neither for nor against sidewalk infill.

Of those 37 households within the project area, 13 will have sidewalks installed adjacent to their property. Of the 13 who will be impacted by new sidewalks, 3 have not responded to staff's outreach.

- Some residents felt caught off guard with addition of sidewalk in the project because staff's recommendation was to only do minor sidewalk infill. Since the City Council pulled the item from the Consent Agenda without any advanced warning and added the additional sidewalk infill for connectivity at the February 25th meeting, residents had little time to respond to this revised project.
- Most residents were concerned about having to clear snow from the new sidewalk.
- Residents are concerned that the loss of mature trees and the installation of sidewalks in the current green space would negatively impact the appearance of their property and result in reduced property values.
- Some residents are concerned about their health and safety as the result of

sidewalks allowing other people too close to their homes.

- Some households said because there is such a low volume of traffic, pedestrians/bicyclists can use the street. (Note: with on-street parking, which at least one household desires to keep and roadway cross-section slopes, the street area would not be ADA compliant for pedestrians.)
- Some residents expressed concern with the storm water runoff from the construction of sidewalk.

On March 18, 2020, a bid for the project was received as follows:

<u>Bidder</u>	<u>Amount</u>
Manatt's Inc	\$774,662.19
<i>Engineer's Estimate</i>	\$782,456.55

Revenue and expenses associated with this program are estimated as follows:

Available Revenue		Estimated Expenses
G.O. Bonds	\$1,000,000	
Construction		\$774,662.19
Engineering/Administration (Est.)		\$117,368.48
TOTAL	\$1,000,000	\$892,030.67

ALTERNATIVES:

1.
 - a. Approve final plans and specifications for this project
 - b. Award the 2019/20 Asphalt Street Pavement Improvements (14th Street and 15th Street) project to Manatts Inc. of Ames, Iowa, in the amount of \$774,662
2.
 - a. Approve final plans and specification for this project
 - b. Award the 2019/20 Asphalt Street Pavement Improvements (14th Street and 15th Street) project to Manatts Inc. of Ames, Iowa, in the amount of \$774,662
 - c. Direct staff to issue a change order to remove all new sidewalk infill as shown on Attachments 2 and 3), which is currently estimated to be \$92,119
3. Reject bid

MANAGER'S RECOMMENDED ACTION:

This project will result in lower street maintenance costs, improve area drainage, and provide a better neighborhood aesthetic. Therefore, it is the recommendation of the City Manager that the City Council proceed with the street improvements as planned for this project. If the City Council desires to move ahead in accordance with its February 25th directive to install

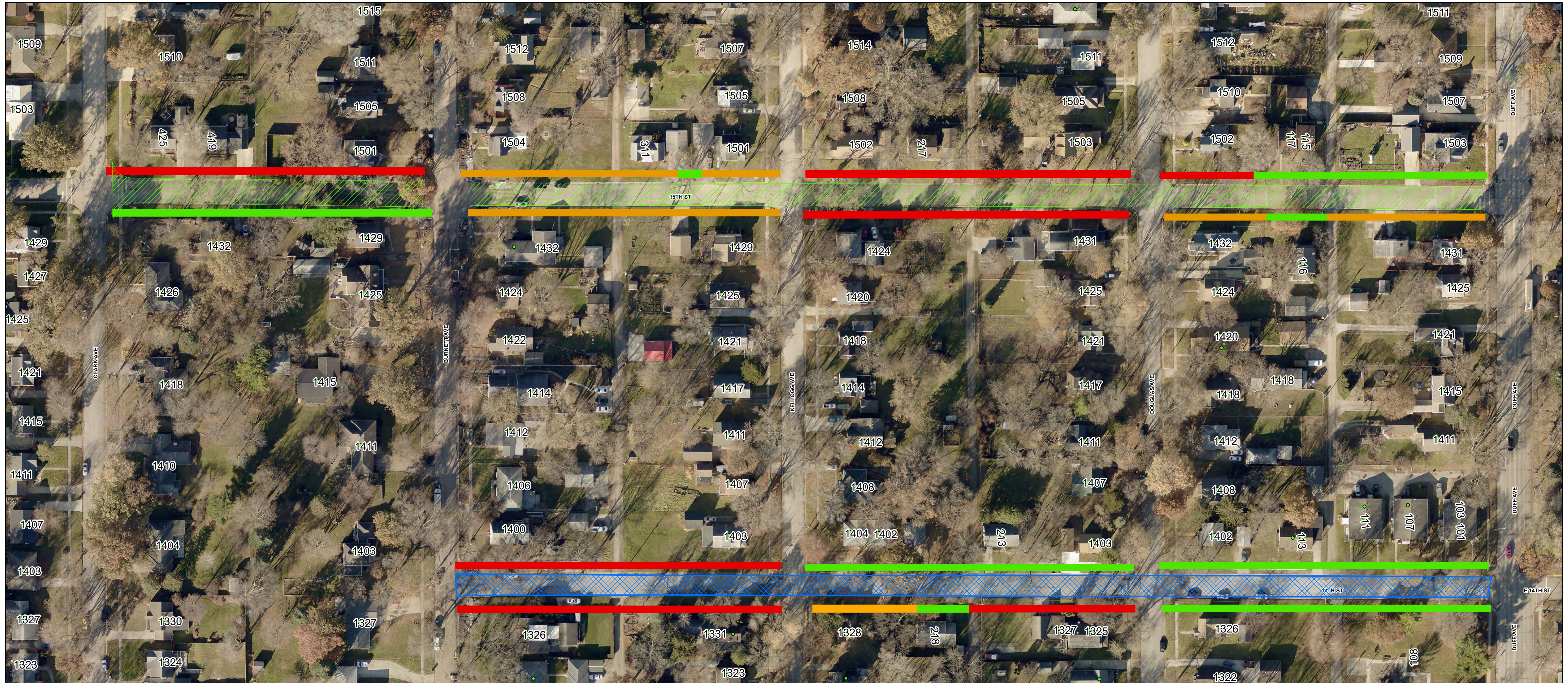
sidewalks along at least one side of both 14th and 15th Streets in addition to the street improvements, then Alternative #1 should be approved. If the City Council prefers to move ahead with the street improvements, but remove the sidewalk infill from the project, then Alternative #2 should be approved.



2019/20 Asphalt Pavement Improvements

14th St. (Duff - Burnett)

15th St. (Duff - Clark)

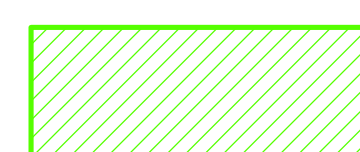


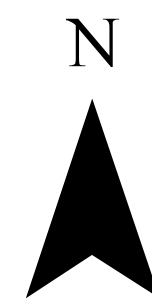
 **Current Sidewalk**

 **New Sidewalk Infill**

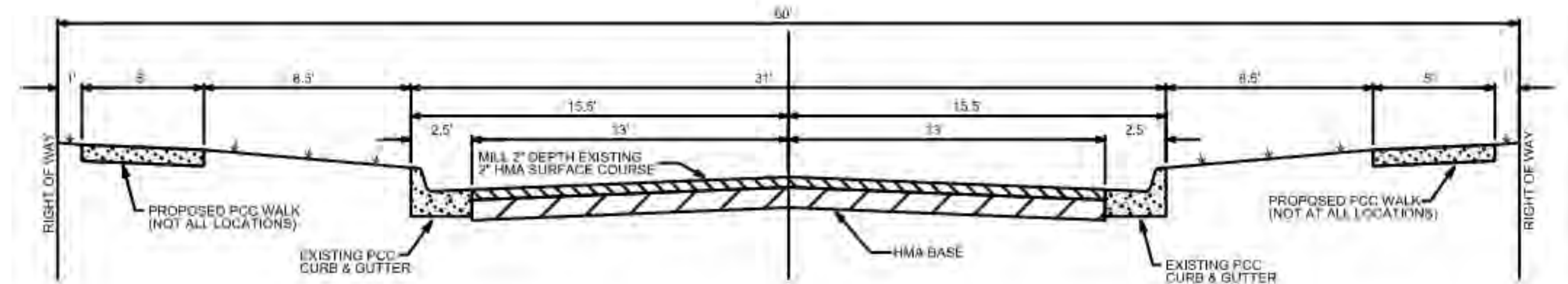
 **No New Sidewalk Infill**

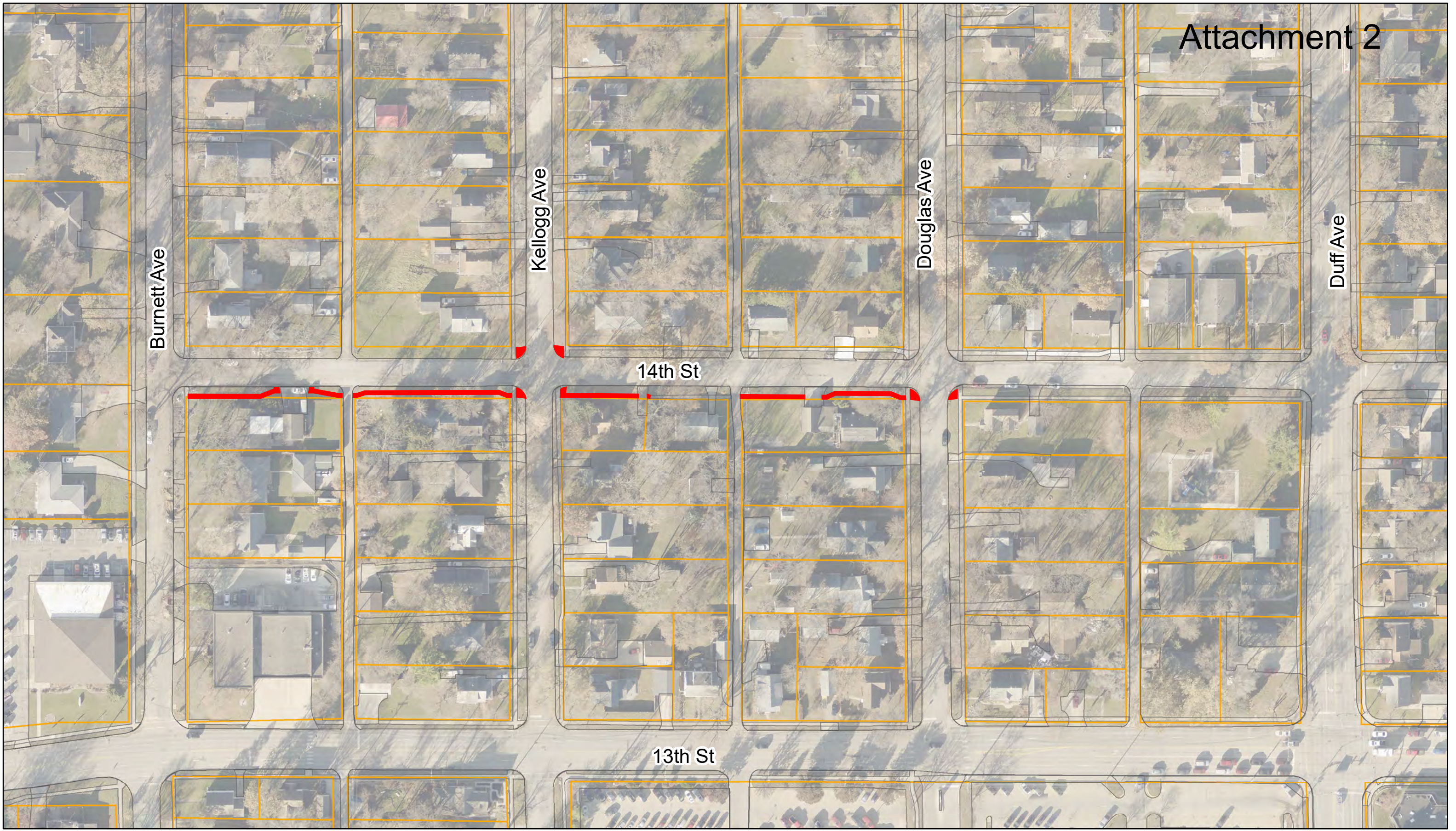
 **Phase I**

 **Phase II**



1 inch = 60 feet





Burnett Ave

Kellogg Ave


Douglas Ave

Duff Ave

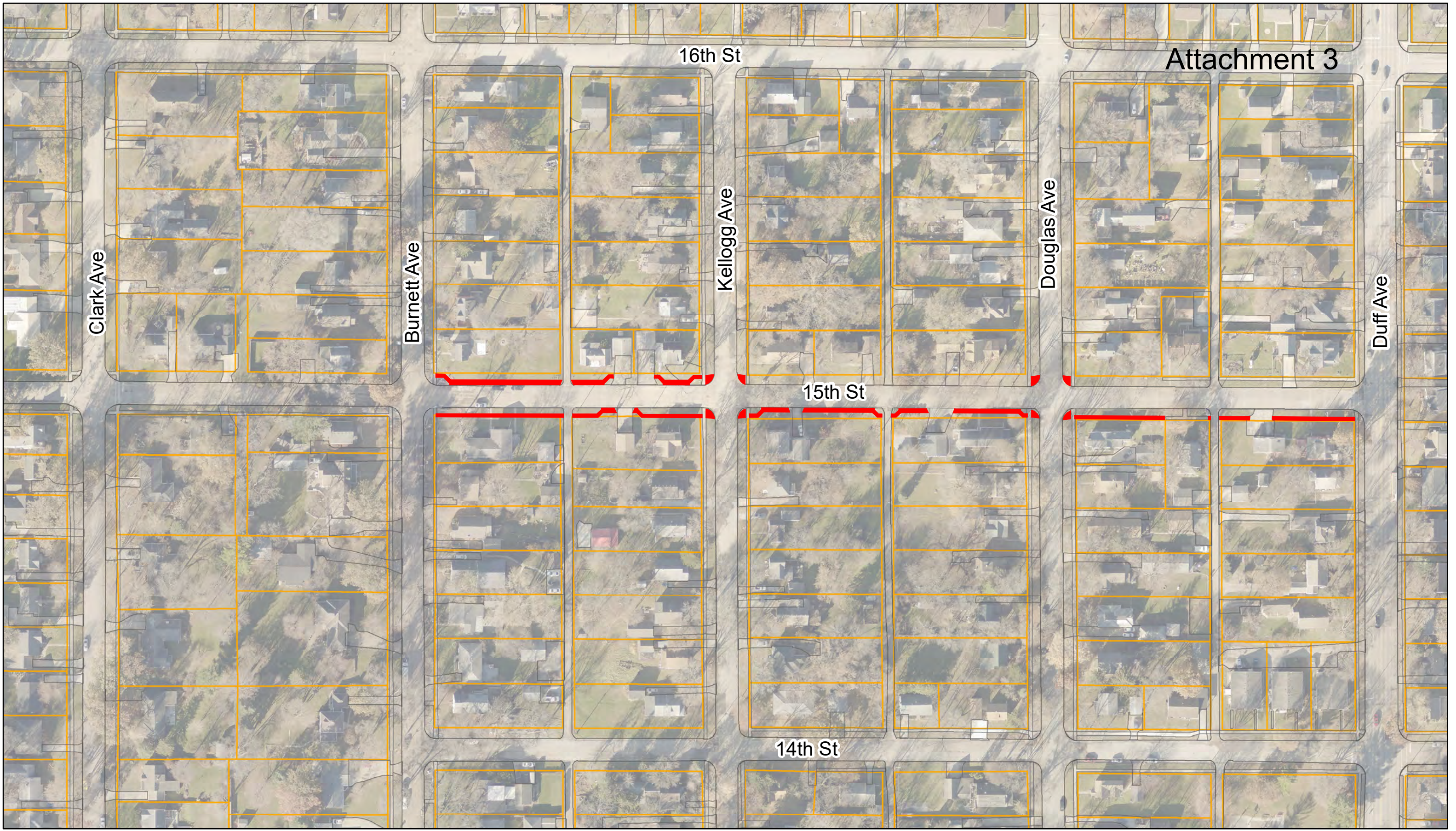
14th St

13th St


2019-20 Asphalt Pavement Improvement Program
14th St Proposed Sidewalk Layout

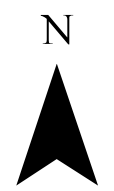
 Proposed Sidewalk





2019-20 Asphalt Pavement Improvement Program
15th St Proposed Sidewalk Layout

 Proposed Sidewalk



Dean Sayre
Civil Engineer II
City of Ames

Additional Resident Feedback Through Person to Person or Phone

Joseph Gregorick, 1504 Burnett Ave

I talked to Mr. Gregorick while doing door to door outreach in February. Mr. Gregorick is new to the neighborhood having recently purchased the property. He did have some concerns with snow removal if sidewalk was installed on the South side of the property. He also mentioned that he has seen several people walk through the grass along his property so a sidewalk would be nice to keep people off the grass. Mr. Gregorick was considered neither for nor against the addition of sidewalk. This is the only section where we have addition of sidewalk on the North side of 15th or 14th St. This is due to a neighbor, Jon Vanderheiden being in favor of the addition of sidewalk adjacent to his property.

Jon Vanderheiden, 1501 Kellogg Ave.

A card was left at Mr. Vanderheiden's residence during door to door outreach. Mr. Vanderheiden later called me back where he informed me that he would like to see the addition of sidewalk on his block. A mature tree is located in the path of the side walk that would have to be removed. Mr. Vanderheiden said he was ok with the removal of this tree. I later called back to update Mr. Vanderheiden on the project and the feedback I was receiving from other residents. He was still in favor of the addition of sidewalk and the removal of the tree.

Linda Aaron, 217th 15th St.

Ms. Aaron called me after receiving the letter that was mailed out on April 27th. She was very concerned with the addition of new sidewalk infill. She informed me that she was a single parent and already had enough trouble just trying to clear her driveway of snow during the winter. While clearing her driveway this winter, she fell 3 times. Ms. Aaron was very adamant that she did not want additional sidewalk adjacent to her property.

James Zeman 1331 Kellogg Ave.

A card was left at Mr. Zeman's house. He does not live on the property but rents the home out to its current residents. Mr. Zeman was not for or against sidewalk adjacent to the property. He said to do what we needed too. He gave his approval if this included the removal of three small trees on the property. There was a walkway coming from the house that intersects the sidewalk. He said he has plans to update this walkway. I called back at a later time to update him on the delay of awarding the project and resident feedback. He was still of the same option. I counted Mr. Zeman as neither for nor against the addition of sidewalk infill.

Kristy and Owen Reese 116 15th St.

Mr. and Mrs. Reese attended the project open house on Jan 30th. When asked about the sidewalk they said they already have short existing sidewalk section in front of their house that they maintain. It would not make a difference to them if sidewalk infill was added to either side. They have had no further comment from email or response to April 27th letter. I counted Mr. and Mrs. Reese as neither for nor against the addition of sidewalk infill.

Doris Nash 1328 Kellogg Ave

Doris returned my call after I left a voice mail. She had received the April 27th letter and was updated on the project. She believed the addition of sidewalk infill would be great for the neighborhood. The current design includes sidewalk adjacent to her property.

Dean Sayre

From: Dean Sayre
Sent: Tuesday, May 5, 2020 11:22 AM
To: Merlin Pfannkuch
Cc: Tracy Warner
Subject: RE: What is cost for moving light poles, electric utility poles?

Hi Merlin,

I was able to get your email. Considering the sidewalk locations on the current plan that went out for bid, there are 6 poles to be relocated. 4 of these are being relocated due to ADA sidewalk ramp construction. I contacted the electrical department and they gave me a rough estimate of \$1500 per pole.

Thanks,

Dean

From: Merlin Pfannkuch <me2magic@yahoo.com>
Sent: Friday, May 1, 2020 10:52 AM
To: Dean Sayre <dean.sayre@cityofames.org>
Subject: Re: What is cost for moving light poles, electric utility poles?

Thanks Dean,

My computer is acting strange, so I don't know what you might get.

There are both light poles and electric poles involved. I don't know how many would need to be moved. It looks like electric lines (and poles) run down the allies in this area . . . there is a pole at the end of our alley. So there are what I think are three light poles and one electric pole on our street, and at least one light pole and an electric pole on the block to the west of us. I haven't yet gone down to 14th to see if the poles there are also on the south side of the street.

Besides the cost, certainly a consideration this year will be the number of men needed to work in close proximity to our yard and garden and for how long . . . at least until the COVID-19 situation is clearer.

I have 11 electronic doctor appt. so must get off computer. It seems to be working better now. At first it wanted to jump all over the place, and I couldn't start writing.

best

merlin

On Friday, May 1, 2020, 10:41:32 AM CDT, Dean Sayre <dean.sayre@cityofames.org> wrote:

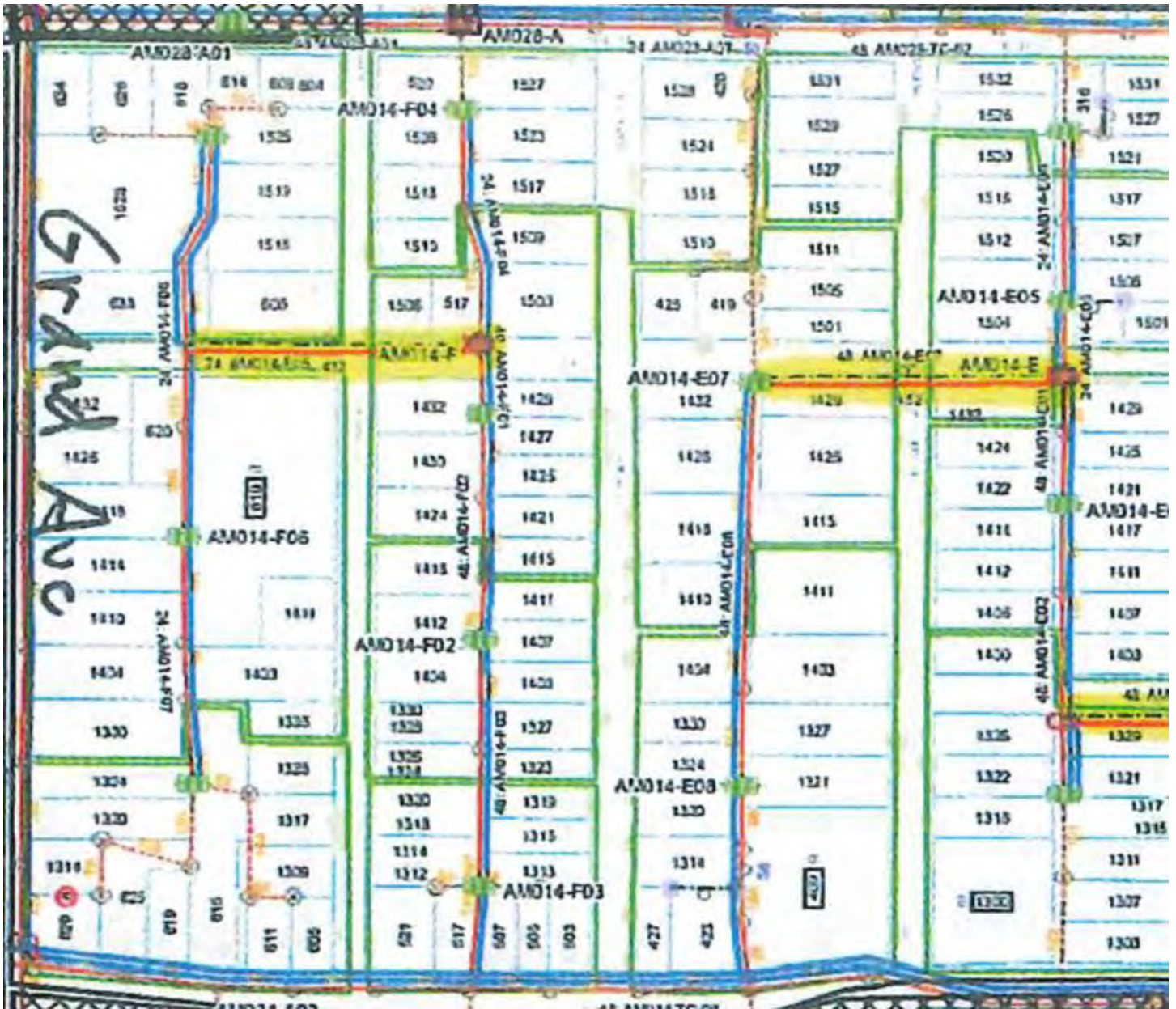
Hi Merlin,

I'm not sure on the light pole relocation cost. This is done by the city but I will have to check with the utilities department on cost.

To your previous question on the Metronet fiber location. It looks like it will be running East and West along 14th and 15th but jumping back and forth between the two. Below is a map showing the locations. The highlighted yellow I believe is where it will be bored underground and the red and blue are where it will be hung over head on existing poles. I have circled your property to help give an idea of the locations.

Thanks,

Dean



From: Merlin Pfannkuch <me2magic@yahoo.com>
Sent: Thursday, April 30, 2020 11:34 AM
To: Dean Sayre <dean.sayre@cityofames.org>
Subject: What is cost for moving light poles, electric utility poles?

Hi Dean,

I've come up with another question.

What will it cost the city to relocate what looks like several light and electric utility poles. On our street alone, there may be four poles that need to be moved for a sidewalk.

I'm presuming the city does this/or someone besides Manatt's?

Could you get me an estimate of what this will cost per pole? Since I don't know how many poles will need to be moved. Maybe you know how many would need to be moved under the current plan?

Thanks.

merli

Dean Sayre

From: Dean Sayre
Sent: Friday, April 24, 2020 11:37 AM
To: Merlin Pfannkuch
Subject: RE: Fiber optic a problem

Hi Merlin,

Things are going as well as they can here, hopefully they are for you too. We still have the majority of our staff coming in every day so still business as usual mostly.

I'm not sure where the Metronet fiber will be located in your area. I will have to check with one of the other engineers on that. A lot of the fiber they are putting in will be hung on our utility poles or buried 24" underground. This shouldn't have any impact on sidewalk infill. As far as I know the 14th-15th St. project is still a go for this year. I also haven't heard anything on the council's decision for the sidewalk so I will be waiting for the May 12th council meeting to find out more too. It would be very unlikely for Manatts to withdraw their bid on the project. With their bid they must submit a bid bond equal to 5% of the total bid that guarantees their bid prices. If they were to withdraw their bid they would lose that bid bond. Would probably cost them more money to back out of the bid than to continue on with a project.

We are staying healthy so far and trying to stay home as much as possible.

Yep, there are sidewalks on the East side of Hickory Drive from Westbrook to Woodland. The north part of that section is currently under construction but the sidewalk is still open for use.

Thanks,

Dean

From: Merlin Pfannkuch <me2magic@yahoo.com>
Sent: Friday, April 24, 2020 10:05 AM
To: Dean Sayre <dean.sayre@cityofames.org>
Subject: Fiber optic a problem

Hey Dean,

The fiber optic people have put at least one sign on 15th St. north of our house. I don't know if they are planning on running the fiber optic along 15th . . . I was guessing that they would only go down Kellogg.

Anyway, they are now doing this fiber optic stuff in our neighborhood.

Is this going to create problems for the intersection and sidewalk placements? If this project happens this year?

What have you been hearing about this? I guess I am so damn scary that no one now wants to communicate with me about this, or come out for a looksee. Only Gloria among the council members has come for a look.

I guess I'm thinking that sidewalks at least will be pulled from this project in view of COVID-19 impacts on our budget, but I have to keep pushing against sidewalks until someone with some authority tells me that will be the case.

I'm even wondering if Manatt's possibly could withdraw its bid in view of uncertain labor and material costs in view of COVID-19. I've asked city attorney Mark Lambert that, but no response. Maybe I need to ask John Joiner?

Hope you are staying healthy. I've been self-isolating since March 13 except for dog walks.

Hey, could you tell me whether there are sidewalks along Hickory Drive fro Westbrook Drive to Woodland Street? I imagine there are, but the last time I walked that street (might have been 20 years ago), I can't remember walking on a sidewalk.

best

merlin

Dean Sayre

From: Dean Sayre <dean.sayre@cityofames.org>
Sent: Tuesday, April 14, 2020 11:11 AM
To: Merlin Pfannkuch; dsayre@cityofames.org
Subject: RE: Two questions about 14th and 15th Streets

Hi Merlin,

- 1) That is correct. There will be new intakes installed on the Northwest and Southwest corners of the 15th St. and Douglas Ave Intersection. The intake on the Southeast corner of this intersection is also being removed and replaced.
- 2) These numbers are based from the bid that was received from Manatts on March 24th

Sidewalk total (including ADA ramps and all driveway entrance removal/replace) \$229,590.08
Sidewalk for original specs (including ADA ramps and all driveway entrance removal/replace) \$194,169.28
Sidewalk for the addendum of 2.5 more blocks \$35,421.80

Thanks,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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From: Merlin Pfannkuch <me2magic@yahoo.com>
Sent: Tuesday, April 14, 2020 9:45 AM
To: dsayre@cityofames.org
Subject: Two questions about 14th and 15th Streets

Hi Dean,

- 1) Are new storm sewer intakes at the west corners of 15th and Douglas in the final plans?
- 2) Have you developed an estimate of the costs for the sidewalks?
For sidewalks for the total project?
For sidewalks for the original specs?
For sidewalks for the addendum for the two more blocks?

Thanks.

merlin

Dean Sayre

From: Carol Lemon <carol.a.lemon1@gmail.com>
Sent: Friday, May 1, 2020 10:21 PM
To: Dean Sayre
Subject: Re: 14th & 15th Street Improvements

You're welcome. And thank you for talking to me this morning.

On Fri, May 1, 2020 at 2:13 PM Dean Sayre <dean.sayre@cityofames.org> wrote:

Carol,

Thank you for the email! I will forward this on to City Council to consider on May 12th

Thanks,

Dean Sayre, PE.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hal 515 Clark Avenue | Ames, IA 50010

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From: Carol Lemon <carol.a.lemon1@gmail.com>
Sent: Friday, May 1, 2020 10:32 AM
To: Dean Sayre <dean.sayre@cityofames.org>
Subject: 14th & 15th Street Improvements

Dear Mr. Sayre, We own the house at 1431 Duff Ave. & I want to go on record to say I am against side walks on this street. It is a very quiet street and totally unnecessary. When my granddaughter lived there, we babysat occasionally and would walk to Meeker school to meet my granddaughter. We had the little one in the stroller and I never felt it was dangerous to walk on that street. Being a corner property, there would be a lot of sidewalk to scoop. I hope they will nix the idea of a sidewalk here. Thank you, Carol Lemon, 1951 280th St., W.C., IA = 515 297-2719.

Dean Sayre

From: Gary Munkvold <gmunkvold@yahoo.com>
Sent: Thursday, April 30, 2020 11:07 AM
To: Dean Sayre
Cc: Abdelhafiz Ibrahim
Subject: Re: 15th street pavement improvements

Dean,

Thanks very much for your quick response. I wasn't sure what was meant by "infill," so your message has cleared that up.

I appreciate your follow-up on the Burnett sidewalk.

Regards,
Gary M

Gary Munkvold 1429 Burnett Ave. Ames, IA 50010

On Thursday, April 30, 2020, 09:01:42 AM CDT, Dean Sayre <dean.sayre@cityofames.org> wrote:

Good Morning Gary,

The sidewalk adjacent to your property will not be removed or replaced no matter the decision made May 12th. The existing sidewalk or the green sections shown on the map represent sidewalks that have already been constructed and will remain as is. There will only be infill of new sidewalk constructed in the locations represented by the orange sections on the map. The new sidewalk infill is dependent on the decision that will be made May 12th by City Council. Your input on the infill of sidewalk between Clark and Burnett is appreciated and will be forwarded on to City Council.

We will have the sidewalk on Burnett inspected for damage from the water transfer project and will contacted you.

Thank you for your time and input,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

Dean.Sayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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From: Gary Munkvold <gmunkvold@yahoo.com>
Sent: Wednesday, April 29, 2020 5:40 PM
To: Dean Sayre <dean.sayre@cityofames.org>
Subject: 15th street pavement improvements

Dean,

I received the notification dated April 27 about the project on 14th and 15th streets. My lot is on the SW corner of 15th and Burnett (1429 Burnett). If I read the map correctly, the plan is to replace the existing sidewalk on the south side of 15th between Clark and Burnett. This concerns me because I recently replaced the retaining wall that has existed along that sidewalk for the length of my lot, which is about 1/2 of that block. I'm attaching photos so you can see that the wall abuts the sidewalk. I invested considerable time & effort & expense to replace the crumbling cement wall with landscape timbers. I can't imagine that the sidewalk can be replaced without displacing the wall, and that concerns me. Is there anything you can tell me about how you see that working out?

Extending the sidewalk east from Burnett Ave. to Duff seems like a good idea, but in my opinion, there is no reason to replace the existing sidewalk between Clark and Burnett. It is old, but it is in good condition.

On a related note, the water main project that was done last year along Burnett caused significant damage to the sidewalk in front of my house, along Burnett. Is there any plan to repair that? I think that would be a far better use of resources than replacing the perfectly intact sidewalk on 15th.

I look forward to hearing back from you.

Best regards,

Gary M

Gary Munkvold 1429 Burnett Ave. Ames, IA 50010

Dean Sayre

From: J F Sabl <jfsabl@gmail.com>
Sent: Thursday, March 26, 2020 6:10 PM
To: John Haila
Cc: jhaila@cityofames.org; Dean Sayre; Merlin Pfannkuch; Pieter Maris; Kabongwe .; jnovotny949@gmail.com; cconmy@gmail.com; kstall@iastate.edu; phall.chem@gmail.com; tracywarner@cityofames.org; Joy McLain; kdiekmann@cityofames.org; dsayre@cityofames.org; rjunck@cityofames.org; beatty-hansen@cityofames.org; MARK LAMBERT; debschildroth@cityofames.org; dvoss@cityofames.org; acorrieri@cityofames.org; tgartin@cityofames.org; dmartin@cityofames.org; gbetcher@cityofames.org; Timothy K. Hinderks; STEVE SCHAINKER
Subject: Re: Complete Streets Plan--Item #22--Shared use is ADA compliant on low traffic streets

Understood that coronavirus planning is far more pressing!

My most recent email differed in that there were specific figures, citations / documentation and examples, in regards to shared use of streets (without any requirement for off-grade or on grade separate lanes) being ADA compliant. That was missing from prior emails.

True shared used of streets is something that has been asserted to be not-ADA compliant by various council members. I believed it myself.

If everyone has freed themselves of this "false fact"--I have no further input.

If they are still laboring under that misapprehension, as I was, then they ought to read the email, when coronavirus allows consideration of more mundane information.

--Joy

On Thu, Mar 26, 2020 at 1:50 PM John Haila <jhaila@city.ames.ia.us> wrote:

J,

I apologize for the tardy response. Little preoccupied with a national matter!

Council and I did receive your email. As you may be aware, all that transpired Tuesday night was to open and continue the hearing to May 12th and accept the report of bids and not take any action on them until after the hearing is conducted.

Here are the next steps. I shared this with Brett McLain in an email sent to him this earlier afternoon.

Council will take this item up again under Hearings on May 12th. Given the extent of time COVID-19 is occupying staff and council, I anticipate that this issue may not receive much attention the next 30 days.

I am thinking that by the end of April this will be revisited by council and staff in preparation for the May 12th hearing.

Should the COVID-19 situation continue to be all consuming the hearing may be continued again at the May 12th meeting to a later date.

You are welcome to reach out to council by email or phone if would like to further discuss this issue. However, I do believe that they clearly understand your position (as well as several of your neighbors),

and unless future emails offer new information or thoughts beyond what has been communicated previously, continued repeating of the same information may not be helpful. Regardless, Council welcomes constituent input, and you are welcome to proceed as you believe is appropriate.

Best,

John A. Haila

Mayor



515.239.5105 *main*

jhaila@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010

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-----"J F Sabl" <jfsabl@gmail.com> wrote: -----

To: "jhaila@cityofames.org" <jhaila@cityofames.org>

From: "J F Sabl" <jfsabl@gmail.com>

Date: 03/24/2020 05:47PM

Cc: "Dean Sayre" <dean.sayre@cityofames.org>, "Merlin Pfannkuch" <me2magic@yahoo.com>, "Pieter Maris" <pieter.maris@gmail.com>, "Kabongwe ." <kabongwe@gmail.com>, jnovotny949@gmail.com, cconmy@gmail.com, kstall@iastate.edu, phall.chem@gmail.com, tracywarner@cityofames.org, "Joy McLain" <jmclain1988@gmail.com>, "kdiekmann@cityofames.org" <kdiekmann@cityofames.org>, "dsayre@cityofames.org" <dsayre@cityofames.org>, "rjunck@cityofames.org" <rjunck@cityofames.org>, "beatty-hansen@cityofames.org" <beatty-hansen@cityofames.org>, "Mark Lambert" <mlambert@city.ames.ia.us>, "debschildroth@cityofames.org" <debschildroth@cityofames.org>, "dvoss@cityofames.org" <dvoss@cityofames.org>, "acorrieri@cityofames.org" <acorrieri@cityofames.org>, "tgartin@cityofames.org" <tgartin@cityofames.org>, "dmartin@cityofames.org" <dmartin@cityofames.org>, "gbetcher@cityofames.org" <gbetcher@cityofames.org>, "Timothy K. Hinderks" <hinderks850@gmail.com>, "Steve Schainker" <sschainker@city.ames.ia.us>
Subject: Complete Streets Plan--Item #22--Shared use is ADA compliant on low traffic streets

My message, as formatted and reformatted, was twice undeliverable to all of council. I am therefore re-sending after removing all images, formatting and most links.

Dear council, staff, mayor and neighbors;

First:

For low traffic streets, on-street shared use is ADA-compliant, so long as the street is appropriately fashioned and maintained. In fact, this is a DEFAULT choice for low traffic residential local roads in urban, suburban and rural settings.

See the City of Northampton (MA) design manual from 2017 (top hit) by googling the words,

[City of Northampton (MA) design manual]

(The PDF link and the webcache both seem to prevent my message from being delivered).

From which, specifically:

"LOCAL SHARED ROADWAY

A local shared roadway (AKA, yield street) is a simple road designed to serve pedestrians, bicyclists and motor vehicle traffic within the roadway. Shared roadways are only appropriate where sidewalks are not feasible, practical or desirable or where very aggressive traffic calming measures are implemented. The facility can serve local traffic volumes and maintain aesthetic preferences, and should be considered the typical form for residential local roads in a variety of urban, suburban or rural contexts."

"Typical application:

On low volume roads, particularly near residential land uses where most traffic is familiar with prevailing road conditions ...Most appropriate on very-low volume roads with ≤ 400 vehicles per day. May operate on volumes up to 1,000 ADT (Average Daily Trips)."

"When operating at very-low volumes, pedestrians may be comfortable walking within the travel area of the roadway. As volumes increase, consider providing a sidewalk for increased pedestrian comfort. (AASHTO 2011)."

"Simple unlaned local roads can support pedestrian travel within the roadway. If pedestrian travel is intended, the roadway should meet accessibility requirements for surface stability, friction and, cross slope."

"Maintenance: Local shared roadways have minimal maintenance costs due to limited paved surface. Part of complying with ADA is providing adequate maintenance. The clear widths should remain free and clear of obstructions, including snow, ice, and debris. (Title 28 CFRSec . 35 .133)"

If you insist, I (Joy Sabl, 1502 Kellogg) can volunteer to do an 24 hour traffic count on 15th (in person or via a time lapse camera). But honestly, we all know that the average daily trips on the block are somewhere between 6 and 20 (not 400+). In fact, a majority of those (few) trips start or end on the block itself, and involve a car leaving or turning into a driveway, which means that the car would equally cross a sidewalk, if there were sidewalks.

Secondly: Even truly Urban streets are now adopting traffic calming measures and "shared use" streets / Yield streets / neighborhood streets. This is new, and news, as of this month:

www.bikepgh.org/2020/03/16/city-introduces-new-neighborways-street-type-in-the-south-side/

[picture removed]

You can use google maps, to get a sense of density

[picture removed, link removed, as they appear to be blocking delivery, so take my word for it, or google map Sydney St, Pittsburgh and click on satellite view]

The Neighborhood Street route on the South Side of Pittsburgh is a moderately less-used street in one of the densest neighborhoods in Pittsburgh (much denser than Ames' main street) with a mix of residential, storefronts, entertainment venues, restaurants and legacy light industrial businesses, most of them multi-story multi use buildings.

You may wish to reconsider all of the money Ames is pointing at the building of new sidewalks—rather than desperately needed remediation of existing but impassable sidewalks and roadway—in this light. After all, an extremely large percentage of Ames' residential streets would be "low volume local residential streets" by Pittsburgh, Northampton, ADA, or any other standards.

Also: everything Merlin (and Tim) said.

Pieter and I were contacted, and went to a hearing, and I was called back, but the hearing was on a very different plan from what council is proposing; the phone call conflated sidewalks on Kellogg and on 15th in a problematic, handwavy way; and those de facto misrepresentations (even if not meant to mislead) mean that Pieter and I did not, in fact, get a chance to give feedback on the actual plan (but rather, on what was and is an entirely different plan). Any assent or agreement to that different plan was not, and cannot be taken as assent or agreement to the current plan.

I applaud the part of your plan that delays a decision on our few blocks; I encourage you not to merely delay, but (when COVID planning and other life and death matters allow) to actively reconsider writing in grade and surface requirements for street paving that make low traffic streets ADA compatible, and redirect some of the money saved, to repair of existing but impassible sidewalks.

Thank you for all you do in this difficult time.

--Joy Sabl and Pieter Maris

Dean Sayre

From: Dean Sayre
Sent: Tuesday, March 24, 2020 8:27 AM
To: Timothy K. Hinderks
Subject: RE: Please examine Complete Streets Plan--Item #22

Hi Timothy,

Below is an email that was sent out to some of the 14th/15th Street residents that we had email contact information for. Around mid-January we did send a letter for a Jan 30th public meeting notice and contact information if you had questions about the project. We did not have a further attempt of outreach to you since we have not considering sidewalk adjacent to your property due to the large amount of trees that would be impacted. On February 25th City Council directed us to have sidewalk along at least one side of the 14th and 15th Street. With the addendum we added sidewalks to the South side of four blocks on 14th and 15th Street. Since you live on the North side of 15th Street and we are still **not considering sidewalk adjacent to your property** you were not impacted by the councils directive and we did not attempt to meet with you individually. Thank you for reaching out with your thought and concerns. If you have any questions about the project or access concerns during construction please let me know!

Thank you,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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From: Dean Sayre

Sent: Friday, March 20, 2020 8:41 AM

To: mclainbd@gmail.com; Merlin Pfannkuch <me2magic@yahoo.com>; Pieter Maris <pieter.maris@gmail.com>; Kabongwe . <kabongwe@gmail.com>; J. F. Sabl <jfsabl@gmail.com>; jnovotny949@gmail.com; cconmy@gmail.com; kstall@iastate.edu; phall.chem@gmail.com

Cc: tracywarner@cityofames.org

Subject: 14th and 15th Street Update

14th and 15th St. Residents,

On March 24th the City Council will be presented the **report of bids only** for the 14th/15th Street project **but will not consider award of the contract** for the project until April 28th. The awarding of the contract will be delayed as we plan to

provide more time for City Council to consider public input on the infill of new sidewalk in your neighborhoods . We will work on determining how we can provide residents with a method for further input while continuing to practice social distancing. All input will be considered by City Council before deliberation of award of contract on April 28th. Please share this information with your neighbors who are not included in this email. We would appreciate if your neighbors would share their emails with us so we can keep open communication about the project.

Thank You,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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From: Timothy K. Hinderks <hinderks850@gmail.com>

Sent: Monday, March 23, 2020 10:26 PM

To: jhaila@cityofames.org; gbetcher@cityofames.org; beatty-hansen@cityofames.org; acorrieri@cityofames.org; tgartin@cityofames.org; dmartin@cityofames.org; rjunck@cityofames.org; dleeson@cityofames.org; MARK LAMBERT <mlambert@city.ames.ia.us>; dvoss@cityofames.org; dsayre@cityofames.org; TRACY WARNER <twarner@city.ames.ia.us>; kdiekmann@cityofames.org; Brett McLain <mclainbd@gmail.com>; Pieter Maris <pieter.maris@gmail.com>; J. F. Sabl <jfsabl@gmail.com>; debschildroth@cityofames.org; Kabongwe . <kabongwe@gmail.com>; STEVE SCHAINKER <sschainker@city.ames.ia.us>; tracywarner@cityofames.org

Subject: Please examine Complete Streets Plan--Item #22

Mayor Haila,

Please allow me to add my name and thoughts to the e-mail listed regarding the proposed/planned road reconstruction of 14th and 15th between Duff Ave. and Burnett Ave. and Duff Ave. and Clark Street, includin sidewalk infill.

I am not in favor of sidewalk in these areas. I have lived in my home for 40 years, having raised my family at this address. I have observed people navigating through our neighborhood without any problems. I have not seen any problems with pedestrian traffic along this road and use the roadway for daily access to and from my house.

I am not in favor of the loss of mature trees (likely 8), shubbery (likely 7) and landscaping that will occur on my property alone.

I believe there will be a loss in property value with the addition of sidewalk on my corner lot. Purchasing a corner lot was certainly a selling point when I first purchased my home, giving my family an excellent yard to use and play in, as has happened.

Last, I would like to point out that on the Council Action Form - dated 3/24/2020 - in the fourth paragraph where it states, "Staff completed and issued this addendum after meeting individually with all but one of the property owners and residents along 14th and 15th Streets who would be impacted by the Council's directive to add additional sidewalk

infill". I must be the one property owner who was not contacted, even though I have neighbors who tell me that they were not contacted either. A letter in my mailbox or an e-mail would have been a good way to contact me and set a time for the requested meeting.

It would appear to me that staff, as directed by the Council, did not complete the individual meetings as stated.

I believe that all property owners and residents should be allowed to have a voice in what is proposed within this project as requested by the Council.

I would like the Council to look into what the neighbors, residents and property owners actually want with regard to the sidewalk infill project. Either postpone the project for a year or pull the sidewalk infill from the project as asked by Mr. Pfannkuch.

Thank you for your time,

Timothy K. Hinderks
1503 Douglas Ave.
Ames, IA 50010-5313
515.290.1932
hinderks850@gmail.com

Mayor Haila, Members of the Ames City Council, City Manager Steve Schainker, City Attorney Mark Lambert and others:

Could you please review the Complete Streets Plan somewhat. (Chapter 1, Overview and Policy will give you most of it.)

I believe what I (and others in the neighborhood) are advocating is that the Complete Streets Plan actually be used to evaluate whether sidewalks should be added as part of this project. It looks like selective memory on the part of both staff and council has led us to this current predicament.

I ask that council Tuesday simply remove sidewalks from this project, or stop the project altogether.

The council action forms of both Feb. 25 and for Tuesday both say that the plans were prepared following the Complete Streets Plan. Cost estimates including the "Complete Street features (in this case, infilling the sidewalk) . . ." Please forgive me if I am wrong, but on a quick read of the Complete Streets Plan I see no reference to infilling sidewalks.

Similarly, the Complete Streets Plan calls for many items and values to be considered for each project. Connectivity is one of those items, but it is not to be considered in isolation as the overriding value.

The Complete Streets Plan, in my view, calls for a somewhat holistic approach to design and planning, including some implementation procedures that have been adopted poorly, if at all.

Let me try to summarize what has happened so far.

This street resurfacing project has been in the CIP for years.

The Complete Streets Plan was adopted in October 2018.

Sometime around Thanksgiving 2019, Dean Sayre, new engineer hire in the Public Works Department, starts contacting property owners and residents in the neighborhood about the project. He loses essentially two weeks from the holidays. (Our household's only contact during this time is a phone call or two between Dean and my wife, Nancy Blyler. Nancy says we don't see a need for a sidewalk and don't want one . . . the sidewalk would damage our young trees and perennial gardens. She also says we would very much like for storm sewer intakes to be installed on the west side of 15th and Douglas.)

On Jan. 30, there is a public information meeting to show the plans. Maybe 10 folks attend. We are assured that staff will not recommend sidewalks where residents oppose them. (The map shown, however, later turns out not to be quite what all residents believed.)

This item is pulled from the consent agenda Feb. 25 by council member Gloria Betcher. Council is given misinformation from municipal engineer Tracy Warner. The council authorizes specs to go out for bids under the map, and there is a second motion from council member to achieve connectivity on at least one side of 15th between Douglas and Kellogg.

Since Feb. 25, Gloria, Mayor Haila and Steve have come out to discuss the situation. Steve and I talked for 45 minutes in the rain Thursday. Thanks, Steve. But whoever wrote the council action form for Tuesday gave more disinformation. Did you write or review this, Steve? If not, who did?

The start of the third paragraph of the CAC has been changed from Feb. 25, now giving a false misrepresentation about when these "public outreach sessions" occurred. The Feb. 25 form said only that residents were concerned about the removal of mature trees. Now the form says concerns also included storm water runoff, devaluation of properties, lack of traffic making walking in the street possible, etc. The way this process has been handled procedurally (and my main complaint) has meant that we never had a chance to express these concerns before the motion on Feb. 25 to achieve connectivity. Dean and/or Tracy never came out to talk on location with our household about the project until March 12. The point of their visit was to determine where a sidewalk would go. And they indicated mature trees were basically the only factor in where they had earlier recommended sidewalks, according to what Nancy said.

This project has been so bungled procedurally that I must insist that sidewalks be dropped from the project, or the project simply be stopped. The neighborhood is behind the eight-ball if you proceed to a public hearing. Essentially, we now have to show that connectivity can be achieved without a sidewalk. Dean and Tracy basically say no way. I think the City should be required to show that this project as now envisioned complies with the Complete Streets Plan.

Plus, we probably would be limited to three minutes each at the public hearing, woefully insufficient for me to say what I would want to say. I suggest that such projects as this go through some sort of P&Z type process, either before that Complete Streets Advisory Committee or Subcommittee, or figure out some process where there can be extensive discussion before the P&Z Commission.

Sincerely,

Merlin L. Pfannkuch
1424 Kellogg Ave.
Ames, IA 50010-5447
515-509-8148

Dean Sayre

From: Patrick Hall <phall.chem@gmail.com>
Sent: Friday, March 20, 2020 11:28 AM
To: Dean Sayre
Cc: Katie Bauer; Tracy Warner
Subject: Re: 14th and 15th Street Update

Dean,
Thank you very much for your response. We are relieved to hear this.
Please let us know if any further input is needed.
Best regards,
Patrick

On Fri, Mar 20, 2020 at 11:17 AM Dean Sayre <dean.sayre@cityofames.org> wrote:

Patrick and Katie,

Thank you for your input Patrick. During the City Council meeting on February 25th, the City Council directed us to add an addendum to the project that would include infill of sidewalk on at least one side of 14th and 15th Street. This is different than the plan that was proposed at the open house. The addendum includes sidewalk on the South side of both 14th and 15th Street. The awarding of the contract is being delayed to allow further discussion on the addendum and the sidewalk infill in general. Due to your mature trees and their locations in the ROW we are still not considering side walk adjacent to your property. The project that was bid included sidewalk infill adjacent to Bob Folkman's property. If you have any other questions or input let me know!

Thanks,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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From: Patrick Hall <phall.chem@gmail.com>

Sent: Friday, March 20, 2020 10:43 AM

To: Dean Sayre <dean.sayre@cityofames.org>; tracywarner@cityofames.org; Katie Bauer <bauer.kat2@alumni.uwlax.edu>

Subject: Re: 14th and 15th Street Update

Dean,

Thank you for the update and for hosting the open house.

As I stated in the open house and in multiple in-person meetings and phone calls with Hafiz, my wife and I are strongly against a sidewalk by our residence (1400 Burnett).

We have mature trees and would absolutely hate to lose them. They were professionally trimmed two years ago and the arborist said they are still in good condition and provide good shade on my house in the summer.

We recently completed an addition to our house and one of the biggest reasons we decided to add on and stay in the neighborhood was the mature trees. As my neighbor Bob stated (he attended the council meeting), we also get very little vehicle and foot traffic on 14th; maybe two dog walkers and vehicles of my neighbors that have garages in the alley.

Although we were unable to attend the city council meeting due to work, we watched the recording online. We realize the proposed plan has now been revised to include sidewalks on at least one side of the street (different from the open-house plan)? My last meeting with Hafiz (dealing with lingering issues with the water main project on Burnett) also confirmed this.

However, from our understanding, your team and the city will still not propose to install a sidewalk on the north side between Burnett and Kellogg on 14th street due to our trees? Is that correct?

Thank you very much for your time and for listening to our input.

Best regards,

Patrick and Katie Hall

1400 Burnett

515-708-6850

On Fri, Mar 20, 2020 at 8:41 AM Dean Sayre <dean.sayre@cityofames.org> wrote:

14th and 15th St. Residents,

On March 24th the City Council will be presented the **report of bids only** for the 14th/15th Street project **but will not consider award of the contract** for the project until April 28th. The awarding of the contract will be delayed as we plan to provide more time for City Council to consider public input on the infill of new sidewalk in your neighborhoods . We will work on determining how we can provide residents with a method for further input while continuing to practice social distancing. All input will be considered by City Council before deliberation of award of contract on April 28th. Please share this information with your neighbors who are not included in this email. We would appreciate if your neighbors would share their emails with us so we can keep open communication about the project.

Thank You,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

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Dean Sayre

From: Timothy K. Hinderks <hinderks850@gmail.com>
Sent: Tuesday, March 24, 2020 3:57 PM
To: jhaila@cityofames.org; gbetcher@cityofames.org; beatty-hansen@cityofames.org; acorrieri@cityofames.org; tgartin@cityofames.org; dmartin@cityofames.org; rjunck@cityofames.org; dleeson@cityofames.org; MARK LAMBERT; dvoss@cityofames.org; dsayre@cityofames.org; TRACY WARNER; kdiekmann@cityofames.org; Brett McLain; Pieter Maris; J. F. Sabl; debschildroth@cityofames.org; Kabongwe .; STEVE SCHAINKER; tracywarner@cityofames.org
Subject: Please examine Complete Streets Plan--Item #22

Mayor Haila, Ames City Council and others involved with the 14th and 15th Street project.

I have received a couple of responses to my e-mail dated 3/23/2020 - regarding the proposed street and sidewalk project.15th

I appreciate the responses, but want to reinforce that not only do I not want to see sidewalk installed along the south side on my property at 1503 Douglas Ave. (15th Street), I am not in favor of or see the need for sidewalk to be installed along either side of 15th Street between Duff Avenue and Clark Street.

Please consider the view points of the taxpayers who own property along this street. Either postpone the street project or pull the sidewalk infill portion of the project from this proposal.

Thank you for your time reviewing this matter.

Sincerely,
Tim Hinderks
1503 Douglas Ave.
Ames, IA 50010-5313
515.290.1932
hinderks850@gmail.com

Dean Sayre

From: Merlin Pfannkuch <me2magic@yahoo.com>
Sent: Saturday, March 21, 2020 1:42 PM
To: JOHN HAILA
Cc: jhaila@cityofames.org; gbetcher@cityofames.org; beatty-hansen@cityofames.org; acorrieri@cityofames.org; tgartin@cityofames.org; dmartin@cityofames.org; rjunck@cityofames.org; dleeson@cityofames.org; MARK LAMBERT; dvoss@cityofames.org; dsayre@cityofames.org; TRACY WARNER; kdiekmann@cityofames.org; Brett McLain; Pieter Maris; J. F. Sabl; debschildroth@cityofames.org; Kabongwe .; STEVE SCHAINKER; tracywarner@cityofames.org
Subject: Re: Please examine Complete Streets Plan--Item #22 on March 24, 2020 agenda.

Mayor Haila,

Thanks for your prompt response.

I am not at all certain how bid procedures are handled regarding notice, but I suspect those procedures may be similar to how a hearing on an ordinance is handled.

As such, I think this item has been placed under hearings because notice was published that there would be a hearing on these bids

March 24. If so, the hearing has to be opened Tuesday and then continued until a later date if the hearing is to be held April 28. (Otherwise, it may be that notice would have to be given again, and maybe someone could argue that the bid procedure was not followed correctly.)

I seem to recall such a procedure for an ordinance or two over the years.

I would ask you to visit with Mark Lambert if it is not clear why I would like the motion on "connectivity" for between Douglas and Kellogg on 15th made on Feb. 25 rescinded at this point. It has to do with burdens of proof. If a hearing April 28 is held with the "connectivity" motion in place, then the neighbors basically have to prove that there is a way to achieve "connectivity" without a sidewalk. Sayre and Warner say basically there is no way this can be done. However, if the connectivity motion is rescinded, then the City must demonstrate that this project complies with the Complete Streets Plan.

In this instance, who bears the burden of proof is likely determinative of the outcome.

Sincerely,

merlin

|

On Saturday, March 21, 2020, 11:45:47 AM CDT, John Haila <jhaila@city.ames.ia.us> wrote:

Merlin,

I am uncertain why 22. is under Hearings. I discussed this with staff last Tuesday when we reviewed the draft agenda, and I expressed that it was not appropriate to be under "hearings". That was because staff was still working on arrangements to ensure the public could confidently express their opinion. I had recommended to staff to place this item under a "Public Works" heading and as "accept report of bids and delay award".

Given the events of this past week, staff being overwhelmed dealing with COVID-19 decisions, it is conceivable that this was inadvertently overlooked. Or it is possible that it has to be under this heading for some legal reason. I will review with staff on Monday and then respond back to you.

I gave you my word that you and your neighbors will be allowed to offer input, and in a way that is convenient (albeit it may need to be telephonic or by video), and timely so council clearly understands what is being said. I will abide by that assurance.

In the mean time, as mentioned in my previous email, you and your neighbors are free to continue to email council as you have and present your positions in writing.

John A. Haila
Mayor, City of Ames

On Mar 21, 2020, at 10:40 AM, Merlin Pfannkuch <me2magic@yahoo.com> wrote:

Mayor Haila, Members of the Ames City Council, City Manager Steve Schainker, City Attorney Mark Lambert and others:

Could you please review the Complete Streets Plan somewhat. (Chapter 1, Overview and Policy will give you most of it.)

I believe what I (and others in the neighborhood) are advocating is that the Complete Streets Plan actually be used to evaluate whether sidewalks should be added as part of this project. It looks like selective memory on the part of both staff and council has led us to this current predicament.

I ask that council Tuesday simply remove sidewalks from this project, or stop the project altogether.

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Let me try to summarize what has happened so far.

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Sometime around Thanksgiving 2019, Dean Sayre, new engineer hire in the Public Works Department, starts contacting property owners and residents in the neighborhood about the project. He loses essentially two weeks from the holidays. (Our household's only contact during this time is a phone call or two between Dean and my wife, Nancy Blyler. Nancy says we don't see a need for a sidewalk and don't want one . . . the sidewalk would damage our young trees and perennial gardens. She also says we would very much like for storm sewer intakes to be installed on the west side of 15th and Douglas.)

On Jan. 30, there is a public information meeting to show the plans. Maybe 10 folks attend. We are assured that staff will not recommend sidewalks where residents oppose them. (The map shown, however, later turns out not to be quite what all residents believed.)

This item is pulled from the consent agenda Feb. 25 by council member Gloria Betcher. Council is given misinformation from municipal engineer Tracy Warner. The council authorizes specs to go out for bids under the map, and there is a second motion from council member to achieve connectivity on at least one side of 15th between Douglas and Kellogg.

Since Feb. 25, Gloria, Mayor Haila and Steve have come out to discuss the situation. Steve and I talked for 45 minutes in the rain Thursday. Thanks, Steve. But whoever wrote the council action form for Tuesday gave more disinformation. Did you write or review this, Steve? If not, who did?

The start of the third paragraph of the CAC has been changed from Feb. 25, now giving a false misrepresentation about when these "public outreach sessions" occurred. The Feb. 25 form said only that residents were concerned about the removal of mature trees. Now the form says concerns also included storm water runoff, devaluation of properties, lack of traffic making walking in the street possible, etc. The way this process has been handled procedurally (and my main complaint) has meant that we never had a chance to express these concerns before the motion on Feb. 25 to achieve connectivity. Dean and/or Tracy never came out to talk on location with our household about the project until March 12. The point of their visit was to determine where a sidewalk would go. And they indicated mature trees were basically the only factor in where they had earlier recommended sidewalks, according to what Nancy said.

This project has been so bungled procedurally that I must insist that sidewalks be dropped from the project, or the project simply be stopped. The neighborhood is behind the eight-ball if you proceed to a public hearing. Essentially, we now have to show that connectivity can be achieved without a sidewalk. Dean and Tracy basically say no way. I think the City should be required to show that this project as now envisioned complies with the Complete Streets Plan.

Plus, we probably would be limited to three minutes each at the public hearing, woefully insufficient for me to say what I would want to say. I suggest that such projects as this go through some sort of P&Z type process, either before that Complete Streets Advisory Committee or Subcommittee, or figure out some process where there can be extensive discussion before the P&Z Commission.

Sincerely,

Merlin L. Pfannkuch
1424 Kellogg Ave.
Ames, IA 50010-5447
515-509-8148

Dean Sayre

From: J F Sabl <jfsabl@gmail.com>
Sent: Friday, March 13, 2020 1:46 PM
To: Merlin Pfannkuch
Cc: gbetcher@cityofames.org; jhaila@cityofames.org; tgartin@cityofames.org; acorrieri@cityofames.org; rjunck@cityofames.org; dleeson@cityofames.org; dmartin@cityofames.org; beatty-hansen@cityofames.org; schainker@cityofames.us; sschainker@cityofames.org; STEVE SCHAINKER; dvoss@cityofames.org; kdiekmann@cityofames.org; tracywarner@cityofames.org; dsayre@cityofames.org; TRACY WARNER; Brett McLain; Pieter Maris; Kabongwe .; MARK LAMBERT
Subject: Re: Can we just stop sidewalks in view of coronavirus?

Dear City Council and neighbors and engineers;

We've been told (as expected) by the City's Civil Engineers, Mr. Sayre and Ms. Warner, that the block of 15th between Kellogg and Douglas can't have "on grade" (street level) sidewalks / shared use lanes, unless they're Protected (by curbs, poles, etc).

Slower overall speeds, which could negate the requirement for protection, are apparently not up for discussion. (Not sure why.)

Could you please remind us why it's not possible for the street repaving to be done in a way that removes a parking lane on the North side of the street, and changes that space to a raised (thus, not "on grade") shared use lane? It would completely meet both the letter and the intent of the proposal to create "continuity" from one end of the block to the other.

If the raised-grade "shared lane" is asphalt rather than cement, and on the North Side, where the sun hits, it will melt clear much faster in winter. It will also be less open to frost heave. I've seen this solution in other parts of the city, implying there's nothing in the code to ban it. I believe it could even be cleared by regular snowplows (raise the level of the blade by 6 inches, make a 2nd pass).

As to the loss of a parking lane: 15th between Kellogg and Douglas is a block with 5 houses total.

It has $2 \times \sim 440 \text{ ft} = \sim 880 \text{ ft}$ of parking. That's over 170 feet per house. In functional terms, it's enough for every house to park 10 full size cars or trucks—or two semi trucks-with-trailer apiece—without even using their driveways (which they all have). Even ignoring that at least three of the current owners essentially never park on the street (as that can change) and that 4 of them are corner houses, that also have parking on either Douglas or Kellogg...surely half that space would be adequate, even if the needs and preferences of individual homeowners change.

Ecologically, making the conversion from flat asphalt to raised asphalt would leave us at parity, as far as paved vs porous surface. Favoring pavement over permeable surface and reducing tree cover is frankly a move in the wrong direction for a city that takes flood prevention seriously.

If raising part of the road during repaving is much more expensive than adding sidewalks, that would be a legitimate counterargument. But I'd like to hear that argument made (and supported).

In the name of reliable disability accommodations, we'd frankly also like to see the city move towards a setup where the city plows can help to make those paths more accessible after a snowstorm, rather than less accessible (as is the case currently). Homeowners have 24 hours after a storm to clear walks. The city responds much faster, for street clearing,

but often reburies cleared walks in the process, leaving wheelchair users blocked until the homeowner can re-clear (which can functionally mean 48 hours of inaccessibility, after storms).

Amicably, but with some frustration,

--Joy Sabl (and for Pieter Maris)

On Fri, Mar 13, 2020 at 12:50 PM Merlin Pfannkuch <me2magic@yahoo.com> wrote:
Mayor Haila and members of the Ames City Council:

Can we just stop sidewalks on 14th and 15th Streets for now in view of the shoddy way this has been handled by the City and in view of the coronavirus?

I know you can force sidewalks on us if that's what you want, but surely we deserve a decent chance to discuss this first, a chance that so far we have not been given. Don't you see that's why I'm so angry over this process?

Can you really save enough money by combining the street resurfacing with installing sidewalks to justify making our neighborhood feel like it has been bludgeoned? And no one knows how much actual work will get done this year anyway in view of the coronavirus.

On a personal level, I am at high risk, given that I am 71 with four chronic conditions. So I need to try to pull back from fighting this sidewalk until it is considered better . . . so I don't exhaust myself.

Yes, I know I get "hostile." I'm very concerned with process, and get angry quickly when I feel my sense of fair play has been violated. I felt that occurred when councilwoman Betcher pulled this item from the consent agenda Feb. 25.

I have been watching the video of that meeting in recent days, and am appalled at how municipal engineer Tracy Warner presented this to the council. She so mischaracterized what had occurred in discussions among staff and neighborhood residents up to that point that I am flabbergasted. And based on her misrepresentations, council seemed to feel justified in moving forward with connectivity/sidewalks.

Please watch this portion of Tracy's presentation up until councilwoman Betcher starts talking. It's only maybe a couple of minutes. Almost nothing in what Tracy says here was how this was presented to the neighborhood.

It's almost like neighbor Brett McLain said. It's like there was a Plan A and a Plan B. The neighbors were told Plan A. You were told Plan B. Is this an acceptable way for the City to treat its residents, who are also part of the City?

Let me cite what I think are some of the most egregious misrepresentations. Very soon in her presentation she says "There have been numerous public meetings." No, there was one meeting on Jan. 30.

She says something like we could have taken the approach of no sidewalks but this was not the approach taken where we can infill. What we were told at that Jan. 30 meeting was that staff would not recommend sidewalks where residents opposed them. I don't recall that the Complete Streets Program was even mentioned at the Jan. 30 meeting, let alone that this project had been analyzed under it.

She says that staff had gone out of their way to preserve large trees, even putting the sidewalk right along the curb in some areas.

There had been no discussion of exactly where a sidewalk might go before the Feb. 25 meeting, to my knowledge. The first I knew where one might go with certainty was yesterday (March 12) when Tracy and engineer Dean Sayre came out to talk to my wife Nancy Blyler and me.

As I had just again watched the video of the meeting, I blew up at Tracy.

It's almost as if Tracy, when she found out that the item was going to be pulled from the consent agenda, started preparing her remarks to make council feel justified in mandating connectivity/sidewalks. Maybe you should ask her what was going on . . . I'm at a loss. She may have been trying to move this project along so that the City could get a "good" bid for both the resurfacing and the sidewalks. (This is in large part the problem I've had for the last 28 years with city procedures . . . the process so often seems to be tainted to move something along in the direction believed desired by council. I don't believe, however, that I've ever seen such bald-faced misrepresentation.)

The only objection to sidewalks Tracy mentioned was the removal of large trees. If the neighbors had been asked Jan. 30 about other points about sidewalks, I believe the points would have been numerous. I would have mentioned the runoff problem we already have in the neighborhood, the difficulty with snow and ice removal on the south side in winter (our house shades much of the right of way), the lack of demonstrated need, destruction of aesthetics, and the probable destruction of some of our landscaping (smaller trees and perennial gardens). We no longer have large trees in the right of way -- our American elm died six or seven years ago and had to be taken down.

Dean Sayre was new in November, I'm told, and maybe this accounts for a good deal of the lack of discussion between staff and the neighborhood. Anyway, the only contact with Dean before the Jan. 30 meeting that I can recall was a phone call or two between Dean and Nancy. Nancy told Dean we were opposed to sidewalks, and pointed out the runoff problem, suggesting that storm sewer drains be installed on the west side of 15th and Douglas to hopefully help with the increased runoff these days.

Several neighbors attended the Jan. 30 meeting where we were assured staff would not recommend sidewalks where residents opposed them. The same map was presented then as at the Feb. 25 meeting. Since then, I have learned that the map was not accurate for two of the five homeowners between Kellogg and Burnett. (KB and Julia Kabongwe, 1429 Kellogg; Sherry Dickerson, 311 15th. However, as I read the specs, they specify a sidewalk to the north of KB and Julia, a sidewalk they did not approve.)

We were not asked what other thoughts we might have to about a sidewalk. So we didn't give them then. And we didn't have a chance to give them to council either before you voted for connectivity/sidewalks. Then you can't understand why we are upset?

I please ask you to delay sidewalks until this matter receives more deliberation. Would someone please motion for the project to not include sidewalks at this point. Your vote Feb. 25 was based on misrepresentations. More accurate information is essential or the neighborhood will feel forever like it was steamrolled. Surely saving maybe several thousand or more dollars from doing both resurfacing and sidewalks at the same time is not worth that. And, with the coronavirus, I don't think any of us should really spend more time on this at the moment.

Sincerely,

Merlin Pfannkuch
1424 Kellogg Ave.
515-509-8148

P.S. I also am perturbed at councilwoman Amber Corrieri. She said in this part of the Feb. 25 meeting that the neighborhood had been walked with several members of the neighborhood. I asked Amber for an explanation but received none. Gloria said she can only remember one other person on the north of downtown tour with a wheelchair, but she can't recall who it was.)

Dean Sayre

From: Dean Sayre
Sent: Tuesday, March 10, 2020 8:16 AM
To: kabongwe .
Cc: Julia Novotny
Subject: Re: Sidewalk Project
Attachments: Body291E0.gif; Body2C720.gif; Body2FC60.gif; Body33180.gif; IMAGE.1583846180292.PNG; IMAGE.1583846180294.PNG; IMAGE.1583846180295.PNG; IMAGE.508516347474.PNG

Thursday works for me! I will see you Thursday around 8:30. Let me know if anything changes.

Thanks,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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-----"kabongwe ." <kabongwe@gmail.com> wrote: -----

To: "Dean Sayre" <DSayre@city.ames.ia.us>
From: "kabongwe ." <kabongwe@gmail.com>
Date: 03/10/2020 07:46AM
Cc: "Julia Novotny" <jnovotny949@gmail.com>
Subject: Re: Sidewalk Project

Dean, I can meet you between 8am and 9am on Thursday or Friday at the same time. Do either of those days work for you?

On Fri, Mar 6, 2020, 9:37 AM Dean Sayre <DSayre@city.ames.ia.us> wrote:
Good Morning KB and Julia,

With the current plans out for bid there will be sidewalk infill at you location but it will **not** result in the removal of your tree. We have been directed by the City Council to issue an addendum to infill sidewalk on at least one side of the street for this project. This addendum will be completed before the March 10th council meeting. We are doing our best to avoid tree removal by placing the sidewalk on the south side of 15th street and trying to work with property owners to determine sidewalk locations that will have a minimum impact on our trees. I have also been out with our City Forester inspecting several of the trees on this project. The City of Ames has adopted a Complete Streets Policy that is intended to increase the connectivity and safety for all modes of transportation including

pedestrians. The Complete Streets Policy can be found at the following link. <https://www.cityofames.org/government/departments-divisions-i-z/public-works/traffic/complete-streets> Would you be available on March 12th at 4pm to meet at your property and discuss the sidewalk location and your concerns?

Thank you,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010

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-----"kabongwe ." <kabongwe@gmail.com> wrote: -----

To: "dsayre@city.ames.ia.us" <dsayre@city.ames.ia.us>

From: "kabongwe ." <kabongwe@gmail.com>

Date: 03/06/2020 12:20AM

Cc: "Julia Gwebu" <jnovotny949@gmail.com>

Subject: Re: Sidewalk Project

Greetings Dean,

As I previously expressed during our previous phone conversation, I am deeply concerned with and opposed to the city's current plan to place a sidewalk on our property-1429 Kellogg Ave. My concerns largely center on the impact of devaluation of property value and damage to the ecosystem services that the removal of one of the last surviving trees on our property will have. This concern is grounded in both anecdotal information we've heard from friends and family looking at buying houses, as well as empirical peer reviewed scholarship from respected academic journals such as the Ecological Economic. Consequently, the rationale outlined in your last email of our family having to accept the proposed plan which we certainly anticipate to have adverse impacts on property value and ecosystem services, is unacceptable. Our concerns are exacerbated by the fact that no alternate solutions or additional rationale has been shared and/or discussed with us for our consideration regarding this project, again- especially given the currently proposed plan's adverse impact on our property and living situation.

Unfortunately, our work schedules are set far in advance given our busy jobs, therefore we are not available to meet on such short notice-specifically tomorrow or Monday. Nonetheless, we hope our frustration and disappointment with the haphazardness and exclusionary approach the city/council has taken to make this decisions which negatively impacts our property and lifestyle is unequivocally clear. We propose that additional time be spent exploring other options for this project. It is worth noting that our neighbors, who will also be impacted by this project, are against advancing this project without exploring alternate options. Moving forward, we would like to have more advanced notice to work with you or the city/city council members to find a time that is conducive and sensitive to our work schedules for us to talk face to face on alternate solutions. With more

advanced planning we can identify a time and date that works. Additionally, can we please get written information on the impetus behind this project as well as what alternatives have been discussed to meeting the goals of the project?

We look forward to identifying a time later next week (our schedules opens up later in the afternoons after Wednesday) to work more collaboratively on a solution that will be equitable to all parties involved/impacted by this project

Regards,

KB and a Julia Gwebu

On Thu, Mar 5, 2020 at 15:00 Julia Gwebu <jnovotny949@gmail.com> wrote:

----- Forwarded message -----

From: **Dean Sayre** <DSayre@city.ames.ia.us>

Date: Thu, Mar 5, 2020 at 1:00 PM

Subject: Re: Sidewalk Project

To: Julia Gwebu <jnovotny949@gmail.com>

Hello Julia,

You were not noted as approved for the sidewalk project but the construction plans that went out for bid did include sidewalk on your block. We were able to move the side walk to the back of curb at the location of your tree along 15th St. Since this was the only tree to be impacted on the block sidewalk was left here for the final design. I apologize for not reaching back out to you to inform you of this. The city council has directed us to have sidewalk on at least one side of both 14th and 15th St. Due to the impact on trees this will most likely be on the South side of both streets. I would like to set up a time to meet you at your property and discuss the location of the new sidewalk. Would you be available this Friday 3/6/20 after 2pm or Monday 3/9/20 morning?

Thank you,

Dean Sayre, P.E.

Civil Engineer II

Office: 515.239.5277 | Fax: 515.239.5404

dsayre@cityofames.org | City Hall, [515 Clark Avenue](https://www.cityofames.org) | Ames, IA 50010

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-----"Julia Gwebu" <jnovotny949@gmail.com> wrote: -----

To: dsayre@cityofames.org

From: "Julia Gwebu" <jnovotny949@gmail.com>

Date: 03/02/2020 11:37AM

Subject: Sidewalk Project

Hello Dean,

I just sent an email to city council but they suggested I follow up with you directly. This is what I sent to city council.

I am writing regarding the newly proposed sidewalk project down 15th street. My husband and I live at 1429 Kellogg ave, the corner of 15th street and Kellogg. My husband called Dean after his card was left in our door and expressed his disapproval of this project. It came as a surprise when our neighbor, Merlin, said we were on the list of people who were in favor of this project at a city council meeting. We are not in favor of this sidewalk project and would like that be reflected in whatever notes/ votes you are taking. Please let me know if something else needs to be done to make this change.

Thank you,

Julia and KB Gwebu

--

Kabongwe M Gwebu

[attachment "Image.560369327520.png" removed by Dean Sayre/COA]

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[attachment "Image.170ac7fca3dd1ddfbf01.002.png" removed by Dean Sayre/COA]

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- [Image.1583846180294.png](#)



- [Image.1583846180295.png](#)



[Image.508516347474.png](#)

Dean Sayre

From: Brett McLain
Sent: Friday, February 28, 2020 3:43 PM
To: Merlin Pfannkuch; Joy McLain
Cc: John Haila; gbetcher@cityofames.org; tgartin@cityofames.org; David Martin; rjunck@cityofames.org; beatty-hansen@cityofames.org; acorrieri@cityofames.org; dleeson@cityofames.org; Steve Schainker; dvoss@cityofames.org; kdiekmann@cityofames.org; tracywarner@cityofames.org; dsayre@cityofames.org; jfsabl@gmail.com; Pieter Maris
Subject: Re: Please slow down on 14th/15th Street project

Ames City Mayor Haila, Ames City Council and staff.

Mayor, Council or staff Please communicate with us your thoughts....

First of all thanks abunch Merlin for your email.

I totally agree with Merlin we should slow down and get everyone that has concerns and questions an opportunity to meet about this surprise sidewalk on 15th.

Putting a sidewalk in won't fix anything because there isn't a problem now. Right??

Last Tuesday night at 4:45 pm was the first I learned about this surprise sidewalk when city staff called me. I would of attend the meeting last Tuesday if it wasn't such short notice.

So at this point I am totally confused about how the city process works for something like this.

Good day.

Brett McLain, retired US Navy
1431 Douglas Ave
Ames, Ia 50010.

On Fri, Feb 28, 2020, 10:02 AM Merlin Pfannkuch <me2magic@yahoo.com> wrote:
Mayor Haila and members of the Ames City Council, selected city staff and some neighbors,

This is a followup to my e-mail of Wednesday. So far council members Tim Gartin, Gloria Betcher and David Martin have responded. I now have a few additional items, questions. Steve Schainker . . . would you and would you please direct staff to answer my questions as appropriate.

I asked at the meeting for council members to say specifically whether they had been out to look at the neighborhood regarding sidewalks/connectivity. What I think I heard was that some of you had been, and I think it was mentioned that the neighborhood had been walked with some neighbors. From Betcher's response, she and council members Amber Corrieri and Bronwyn Beatty-Hansen walked the neighborhoods north of downtown at some point, but she didn't

mention that neighbors were involved.

I remain deeply disappointed that none of the long-term residents seem to have been involved in discussions with council until after the decision largely already had been made. The long-term residents certainly know the neighborhood better than anyone with the city, and we certainly should have been given a better opportunity to engage you face-to-face Tuesday.

Do any of you happen to remember Ken Anderson/Andersen, a wheelchair bound man who lived on O'Neill St., east of Duff? He ran for city council one time, probably about 20 or so years ago. He died maybe a decade ago. Ken fairly often in good weather would go past our house with his wheelchair on the street en route downtown. He must have found our street quite safe.

At this time, children en route to Meeker seem to exclusively use either Douglas or Burnett. A factor here is that Kellogg T's at 16th. I wouldn't expect this to change anytime in the future, except possibly for children who eventually live north of 13th on Kellogg. There is relatively little foot traffic between Burnett and Douglas on 15th. Dog walkers and middle schoolers getting on the bus are the main ones. (So the school system also must think 15th is pretty safe, since that's where they pick up the neighborhood children.)

Another question I have: What existing neighborhoods have been "forced" to install sidewalks, if any? I can't recall any . . . would this be the first time?

If you proceed with the plans approved Tuesday, can the neighborhood have the city's best "expert" on trails/paths/walking involved in determining how connectivity can be achieved? This can become quite an expensive project. Is my understanding (it is not very good at this point) that the taxpayers will absorb all costs rather than individual property owners correct?

How soon will plans have to be definite? Giving us only a few weeks seems insufficient. If the City has to get this project out for bids quickly, the City only has itself to blame for the situation you have created. Is there a bonafide reason why this project couldn't be delayed a year?

Sincerely,
Merlin L. Pfannkuch
1424 Kellogg Ave.
Ames, IA 50010
515-509-8148

On Wednesday, February 26, 2020, 06:31:52 AM CST, Merlin Pfannkuch <me2magic@yahoo.com> wrote:

Mayor Haila and members of the Ames City Council:

Please slow down on the 14th/15th Street Asphalt Street Pavement Improvement project, perhaps for a year if necessary. You are letting the desire to get this project bid quickly start down

a path that may lead to lifelong disgruntlement of some residents toward the city and long-lasting ill will among neighbors.

I find it ironic that at the same time Mayor Haila (and apparently some others in the city) are trying to figure out better ways to communicate with our residents and to improve city processes that you are providing a perfect bad example.

And I find it highly disturbing that no council member except Tim Gartin seemed to find anything wrong with the process that developed Tuesday night.

Council member Gloria Betcher said something like "Merlin, this isn't underhanded. This is just what we do when we pull something from the consent agenda."

I suggest that therein lies the problem. This is just your usual way of operating in such instances. And it's simply crappy.

As far as I know, there was only one meeting for affected residents -- on Jan. 30. (Tracy Warner would you give us the dates of other meetings and some detail . . . like who was invited, who came, topic.) . Warner and Dean Sayre reviewed the plans, answered questions,. At no point, to my knowledge, did either suggest that council may have other ideas than what they were recommending.

I was not aware that this was even on the agenda until Sayre called me about 4:45 Tuesday and said something like this item was going to be pulled from the consent agenda, and putting a sidewalk on the south side of 15th St. between Kellogg and Douglas was being considered. Warner said after the meeting that they had just learned about 4 pm that this was being pulled from the consent agenda. (I'm pretty sure my neighbor Brett McLain, 1431 Douglas, would have come to the meeting as well, but his father's car broke down and he had to take him back to Marshalltown. I don't know who else Sayre may have reached.)

Then, Betcher motioned to the effect that there will be at least one sidewalk everywhere in this area, with staff to work with neighbors to achieve this. Again, only Gartin disagreed, as far as I could tell. This is just great . . . pit neighbor against neighbor with the staff in the middle. That hardly seems fair to staff . . . you were elected to make the decisions after all. It seemed that the rest of you are not very concerned with process, perhaps since you are likely to vote for this anyway in the end.

I've maintained in my close to 30 years of bitching about our inadequate processes that you at least have to give residents the right to speak their piece, or they will be unhappy. If they feel they have participated in the decision, whatever it is will be at least somewhat more acceptable.

Frankly, the way council handled this quite easily suggests there was some pre-council communication among council members.

I'm especially perturbed at council member Betcher. She is our ward 1 council member. Did she ever reach out to see what these residents have to say before she made the motions and got off on connectivity? She appeared not to understand the disaster that the council effort to require sidewalks almost 15 years ago was. Rather she cited that council had adopted a policy of mandatory sidewalks on both sides. Can anyone tell me (Steve Schainker perhaps) whether this is still policy and, if so, cite examples where it has been enforced over objections.

Also, since the Complete Streets Program appears to be the guiding document for this decision, perhaps it should be put on the city's website? I had to search for it to find it.

I may refuse to talk with public works statt about some sort of compromise sidewalk for between Kellogg and Douglas. This pits me against my neighbors. Can't you understand that? It would be much more impressive if each of you actually took the time to come out and talk with the four property owners on the corners. None of us wants sidewalks. Most of them work, so early evenings or weekends should be best. Daylight time starts March 8. I would be willing to try to arrange these meetings. I might invite others as well.

In sum, I think you should apologize to the neighborhood for the heavy-handed way this was handled. And please delay this project until the process is more reasonable. Lots of projects get delayed. Why, the monies for the east industrial area were approved four years ago.

Sincerely,

Merlin L. Pfannkuch
1424 Kellogg Ave.
Ames, IA 50010-5447
515-509-8148

Dean Sayre

From: J F Sabl
Sent: Friday, February 28, 2020 5:09 PM
To: GLORIA BETCHER
Cc: Brett McLain; Pieter Maris; John Haila; gbetcher@cityofames.org; tgartin@cityofames.org; David Martin; rjunck@cityofames.org; beatty-hansen@cityofames.org; acorrieri@cityofames.org; dleeson@cityofames.org; Steve Schainker; Tracy Warner; Dean Sayre; John C Joiner; Merlin Pfannkuch
Subject: Re: Please slow down on 14th/15th Street project
Attachments: Body60420.gif; Body638E0.gif; Body66D60.gif; Body6A1E0.gif; 20200130_170710.JPG; 20200130_170705.JPG; 20200227_083648.JPG; IMAGE.713299125794.PNG

Dear Gloria (and council members all);

The sidewalk proposal as presented to the public emphatically did not include new sidewalks on our block of 15th, nor several other blocks (as Merlin knows, because he was at the meeting, as were Pieter and I).

Multiple people brought up the issue, saying that they had shown up specifically to make sure that sidewalks on their blocks were not part of the proposal.

Pieter and I asked, not once but twice, whether the new procedure of having the city pay for sidewalks instead of billing homeowners was so that the city could force people to accept sidewalks on their property.

(As you may remember, the most effective way that individual property holders successfully refused to install sidewalks or let the city install sidewalks, was to refuse to pay.)

We were explicitly told that no such intention had been discussed nor would such a thing ever be considered, as City Planning "is not in the business of making residents miserable."

It appears that City Council has instead taken that job upon themselves.

I suppose if Ames does not have a petition-based procedure to trigger recall elections, our council can pull stunts like this with relative impunity. You are all therefore probably under the impression that this is normal (?).

However, simply because you can

a) waste hours of your Planning Department's time creating lovely detailed plans that prioritize things like actual usage, runoff management, Green Space preservation, and maintaining cooling tree canopy (that you then ignore);

b) have your planning department present this misleading information (snapshots attached)

along with false reassurances;

c) waste your constituents' time, by having them come in to comment on those plans;

d) ignore property owners' and residents' stated preferences, as expressed in those meetings

and

e) fail to recontact those residents who signed in at the meeting and left multiple forms of contact information, letting them know that a wildly different plan was before the council

doesn't mean you should.

Your planners know that north-facing yards with houses close to the road (like Merlin and Nancy's yard) stay icy and frozen. (Terrible place to put a sidewalk! See picture; bulbs up in our yard, snow lingering for weeks in theirs). Your planners know that the older neighborhoods of Ames have a vast excess of paved and asphalt (non - permeable) surface, relative to population and traffic. Your planners understand the role of trees in controlling flooding and runoff. They take time squaring declared goals with actual local needs.

In short, they are professionals who should be allowed to do their job competently, without well-meaning but ham-handed interference from people who outrank them in power, but not in knowledge.

Please reopen the issue. Merlin and Nancy walk miles, every day. Pieter and I walk and bike. Brett and (other) Joy walk their dog and bike. We're all telling you that this isn't a NIMBY complaint; it'd be a terrible idea to stuff a sidewalk here even if we all lived on another block.

We and others on the block would be happy to give up a Parking Lane, so that you can repurpose underutilized asphalt for "shared use." Put a recessed cane "tap strip" in the street, repost it for lower speed, and you will be just as Compliant, far Greener, and provide a much better walking experience, for a fraction of the cost.

--Joy F Sabl, Ph.D.

(Spouse, Pieter Maris Ph.D., Physics Faculty)

1502 Kellogg Ave, Ames

On Fri, Feb 28, 2020, 12:50 PM Merlin Pfannkuch <me2magic@yahoo.com> wrote:

----- Forwarded Message -----

From: Gloria J Betcher <gbetcher@city.ames.ia.us>

To: Merlin Pfannkuch <me2magic@yahoo.com>

Cc: John Haila <jhaila@city.ames.ia.us>; gbetcher@cityofames.org <gbetcher@cityofames.org>; tgartin@cityofames.org <tgartin@cityofames.org>; David Martin <dmartin@city.ames.ia.us>; rjunck@cityofames.org <rjunck@cityofames.org>; beatty-hansen@cityofames.org <beatty-hansen@cityofames.org>; acorrieri@cityofames.org <acorrieri@cityofames.org>; dleeson@cityofames.org <dleeson@cityofames.org>; Steve Schainker <sschainker@city.ames.ia.us>; Tracy Warner <twarner@city.ames.ia.us>; Dean Sayre <dsayre@city.ames.ia.us>; John C Joiner <jjoiner@city.ames.ia.us>

Sent: Wednesday, February 26, 2020, 05:34:30 PM CST

Subject: Re: Please slow down on 14th/15th Street project
Merlin,

Let me begin by apologizing for getting heated in my response to your input. It was inappropriate for me to have engaged with you during public input, and I'm sorry. I've also been in touch individually with Brett McClain about his concerns.

You're right that I didn't reach out to affected homeowners on this hot-button issue, but it wasn't because I was trying to slip this past residents. I didn't realize sidewalks were involved in this project until I read the staff report in the Council packet Sunday night. The residents of the affected blocks of 14th and 15th Streets actually knew about the specifics of this project before I did because staff conducts the outreach process on projects; Council isn't involved in that process. So, while it's my job to represent you and all residents of Ward 1, it's staff's job to conduct outreach on Public Works projects and report to Council the results of that outreach, which they did. On the consent agenda, the item was simply listed as "Resolution approving preliminary plans and specifications for 2019/20 Asphalt Street Pavement Improvements (14th Street and 15th Street); setting March 18, 2020, as bid due date and March 24, 2020, as the date of public hearing," which indicated nothing about sidewalks. In this case, when I had read the staff report and realized that this bidding would involve sidewalks, I let the City Manager know on Monday that I had questions about ADA compliance and sidewalk infill. He passed my questions on to staff to address, and I received that requested information at the Council meeting. In the meantime, judging by what I have since learned, staff phoned affected property owners to let them know that the item would likely be pulled from the consent agenda for discussion. So, the process was followed as intended, as I observed at the meeting, and staff did their jobs well throughout the process. There was no communication among Council members to line up votes for this in advance of the meeting.

I asked to have the item pulled from the consent agenda because the staff report didn't address ADA compliance, focusing instead on removal of mature trees and Complete Streets costs that were above 22% of the proposed project. This is one of our first tests of the 22% cost rule, and it will no doubt bear further discussion, since the issue here for me wasn't project cost but, rather, resident accessibility to sidewalks. The staff provided us with the resident input from the outreach meeting held on January 30th, at which, as I understand it, the project was presented with the possibility of sidewalks on either or both sides of the street and residents were asked if they wanted those sidewalks. Staff did a good job reflecting the input from property owners, many of

whom (no names or addresses specified) were against sidewalks because of mature trees in the areas where the sidewalk infill would need to occur. The staff recommended no sidewalks because of that input and because adding them to the project exceeded the 22% cost rule. (Incidentally, you can find the entire adopted Complete Streets Plan under Traffic on the Public Works portion of the City's website at <https://www.cityofames.org/government/departments-divisions-i-z/public-works/traffic/complete-streets>, and if you need access to any plan in the future, the search box on the website is very helpful for quick access.)

Sidewalks in older neighborhoods have been an issue since I've been on Council and, obviously, were a huge concern about 15 years ago when the City considered mandating sidewalk infill projects any place no sidewalks existed, as you note. That initiative, as you know, was not pursued by Council, but it's always in the background of projects that involve potential sidewalk infill. Had I been on Council at the time this plan was considered, I would have voted against it, not because I don't think we need sidewalks, but because it wasn't an incremental approach: too much, too quickly, for too many residents at a high cost to property owners. On the other hand, I would have supported and do, now, support incrementally making improvements to the sidewalk infrastructure. We've changed as a community in the last 15 years and are more aware now of what it takes to enable all residents to enjoy a high quality of life. Last night, Council voted to set as one of our values that "We value a diverse, equitable, and inclusive community." Accessibility to and around neighborhoods is one aspect of that equity, inclusion, and quality of life. So, in cases like that of 14th and 15th Street, where the City can make incremental changes to ensure connectivity as we complete road projects, I'm in favor of that move. Note that, last night, I asked that we complete the connectivity of sidewalks on only one side of the street (side to be determined by staff in conjunction with property owners) so that a pedestrian could choose to use the side with safe, complete sidewalks or the side which would require walking in the street. You characterize this as putting staff between neighbors and pitting neighbor against neighbor. I doubt that mandating sidewalks on both sides of the street to avoid this strife would have met with a more favorable outcome, regardless of how much outreach were done, but maybe I'm wrong. Last night we also took action on a similar infill project to require that a shared-use path be added at 1305 Dickinson to complete the shared-use path infrastructure on at least one side of Mortensen, so that residents had a connected path from South Dakota to the west.

In 2018, Council became aware of the 14th Street sidewalk infill issue because we had an ADA request for sidewalk infill in the area, which we complied with in 2019, so that a resident of the area who is blind would not have to walk in the street. We took additional input on sidewalks on that street during the decision-making process in 2019. We learned from input on that ADA request that the individual making the request had already been hit by a car once while walking in the street where no sidewalk was available in the neighborhood. I had to ask myself why we were forcing anyone to walk in the street--whether they lived in the neighborhood or were just passing through, whether in need of ADA accommodation or not--when we could be addressing the problem by adding missing infrastructure on one side of the street.

Since I've been on Council, I've heard from residents of Ward 1 who walk dogs or push kids in

strollers, from residents who have short-term and long-term mobility challenges (like a broken foot or a need to use a walker, wheelchair, or knee scooter, for example), and from mobility and Complete Streets advocates. Bronwyn, Amber, and I have all been out for a walk-around in the neighborhoods north of downtown, doing a walking audit, looking for accessibility and safety issues, especially around Meeker school, and some of us have tried to navigate parts of the neighborhood in a wheelchair, which is no easy task. We are well aware of the challenges our older neighborhoods pose for those who have difficulties navigating these areas for one reason or another. We've also heard from those who love the trees in the right-of-way in front of their properties, residents who don't want to pay to install sidewalks, and those who want to continue having a leafy, beautiful area with no sidewalks or the maintenance work and expense that comes with them. As your ward representative, I have to take all of this input, from both sides of the issue, and do what I think is best for the community, rather than for individuals. That's my job, too. It's not an easy one, as you know. Last night, the process for working through what's best in this situation was accelerated by the need to bid the project while we could still get competitive responses to a request for quotations. Yes, lots of projects get delayed, and we see all too often the inflated price quotes the City receives because of a poorly timed bid letting.

More outreach on sidewalks from me would have been a much better choice for communication; I have no doubt of that. It would have allowed residents like you to feel that you had voiced concerns to me, rather than simply to City staff. All I can do is promise better attempts at outreach in the future to keep communication channels open. I appreciate your offer to arrange meetings with those currently affected as well as with others, as long as those meetings don't get in the way of staff doing their jobs in this case. Listening sessions would be helpful before future sidewalk infill projects hit the Council agenda. I'll look into likely infill projects in Ward 1 and also consider the best means to do additional outreach in all areas of the ward where such infill might occur. I'm sure that more infill opportunities will arise, and the neighborhoods north of downtown aren't the only ones with gaps in their sidewalk system. For what it's worth, I'm sure everyone on Council, before voting, took into consideration the staff report, property owners' position on the sidewalk infill in this case, and input received at the meeting, as well as previous discussions on sidewalk infill that we were aware of. The split vote indicates that we arrived at different decisions on what to do in this situation.

Please let me know if you want to help me achieve better communication with your neighborhood.

Best,

Gloria



Gloria J. Betcher, PhD

City Council Representative Ward 1

home 515.292.5177

gbetcher@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010

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-----"Merlin Pfannkuch" <me2magic@yahoo.com> wrote: -----

To: "John Haila" <jhaila@city.ames.ia.us>, "gbetcher@cityofames.org" <gbetcher@cityofames.org>, "tgartin@cityofames.org" <tgartin@cityofames.org>, "David Martin" <dmartin@city.ames.ia.us>, "rjunck@cityofames.org" <rjunck@cityofames.org>, "beatty-hansen@cityofames.org" <beatty-hansen@cityofames.org>, "acorrieri@cityofames.org" <acorrieri@cityofames.org>, "dleeson@cityofames.org" <dleeson@cityofames.org>, "Steve Schainker" <sschainker@city.ames.ia.us>, "dvoss@cityofames.org" <dvoss@cityofames.org>, "kdiekmann@cityofames.org" <kdiekmann@cityofames.org>, "tracywarner@cityofames.org" <tracywarner@cityofames.org>, "dsayre@cityofames.org" <dsayre@cityofames.org>, "Brett McLain" <mclainbd@gmail.com>

From: "Merlin Pfannkuch" <me2magic@yahoo.com>

Date: 02/26/2020 06:35AM

Subject: Please slow down on 14th/15th Street project

Mayor Haila and members of the Ames City Council:

Please slow down on the 14th/15th Street Asphalt Street Pavement Improvement project, perhaps for a year if necessary. You are letting the desire to get this project bid quickly start down a path that may lead to lifelong disgruntlement of some residents toward the city and long-lasting ill will among neighbors.

I find it ironic that at the same time Mayor Haila (and apparently some others in the city) are trying to figure out better ways to communicate with our residents and to improve city processes that you are providing a perfect bad example.

And I find it highly disturbing that no council member except Tim Gartin seemed to find anything wrong with the process that developed Tuesday night.

Council member Gloria Betcher said something like "Merlin, this isn't underhanded. This is just what we do when we pull something from the consent agenda."

I suggest that therein lies the problem. This is just your usual way of operating in such instances. And it's simply crappy.

As far as I know, there was only one meeting for affected residents -- on Jan. 30. (Tracy Warner would you give us the dates of other meetings and some detail . . . like who was invited, who came, topic.) . Warner and Dean Sayre reviewed the plans, answered questions,. At no point, to my knowledge, did either suggest that council may have other ideas than what they were recommending.

I was not aware that this was even on the agenda until Sayre called me about 4:45 Tuesday and said something like this item was going to be pulled from the consent agenda, and putting a sidewalk on the south side of 15th St. between Kellogg and Douglas was being considered. Warner said after the meeting that they had just learned about 4 pm that this was being pulled from the consent agenda. (I'm pretty sure my neighbor Brett McLain, 1431 Douglas, would have come to the meeting as well, but his father's car broke down and he had to take him back to Marshalltown. I don't know who else Sayre may have reached.)

Then, Betcher motioned to the effect that there will be at least one sidewalk everywhere in this area, with staff to work with neighbors to achieve this. Again, only Gartin disagreed, as far as I could tell. This is just great . . . pit neighbor against neighbor with the staff in the middle. That hardly seems fair to staff . . . you were elected to make the decisions after all. It seemed that the rest of you are not very concerned with process, perhaps since you are likely to vote for this anyway in the end.

I've maintained in my close to 30 years of bitching about our inadequate processes that you at least have to give residents the right to speak their piece, or they will be unhappy. If they feel they have participated in the decision, whatever it is will be at least somewhat more acceptable.

Frankly, the way council handled this quite easily suggests there was some pre-council communication among council members.

I'm especially perturbed at council member Betcher. She is our ward 1 council member. Did she ever reach out to see what these residents have to say before she made the motions and got off on connectivity? She appeared not to understand the disaster that the council effort to require sidewalks almost 15 years ago was. Rather she cited that council had adopted a policy of mandatory sidewalks on both sides. Can anyone tell me (Steve Schainker perhaps) whether this is still policy and, if so, cite examples where it has been enforced over objections.

Also, since the Complete Streets Program appears to be the guiding document for this decision, perhaps it should be put on the city's website? I had to search for it to find it.

I may refuse to talk with public works statt about some sort of compromise sidewalk for between Kellogg and Douglas. This pits me against my neighbors. Can't you understand that? It would be much more impressive if each of you actually took the time to come out and talk with the four property owners on the corners. None of us wants sidewalks. Most of them work, so early evenings or weekends should be best. Daylight time starts March 8. I would be willing to try to arrange these meetings. I might invite others as well.

In sum, I think you should apologize to the neighborhood for the heavy-handed way this was handled. And please delay this project until the process is more reasonable. Lots of projects get delayed. Why, the monies for the east industrial area were approved four years ago.

Sincerely,

Merlin L. Pfannkuch
1424 Kellogg Ave.
Ames, IA 50010-5447

515-509-8148



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[-20200130_170705.jpg](#)



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COUNCIL ACTION FORM

SUBJECT: **STEAM TURBINE NO. 8 PARTS PROCUREMENT**

BACKGROUND:

This project is for the procurement of critical and miscellaneous parts for the Power Plant's Unit 8 Turbine-Generator Overhaul project. This unit is scheduled to be disassembled, inspected, and repaired at the same time as the Unit 8 Boiler Repair Project. This work is required to replace worn parts and inspect the turbine and generator for repairs that may be needed to avoid more serious damage. Repairs and replacement of worn parts will be completed as the inspection progresses. Experience has shown that certain parts require replacement every major overhaul and some parts become unusable during the disassembly process. This overhaul and parts replacement is recommended by boiler and machinery insurance carriers and follows accepted industry standards.

This portion of the project is for the purchase and delivery of turbine parts required to replenish inventory items and parts expected to be used during the overhaul.

The engineer's estimate for anticipated parts is \$875,000 based on preliminary quotes received from General Electric, the turbine-generator original equipment manufacturer (OEM).

Replacement of all the parts included in the engineer's estimate may not ultimately be required. However, these parts must be on site and available to prevent delays if needed during the overhaul. Parts not used for this overhaul will be stored for future overhaul work. The parts list was developed by reviewing past overhaul reports and recommendations from General Electric, as well as the judgment of the turbine-generator's current condition by plant management.

The City Council should note that during the overhaul, additional unforeseen components of the turbine that are disassembled may require replacement. Although City staff works to minimize the number of additional items that may need to be ordered, the experience of last year's Unit 7 turbine-generator overhaul showed there is a potential for future change orders for this project if additional worn components are uncovered during the disassembly process. This is a common occurrence in the power generation industry, and the project budget includes sufficient funding for unforeseen parts needs.

The disassembly/inspection/repair/reassembly portion of the project will have separate plans and specifications and will be bid separately at a later date. Lack of parts availability would result in claims for delay and extra work by the contractor performing the work.

The approved FY 2020/21 Capital Improvements Plan includes the following funding for the Unit 8 Turbine Generator Overhaul.

2019/20 Material/Parts	\$1,000,000
<u>2020/21 Construction/Labor</u>	<u>\$2,000,000</u>
TOTAL	\$3,000,000

Bid documents were issued to seventeen firms and three plan rooms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities.

On April 29, 2020, four complete bids and one incomplete bid were received as shown on the attached bid tabulation. Staff needs additional time to review the bids in order to determine the best proposal.

ALTERNATIVES:

1. Accept the report of bids for Steam Turbine No. 8 Parts Procurement and delay award to give staff time to evaluate the bids.
2. Reject all bids and direct staff to rebid.

CITY MANAGER'S RECOMMENDED ACTION:

The Unit 8 Turbine-Generator is scheduled for a major overhaul during the outage for the Unit 8 Boiler Tube Repair Project, tentatively scheduled for summer of 2020. Turbine-generator overhauls are typically performed in the industry about every five years to restore unit efficiency and to maintain good unit life and reliability. These are parts that will most likely be needed for the overhaul and can also be placed in inventory. Without this overhaul, the Power Plant's performance would degrade considerably over time.

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

020	Row 3 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
021	Row 4 Packing Ring (N1G4)	1	\$3,015.00	\$211.05		\$3,226.05	8 weeks	\$ 2,750.00	\$192.50		\$2,942.50	28		\$0.00	
022	Row 4 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	4 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
023	Row 4 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
024	Row 4 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
025	Row 4 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
026	Row 5 Packing Ring (N1G5)	1	\$6,111.00	\$427.77		\$6,538.77	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	10		\$0.00	
027	Row 5 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	4 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
028	Row 5 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
029	Row 5 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
030	Row 5 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
031	Row 6 Packing Ring (N1G6)	1	\$6,111.00	\$427.77		\$6,538.77	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	10		\$0.00	
032	Row 6 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	6 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
033	Row 6 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
034	Row 6 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
035	Row 6 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
036	Row 7 Packing Ring (N1G7)	1	\$6,111.00	\$427.77		\$6,538.77	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	10		\$0.00	
037	Row 7 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	6 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
038	Row 7 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
039	Row 7 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	

040	Row 7 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
041	Row 8 Packing Ring (N1G8)	1	\$6,111.00	\$427.77		\$6,538.77	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	10		\$0.00	
042	Row 8 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	6 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
043	Row 8 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
044	Row 8 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
045	Row 8 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
046	Row 9 Packing Ring (Stage 2)	1	\$4,985.00	\$348.95		\$5,333.95	8 weeks	\$ 3,425.00	\$239.75		\$3,664.75	28		\$0.00	
047	Row 9 Packing Ring Spring	6	\$44.00	\$18.48		\$282.48	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
048	Row 9 Packing Ring Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
049	Row 9 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
050	Row 10 Packing Ring (Stage 3)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 3,000.00	\$210.00		\$3,210.00	28		\$0.00	
051	Row 10 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
052	Row 10 Packing Ring Lock	1	\$220.00	\$15.40		\$235.40	6 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
053	Row 10 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
054	Row 11 Packing Ring (Stage 4)	1	\$3,867.00	\$270.69		\$4,137.69	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	28		\$0.00	
055	Row 11 Packing Ring Spring	6	\$44.00	\$18.48		\$282.48	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
056	Row 11 Packing Ring Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
057	Row 11 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
058	Row 12 Packing Ring (Stage 5)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	28		\$0.00	
059	Row 12 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	

060	Row 12 Packing Ring Lock	1	\$220.00	\$15.40		\$235.40	6 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
061	Row 12 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
062	Row 13 Packing Ring (Stage 6)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 3,000.00	\$210.00		\$3,210.00	28		\$0.00	
063	Row 13 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
064	Row 13 Packing Ring Lock	1	\$220.00	\$15.40		\$235.40	6 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
065	Row 13 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
066	Row 14 Packing Ring (Stage 7)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 2,465.00	\$172.55		\$2,637.55	28		\$0.00	
067	Row 14 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
068	Row 15 Packing Ring (Stage 8)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 2,465.00	\$172.55		\$2,637.55	28		\$0.00	
069	Row 15 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
070	Row 16 Packing Ring (Stage 9)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	28		\$0.00	
071	Row 16 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
072	Row 17 Packing Ring (Stage 10)	1	\$1,905.00	\$133.35		\$2,038.35	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00			\$0.00	
073	Row 17 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
074	Row 18 Packing Ring (Stage 11)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 2,375.00	\$166.25		\$2,541.25	28		\$0.00	
075	Row 18 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
076	Row 19 Packing Ring (Stage 12)	1	\$3,867.00	\$270.69		\$4,137.69	8 weeks	\$ 2,900.00	\$203.00		\$3,103.00	28		\$0.00	
077	Row 19 Packing Ring Spring	6	\$44.00	\$18.48		\$282.48	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
078	Row 20 Packing Ring (Stage 13)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 2,775.00	\$194.25		\$2,969.25	28		\$0.00	
079	Row 20 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	

080	Row 21 Packing Ring (Stage 14)	1	\$2,832.00	\$198.24		\$3,030.24	8 weeks	\$ 2,775.00	\$194.25		\$2,969.25	28		\$0.00	
081	Row 21 Packing Ring Spring	6	\$15.00	\$6.30		\$96.30	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
082	Row 22 Packing Ring (Stage 15)	1	\$2,929.00	\$205.03		\$3,134.03	8 weeks	\$ 2,925.00	\$204.75		\$3,129.75	28		\$0.00	
083	Row 22 Packing Ring Spring	6	\$16.00	\$6.72		\$102.72	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
084	Row 23 Packing Ring (Stage 16)	1	\$2,929.00	\$205.03		\$3,134.03	8 weeks	\$ 2,925.00	\$204.75		\$3,129.75	28		\$0.00	
085	Row 23 Packing Ring Spring	6	\$16.00	\$6.72		\$102.72	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
086	Row 24 Packing Ring (Stage 17)	1	\$3,759.00	\$263.13		\$4,022.13	8 weeks	\$ 3,200.00	\$224.00		\$3,424.00	28		\$0.00	
087	Row 24 Packing Ring Spring	6	\$16.00	\$6.72		\$102.72	6 weeks	\$ 45.00	\$18.90		\$288.90	28		\$0.00	
088	Row 25 Packing Ring (N2G1)	1	\$3,363.00	\$235.41		\$3,598.41	8 weeks	\$ 4,550.00	\$318.50		\$4,868.50	28		\$0.00	
089	Row 25 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	6 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
090	Row 25 Packing Ring Spring	6	\$20.00	\$8.40		\$128.40	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
091	Row 25 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
092	Row 25 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
093	Row 26 Packing Ring (N2G2)	1	\$3,363.00	\$235.41		\$3,598.41	8 weeks	\$ 3,975.00	\$278.25		\$4,253.25	28		\$0.00	
094	Row 26 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	4 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	
095	Row 26 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
096	Row 26 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
097	Row 26 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
098	Row 27 Packing Ring (N2G3)	1	\$3,015.00	\$211.05		\$3,226.05	8 weeks	\$ 3,275.00	\$229.25		\$3,504.25	28		\$0.00	
099	Row 27 Packing Ring Spring Retainer	2	\$90.00	\$12.60		\$192.60	4 weeks	\$ 65.00	\$9.10		\$139.10	28		\$0.00	

100	Row 27 Packing Ring Spring	6	\$30.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$6.30		\$96.30	28		\$0.00	
101	Row 27 Packing Lock	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 60.00	\$4.20		\$64.20	28		\$0.00	
102	Row 27 Packing Ring Lock Screw	1	\$2.00	\$0.14		\$2.14	6 weeks	\$ 3.00	\$0.21		\$3.21	28		\$0.00	
103	Screw, Soc Hd Cap	18	\$174.00	\$219.24		\$3,351.24	10 weeks	\$ 110.00	\$138.60		\$2,118.60	42	\$104.00	\$131.04	
104	Dowel	3	\$108.00	\$22.68		\$346.68	14 weeks	\$ 375.00	\$78.75		\$1,203.75	42	\$168.00	\$35.28	
105	Dowel	13	\$92.00	\$83.72		\$1,279.72	14 weeks	\$ 90.00	\$81.90		\$1,251.90	42	\$168.00	\$152.88	
106	Cap Screw	40	\$10.00	\$28.00		\$428.00	6 weeks	\$ 15.00	\$42.00		\$642.00	STK	\$44.00	\$123.20	
107	Lug	40	\$80.00	\$224.00		\$3,424.00	6 weeks	\$ 50.00	\$140.00		\$2,140.00	STK		\$0.00	
108	Set Screw	40	\$10.00	\$28.00		\$428.00	6 weeks	\$ 15.00	\$42.00		\$642.00	STK	\$22.00	\$61.60	
109	Support Screw	6	\$95.00	\$39.90		\$609.90	6 weeks	\$ 125.00	\$52.50		\$802.50	STK	\$385.00	\$161.70	
110	Set Screw	6	\$65.00	\$27.30		\$417.30	6 weeks	\$ 45.00	\$18.90		\$288.90	STK		\$0.00	
111	Cap Screw	6	\$26.00	\$10.92		\$166.92	6 weeks	\$ 30.00	\$12.60		\$192.60	STK	\$47.00	\$19.74	
112	Lug	6	\$70.00	\$29.40		\$449.40	6 weeks	\$ 60.00	\$25.20		\$385.20	STK		\$0.00	
113	Set Screw	6	\$10.00	\$4.20		\$64.20	6 weeks	\$ 15.00	\$6.30		\$96.30	STK	\$22.00	\$9.24	
114	Support Screw	6	\$177.00	\$74.34		\$1,136.34	6 weeks	\$ 115.00	\$48.30		\$738.30	STK	\$385.00	\$161.70	
115	Set Screw	6	\$80.00	\$33.60		\$513.60	6 weeks	\$ 50.00	\$21.00		\$321.00	STK		\$0.00	
116	Cap Screw	6	\$14.00	\$5.88		\$89.88	6 weeks	\$ 45.00	\$18.90		\$288.90	STK	\$49.00	\$20.58	
117	Lug	6	\$55.00	\$23.10		\$353.10	6 weeks	\$ 80.00	\$33.60		\$513.60	STK		\$0.00	
118	Set Screw	6	\$96.00	\$40.32		\$616.32	6 weeks	\$ 30.00	\$12.60		\$192.60	STK	\$32.00	\$13.44	
119	Screw, Soc Hd Cap	4	\$86.00	\$24.08		\$368.08	14 weeks	\$ 315.00	\$88.20		\$1,348.20	42	\$99.00	\$27.72	

120	Spill Strip	16	\$155.00	\$173.60		\$2,653.60	8 weeks	\$ 80.00	\$89.60		\$1,369.60	28		\$0.00	
121	Spring	15	\$12.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$15.75		\$240.75	28		\$0.00	
122	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
123	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
124	Spill Strip	16	\$155.00	\$173.60		\$2,653.60	8 weeks	\$ 80.00	\$89.60		\$1,369.60	28		\$0.00	
125	Spring	15	\$12.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$15.75		\$240.75	28		\$0.00	
126	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
127	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
128	Spill Strip	16	\$155.00	\$173.60		\$2,653.60	8 weeks	\$ 80.00	\$89.60		\$1,369.60	28		\$0.00	
129	Spring	15	\$12.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$15.75		\$240.75	28		\$0.00	
130	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
131	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
132	Spill Strip	18	\$160.00	\$201.60		\$3,081.60	8 weeks	\$ 80.00	\$100.80		\$1,540.80	28		\$0.00	
133	Spring	17	\$12.00	\$14.28		\$218.28	6 weeks	\$ 15.00	\$17.85		\$272.85	28		\$0.00	
134	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
135	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
136	Spill Strip	16	\$160.00	\$179.20		\$2,739.20	8 weeks	\$ 80.00	\$89.60		\$1,369.60	28		\$0.00	
137	Spring	15	\$12.00	\$12.60		\$192.60	6 weeks	\$ 15.00	\$15.75		\$240.75	28		\$0.00	
138	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
139	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	

140	Spill Strip	18	\$160.00	\$201.60		\$3,081.60	8 weeks	\$ 80.00	\$100.80		\$1,540.80	28		\$0.00	
141	Spring	17	\$12.00	\$14.28		\$218.28	6 weeks	\$ 15.00	\$17.85		\$272.85	28		\$0.00	
142	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
143	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
144	Spill Strip	18	\$160.00	\$201.60		\$3,081.60	8 weeks	\$ 80.00	\$100.80		\$1,540.80	28		\$0.00	
145	Spring	17	\$12.00	\$14.28		\$218.28	6 weeks	\$ 15.00	\$17.85		\$272.85	28		\$0.00	
146	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
147	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
148	Spill Strip	18	\$160.00	\$201.60		\$3,081.60	8 weeks	\$ 80.00	\$100.80		\$1,540.80	28		\$0.00	
149	Spring	17	\$12.00	\$14.28		\$218.28	6 weeks	\$ 15.00	\$17.85		\$272.85	28		\$0.00	
150	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
151	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
152	Spill Strip	20	\$155.00	\$217.00		\$3,317.00	8 weeks	\$ 80.00	\$112.00		\$1,712.00	28		\$0.00	
153	Spring	19	\$12.00	\$15.96		\$243.96	6 weeks	\$ 15.00	\$19.95		\$304.95	28		\$0.00	
154	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
155	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	
156	Spill Strip	20	\$155.00	\$217.00		\$3,317.00	8 weeks	\$ 80.00	\$112.00		\$1,712.00	28		\$0.00	
157	Spring	19	\$12.00	\$15.96		\$243.96	6 weeks	\$ 15.00	\$19.95		\$304.95	28		\$0.00	
158	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
159	Pin, Crush	6	\$30.00	\$12.60		\$192.60	8 weeks	\$ 18.00	\$7.56		\$115.56	28		\$0.00	

160	Spill Strip	24	\$160.00	\$268.80		\$4,108.80	8 weeks	\$ 80.00	\$134.40		\$2,054.40	28		\$0.00	
161	Spring	23	\$12.00	\$19.32		\$295.32	6 weeks	\$ 15.00	\$24.15		\$369.15	28		\$0.00	
162	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
163	Pin, Crush	10	\$30.00	\$21.00		\$321.00	8 weeks	\$ 18.00	\$12.60		\$192.60	28		\$0.00	
164	Spill Strip	26	\$160.00	\$291.20		\$4,451.20	8 weeks	\$ 85.00	\$154.70		\$2,364.70	28		\$0.00	
165	Spring	25	\$12.00	\$21.00		\$321.00	6 weeks	\$ 15.00	\$26.25		\$401.25	28		\$0.00	
166	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
167	Pin, Crush	10	\$30.00	\$21.00		\$321.00	8 weeks	\$ 18.00	\$12.60		\$192.60	28		\$0.00	
168	Spill Strip	28	\$160.00	\$313.60		\$4,793.60	8 weeks	\$ 80.00	\$156.80		\$2,396.80	28		\$0.00	
169	Spring	27	\$12.00	\$22.68		\$346.68	6 weeks	\$ 15.00	\$28.35		\$433.35	28		\$0.00	
170	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
171	Pin, Crush	10	\$30.00	\$21.00		\$321.00	8 weeks	\$ 18.00	\$12.60		\$192.60	28		\$0.00	
172	Spill Strip	32	\$160.00	\$358.40		\$5,478.40	8 weeks	\$ 85.00	\$190.40		\$2,910.40	28		\$0.00	
173	Spring	31	\$12.00	\$26.04		\$398.04	6 weeks	\$ 15.00	\$32.55		\$497.55	28		\$0.00	
174	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
175	Pin, Crush	10	\$30.00	\$21.00		\$321.00	8 weeks	\$ 18.00	\$12.60		\$192.60	28		\$0.00	
176	Spill Strip	34	\$160.00	\$380.80		\$5,820.80	8 weeks	\$ 85.00	\$202.30		\$3,092.30	28		\$0.00	
177	Spring	33	\$12.00	\$27.72		\$423.72	6 weeks	\$ 15.00	\$34.65		\$529.65	28		\$0.00	
178	Spring	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 15.00	\$1.05		\$16.05	28		\$0.00	
179	Pin, Crush	10	\$30.00	\$21.00		\$321.00	8 weeks	\$ 18.00	\$12.60		\$192.60	28		\$0.00	

180	Pin, Crush	10	\$30.00	\$21.00		\$321.00	8 weeks	\$ 18.00	\$12.60		\$192.60	28		\$0.00	
181	Seat, Valve	1	\$11,250.00	\$787.50		\$12,037.50	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
182	Pull-Down Ring	1	\$1,030.00	\$72.10		\$1,102.10	8 weeks	\$ 2,400.00	\$168.00		\$2,568.00	STK	\$1,675.00	\$117.25	
183	Bolt	6	\$110.00	\$46.20		\$706.20	6 weeks	\$ 150.00	\$63.00		\$963.00	STK	\$275.00	\$115.50	
184	Nut, Jam Hex	6	\$14.00	\$5.88		\$89.88	12 weeks	\$ 20.00	\$8.40		\$128.40	STK		\$0.00	
185	Stud	8	\$60.00	\$33.60		\$513.60	6 weeks	\$ 180.00	\$100.80		\$1,540.80	42		\$0.00	
186	Nut, Hvy Hex	8	\$35.00	\$19.60		\$299.60	4 weeks	\$ 38.00	\$21.28		\$325.28	STK	\$64.00	\$35.84	
187	Stud, Bottoming	9	\$426.00	\$268.38		\$4,102.38	6 weeks	\$ 485.00	\$305.55		\$4,670.55	42		\$0.00	
188	Nut, Covered	18	\$175.00	\$220.50		\$3,370.50	14 weeks	\$ 198.00	\$249.48		\$3,813.48	42		\$0.00	
189	Pin, Dowel	1	\$1.00	\$0.07		\$1.07	4 weeks	\$ 5.00	\$0.35		\$5.35	STK	\$17.00	\$1.19	
190	Gasket	3	\$142.00	\$29.82		\$455.82	6 weeks	\$ 135.00	\$28.35		\$433.35	STK	\$155.00	\$32.55	
191	Valve Cover	1	\$5,600.00	\$392.00		\$5,992.00	10 weeks	\$ 4,950.00	\$346.50		\$5,296.50	42	\$3,255.00	\$227.85	
192	Steam Strainer	1	\$29,700.00	\$2,079.00		\$31,779.00	16 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
193	Screw, Soc Hd Cap	4	\$176.00	\$49.28		\$753.28	14 weeks	\$ 115.00	\$32.20		\$492.20	42	\$92.00	\$25.76	
194	Valve	1	\$13,120.00	\$918.40		\$14,038.40	10 weeks	\$ 11,800.00	\$826.00		\$12,626.00	42	\$8,200.00	\$574.00	
195	Valve	1	\$2,470.00	\$172.90		\$2,642.90	10 weeks	\$ 2,400.00	\$168.00		\$2,568.00	STK	\$1,750.00	\$122.50	
196	Bushing	1	\$640.00	\$44.80		\$684.80	8 weeks	\$ 475.00	\$33.25		\$508.25	STK	\$350.00	\$24.50	
197	Stem, Valve	1	\$4,788.00	\$335.16		\$5,123.16	10 weeks	\$ 3,600.00	\$252.00		\$3,852.00	42		\$0.00	
198	Bushing	1	\$1,565.00	\$109.55		\$1,674.55	10 weeks	\$ 450.00	\$31.50		\$481.50	42	\$1,750.00	\$122.50	
199	Pin	1	\$65.00	\$4.55		\$69.55	12 weeks	\$ 55.00	\$3.85		\$58.85	STK	\$9.00	\$0.63	

200	Valve Stem Guide Assembly	1	\$14,900.00	\$1,043.00		\$15,943.00	8 weeks	\$ 10,500.00	\$735.00		\$11,235.00	42		\$0.00	
201	Gasket	2	\$40.00	\$5.60		\$85.60	6 weeks	\$ 45.00	\$6.30		\$96.30	42	\$52.00	\$7.28	
202	Bushing	1	\$4,720.00	\$330.40		\$5,050.40	8 weeks	\$ 2,275.00	\$159.25		\$2,434.25	42	\$2,570.00	\$179.90	
203	Bushing	1	\$1,200.00	\$84.00		\$1,284.00	8 weeks	\$ 550.00	\$38.50		\$588.50	STK	\$397.00	\$27.79	
204	Pin	1	\$350.00	\$24.50		\$374.50	8 weeks	\$ 395.00	\$27.65		\$422.65	42	\$25.00	\$1.75	
205	Pin	1	\$12.00	\$0.84		\$12.84	12 weeks	\$ 60.00	\$4.20		\$64.20	STK	\$145.00	\$10.15	
206	Linkage Rod End Bearing	1	\$33.00	\$2.31		\$35.31	6 weeks	\$ 45.00	\$3.15		\$48.15	42	\$98.00	\$6.86	
207	Oper Cyl/ MSV Stem Upper Coupling Half	2	\$920.00	\$128.80		\$1,968.80	10 weeks	\$ 2,350.00	\$329.00		\$5,029.00	42		\$0.00	
208	Oper Cyl/ MSV Stem lower Coupling Half	2	\$1,550.00	\$217.00		\$3,317.00	10 weeks	\$ 2,350.00	\$329.00		\$5,029.00	42		\$0.00	
209	Operating Cylinder Actuator Shaft Packing	2	\$210.00	\$29.40		\$449.40	6 weeks	\$ 124.00	\$17.36		\$265.36	42		\$0.00	
210	Gasket	1	\$48.00	\$3.36		\$51.36	6 weeks	\$ 55.00	\$3.85		\$58.85	42		\$0.00	
211	Piston	1	\$4,390.00	\$307.30		\$4,697.30	8 weeks	\$ 4,900.00	\$343.00		\$5,243.00	42		\$0.00	
212	Piston Ring	2	\$588.00	\$82.32		\$1,258.32	8 weeks	\$ 325.00	\$45.50		\$695.50	STK		\$0.00	
213	Spring	1	\$3,100.00	\$217.00		\$3,317.00	12 weeks	\$ 2,195.00	\$153.65		\$2,348.65	56		\$0.00	
214	Piston Rod	1	\$2,390.00	\$167.30		\$2,557.30	8 weeks	\$ 3,900.00	\$273.00		\$4,173.00	42		\$0.00	
215	Pin	1	\$125.00	\$8.75		\$133.75	8 weeks	\$ 395.00	\$27.65		\$422.65	42	\$15.00	\$1.05	
216	Gasket	1	\$40.00	\$2.80		\$42.80	6 weeks	\$ 40.00	\$2.80		\$42.80	42		\$0.00	
217	Repair Kit	1	\$10,264.00	\$718.48		\$10,982.48	10 weeks		\$0.00		\$0.00	NO BID		\$0.00	
218	Spring	1	\$700.00	\$49.00		\$749.00	8 weeks	\$ 1,085.00	\$75.95		\$1,160.95	56		\$0.00	
219	Gasket	1	\$32.00	\$2.24		\$34.24	6 weeks	\$ 45.00	\$3.15		\$48.15	42		\$0.00	

220	Gasket	1	\$25.00	\$1.75		\$26.75	6 weeks	\$ 32.00	\$2.24		\$34.24	42		\$0.00	
221	Rod	1	\$400.00	\$28.00		\$428.00	8 weeks	\$ 550.00	\$38.50		\$588.50	42		\$0.00	
222	Valve, Dump	1	\$3,450.00	\$241.50		\$3,691.50	8 weeks	\$ 2,800.00	\$196.00		\$2,996.00	42		\$0.00	
223	Ring, Piston	3	\$180.00	\$37.80		\$577.80	8 weeks	\$ 100.00	\$21.00		\$321.00	42		\$0.00	
224	Gasket	1	\$50.00	\$3.50		\$53.50	6 weeks	\$ 5.00	\$0.35		\$5.35	42		\$0.00	
225	Valve Stem Lower Bushing	6	\$2,500.00	\$1,050.00		\$16,050.00	8 weeks	\$ 1,450.00	\$609.00		\$9,309.00	42	\$2,175.00	\$913.50	
226	Valve Stem Lower Bushing	6	\$2,500.00	\$1,050.00		\$16,050.00	8 weeks	\$ 1,450.00	\$609.00		\$9,309.00	42	\$2,175.00	\$913.50	
227	Valve Stem Lower Bushing Clamp	6	\$580.00	\$243.60		\$3,723.60	10 weeks	\$ 365.00	\$153.30		\$2,343.30	STK	\$619.00	\$259.98	
228	Vlv Stem Lower Bushing Clamp CapScrew	24	\$18.00	\$30.24		\$462.24	6 weeks	\$ 30.00	\$50.40		\$770.40	42	\$45.00	\$75.60	
229	Valve Stem Upper Gland Bushing	6	\$1,500.00	\$630.00		\$9,630.00	10 weeks	\$ 960.00	\$403.20		\$6,163.20	42	\$1,750.00	\$735.00	
230	Valve Stem Upper Gland Bushing	6	\$1,500.00	\$630.00		\$9,630.00	10 weeks	\$ 960.00	\$403.20		\$6,163.20	42	\$1,750.00	\$735.00	
231	Control Valve Stem Clamp Lower Half	6	\$220.00	\$92.40		\$1,412.40	10 weeks	\$ 95.00	\$39.90		\$609.90	STK	\$197.00	\$82.74	
232	Control Valve Stem Clamp Upper Half	6	\$304.00	\$127.68		\$1,951.68	10 weeks	\$ 95.00	\$39.90		\$609.90	STK	\$198.00	\$83.16	
233	Control Valve Stem Clamp Upper and Lower Half Soc Hd Cap Screw	6	\$2.00	\$0.84		\$12.84	6 weeks	\$ 5.00	\$2.10		\$32.10	STK	\$42.00	\$17.64	
234	Control Valve Stem Operating Spring	6	\$640.00	\$268.80		\$4,108.80	8 weeks	\$ 800.00	\$336.00		\$5,136.00	56		\$0.00	
235	Control Vlv Stem Oper Spring Plate (Lower)	6	\$2,770.00	\$1,163.40		\$17,783.40	8 weeks	\$ 1,075.00	\$451.50		\$6,901.50	42		\$0.00	
236	Control Vlv Stem Oper Spring Plate (Upper)	6	\$1,170.00	\$491.40		\$7,511.40	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$875.00	\$367.50	
237	CV Stem Link Followup Spring	6	\$120.00	\$50.40		\$770.40	8 weeks	\$ 110.00	\$46.20		\$706.20	STK		\$0.00	
238	Cam Roller	6	\$240.00	\$100.80		\$1,540.80	8 weeks	\$ 80.00	\$33.60		\$513.60	STK	\$320.00	\$134.40	
239	Cam Roller Pin	6	\$80.00	\$33.60		\$513.60	12 weeks	\$ 145.00	\$60.90		\$930.90	STK	\$287.00	\$120.54	

240	Cam Roller Pin DU Bearing	12	\$10.00	\$8.40		\$128.40	4 weeks	\$ 8.00	\$6.72		\$102.72	STK	\$45.00	\$37.80	
241	Cam Shaft Outer Bearing Block DU Bearing Liner	4	\$70.00	\$19.60		\$299.60	6 weeks	\$ 50.00	\$14.00		\$214.00	STK	\$98.00	\$27.44	
242	Operating Lever DU Bearing	6	\$14.00	\$5.88		\$89.88	4 weeks	\$ 12.00	\$5.04		\$77.04	STK	\$36.00	\$15.12	
243	Clevis Pin Bushing	12	\$170.00	\$142.80		\$2,182.80	8 weeks	\$ 50.00	\$42.00		\$642.00	STK	\$27.50	\$23.10	
244	Clevis Pin	6	\$48.00	\$20.16		\$308.16	4 weeks	\$ 200.00	\$84.00		\$1,284.00	STK	\$187.00	\$78.54	
245	CV Stem Link Upper Pin	6	\$580.00	\$243.60		\$3,723.60	10 weeks	\$ 175.00	\$73.50		\$1,123.50	STK	\$257.00	\$107.94	
246	Control Vlv Assy -to- Steam Chest Gasket	12	\$40.00	\$33.60		\$513.60	6 weeks	\$ 35.00	\$29.40		\$449.40	42		\$0.00	
247	Valve Stem Lower Bushing	1	\$2,665.00	\$186.55		\$2,851.55	10 weeks	\$ 2,400.00	\$168.00		\$2,568.00	42	\$2,875.00	\$201.25	
248	Valve Stem Upper (Gland) Bushing	1	\$1,650.00	\$115.50		\$1,765.50	10 weeks	\$ 1,285.00	\$89.95		\$1,374.95	42	\$1,690.00	\$118.30	
249	Bushing Clamp Plate	1	\$530.00	\$37.10		\$567.10	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
250	Bushing Clamp Plate CapScrew	4	\$18.00	\$5.04		\$77.04	6 weeks	\$ 100.00	\$28.00		\$428.00	42	\$48.00	\$13.44	
251	Bypass Valve Stem Operating Spring	1	\$1,100.00	\$77.00		\$1,177.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
252	Bypass Valve Stem Link Followup Spring	1	\$120.00	\$8.40		\$128.40	8 weeks	\$ 110.00	\$7.70		\$117.70	STK		\$0.00	
253	Cam Roller	1	\$240.00	\$16.80		\$256.80	8 weeks	\$ 80.00	\$5.60		\$85.60	STK	\$320.00	\$22.40	
254	DU Bearing Liner for Operating Lever Pin	1	\$30.00	\$2.10		\$32.10	4 weeks	\$ 30.00	\$2.10		\$32.10	STK	\$45.00	\$3.15	
255	Operating Lever Pin	1	\$692.00	\$48.44		\$740.44	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$475.00	\$33.25	
256	Cam Roller DU Bearing Liner	2	\$10.00	\$1.40		\$21.40	4 weeks	\$ 8.00	\$1.12		\$17.12	STK		\$0.00	
257	Outer Bearing DU Liner	2	\$70.00	\$9.80		\$149.80	6 weeks	\$ 50.00	\$7.00		\$107.00	STK	\$98.00	\$13.72	
258	Roller Pin	1	\$80.00	\$5.60		\$85.60	12 weeks	\$ 145.00	\$10.15		\$155.15	STK	\$287.00	\$20.09	
259	Clevis Bushing	2	\$170.00	\$23.80		\$363.80	8 weeks	\$ 50.00	\$7.00		\$107.00	STK	\$27.50	\$3.85	

260	Bypass Valve / Steam Chest Gasket	2	\$30.00	\$4.20		\$64.20	6 weeks	\$ 20.00	\$2.80		\$42.80	42		\$0.00	
261	#I Control Valve	1	\$2,330.00	\$163.10		\$2,493.10	8 weeks	\$ 2,600.00	\$182.00		\$2,782.00	42	\$2,625.00	\$183.75	
262	#I Control Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$ 2,450.00	\$171.50		\$2,621.50	STK		\$0.00	
263	#I Control Valve Stem -to- Valve Disc Pin	1	\$152.00	\$10.64		\$162.64	6 weeks	\$ 115.00	\$8.05		\$123.05	STK	\$265.00	\$18.55	
264	#I Control Valve Seat	1	\$2,868.00	\$200.76		\$3,068.76	8 weeks	\$ 2,550.00	\$178.50		\$2,728.50	42	\$2,150.00	\$150.50	
265	#II Control Valve	1	\$2,330.00	\$163.10		\$2,493.10	8 weeks	\$ 2,600.00	\$182.00		\$2,782.00	42	\$2,625.00	\$183.75	
266	#II Control Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$ 2,450.00	\$171.50		\$2,621.50	STK		\$0.00	
267	#II Control Valve Stem -to- Valve Disc Pin	1	\$152.00	\$10.64		\$162.64	6 weeks	\$ 115.00	\$8.05		\$123.05	STK	\$265.00	\$18.55	
268	#II Control Valve Seat	1	\$2,865.00	\$200.55		\$3,065.55	8 weeks	\$ 2,550.00	\$178.50		\$2,728.50		\$2,150.00	\$150.50	
269	#III Control Valve	1	\$2,330.00	\$163.10		\$2,493.10	8 weeks	\$ 2,600.00	\$182.00		\$2,782.00	42	\$2,625.00	\$183.75	
270	#III Control Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$ 2,450.00	\$171.50		\$2,621.50	STK		\$0.00	
271	#III Control Valve Stem -to- Valve Disc Pin	1	\$152.00	\$10.64		\$162.64	6 weeks	\$ 115.00	\$8.05		\$123.05	STK	\$265.00	\$18.55	
272	#III Control Valve Seat	1	\$2,868.00	\$200.76		\$3,068.76	8 weeks	\$ 2,550.00	\$178.50		\$2,728.50		\$2,150.00	\$150.50	
273	#IV Control Valve	1	\$2,330.00	\$163.10		\$2,493.10	8 weeks	\$ 2,600.00	\$182.00		\$2,782.00		\$2,625.00	\$183.75	
274	#IV Control Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$ 2,450.00	\$171.50		\$2,621.50	STK		\$0.00	
275	#IV Control Valve Stem -to- Valve Disc Pin	1	\$152.00	\$10.64		\$162.64	6 weeks	\$ 115.00	\$8.05		\$123.05	STK	\$265.00	\$18.55	
276	#IV Control Valve Seat	1	\$2,868.00	\$200.76		\$3,068.76	8 weeks	\$ 2,550.00	\$178.50		\$2,728.50		\$2,150.00	\$150.50	
277	#V Control Valve	1	\$2,946.00	\$206.22		\$3,152.22	8 weeks	\$ 2,600.00	\$182.00		\$2,782.00	42	\$2,475.00	\$173.25	
278	#V Control Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$ 2,450.00	\$171.50		\$2,621.50	STK		\$0.00	
279	#V Control Valve Stem -to- Valve Disc Pin	1	\$152.00	\$10.64		\$162.64	6 weeks	\$ 115.00	\$8.05		\$123.05	STK	\$265.00	\$18.55	

280	#V Control Valve Seat	1	\$3,180.00	\$222.60		\$3,402.60	8 weeks	\$ 2,900.00	\$203.00		\$3,103.00	42	\$2,150.00	\$150.50	
281	#VI Control Valve	1	\$2,968.00	\$207.76		\$3,175.76	8 weeks	\$ 2,900.00	\$203.00		\$3,103.00	42	\$2,375.00	\$166.25	
282	#VI Control Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$ 2,400.00	\$168.00		\$2,568.00	STK		\$0.00	
283	#VI Control Valve Stem -to- Valve Disc Pin	1	\$152.00	\$10.64		\$162.64	6 weeks	\$ 95.00	\$6.65		\$101.65	STK	\$265.00	\$18.55	
284	#VI Control Valve Seat	1	\$3,045.00	\$213.15		\$3,258.15	8 weeks	\$ 3,100.00	\$217.00		\$3,317.00	42	\$2,150.00	\$150.50	
285	#VII Bypass Valve	1	\$3,046.00	\$213.22		\$3,259.22	8 weeks	\$ 2,900.00	\$203.00		\$3,103.00	42	\$2,875.00	\$201.25	
286	#VII Bypass Valve Stem	1	\$2,600.00	\$182.00		\$2,782.00	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
287	#VII Bypass Vlv Stem -to- Valve Disc Pin	1	\$226.00	\$15.82		\$241.82	14 weeks	\$ 225.00	\$15.75		\$240.75	42	\$265.00	\$18.55	
288	#VII Bypass Valve Seat	1	\$3,290.00	\$230.30		\$3,520.30	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
289	Cam Shaft Rack	1	\$7,850.00	\$549.50		\$8,399.50	10 weeks	\$ 12,900.00	\$903.00		\$13,803.00	126		\$0.00	
290	Cam Shaft Pinion	1	\$3,720.00	\$260.40		\$3,980.40	10 weeks	\$ 4,400.00	\$308.00		\$4,708.00	70		\$0.00	
291	Cam Shaft Pinion Set Screw	2	\$4.00	\$0.56		\$8.56	4 weeks	\$ 5.00	\$0.70		\$10.70	42	\$9.00	\$1.26	
292	Cam Shaft Pinion Set Screw	1	\$50.00	\$3.50		\$53.50	6 weeks	\$ 25.00	\$1.75		\$26.75	42	\$9.00	\$0.63	
293	Cam Shaft Pinion Bushing	2	\$3,535.00	\$494.90		\$7,564.90	14 weeks	\$ 245.00	\$34.30		\$524.30	42		\$0.00	
294	Cam Shaft Pinion Key	1	\$300.00	\$21.00		\$321.00	8 weeks	\$ 325.00	\$22.75		\$347.75	42		\$0.00	
295	Cam Shaft Pinion Dowel Pin	2	\$4.00	\$0.56		\$8.56	4 weeks	\$ 5.00	\$0.70		\$10.70	42	\$17.00	\$2.38	
296	Set Screw	2	\$2.00	\$0.28		\$4.28	4 weeks	\$ 5.00	\$0.70		\$10.70	42	\$9.00	\$1.26	
297	Klosure	4	\$25.00	\$7.00		\$107.00	4 weeks	\$ 40.00	\$11.20		\$171.20	42		\$0.00	
298	Bearing	2	\$60.00	\$8.40		\$128.40	6 weeks	\$ 65.00	\$9.10		\$139.10	42		\$0.00	
299	Rack Roller	2	\$910.00	\$127.40		\$1,947.40	10 weeks	\$ 900.00	\$126.00		\$1,926.00	42		\$0.00	

300	Cam Extension Shaft	1	\$4,800.00	\$336.00		\$5,136.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$1,720.00	\$120.40	
301	Cam Shaft	1	\$12,600.00	\$882.00		\$13,482.00	10 weeks	\$ 11,900.00	\$833.00		\$12,733.00	42		\$0.00	
302	Cam Extension Shaft -to- Cam Shaft Coupling	1	\$30,250.00	\$2,117.50		\$32,367.50	25 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
303	Cam Extension Shaft -to- Cam Shaft Coupling Key	2	\$200.00	\$28.00		\$428.00	8 weeks	\$ 200.00	\$28.00		\$428.00	42		\$0.00	
304	Cam Ball Bearing	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 10.00	\$0.70		\$10.70	42		\$0.00	
305	Cam	1	\$5,230.00	\$366.10		\$5,596.10	8 weeks		\$0.00		\$0.00	NO BID		\$0.00	
306	Cam Lever Followup Spring	1	\$950.00	\$66.50		\$1,016.50	8 weeks	\$ 1,150.00	\$80.50		\$1,230.50	56		\$0.00	
307	Cam Lever Spring	2	\$500.00	\$70.00		\$1,070.00	8 weeks	\$ 575.00	\$80.50		\$1,230.50	56		\$0.00	
308	Air Relay Dump Valve	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
309	Screw, Soc Hd Cal	5	\$311.00	\$108.85		\$1,663.85	10 weeks	\$ 175.00	\$61.25		\$936.25	42	\$68.00	\$23.80	
310	Screw, Soc Hd Cap	18	\$174.00	\$219.24		\$3,351.24	10 weeks	\$ 145.00	\$182.70		\$2,792.70	42	\$104.00	\$131.04	
311	LS Inspection Cover Gasket	2	\$40.00	\$5.60		\$85.60	6 weeks	\$ 65.00	\$9.10		\$139.10	42		\$0.00	
312	RS Inspection Cover Gasket	2	\$40.00	\$5.60		\$85.60	6 weeks	\$ 65.00	\$9.10		\$139.10	42		\$0.00	
313	Gear Housing Cover Gasket	2	\$68.00	\$9.52		\$145.52	6 weeks	\$ 95.00	\$13.30		\$203.30	42		\$0.00	
314	Vacuum Breaker Cover Gasket	2	\$78.00	\$10.92		\$166.92	6 weeks	\$ 20.00	\$2.80		\$42.80	42		\$0.00	
315	Steam Inlet Conn Bottoming Stud	12	\$342.00	\$287.28		\$4,391.28	6 weeks	\$ 265.00	\$222.60		\$3,402.60	42		\$0.00	
316	Nut for Steam Inlet Connection Stud	12	\$96.00	\$80.64		\$1,232.64	14 weeks	\$ 235.00	\$197.40		\$3,017.40	42	\$98.00	\$82.32	
317	Steam Inlet Connection Gasket	3	\$240.00	\$50.40		\$770.40	6 weeks	\$ 195.00	\$40.95		\$625.95	STK		\$0.00	
318	Jumper Pipe Connection Bottoming Stud	8	\$182.00	\$101.92		\$1,557.92	14 weeks	\$ 198.00	\$110.88		\$1,694.88	42		\$0.00	
319	Nut for Jumper Pipe Connection Bottoming Stud	8	\$85.00	\$47.60		\$727.60	14 weeks	\$ 75.00	\$42.00		\$642.00	42	\$88.00	\$49.28	

320	Jumper Pipe Connection Gasket	3	\$128.00	\$26.88		\$410.88	6 weeks	\$ 90.00	\$18.90		\$288.90	42		\$0.00	
321	Borescope Access Flange Gasket	3	\$4.00	\$0.84		\$12.84	6 weeks	\$ 10.00	\$2.10		\$32.10	42		\$0.00	
322	BB Stud	1	\$690.00	\$48.30		\$738.30	14 weeks	\$ 750.00	\$52.50		\$802.50	42		\$0.00	
323	Covered Nut for Item 13 BB Stud	2	\$134.00	\$18.76		\$286.76	14 weeks	\$ 225.00	\$31.50		\$481.50	STK		\$0.00	
324	Bottoming Stud	1	\$240.00	\$16.80		\$256.80	6 weeks	\$ 525.00	\$36.75		\$561.75	42		\$0.00	
325	Covered Nut Item 15 Bottoming Stud	2	\$134.00	\$18.76		\$286.76	14 weeks	\$ 225.00	\$31.50		\$481.50	STK		\$0.00	
326	Two-Nut Stud	1	\$460.00	\$32.20		\$492.20	14 weeks	\$ 495.00	\$34.65		\$529.65	42		\$0.00	
327	Covered Nut for Item 17 Two-Nut Stud	4	\$134.00	\$37.52		\$573.52	14 weeks	\$ 225.00	\$63.00		\$963.00	STK		\$0.00	
328	Two-Nut Stud	1	\$988.00	\$69.16		\$1,057.16	14 weeks	\$ 885.00	\$61.95		\$946.95	42		\$0.00	
329	Covered Nut for Item 19 Two-Nut Stud	2	\$134.00	\$18.76		\$286.76	14 weeks	\$ 225.00	\$31.50		\$481.50	STK		\$0.00	
330	BB Stud	5	\$2,372.00	\$830.20		\$12,690.20	14 weeks	\$ 1,395.00	\$488.25		\$7,463.25	42		\$0.00	
331	Covered Nut for Item 21 BB Stud	10	\$856.00	\$599.20		\$9,159.20	14 weeks	\$ 590.00	\$413.00		\$6,313.00	42		\$0.00	
332	BB Stud	1	\$2,260.00	\$158.20		\$2,418.20	14 weeks	\$ 2,800.00	\$196.00		\$2,996.00	42		\$0.00	
333	Covered Nut for Item 23 BB Stud	1	\$856.00	\$59.92		\$915.92	14 weeks	\$ 590.00	\$41.30		\$631.30	42		\$0.00	
334	Bottoming Stud	1	\$486.00	\$34.02		\$520.02	6 weeks	\$ 650.00	\$45.50		\$695.50	42		\$0.00	
335	Covered Nut for Item 25 Bottoming Stud	1	\$524.00	\$36.68		\$560.68	14 weeks	\$ 598.00	\$41.86		\$639.86	42		\$0.00	
336	Bottoming Stud	1	\$680.00	\$47.60		\$727.60	14 weeks	\$ 598.00	\$41.86		\$639.86	42		\$0.00	
337	Covered Nut for Item 27 Bottoming Stud	1	\$524.00	\$36.68		\$560.68	14 weeks	\$ 598.00	\$41.86		\$639.86	42		\$0.00	
338	Bottoming Stud	1	\$570.00	\$39.90		\$609.90	14 weeks	\$ 325.00	\$22.75		\$347.75	42		\$0.00	
339	Covered Nut for Item 29 Bottoming Stud	2	\$690.00	\$96.60		\$1,476.60	8 weeks	\$ 320.00	\$44.80		\$684.80	STK		\$0.00	

340	Dowel	2	\$634.00	\$88.76		\$1,356.76	8 weeks	\$ 425.00	\$59.50		\$909.50	42		\$0.00	
341	BB Stud	10	\$204.00	\$142.80		\$2,182.80	14 weeks	\$ 165.00	\$115.50		\$1,765.50	42		\$0.00	
342	Covered Nut for Item 32 BB Stud	20	\$335.00	\$469.00		\$7,169.00	8 weeks	\$ 125.00	\$175.00		\$2,675.00	42		\$0.00	
343	Dowel	4	\$52.00	\$14.56		\$222.56	14 weeks	\$ 140.00	\$39.20		\$599.20	42	\$197.00	\$55.16	
344	Front End Cover Cap Screw	15	\$50.00	\$52.50		\$802.50	8 weeks	\$ 10.00	\$10.50		\$160.50	42	\$19.50	\$20.48	
345	Diaphragm Assembly	3	\$900.00	\$189.00		\$2,889.00	8 weeks	\$ 1,350.00	\$283.50		\$4,333.50	42		\$0.00	
346	Valve Diaphragm	1	\$388.00	\$27.16		\$415.16	4 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
347	Valve Spring	1	\$454.00	\$31.78		\$485.78	4 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
348	3-Way Plug Valve	1	\$6,565.00	\$459.55		\$7,024.55	12 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
349	Valve	1	\$78,131.00	\$5,469.17		\$83,600.17	20 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
350	AC Brg & Seal Oil Pump Model 2-ERVH	1	\$31,379.00	\$2,196.53		\$33,575.53	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
351	AC Brg & Seal Oil Pump Model 2-ERVH	1	\$24,387.00	\$1,707.09		\$26,094.09	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
352	AC Brg & Seal Oil Pump Model 2-ERVH	1	\$55,927.00	\$3,914.89		\$59,841.89	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
353	Idler Gear Shaft	1	\$3,346.00	\$234.22		\$3,580.22	10 weeks	\$ 6,750.00	\$472.50		\$7,222.50	98	\$3,250.00	\$227.50	
354	Gear	1	\$4,748.00	\$332.36		\$5,080.36	10 weeks	\$ 6,200.00	\$434.00		\$6,634.00	84		\$0.00	
355	Gear	1	\$4,050.00	\$283.50		\$4,333.50	10 weeks	\$ 5,150.00	\$360.50		\$5,510.50	84		\$0.00	
356	Clash Gear Shaft	1	\$2,925.00	\$204.75		\$3,129.75	10 weeks	\$ 3,900.00	\$273.00		\$4,173.00	84		\$0.00	
357	Oil Seal	1	\$17.00	\$1.19		\$18.19	4 weeks	\$ 20.00	\$1.40		\$21.40	STK		\$0.00	
358	Bushing	2	\$80.00	\$11.20		\$171.20	4 weeks	\$ 150.00	\$21.00		\$321.00	42	\$167.00	\$23.38	
359	Pinion, 1st Reduction	1	\$5,746.00	\$402.22		\$6,148.22	10 weeks	\$ 6,200.00	\$434.00		\$6,634.00	70		\$0.00	

360	Bushing	2	\$188.00	\$26.32		\$402.32	4 weeks	\$ 145.00	\$20.30		\$310.30	42	\$225.00	\$31.50	
361	2nd Reduction Pinion	1	\$9,285.00	\$649.95		\$9,934.95	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
362	Bushing	2	\$330.00	\$46.20		\$706.20	8 weeks	\$ 210.00	\$29.40		\$449.40	42	\$187.00	\$26.18	
363	Idler Pinion and 2nd Red Gear Assy	1	\$9,280.00	\$649.60		\$9,929.60	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
364	Oil Seal	1	\$18.00	\$1.26		\$19.26	4 weeks	\$ 15.00	\$1.05		\$16.05	42		\$0.00	
365	Spacer	1	\$530.00	\$37.10		\$567.10	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$647.00	\$45.29	
366	Gasket	2	\$16.00	\$2.24		\$34.24	6 weeks	\$ 25.00	\$3.50		\$53.50	42	\$32.00	\$4.48	
367	Handle	1	\$250.00	\$17.50		\$267.50	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
368	Pinion	1	\$1,655.00	\$115.85		\$1,770.85	10 weeks	\$ 1,450.00	\$101.50		\$1,551.50	56		\$0.00	
369	Chain, Turning Gear	1	\$480.00	\$33.60		\$513.60	12 weeks	\$ 475.00	\$33.25		\$508.25	42		\$0.00	
370	Gear (Wheel)	1	\$800.00	\$56.00		\$856.00	8 weeks	\$ 750.00	\$52.50		\$802.50	42		\$0.00	
371	Pressure Switch	1	\$800.00	\$56.00		\$856.00	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
372	Latch	1	\$910.00	\$63.70		\$973.70	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
373	Gasket	1	\$14.00	\$0.98		\$14.98	6 weeks	\$ 20.00	\$1.40		\$21.40	42		\$0.00	
374	Limit Switch	1	\$1,816.00	\$127.12		\$1,943.12	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
375	Latch Arm	1	\$720.00	\$50.40		\$770.40	12 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
376	Lever Link	1	\$2,308.00	\$161.56		\$2,469.56	14 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
377	Washer	4	\$50.00	\$14.00		\$214.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
378	Rod End Bearing	2	\$30.00	\$4.20		\$64.20	4 weeks	\$ 25.00	\$3.50		\$53.50	42	\$90.00	\$12.60	
379	O-Ring	1	\$3.00	\$0.21		\$3.21	6 weeks	\$ 5.00	\$0.35		\$5.35	42		\$0.00	

380	Shaft	1	\$1,800.00	\$126.00		\$1,926.00	8 weeks	\$ 5,600.00	\$392.00		\$5,992.00	84		\$0.00	
381	Retainer	1	\$690.00	\$48.30		\$738.30	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$687.00	\$48.09	
382	Oil Seal	1	\$25.00	\$1.75		\$26.75	4 weeks	\$ 20.00	\$1.40		\$21.40	42		\$0.00	
383	Gasket	1	\$5.00	\$0.35		\$5.35	6 weeks	\$ 32.00	\$2.24		\$34.24	42		\$0.00	
384	Sleeve Assembly	1	\$590.00	\$41.30		\$631.30	10 weeks	\$ 925.00	\$64.75		\$989.75	42	\$525.00	\$36.75	
385	Air Cylinder	1	\$4,730.00	\$331.10		\$5,061.10	14 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
386	Hose Assembly	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
387	Shaft	1	\$550.00	\$38.50		\$588.50	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$257.00	\$17.99	
388	Needle Valve	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
389	Oil-Lite Bushing	2	\$10.00	\$1.40		\$21.40	4 weeks	\$ 10.00	\$1.40		\$21.40	42	\$55.00	\$7.70	
390	O-Ring	2	\$2.00	\$0.28		\$4.28	6 weeks	\$ 15.00	\$2.10		\$32.10	42		\$0.00	
391	Gear, Ring	1	\$8,950.00	\$626.50		\$9,576.50	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
392	Turning Gear Motor	1	\$1,325.00	\$92.75		\$1,417.75	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
393	Solenoid Valve	1	\$3,633.00	\$254.31		\$3,887.31	22 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
394	Solenoid Valve	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
395	Strainer	1	\$7,530.00	\$527.10		\$8,057.10	14 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
396	Gasket	2	\$20.00	\$2.80		\$42.80	6 weeks	\$ 28.00	\$3.92		\$59.92	42		\$0.00	
397	Valve	1	\$5,275.00	\$369.25		\$5,644.25	14 weeks	\$ 3,450.00	\$241.50		\$3,691.50	42		\$0.00	
398	Spring	1	\$700.00	\$49.00		\$749.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
399	Nozzle Plate	1	\$20,550.00	\$1,438.50		\$21,988.50	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	

400	Bucket Wheel	1	\$28,200.00	\$1,974.00		\$30,174.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
401	Pin,Dowel	1	\$50.00	\$3.50		\$53.50	12 weeks	\$ 5.00	\$0.35		\$5.35	42	\$17.00	\$1.19	
402	Key	1	\$200.00	\$14.00		\$214.00	8 weeks	\$ 375.00	\$26.25		\$401.25	42		\$0.00	
403	Nut, Hvy Hex	1	\$6.00	\$0.42		\$6.42	12 weeks	\$ 10.00	\$0.70		\$10.70	42	\$48.00	\$3.36	
404	Lockwasher	1	\$80.00	\$5.60		\$85.60	8 weeks	\$ 125.00	\$8.75		\$133.75	42	\$15.00	\$1.05	
405	Bypass Valve Assembly	1	\$7,500.00	\$525.00		\$8,025.00	10 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
406	Locknut	1	\$520.00	\$36.40		\$556.40	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
407	Stud, Bottoming	8	\$20.00	\$11.20		\$171.20	14 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
408	Nut, Hvy Hex	8	\$3.00	\$1.68		\$25.68	12 weeks	\$ 8.00	\$4.48		\$68.48	42	\$35.00	\$19.60	
409	Screw, Soc Hd Cap	8	\$1.00	\$0.56		\$8.56	6 weeks	\$ 5.00	\$2.80		\$42.80	STK	\$42.00	\$23.52	
410	Bearing, Thrust	1	\$1,600.00	\$112.00		\$1,712.00	10 weeks	\$ 1,250.00	\$87.50		\$1,337.50	56	\$835.00	\$58.45	
411	Bearing	1	\$2,596.00	\$181.72		\$2,777.72	12 weeks	\$ 1,375.00	\$96.25		\$1,471.25	56	\$1,075.00	\$75.25	
412	Shaft	1	\$2,610.00	\$182.70		\$2,792.70	8 weeks	\$ 1,950.00	\$136.50		\$2,086.50	42	\$2,750.00	\$192.50	
413	Bearing	1	\$3,200.00	\$224.00		\$3,424.00	12 weeks	\$ 1,695.00	\$118.65		\$1,813.65	56	\$1,220.00	\$85.40	
414	Impeller	1	\$15,520.00	\$1,086.40		\$16,606.40	22 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
415	Seal Ring	1	\$1,182.00	\$82.74		\$1,264.74	8 weeks	\$ 1,275.00	\$89.25		\$1,364.25	42		\$0.00	
416	Seal Ring	1	\$1,150.00	\$80.50		\$1,230.50	8 weeks	\$ 1,200.00	\$84.00		\$1,284.00	42		\$0.00	
417	Acorn Nut	1	\$900.00	\$63.00		\$963.00	8 weeks	\$ 450.00	\$31.50		\$481.50	42		\$0.00	
418	Key	1	\$200.00	\$14.00		\$214.00	8 weeks	\$ 395.00	\$27.65		\$422.65	42		\$0.00	
419	Ring, Retaining	1	\$360.00	\$25.20		\$385.20	8 weeks	\$ 450.00	\$31.50		\$481.50	42		\$0.00	

420	Oil Tank Sight Glass	2	\$17.00	\$2.38		\$36.38	4 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
421	Extraction Relay Dump Valve	0	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	NO BID	\$0.00	\$0.00	\$0.00
422	Gasket	1	\$12.00	\$0.84		\$12.84	6 weeks	\$ 3.00	\$0.21		\$3.21	STK		\$0.00	
423	Piston	1	\$380.00	\$26.60		\$406.60	8 weeks	\$ 875.00	\$61.25		\$936.25	42		\$0.00	
424	Piston Ring	1	\$180.00	\$12.60		\$192.60	8 weeks	\$ 120.00	\$8.40		\$128.40	STK		\$0.00	
425	Spring	1	\$450.00	\$31.50		\$481.50	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
426	Shaft	1	\$1,440.00	\$100.80		\$1,540.80	8 weeks	\$ 1,200.00	\$84.00		\$1,284.00	42		\$0.00	
427	Key	1	\$250.00	\$17.50		\$267.50	8 weeks	\$ 395.00	\$27.65		\$422.65	42		\$0.00	
428	Gasket	1	\$5.00	\$0.35		\$5.35	6 weeks	\$ 10.00	\$0.70		\$10.70	STK		\$0.00	
429	Gasket	1	\$10.00	\$0.70		\$10.70	6 weeks	\$ 35.00	\$2.45		\$37.45	42		\$0.00	
430	Bellows	1	\$7,420.00	\$519.40		\$7,939.40	8 weeks	\$ 4,500.00	\$315.00		\$4,815.00	56		\$0.00	
431	Valve	1	\$960.00	\$67.20		\$1,027.20	10 weeks	\$ 1,150.00	\$80.50		\$1,230.50	42		\$0.00	
432	Gasket	1	\$10.00	\$0.70		\$10.70	6 weeks	\$ 12.00	\$0.84		\$12.84	STK		\$0.00	
433	Gasket	1	\$13.00	\$0.91		\$13.91	6 weeks	\$ 15.00	\$1.05		\$16.05	STK		\$0.00	
434	Gasket	1	\$34.00	\$2.38		\$36.38	6 weeks	\$ 40.00	\$2.80		\$42.80	42		\$0.00	
435	Impeller	1	\$18,000.00	\$1,260.00		\$19,260.00	22 weeks	\$ 14,900.00	\$1,043.00		\$15,943.00	STK		\$0.00	
436	Key	1	\$200.00	\$14.00		\$214.00	8 weeks	\$ 395.00	\$27.65		\$422.65	42		\$0.00	
437	Pin	1	\$410.00	\$28.70		\$438.70	8 weeks	\$ 750.00	\$52.50		\$802.50	42	\$12.00	\$0.84	
438	Seal Ring	1	\$1,192.00	\$83.44		\$1,275.44	8 weeks	\$ 595.00	\$41.65		\$636.65	STK		\$0.00	
439	Impeller Nut	1	\$566.00	\$39.62		\$605.62	10 weeks	\$ 535.00	\$37.45		\$572.45	42		\$0.00	

440	Screw	1	\$864.00	\$60.48		\$924.48	8 weeks	\$ 1.00	\$0.07		\$1.07		\$297.00	\$20.79	
441	Ball	1	\$2.00	\$0.14		\$2.14	4 weeks	\$ 1.00	\$0.07		\$1.07			\$0.00	
442	Gasket	1	\$66.00	\$4.62		\$70.62	6 weeks	\$ 110.00	\$7.70		\$117.70	42		\$0.00	
443	Orifice	1		\$0.00		\$0.00		\$ 1.00	\$0.07		\$1.07			\$0.00	
444	Trigger	1	\$1,600.00	\$112.00		\$1,712.00	8 weeks	\$ 1.00	\$0.07		\$1.07			\$0.00	
445	Spring	1	\$1,430.00	\$100.10		\$1,530.10	8 weeks	\$ 995.00	\$69.65		\$1,064.65	42		\$0.00	
446	Pin	1	\$400.00	\$28.00		\$428.00	8 weeks	\$ 375.00	\$26.25		\$401.25	42	\$110.00	\$7.70	
447	Valve, Pilot	1	\$4,930.00	\$345.10		\$5,275.10	8 weeks	\$ 3,395.00	\$237.65		\$3,632.65	42		\$0.00	
448	Pin	1	\$280.00	\$19.60		\$299.60	6 weeks	\$ 1.00	\$0.07		\$1.07		\$15.00	\$1.05	
449	Spring	1	\$600.00	\$42.00		\$642.00	8 weeks	\$ 975.00	\$68.25		\$1,043.25	56		\$0.00	
450	Spring	1	\$420.00	\$29.40		\$449.40	8 weeks	\$ 650.00	\$45.50		\$695.50			\$0.00	
451	Rod, Trip	1	\$640.00	\$44.80		\$684.80	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
452	Bell Crank	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
453	Bell Crank	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
454	Pin, Taper	1	\$35.00	\$2.45		\$37.45	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
455	Pin	1	\$654.00	\$45.78		\$699.78	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
456	Pin	1	\$406.00	\$28.42		\$434.42	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
457	Spacer	2	\$145.00	\$20.30		\$310.30	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$125.00	\$17.50	
458	Collar	2	\$250.00	\$35.00		\$535.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
459	Knuckle	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	

460	Rod, Piston	1	\$1,350.00	\$94.50		\$1,444.50	8 weeks	\$ 1,550.00	\$108.50		\$1,658.50	42		\$0.00	
461	Piston	1	\$9,770.00	\$683.90		\$10,453.90	12 weeks	\$ 11,900.00	\$833.00		\$12,733.00	56		\$0.00	
462	Piston Ring	2	\$210.00	\$29.40		\$449.40	8 weeks	\$ 145.00	\$20.30		\$310.30	42		\$0.00	
463	Pin, Ball	1	\$1,250.00	\$87.50		\$1,337.50	8 weeks	\$ 1,800.00	\$126.00		\$1,926.00	42		\$0.00	
464	Seat, Ball	1	\$1,012.00	\$70.84		\$1,082.84	8 weeks	\$ 975.00	\$68.25		\$1,043.25	42		\$0.00	
465	Seat, Ball	1	\$2,700.00	\$189.00		\$2,889.00	8 weeks	\$ 1,345.00	\$94.15		\$1,439.15	42		\$0.00	
466	Bushing	1	\$1,785.00	\$124.95		\$1,909.95	10 weeks	\$ 1,750.00	\$122.50		\$1,872.50	42		\$0.00	
467	Spring	1	\$1,100.00	\$77.00		\$1,177.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
468	Spring	1	\$1,100.00	\$77.00		\$1,177.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
469	Spring Plate	1	\$2,400.00	\$168.00		\$2,568.00	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
470	Valve, Pilot	1	\$4,900.00	\$343.00		\$5,243.00	8 weeks	\$ 4,800.00	\$336.00		\$5,136.00	42		\$0.00	
471	Bushing	1	\$7,260.00	\$508.20		\$7,768.20	8 weeks	\$ 4,500.00	\$315.00		\$4,815.00	42		\$0.00	
472	Nut	1	\$792.00	\$55.44		\$847.44	8 weeks	\$.00	\$0.00		\$0.00			\$0.00	
473	Collar	1	\$310.00	\$21.70		\$331.70	8 weeks	\$ 400.00	\$28.00		\$428.00	42		\$0.00	
474	Rod	1	\$6,950.00	\$486.50		\$7,436.50	8 weeks	\$.00	\$0.00		\$0.00			\$0.00	
475	Stop	1	\$855.00	\$59.85		\$914.85	8 weeks	\$ 1,050.00	\$73.50		\$1,123.50	42		\$0.00	
476	Spacer	1	\$190.00	\$13.30		\$203.30	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$125.00	\$8.75	
477	Pin	1	\$75.00	\$5.25		\$80.25	6 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
478	Dust Cap	1	\$42.00	\$2.94		\$44.94	4 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
479	Gasket	1	\$48.00	\$3.36		\$51.36	6 weeks	\$ 60.00	\$4.20		\$64.20	42		\$0.00	

480	Retainer	1	\$330.00	\$23.10		\$353.10	8 weeks	\$.00	\$0.00		\$0.00			\$0.00	
481	Klosure	1	\$125.00	\$8.75		\$133.75	4 weeks	\$ 30.00	\$2.10		\$32.10	42		\$78.00	\$5.46
482	Gasket	1	\$48.00	\$3.36		\$51.36	6 weeks	\$ 60.00	\$4.20		\$64.20	42		\$38.00	\$2.66
483	Spring	1	\$700.00	\$49.00		\$749.00	8 weeks	\$ 925.00	\$64.75		\$989.75	56			\$0.00
484	Spring Plate	1	\$368.00	\$25.76		\$393.76	8 weeks	\$.00	\$0.00		\$0.00	NO BID			\$0.00
485	Retainer	1	\$550.00	\$38.50		\$588.50	8 weeks	\$.00	\$0.00		\$0.00	NO BID			\$0.00
486	Klosure	1	\$82.00	\$5.74		\$87.74	4 weeks	\$ 72.00	\$5.04		\$77.04	42		\$72.00	\$5.04
487	Gasket	1	\$55.00	\$3.85		\$58.85	6 weeks	\$.00	\$0.00		\$0.00	NO BID			\$0.00
488	Gasket	1	\$34.00	\$2.38		\$36.38	6 weeks	\$ 49.00	\$3.43		\$52.43	42			\$0.00
489	Valve, Solenoid	1	\$50,680.00	\$3,547.60		\$54,227.60	30 weeks	\$ 29,000.00	\$2,030.00		\$31,030.00	140			\$0.00
490	TE Bearing Lining	1	\$25,431.00	\$1,780.17		\$27,211.17	18 weeks	\$ 19,150.00	\$1,340.50		\$20,490.50	105		\$14,955.00	\$1,046.85
491	CE Bearing Lining	1	\$27,135.00	\$1,899.45		\$29,034.45	18 weeks	\$ 19,800.00	\$1,386.00		\$21,186.00	105		\$15,835.00	\$1,108.45
492	Outer Oil Deflector	1	\$8,900.00	\$623.00		\$9,523.00	12 weeks	\$ 8,500.00	\$595.00		\$9,095.00	42		\$7,520.00	\$526.40
493	TE H2 Seal Ring	1	\$5,000.00	\$350.00		\$5,350.00	8 weeks	\$ 3,850.00	\$269.50		\$4,119.50	42		\$4,350.00	\$304.50
494	TE H2 Seal Ring Spring	2	\$450.00	\$63.00		\$963.00	8 weeks	\$ 135.00	\$18.90		\$288.90	STK		\$225.00	\$31.50
495	TE H2 Seal Ring Oil Deflector	1	\$3,780.00	\$264.60		\$4,044.60	12 weeks	\$ 3,100.00	\$217.00		\$3,317.00	70		\$2,165.00	\$151.55
496	Inner Oil Deflector	1	\$8,000.00	\$560.00		\$8,560.00	12 weeks	\$ 6,800.00	\$476.00		\$7,276.00	42		\$6,900.00	\$483.00
497	RTD Cable Assembly	1		\$0.00		\$0.00		\$ 450.00	\$31.50		\$481.50	42			\$0.00
498	Inner Oil Deflector	1	\$8,000.00	\$560.00		\$8,560.00	12 weeks	\$ 6,800.00	\$476.00		\$7,276.00	42			\$0.00
499	CE H2 Seal Ring Oil Deflector	1	\$3,780.00	\$264.60		\$4,044.60	12 weeks	\$ 3,100.00	\$217.00		\$3,317.00	70			\$0.00

500	CE H2 Seal Ring	1	\$5,000.00	\$350.00		\$5,350.00	8 weeks	\$ 3,850.00	\$269.50		\$4,119.50	42		\$0.00	
501	CE H2 Seal Ring Spring	2	\$450.00	\$63.00		\$963.00	8 weeks	\$ 135.00	\$18.90		\$288.90	STK		\$0.00	
502	Outer Oil Deflector	1	\$8,900.00	\$623.00		\$9,523.00	12 weeks	\$ 8,500.00	\$595.00		\$9,095.00	42		\$0.00	
503	RTD Cable Assembly	1		\$0.00		\$0.00		\$ 450.00	\$31.50		\$481.50	42		\$0.00	
504	Insulated Bolt and Washer Set	31	\$212.00	\$460.04		\$7,032.04	6 weeks	\$ 90.00	\$195.30		\$2,985.30	42	\$275.00	\$596.75	
505	CO2 Pressure Regulator	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
506	H2 Control Manifold and Valves	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
507	Switch, High Pressure	2		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
508	Switch, Low Pressure	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
509	CO2 Manifold	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
510	Float Trap	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
511	Sight Glass	1	\$109.00	\$7.63		\$116.63	14 weeks	\$ 125.00	\$8.75		\$133.75	42		\$0.00	
512	Remote Purity Indicator	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
513	Governor, Differential	1	\$31,332.00	\$2,193.24		\$33,525.24	20 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
514	Differential Gov Overhaul Kit	1	\$10,265.00	\$718.55		\$10,983.55	20 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
515	Differential Pressure Gauge	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
516	Flow Meter	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
517	Differential Pressure Control Switch	2		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
518	Filter Element	4	\$125.00	\$35.00		\$535.00	6 weeks	\$ 65.00	\$18.20		\$278.20	42		\$0.00	
519	Filter Cover Gasket	2	\$20.00	\$2.80		\$42.80	6 weeks	\$ 25.00	\$3.50		\$53.50	42		\$0.00	

520	Pressure Gauge	1	\$975.00	\$68.25		\$1,043.25	20 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
521	Flow Meter	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
522	Adapter Plate	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
523	Fan Differential Pressure Gauge	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
524	H2 Purifier	3		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
525	H2 Moisture Indicator	3		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
526	Flow Meter	1		\$0.00		\$0.00		\$.00	\$0.00		\$0.00	NO BID		\$0.00	
527	Cooler Clamp Plate Tubesheet Gasket	4	\$132.00	\$36.96		\$564.96	6 weeks	\$ 145.00	\$40.60		\$620.60	42		\$0.00	
528	Cooler Clamp Plate -to-H2 Cooler Gasket	4	\$132.00	\$36.96		\$564.96	6 weeks	\$ 145.00	\$40.60		\$620.60	42		\$0.00	
529	Cooler Clamp Plate /Gen Frame Gasket	4	\$100.00	\$28.00		\$428.00	6 weeks	\$ 165.00	\$46.20		\$706.20	42	\$156.00	\$43.68	
530	Cooler Clamp Plate/ Gen Frame Gasket	4	\$100.00	\$28.00		\$428.00	6 weeks	\$ 165.00	\$46.20		\$706.20	42	\$156.00	\$43.68	
531	Cooler Side Seal	8	\$88.00	\$49.28		\$753.28	6 weeks	\$ 195.00	\$109.20		\$1,669.20	42		\$0.00	
532	Inlet / Outlet Waterbox Gasket	4	\$450.00	\$126.00		\$1,926.00	6 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
533	Return Header Gasket	4	\$450.00	\$126.00		\$1,926.00	6 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
534	Pin	1	\$50.00	\$3.50		\$53.50	14 weeks	\$.00	\$0.00		\$0.00	NO BID	\$17.00	\$1.19	
535	Pin	2	\$50.00	\$7.00		\$107.00	14 weeks	\$.00	\$0.00		\$0.00	NO BID	\$17.00	\$2.38	
536	Pin	1	\$80.00	\$5.60		\$85.60	14 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
537	Pin	1	\$1.00	\$0.07		\$1.07	6 weeks	\$ 5.00	\$0.35		\$5.35	STK	\$17.00	\$1.19	
538	Pin	2	\$160.00	\$22.40		\$342.40	8 weeks	\$.00	\$0.00		\$0.00	NO BID	\$55.00	\$7.70	
539	Pin Roll	2	\$20.00	\$2.80		\$42.80	14 weeks	\$ 3.00	\$0.42		\$6.42	STK		\$0.00	

540	Pin Roll	1	\$2.00	\$0.14		\$2.14	4 weeks	\$ 3.00	\$0.21		\$3.21	STK		\$0.00	
541	Pin Dowel	6	\$8.00	\$3.36		\$51.36	4 weeks	\$ 5.00	\$2.10		\$32.10	STK	\$17.00	\$7.14	
542	Washer	2	\$2.00	\$0.28		\$4.28	4 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
543	Rod	1	\$340.00	\$23.80		\$363.80	8 weeks	\$ 750.00	\$52.50		\$802.50	42		\$0.00	
544	Nut	1	\$500.00	\$35.00		\$535.00	4 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
545	Nut	1	\$5.00	\$0.35		\$5.35	4 weeks	\$ 5.00	\$0.35		\$5.35	STK		\$0.00	
546	Washer	1	\$2.00	\$0.14		\$2.14	4 weeks	\$ 5.00	\$0.35		\$5.35	42		\$0.00	
547	Pin	1	\$830.00	\$58.10		\$888.10	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
548	Bucket Kit	1	\$63,754.00	\$4,462.78		\$68,216.78	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
549	Bucket Kit	1	\$69,262.00	\$4,848.34		\$74,110.34	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
550	Bucket Kit	1	\$70,542.00	\$4,937.94		\$75,479.94	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
551	Bucket Kit	1	\$73,030.00	\$5,112.10		\$78,142.10	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
552	Bucket Kit	1	\$75,296.00	\$5,270.72		\$80,566.72	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	
553	Bucket Kit	1	\$77,874.00	\$5,451.18		\$83,325.18	8 weeks	\$.00	\$0.00		\$0.00	NO BID		\$0.00	

\$1,641,196.00 \$130,416.30
estimated
freight
Total \$1,993,506.30
\$28,406.95
\$2,021,913.25

\$538,488.00 \$47,881.05
\$731,896.05

\$178,137.50 \$18,518.26
NO TAX
AMOUNT

EPAIR SERVICE

ALIN MACHINING CO., INC. dba POWER PLANT SERVICES

EXTENDED PRICE	Lead Time
\$0.00	NO BID
\$18,468.20	16-18 weeks
\$6,794.50	16-18 weeks
\$6,901.50	16-18 weeks
\$8,239.00	16-18 weeks
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	
\$0.00	

UNIT PRICE	TAX (7%)	NON-TAXABLE FREIGHT	EXTENDED PRICE	Lead Time
\$0.00	\$0.00		\$0.00	Recommend To Reverse
\$0.00	\$0.00		\$0.00	Recommend To Reverse
\$7,000.00	\$490.00		\$7,490.00	100 Days
\$7,225.00	\$505.75		\$7,730.75	100 Days
\$8,700.00	\$609.00		\$9,309.00	100 Days
\$1,650.00	\$115.50		\$1,765.50	14 Days
\$45.00	\$6.30		\$96.30	14 Days
\$15.00	\$6.30		\$96.30	14 Days
\$18.00	\$1.26		\$19.26	14 Days
\$2.00	\$0.14		\$2.14	14 Days
\$1,925.00	\$134.75		\$2,059.75	14 Days
\$45.00	\$6.30		\$96.30	14 Days
\$15.00	\$6.30		\$96.30	14 Days
\$18.00	\$1.26		\$19.26	14 Days
\$2.00	\$0.14		\$2.14	14 Days
\$2,010.00	\$140.70		\$2,150.70	14 Days
\$45.00	\$6.30		\$96.30	14 Days
\$15.00	\$6.30		\$96.30	14 Days
\$18.00	\$1.26		\$19.26	14 Days

\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,010.00	\$140.70		\$2,150.70	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,125.00	\$148.75		\$2,273.75	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,125.00	\$148.75		\$2,273.75	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,125.00	\$148.75		\$2,273.75	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days

\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,125.00	\$148.75		\$2,273.75	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,145.00	\$150.15		\$2,295.15	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,010.00	\$140.70		\$2,150.70	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,125.00	\$148.75		\$2,273.75	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$1,925.00	\$134.75		\$2,059.75	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days

\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,010.00	\$140.70		\$2,150.70	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$1,815.00	\$127.05		\$1,942.05	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$1,815.00	\$127.05		\$1,942.05	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$1,925.00	\$134.75		\$2,059.75	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$1,600.00	\$112.00		\$1,712.00	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$1,650.00	\$115.50		\$1,765.50	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$2,110.00	\$147.70		\$2,257.70	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$2,150.00	\$150.50		\$2,300.50	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days

\$0.00		\$2,150.00	\$150.50		\$2,300.50	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$2,110.00	\$147.70		\$2,257.70	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$2,110.00	\$147.70		\$2,257.70	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$2,250.00	\$157.50		\$2,407.50	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$2,395.00	\$167.65		\$2,562.65	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$2,300.00	\$161.00		\$2,461.00	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days
\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$0.00		\$1,925.00	\$134.75		\$2,059.75	14 Days
\$0.00		\$45.00	\$6.30		\$96.30	14 Days

\$0.00		\$15.00	\$6.30		\$96.30	14 Days
\$0.00		\$18.00	\$1.26		\$19.26	14 Days
\$0.00		\$2.00	\$0.14		\$2.14	14 Days
\$2,003.04	5-6 weeks	\$75.00	\$94.50		\$1,444.50	28 Days
\$539.28	5-6 weeks	\$250.00	\$52.50		\$802.50	28 Days
\$2,336.88	5-6 weeks	\$250.00	\$227.50		\$3,477.50	28 Days
\$1,883.20	5-6 weeks	\$12.00	\$33.60		\$513.60	Stock
\$0.00		\$38.00	\$106.40		\$1,626.40	Stock
\$941.60	5-6 weeks	\$15.00	\$42.00		\$642.00	Stock
\$2,471.70	5-6 weeks	\$115.00	\$48.30		\$738.30	28 Days
\$0.00		\$40.00	\$16.80		\$256.80	28 Days
\$301.74	5-6 weeks	\$20.00	\$8.40		\$128.40	28 Days
\$0.00		\$40.00	\$16.80		\$256.80	Stock
\$141.24	5-6 weeks	\$15.00	\$6.30		\$96.30	Stock
\$2,471.70	5-6 weeks	\$115.00	\$48.30		\$738.30	28 Days
\$0.00		\$40.00	\$16.80		\$256.80	Stock
\$314.58	5-6 weeks	\$28.00	\$11.76		\$179.76	Stock
\$0.00		\$45.00	\$18.90		\$288.90	Stock
\$205.44	5-6 weeks	\$20.00	\$8.40		\$128.40	Stock
\$423.72	5-6 weeks	\$65.00	\$18.20		\$278.20	28 Days

\$0.00		\$85.00	\$95.20		\$1,455.20	28 Days
\$0.00		\$9.00	\$9.45		\$144.45	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$95.20		\$1,455.20	28 Days
\$0.00		\$8.00	\$8.40		\$128.40	28 Days
\$0.00		\$8.00	\$0.56		\$8.56	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$95.20		\$1,455.20	28 Days
\$0.00		\$9.00	\$9.45		\$144.45	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$107.10		\$1,637.10	28 Days
\$0.00		\$9.00	\$10.71		\$163.71	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$95.20		\$1,455.20	28 Days
\$0.00		\$8.00	\$8.40		\$128.40	28 Days
\$0.00		\$8.00	\$0.56		\$8.56	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$0.00		\$85.00	\$107.10		\$1,637.10	28 Days
\$0.00		\$9.00	\$10.71		\$163.71	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$107.10		\$1,637.10	28 Days
\$0.00		\$9.00	\$10.71		\$163.71	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$107.10		\$1,637.10	28 Days
\$0.00		\$8.00	\$9.52		\$145.52	28 Days
\$0.00		\$8.00	\$0.56		\$8.56	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$119.00		\$1,819.00	28 Days
\$0.00		\$9.00	\$11.97		\$182.97	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$119.00		\$1,819.00	28 Days
\$0.00		\$9.00	\$11.97		\$182.97	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$0.00		\$85.00	\$142.80		\$2,182.80	28 Days
\$0.00		\$9.00	\$14.49		\$221.49	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$154.70		\$2,364.70	28 Days
\$0.00		\$9.00	\$15.75		\$240.75	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$166.60		\$2,546.60	28 Days
\$0.00		\$9.00	\$17.01		\$260.01	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$190.40		\$2,910.40	28 Days
\$0.00		\$9.00	\$19.53		\$298.53	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$202.30		\$3,092.30	28 Days
\$0.00		\$9.00	\$20.79		\$317.79	28 Days
\$0.00		\$9.00	\$0.63		\$9.63	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$14,850.00	\$1,039.50		\$15,889.50	28 Days
\$1,792.25	5-6 weeks	\$1,040.00	\$72.80		\$1,112.80	28 Days
\$1,765.50	5-6 weeks	\$98.00	\$41.16		\$629.16	28 Days
\$0.00		\$25.00	\$10.50		\$160.50	28 Days
\$0.00		\$145.00	\$81.20		\$1,241.20	28 Days
\$547.84	5-6 weeks	\$25.00	\$14.00		\$214.00	28 Days
\$0.00		\$225.00	\$141.75		\$2,166.75	28 Days
\$0.00		\$205.00	\$258.30		\$3,948.30	28 Days
\$18.19	5-6 weeks	\$65.00	\$4.55		\$69.55	28 Days
\$497.55	5-6 weeks	\$100.00	\$21.00		\$321.00	28 Days
\$3,482.85	5-6 weeks	\$4,200.00	\$294.00		\$4,494.00	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$393.76	5-6 weeks	\$85.00	\$23.80		\$363.80	28 Days
\$8,774.00	5-6 weeks	\$8,450.00	\$591.50		\$9,041.50	28 Days
\$1,872.50	5-6 weeks	\$835.00	\$58.45		\$893.45	28 Days
\$374.50	5-6 weeks	\$385.00	\$26.95		\$411.95	28 Days
\$0.00		\$3,990.00	\$279.30		\$4,269.30	28 Days
\$1,872.50	5-6 weeks	\$1,380.00	\$96.60		\$1,476.60	28 Days
\$9.63	5-6 weeks	\$30.00	\$2.10		\$32.10	28 Days

\$0.00		\$1,900.00	\$133.00		\$2,033.00	28 Days
\$111.28	5-6 weeks	\$26.00	\$3.64		\$55.64	28 Days
\$2,749.90	5-6 weeks	\$1,900.00	\$133.00		\$2,033.00	28 Days
\$424.79	5-6 weeks	\$295.00	\$20.65		\$315.65	Stock
\$26.75	5-6 weeks	\$365.00	\$25.55		\$390.55	35 Days
\$155.15	5-6 weeks	\$60.00	\$4.20		\$64.20	Stock
\$104.86	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$250.00	\$35.00		\$535.00	28 Days
\$0.00		\$34.00	\$2.38		\$36.38	32 Days
\$0.00		\$10,350.00	\$724.50		\$11,074.50	35 Days
\$0.00		\$1,395.00	\$195.30		\$2,985.30	28 Days
\$0.00		\$740.00	\$51.80		\$791.80	49 Days
\$0.00		\$8,900.00	\$623.00		\$9,523.00	35 Days
\$16.05	5-6 weeks	\$65.00	\$4.55		\$69.55	28 Days
\$0.00		\$29.00	\$2.03		\$31.03	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$350.00	\$24.50		\$374.50	49 Days
\$0.00		\$22.00	\$1.54		\$23.54	32 Days

\$0.00		\$18.00	\$1.26		\$19.26	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$7,695.00	\$538.65		\$8,233.65	35 Days
\$0.00		\$525.00	\$110.25		\$1,685.25	35 Days
\$0.00		\$48.00	\$3.36		\$51.36	32 Days
\$13,963.50	5-6 weeks	\$1,530.00	\$642.60		\$9,822.60	28 Days
\$13,963.50	5-6 weeks	\$1,530.00	\$642.60		\$9,822.60	28 Days
\$3,973.98	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$1,155.60	5-6 weeks	\$38.00	\$63.84		\$975.84	28 Days
\$11,235.00	5-6 weeks	\$1,050.00	\$441.00		\$6,741.00	28 Days
\$11,235.00	5-6 weeks	\$1,050.00	\$441.00		\$6,741.00	28 Days
\$1,264.74	5-6 weeks	\$60.00	\$25.20		\$385.20	28 Days
\$1,271.16	5-6 weeks	\$80.00	\$33.60		\$513.60	28 Days
\$269.64	5-6 weeks	\$9.00	\$3.78		\$57.78	Stock
\$0.00		\$225.00	\$94.50		\$1,444.50	49 Days
\$0.00		\$415.00	\$174.30		\$2,664.30	28 Days
\$5,617.50	5-6 weeks	\$555.00	\$233.10		\$3,563.10	28 Days
\$0.00	5-6 weeks	\$77.00	\$32.34		\$494.34	49 Days
\$2,054.40	5-6 weeks	\$52.00	\$21.84		\$333.84	28 Days
\$1,842.54	5-6 weeks	\$470.00	\$197.40		\$3,017.40	35 Days

\$577.80	5-6 weeks	\$35.00	\$29.40		\$449.40	28 Days
\$419.44	5-6 weeks	\$38.00	\$10.64		\$162.64	Stock
\$231.12	5-6 weeks	\$25.00	\$10.50		\$160.50	28 Days
\$353.10	5-6 weeks	\$60.00	\$50.40		\$770.40	28 Days
\$1,200.54	5-6 weeks	\$75.00	\$31.50		\$481.50	28 Days
\$1,649.94	5-6 weeks	\$110.00	\$46.20		\$706.20	28 Days
\$0.00		\$30.00	\$25.20		\$385.20	28 Days
\$3,076.25	5-6 weeks	\$1,610.00	\$112.70		\$1,722.70	35 Days
\$1,808.30	5-6 weeks	\$1,290.00	\$90.30		\$1,380.30	35 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$205.44	5-6 weeks	\$85.00	\$23.80		\$363.80	28 Days
\$0.00		\$465.00	\$32.55		\$497.55	49 Days
\$0.00		\$245.00	\$17.15		\$262.15	49 Days
\$342.40	5-6 weeks	\$52.00	\$3.64		\$55.64	28 Days
\$48.15	5-6 weeks	\$21.00	\$1.47		\$22.47	28 Days
\$508.25	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$35.00	\$4.90		\$74.90	28 Days
\$209.72	5-6 weeks	\$38.00	\$5.32		\$81.32	Stock
\$307.09	5-6 weeks	\$355.00	\$24.85		\$379.85	35 Days
\$58.85	5-6 weeks	\$60.00	\$8.40		\$128.40	28 Days

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$2,808.75	5-6 weeks	\$1,790.00	\$125.30		\$1,915.30	28 Days
\$0.00		\$2,600.00	\$182.00		\$2,782.00	28 Days
\$283.55	5-6 weeks	\$75.00	\$5.25		\$80.25	28 Days
\$2,300.50	5-6 weeks	\$1,590.00	\$111.30		\$1,701.30	28 Days
\$2,808.75	5-6 weeks	\$1,790.00	\$125.30		\$1,915.30	28 Days
\$0.00		\$2,600.00	\$182.00		\$2,782.00	28 Days
\$283.55	5-6 weeks	\$75.00	\$5.25		\$80.25	28 Days
\$2,300.50	5-6 weeks	\$1,590.00	\$111.30		\$1,701.30	28 Days
\$2,808.75	5-6 weeks	\$1,790.00	\$125.30		\$1,915.30	28 Days
\$0.00		\$2,600.00	\$182.00		\$2,782.00	28 Days
\$283.55	5-6 weeks	\$75.00	\$5.25		\$80.25	28 Days
\$2,300.50	5-6 weeks	\$1,590.00	\$111.30		\$1,701.30	28 Days
\$2,808.75	5-6 weeks	\$1,790.00	\$125.30		\$1,915.30	28 Days
\$0.00		\$2,600.00	\$182.00		\$2,782.00	28 Days
\$283.55	5-6 weeks	\$75.00	\$5.25		\$80.25	28 Days
\$2,300.50	5-6 weeks	\$1,590.00	\$111.30		\$1,701.30	28 Days
\$2,648.25	5-6 weeks	\$1,380.00	\$96.60		\$1,476.60	28 Days
\$0.00		\$2,600.00	\$182.00		\$2,782.00	28 Days
\$283.55	5-6 weeks	\$75.00	\$5.25		\$80.25	28 Days

\$2,300.50	5-6 weeks	\$1,585.00	\$110.95		\$1,695.95	28 Days
\$2,541.25	5-6 weeks	\$1,900.00	\$133.00		\$2,033.00	28 Days
\$0.00		\$2,600.00	\$182.00		\$2,782.00	28 Days
\$283.55	5-6 weeks	\$75.00	\$5.25		\$80.25	28 Days
\$2,300.50	5-6 weeks	\$1,700.00	\$119.00		\$1,819.00	28 Days
\$3,076.25	5-6 weeks	\$1,780.00	\$124.60		\$1,904.60	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$283.55	5-6 weeks	\$250.00	\$17.50		\$267.50	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$1,800.00	\$126.00		\$1,926.00	28 Days
\$19.26	5-6 weeks	\$20.00	\$2.80		\$42.80	28 Days
\$9.63	5-6 weeks	\$95.00	\$6.65		\$101.65	28 Days
\$0.00		\$980.00	\$137.20		\$2,097.20	28 Days
\$0.00		\$125.00	\$8.75		\$133.75	28 Days
\$36.38	5-6 weeks	\$35.00	\$4.90		\$74.90	28 Days
\$19.26	5-6 weeks	\$25.00	\$3.50		\$53.50	28 Days
\$0.00		\$375.00	\$105.00		\$1,605.00	28 Days
\$0.00		\$195.00	\$27.30		\$417.30	28 Days
\$0.00		\$800.00	\$112.00		\$1,712.00	28 Days

\$1,840.40	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$235.00	\$32.90		\$502.90	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$645.00	\$45.15		\$690.15	56 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$363.80	5-6 weeks	\$95.00	\$33.25		\$508.25	28 Days
\$2,003.04	5-6 weeks	\$75.00	\$94.50		\$1,444.50	21 Days
\$0.00		\$30.00	\$4.20		\$64.20	32 Days
\$0.00		\$30.00	\$4.20		\$64.20	32 Days
\$0.00		\$50.00	\$7.00		\$107.00	32 Days
\$0.00		\$12.00	\$1.68		\$25.68	32 Days
\$0.00		\$110.00	\$92.40		\$1,412.40	28 Days
\$1,258.32	5-6 weeks	\$75.00	\$63.00		\$963.00	32 Days
\$0.00		\$215.00	\$45.15		\$690.15	32 Days
\$0.00		\$98.00	\$54.88		\$838.88	32 Days
\$753.28	5-6 weeks	\$55.00	\$30.80		\$470.80	28 Days

\$0.00		\$68.00	\$14.28		\$218.28	28 Days
\$0.00		\$10.00	\$2.10		\$32.10	32 Days
\$0.00		\$275.00	\$19.25		\$294.25	28 Days
\$0.00		\$120.00	\$16.80		\$256.80	Stock
\$0.00		\$305.00	\$21.35		\$326.35	28 Days
\$0.00		\$120.00	\$16.80		\$256.80	Stock
\$0.00		\$305.00	\$21.35		\$326.35	28 Days
\$0.00		\$120.00	\$33.60		\$513.60	Stock
\$0.00		\$305.00	\$21.35		\$326.35	28 Days
\$0.00		\$120.00	\$16.80		\$256.80	Stock
\$0.00		\$165.00	\$57.75		\$882.75	28 Days
\$0.00		\$120.00	\$84.00		\$1,284.00	28 Days
\$0.00		\$170.00	\$11.90		\$181.90	28 Days
\$0.00		\$120.00	\$8.40		\$128.40	28 Days
\$0.00		\$160.00	\$11.20		\$171.20	28 Days
\$0.00		\$120.00	\$8.40		\$128.40	28 Days
\$0.00		\$160.00	\$11.20		\$171.20	28 Days
\$0.00		\$120.00	\$8.40		\$128.40	28 Days
\$0.00		\$155.00	\$10.85		\$165.85	28 Days
\$0.00		\$110.00	\$15.40		\$235.40	28 Days

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$68.00	\$47.60		\$727.60	28 Days
\$0.00		\$105.00	\$147.00		\$2,247.00	28 Days
\$843.16	5-6 weeks	\$125.00	\$35.00		\$535.00	28 Days
\$312.98	5-6 weeks	\$13.00	\$13.65		\$208.65	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$3,477.50	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$357.38	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$481.50	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$400.18	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$692.29	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$68.48	5-6 weeks	\$15.00	\$2.10		\$32.10	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$15.00	\$1.05		\$16.05	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$192.60	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$3.00	\$0.21		\$3.21	32 Days

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$735.09	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$15.00	\$1.05		\$16.05	32 Days
\$561.75	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$274.99	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$117.70	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$10.00	\$1.40		\$21.40	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$15.00	\$2.10		\$32.10	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$225.00	\$15.75		\$240.75	42 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$0.00		\$14,950.00	\$1,046.50		\$15,996.50	Budgetary Offer
\$18.19	5-6 weeks	\$20.00	\$1.40		\$21.40	28 Days
\$0.00		\$125.00	\$8.75		\$133.75	28 Days
\$51.36	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$16.05	5-6 weeks	\$25.00	\$1.75		\$26.75	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$299.60	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$359.52	5-6 weeks	\$2.00	\$1.12		\$17.12	Stock
\$893.45	16-18 weeks	\$800.00	\$56.00		\$856.00	70 Days
\$1,150.25	16-18 weeks	\$1,250.00	\$87.50		\$1,337.50	70 Days
\$2,942.50	5-6 weeks	\$3,215.00	\$225.05		\$3,440.05	35 Days
\$1,305.40	16-18 weeks	\$1,100.00	\$77.00		\$1,177.00	70 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$485.00	\$33.95		\$518.95	28Days
\$0.00		\$120.00	\$8.40		\$128.40	28 Days
\$0.00		\$650.00	\$45.50		\$695.50	28 Days

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00	\$0.00	\$0.00	Recommend To Reverse
\$0.00		\$10.00	\$0.70		\$10.70	32 Days
\$0.00		\$1,610.00	\$112.70		\$1,722.70	35 Days
\$0.00		\$850.00	\$59.50		\$909.50	32 Days
\$0.00		\$305.00	\$21.35		\$326.35	Recommend To Reverse
\$0.00		\$1,320.00	\$92.40		\$1,412.40	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$8.00	\$0.56		\$8.56	32 Days
\$0.00		\$10.00	\$0.70		\$10.70	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$1,650.00	\$115.50		\$1,765.50	28 Days
\$0.00		\$10.00	\$0.70		\$10.70	28 Days
\$0.00		\$12.00	\$0.84		\$12.84	28 Days
\$0.00		\$26.00	\$1.82		\$27.82	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$125.00	\$8.75		\$133.75	28 Days
\$12.84	5-6 weeks	\$85.00	\$5.95		\$90.95	28 Days
\$0.00		\$175.00	\$12.25		\$187.25	28 Days
\$0.00		\$190.00	\$13.30		\$203.30	28 Days

\$317.79	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$48.00	\$3.36		\$51.36	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$350.00	\$24.50		\$374.50	42 Days
\$117.70	5-6 weeks	\$85.00	\$5.95		\$90.95	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$16.05	5-6 weeks	\$25.00	\$1.75		\$26.75	28 Days
\$0.00		\$276.00	\$19.32		\$295.32	42 Days
\$0.00		\$250.00	\$17.50		\$267.50	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$267.50	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$6,950.00	\$486.50		\$7,436.50	32 Days
\$0.00		\$1,350.00	\$189.00		\$2,889.00	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$612.00	\$42.84		\$654.84	42 Days
\$0.00		\$560.00	\$39.20		\$599.20	42 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$3,200.00	\$224.00		\$3,424.00	60 Days Budgetary
\$0.00		\$4,200.00	\$294.00		\$4,494.00	60 Days Budgetary
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$2,300.00	\$161.00		\$2,461.00	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$133.75	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$125.00	\$8.75		\$133.75	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$35.00	\$2.45		\$37.45	32 Days

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$83.46	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$40.66	5-6 weeks	\$35.00	\$2.45		\$37.45	32 Days
\$0.00		\$360.00	\$25.20		\$385.20	42 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$77.04	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$22.00	\$1.54		\$23.54	32 Days
\$0.00		\$24.00	\$1.68		\$25.68	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$16,001.85	16-18 weeks	\$16,900.00	\$1,183.00		\$18,083.00	112 Days
\$16,943.45	16-18 weeks	\$18,950.00	\$1,326.50		\$20,276.50	112 Days
\$8,046.40	16-18 weeks		\$0.00		\$0.00	Recommend To Reverse
\$4,654.50	16-18 weeks	\$3,200.00	\$224.00		\$3,424.00	32 Days
\$481.50	16-18 weeks	\$265.00	\$37.10		\$567.10	42 Days
\$2,316.55	16-18 weeks	\$2,950.00	\$206.50		\$3,156.50	32 Days
\$7,383.00	16-18 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$2,950.00	\$206.50		\$3,156.50	32 Days

\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$85.00	\$23.80		\$363.80	32 Days
\$667.68	5-6 weeks	\$85.00	\$23.80		\$363.80	32 Days
\$667.68	5-6 weeks	\$85.00	\$23.80		\$363.80	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$18.19	5-6 weeks	\$20.00	\$1.40		\$21.40	32 Days
\$36.38	5-6 weeks	\$20.00	\$2.80		\$42.80	32 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$18.19	5-6 weeks	\$15.00	\$1.05		\$16.05	Stock
\$117.70	5-6 weeks		\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$15.00	\$2.10		\$32.10	28 Days

\$0.00		\$15.00	\$1.05		\$16.05	28 Days
\$109.14	5-6 weeks	\$15.00	\$6.30		\$96.30	28 Days
\$0.00		\$8.00	\$1.12		\$17.12	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00		\$1.00	\$0.07		\$1.07	28 Days
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse
\$0.00			\$0.00		\$0.00	Recommend To Reverse

\$283,064.76
\$264,546.50

\$311,338.00 \$29,697.22

\$453,943.22

COUNCIL ACTION FORM

SUBJECT: 2019/20 MULTI-MODAL ROADWAY IMPROVEMENTS (30TH STREET & DUFF AVENUE RESTRIPING)

BACKGROUND:

Multi-modal transportation refers to the various modes used by Ames residents to travel throughout the community. This program is aimed at improving the roadway to create a safer interaction between modes through enhancing crossing visibility at intersections, bike detection, and on-street facilities (e.g. bike lanes, sharrows).

This project will restripe 30th Street and Duff Avenue from Hoover Avenue to 16th Street to include bike lanes, as identified in the Long Range Transportation Plan (LRTP). Additionally, using funds from this program, a new detection system will be purchased separately and installed by City staff at Grand Avenue & Duff Avenue to detect bicycles.

On May 6, 2020, bids were received for this project as follows:

<i>Bidder</i>	<i>Bid Amount</i>
Engineer's estimate	\$299,637.00
Iowa Plains Signing	\$244,105.80

The revenues and expenses for this project are as follows:

Revenues		Expenses	
Road Use Tax	\$350,000	Engineering & Admin.	\$30,000.00
		Construction	\$244,105.80
		Detection System	\$18,455.00
Total	\$350,000	Total	\$292,560.80

ALTERNATIVES:

- 1a. Accept the report of bids for the 2019/20 Multi-Modal Roadway Improvements (30th Street & Duff Avenue Restriping) project.
- b. Approve the final plans and specifications for this project.
- c. Award the 2019/20 Multi-Modal Roadway Improvements (30th Street & Duff Avenue Restriping) project to Iowa Plains Signing of Slater, Iowa, in the amount of \$244,105.80.

2. Award the contract to one of the other bidders.
3. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

Proceeding with this project will make it possible to implement a multi-modal roadway for residents using this corridor. Therefore, the City Manager recommends that the City Council adopt Alternative No. 1, as described above.

ITEM # 11 25

DATE: 04-28-20

05-12-20

COUNCIL ACTION FORM

SUBJECT: VACATION OF AN INGRESS-EGRESS EASEMENT AT 2500 SE 16TH STREET

BACKGROUND:

City of Ames staff has received a letter (see Attachment A) by James Bergkamp Jr., who represents Van Wall Equipment Inc., the current owners of the property at 2500 SE 16th Street. As stated in the letter, Van Wall Equipment wishes to purchase the adjacent property at 2400 SE 16th Street (former Amoco site) and combine both lots for future development. In order to facilitate the sale and development of these lots, the letter contains two (2) requests.

Request #1 involves the vacation and conveyance of City right-of-way (ROW) generally located south of 2400 SE 16th Street. However, because Van Wall does not yet own that property, that request cannot be addressed at this time.

The most critical request for Van Wall (#2 in the letter) is for the vacation of an existing ingress-egress easement across their property at 2500 SE 16th Street (see Attachment B). This easement (see Attachment C) was granted to the City in 1987 to provide access from S Dayton Ave to 2600 SE 16th St (Econo Lodge Hotel). At the time, SE 16th St was gravel, and this provided paved access for their guests. SE 16th St is now paved, and Econo Lodge has full access from their driveway on SE 16th Street. Staff contacted the Econo Lodge and received concurrence for this easement vacation from the property owner's representative in this matter. Therefore, with the consent of the owners of both impacted properties, the vacation of this easement is recommended to be approved.

ALTERNATIVES:

1. Set the date of public hearing as May 12, 2020 for the vacation of the ingress-egress easement at 2500 SE 16th Street.
2. Reconsider the vacation of the ingress-egress easement at 2500 SE 16th Street.

MANAGER'S RECOMMENDED ACTION:

With approval from the property owners at 2500 (Van Wall) and 2600 SE 16th St (Econo Lodge), the existing ingress-egress easement across 2500 SE 16th Street can be vacated. There is no longer a reason for the City to retain this easement. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

ATTACHMENT A

BERGKAMP, HEMPHILL & MCCLURE, P.C. ATTORNEYS

218 SOUTH NINTH STREET • POST OFFICE BOX 8
ADEL, IOWA 50003

JAMES L. BERGKAMP, JR.
MATTHEW J. HEMPHILL
KARA L. MCCLURE*
*Certified Mediator

TELEPHONE: 515-993-1000
FACSIMILE: 515-993-3746
EMAIL: JAMIEBERGKAMP@ADELLAW.COM

February 13, 2020

VIA EMAIL AND ORDINARY MAIL

City of Ames
c/o Nathan Willey, Civil Engineer II
Public Works Department
515 Clark Avenue
Ames, IA 50010
nwilley@city.ames.ia.us

Re: 2400 and 2500 SE 16th St., Ames, Iowa

Dear Mr. Willey:

I represent Van Wall Equipment, Inc. (Van Wall). Van Wall owns the property locally known as **2500 SE 16th St., Ames, Iowa**. It is a bare lot between a former BP Amoco gas station and a currently operating hotel (the "Bare Lot"). The former BP Amoco gas station is located at **2400 SE 16th St.** (the "Amoco Lot"). Van Wall has entered into a contract to potentially purchase the Amoco Lot. Van Wall desires to clean up and combine the Bare Lot and Amoco Lot for future development as a restaurant or other business. A GIS map is attached for reference.

In order for Van Wall to undertake the purchase, Van Wall is seeking certain agreements from the City of Ames.

1. Land Swap.
 - a. A conveyance of fee title of the approximate 13,926.5 square feet adjacent to the south line of the Amoco Lot to Van Wall.
 - b. In exchange, Van Wall will:
 - i. convey fee title of the approximate 2,100 northern square feet of the Amoco Lot to the City.

- ii. grant the City a landscape easement upon a sufficient portion of the 13,926.5 square feet to maintain decorative lights that the City could extend into the east portion of the 13,926.5 square feet.
- iii. grant the City a storm water easement upon the 13,926.5 square feet.
- iv. grant the City an approximate 5 ft. x 5 ft. easement for the maintenance of a power pole near the northwest corner of the Amoco Lot.

2. Extinguishment of Easement.

- a. The extinguishment of an old ingress-egress easement conveyed by the owners of the Bare Lot to the City of Ames, which easement is dated February 3, 1987 and was recorded on May 28, 1987 in Book 251 at Page 264 (the "Abandoned Easement"). The Abandoned Easement is located on the Bare Lot and extends from the southwest corner of the Bare Lot diagonally to the east side of the Bare Lot and is shown on the GIS map is attached for reference.

More specific items with regard to storm water detention and possible relocation of utilities can be determined at a later time when a site plan is presented to the City.

At this time, please submit these requests to the City Council with the appropriate readings so that a public hearing can be scheduled as soon as one can be scheduled.

Thank you.

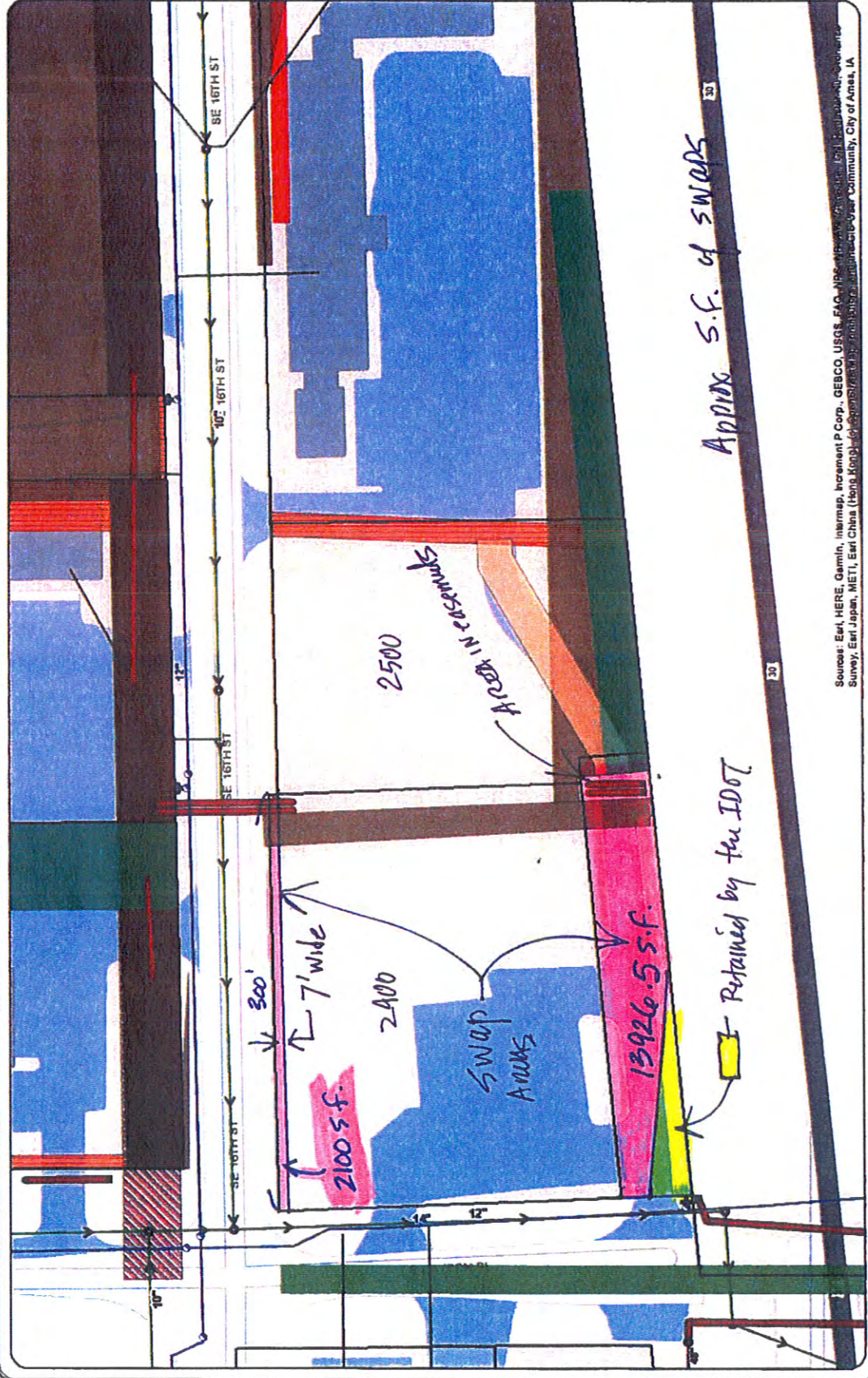
Sincerely,


James L. Bergkamp, Jr.

JLB:bjk
Enclosure

Legend

Storm Discharge Point	City Limits	City of Ames
<ul style="list-style-type: none"> City of Ames Iowa State University Other 	<ul style="list-style-type: none"> City of Ames Iowa State University Private City - Arterial ISU - Arterial Private Water Laterals Abandoned Watermain Abandoned Water Abandoned Abandoned Gate Abandoned Pipe Chambers Storm Manholes City ISU Other City of Ames Iowa State University Other City of Ames ISU Other 	<ul style="list-style-type: none"> City - Sub/Main City - Feeding City - Sub-Drain City - Sub-Drain City - Culvert ISU - Sub/Main ISU - Sub-Drain ISU - Sub-Bath Other - Feeding Other - Sub-Drain Other - Culvert Sanitary Manholes Sanitary Manholes City of Ames Iowa State University Private Sanitary Laterals Communications Domestic Lateral Industrial Lateral Abandoned Sanitary Abandoned Sanitary Sanitary Manholes Abandoned Sanitary Sanitary Manholes



Sources: Earl Here Gamin, InaMap, Increment P Corp., GESCO, USGS, FAO, NRS, etc. Survey, Earl Japan, METI, Earl Choa (Hans Kopp) (6) 2019/04/10

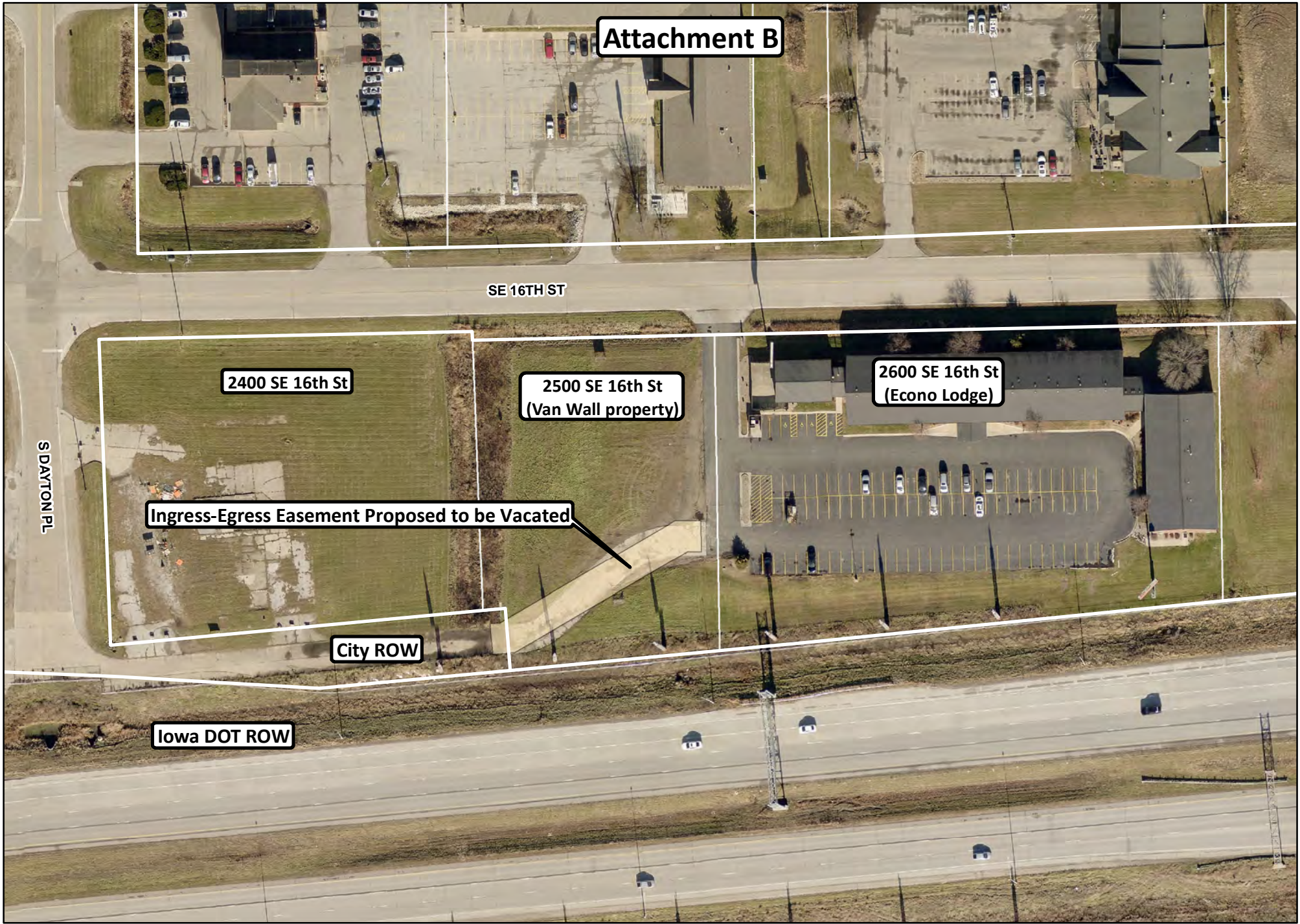
City of Ames

Date: 9/24/2019

CITY OF AMES
Geographic Information Systems

© City of Ames, Iowa. All rights reserved. No warranty is made by the City of Ames for any particular purpose. In no event shall the City of Ames be liable for any damages or consequential damages caused by the use of this map.

Attachment B



**Map of 2500 & 2600 SE 16th Street:
Proposed Ingress-Egress Easement Vacation**



1 inch = 100 feet
Date: 4/17/2020

ATTACHMENT C

✓
M
P
E

INST # 10009
FEE \$ 10.00

INGRESS-EGRESS EASEMENT

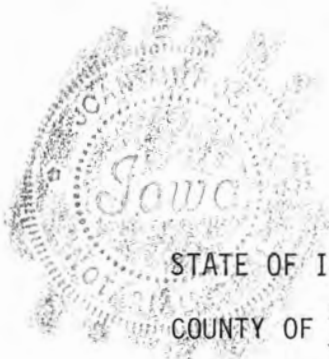
In consideration of the mutual promises, the undersigned owners do hereby grant unto the City of Ames, Iowa, a municipal corporation, a perpetual ingress-egress easement across real estate described as:

See attached Exhibit "A".

Dated this 3rd day of February, 1987.

INST. NO. 10009
STORY COUNTY, IOWA
FILED FOR RECORD 405
~~AM~~ MAY 28 1987 PM
SUSAN L. POTTER, Recorder
By _____ Deputy

Joseph M. Minard
Joseph M. Minard
Wanda K. Minard
Wanda K. Minard
Ross D. Christensen
Ross D. Christensen
Patricia A. Christensen
Patricia A. Christensen



STATE OF IOWA)
COUNTY OF Black Hawk) ss.

On this 3rd day of February, 1987, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph M. Minard and Wanda K. Minard, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Joan M. Rose
Notary Public in and for the State of Iowa



STATE OF IOWA)
COUNTY OF BLACK HAWK) ss.

On this 3rd day of February, 1987, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ross D. Christensen and Patricia A. Christensen, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Joan M. Rose
Notary Public in and for the State of Iowa

EXHIBIT "A"

MINARD'S PLAT NO. 1
AMES, IOWA

INGRESS-EGRESS EASEMENT

A part of the North 1/2 of the NW Frac. 1/4 of Section 18-83-23, Ames, Story County, Iowa, described as follows:

Commencing at the Northwest corner of the NW Frac. 1/4 of said Section 18; thence N. 89° 15' 55" E. along the North line of said NW Frac. 1/4 a distance of 350.00 feet; thence S. 01° 44' 28" E. a distance of 257.61 feet; thence N. 85° 10' 00" E. a distance of 18.26 feet; thence S. 04° 50' 00" E. a distance of 12.50 feet to the point of beginning; thence N. 85° 10' 00" E. a distance of 8.05 feet; thence N. 45° 09' 38" E. a distance of 161.39 feet; thence N. 89° 15' 55" E. a distance of 21.09 feet; thence S. 00° 44' 05" E. a distance of 25.00 feet; thence S. 89° 15' 55" W. a distance of 11.31 feet; thence S. 45° 09' 38" W. a distance of 159.47 feet; thence S. 85° 10' 00" W. a distance of 17.83 feet; thence N. 04° 50' 00" W. a distance of 25.00 feet to the point of beginning.

Easement

10009

FILED
STORY COUNTY RECORDER

1987 MAY 28 PM 4:05
Susan L. Potter
SUSAN L. POTTER RECORDER
BOOK 251 PAGE 264

STATE OF IOWA } ss
Story County

Entered for taxation this 28th

day of May A.D. 1987

Annita M. Peterson
County Auditor

By _____ Deputy

10⁰⁰

Cyclone

COUNCIL ACTION FORM

SUBJECT: VACATION OF A STORMWATER RETENTION EASEMENT ACROSS PORTIONS OF DAYTON PARK SUBDIVISION

BACKGROUND:

In 1997, as part of the 2nd Addition to the Dayton Park Subdivision, a storm sewer, surface water flowage, and surface water storage and retention easement was established over all of what was then referred to as "Outlot X" (17.11 acres). The intent of this stormwater easement was to replace a larger stormwater retention easement that was first established in 1980 and then revised in 1994 before Dayton Park Subdivision was platted and developed.

With the development of the lots within Dayton Park Subdivision, the 1980/1994 stormwater easement has since become an unnecessary encumbrance to developers. **A potential developer of 2635 SE 16th Street has requested for this easement to be vacated.** Therefore, since the stormwater retention area has been re-established with the 1997 easement with Dayton Park Subdivision, the 1980/1994 stormwater retention easement can be vacated. This easement was granted solely to the City of Ames, thus there are no other users of this easement.

Attachment A is a map showing the location of the existing 1980/1994 stormwater retention easement proposed to be vacated and the existing Dayton Park Subdivision 2nd Addition easement which is to remain.

ALTERNATIVES:

1. Set the date of public hearing as May 12, 2020 to approve the vacation of the aforementioned easement.
2. Reconsider the vacation of the aforementioned easement.

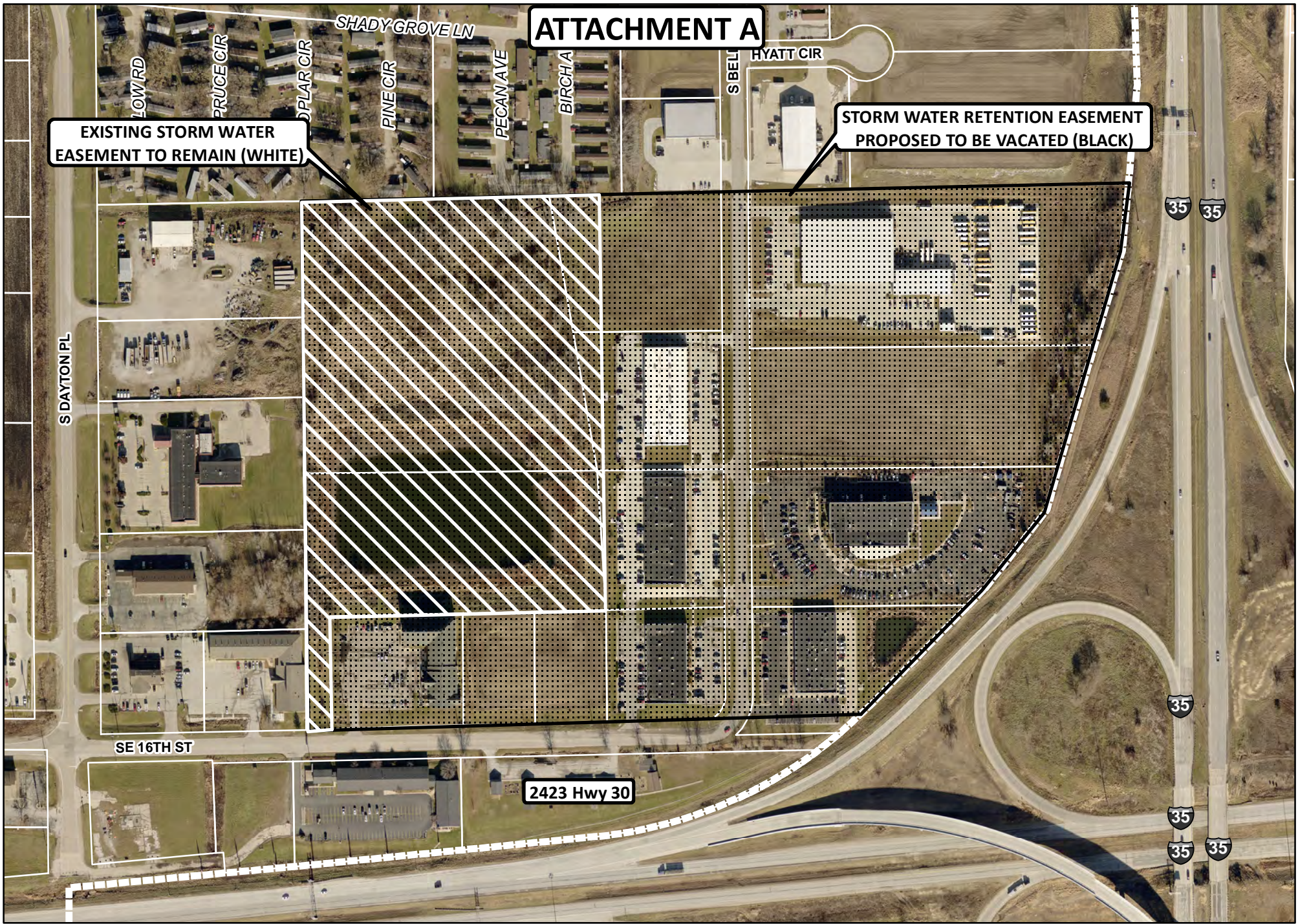
MANAGER'S RECOMMENDED ACTION:

The 1980/1994 stormwater easement can be vacated because the stormwater retention area was re-established with the final plat of the 2nd Addition to the Dayton Park Subdivision. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

ATTACHMENT A

EXISTING STORM WATER EASEMENT TO REMAIN (WHITE)

STORM WATER RETENTION EASEMENT PROPOSED TO BE VACATED (BLACK)



LOCATION MAP:
Dayton Park Subdivision
Proposed storm water retention easement vacation



1 inch = 300 feet
Date: 4/21/2020

COUNCIL ACTION FORM

**SUBJECT: ORDINANCE EXTENDING THE INDUSTRIAL TAX EXEMPTION
AVAILABILITY TO YEAR 2030**

BACKGROUND:

Iowa Code Chapter 427B authorizes municipalities to provide for five-year declining scale property tax abatement as an incentive for new construction related to manufacturing, research, warehousing, and distribution uses. The City of Ames first enacted an ordinance providing for this industrial tax exemption in 1985 for an initial period of five years. The ordinance was subsequently amended to make the exemption available until 2010, and once again extended through July 1, 2020.

State law provides the following partial property tax exemption schedule for the incremental value of improvements for qualifying uses determined by the City Assessor:

- Year 1 = 75% Property Tax Exemption
- Year 2 = 60% Property Tax Exemption
- Year 3 = 45% Property Tax Exemption
- Year 4 = 30% Property Tax Exemption
- Year 5 = 15% Property Tax Exemption

Nearly every City in Iowa has adopted an ordinance to provide abatement under Chapter 427B as a method to attract new construction that will also improve employment opportunities. Cities have been allowed to use the abated taxes as local match to various other economic development incentive programs managed by the state. The City of Ames would be at a competitive disadvantage with other Iowa communities if the ordinance offering this property tax abatement incentive was not extended beyond 2020.

ALTERNATIVES:

1. Set the date of hearing for May 12, 2020 to approve an ordinance extending the availability of the Industrial Tax Exemption incentive for an additional 10 years through June 30, 2030.
2. Decide to not extend the availability of the Industrial Tax Exemption incentive and allow it to expire on July 1, 2020.

CITY MANAGER'S RECOMMENDED ACTION:

The Industrial Tax Exemption provides an important economic incentive to attract new industries to Ames and expand existing industry. Abated taxes can be used to match other state economic development incentive programs managed by the state. Continuing this form of property tax abatement allows the City to remain competitive with other communities.

It is therefore the recommendation of the City Manager that the City Council approve Alternative #1 and set May 12, 2020 as the hearing date to approve an ordinance extending the availability of the Industrial Tax Exemption incentive through June 30, 2030.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 24.9 AND ENACTING A NEW SECTION 24.9 FOR THE PURPOSE OF EXTENDING THE AVAILABILITY OF THE PARTIAL TAX EXEMPTION FOR QUALIFYING INDUSTRIAL REAL ESTATE; 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 repealing Section 24.9 and re-enacting the same to state as follows:

“Sec. 24.9. LENGTH OF TIME EXEMPTION IS AVAILABLE.

The exemption provided in Section 24.8 shall be available for the period from June 1, 1985, until July 1, 2030, unless sooner 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 _____, 2020.

Diane R. Voss, City Clerk

John A. Haila, Mayor

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT RELATING TO SOLID WASTE COLLECTION AREAS

BACKGROUND

In response to a general code cleanup assessment included as part of the Planning Division work plan, staff has reviewed several minor development standards for consistency with terminology and development review practices. **The intent is to clarify interpretations and standards, particularly as it relates to allowing trash and recycling collection areas to be constructed in the front yard, and requirements for design and materials used in the construction of enclosures for these areas.**

The current standards ensure that the dumpsters and trash receptacles are contained and screened as described in Article IV of Chapter 29 of the Ames Municipal Code. The Zoning Ordinance includes landscape screening and fence standards to meet this requirement. This is accomplished typically with no significant issues related to side and rear yards. **However, the staff has observed more circumstances in the past year for commercial sites with multiple front yards having complications with fence limitations in front yards and meeting the screening requirement.**

The primary issue regarding front yards is the application of fence standards. The height of fences is limited to four feet within front yards for residential and commercial zoning districts, while fences typically can be six feet high in side and rear yards. Many trash enclosures require more than four feet of screening to meet standards and landscaping is typically not a good solution in tight environments. **This issue has arisen for multiple sites in the past year, all of which are sites with more than one street frontage, making it harder to locate a structure outside of a front yard.**

Refinements to the language in Chapter 29 will provide greater clarity in the application of standards for garbage and recycling collection areas and the enclosures constructed for screening purposes. Municipal Code does not currently reference recyclable materials, only garbage. The proposed amendment includes recyclables, refuse, garbage, and trash as all requiring enclosures.

The broader solid waste terminology relates to the incidental generation of waste from the operation of a primary use on property. For example, a retail store that creates trash and recycling materials through its stocking and sale of merchandise would be required to contain the receptacles and provide screening. **Under the proposed change in the Code, a principal use related to Waste processing or a Recycling drop-off will not be subject to the screening. For example, the solid waste collection screening requirements would not apply to the City's glass recycling containers that are located on various commercial properties in the City, including the Lincoln Center Hy-Vee and north Fareway.**

Additionally, the amendment would allow for solid waste collection areas in commercial front yards, outside of setbacks, when they are upgraded with materials matching the aesthetic and architectural quality of the principal building. Currently, fence height restrictions would likely restrict locating an enclosure in a front yard, regardless of size or depth of the front yard. The amendment also authorizes the Planning and Housing Director to approve alternative locations, including waiving of setbacks, for unusual sites that have three or more street frontages that may unduly restrict siting options.

The Planning and Zoning Commission reviewed draft changes at its January 15th meeting. The Commission discussed the differences in creating a fencing exception rather than new garbage collection standards and the differences in front yards and front yard setbacks. The Commission voted 7-0 in support of the staff recommendation, which is to allow waste enclosures in the front yard, but outside of setbacks, when they meet certain design standards.

ALTERNATIVES:

1. Approve on first reading the proposed text amendments for solid waste collection areas and design requirements within commercial front yards.
2. Approve the proposed text amendments on first reading with modifications.
3. Decline to approve the proposed text amendments and make no changes to garbage collection area requirements.

CITY MANAGER RECOMMENDED ACTION:

The proposed zoning text amendments clarify requirements and expectations for the location, as well as the design, materials and construction of enclosures for trash and recycling collection areas. Changes would allow such areas to be located outside the minimum required building setback within commercial front yards and street side yards.

This will provide the developers of commercial properties the option of using the front yard as a possible location for trash and recycling collection areas, especially in the case of corner lots where the acceptable locations for trash and recycling collection areas is extremely limited. In unique conditions for a site with three or more street frontages, the Planning Director may waive certain setbacks as well. **The proposed amendments apply only to properties located in commercial zones, and not to properties zoned residential.**

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

Addendum

Existing Zoning Ordinance

Sec. 29.408. OTHER GENERAL DEVELOPMENT STANDARDS.

(1) Vibration.

(a) All Uses. Every use shall be operated so that continuous, frequent or repetitive vibrations inherently or recurrently generated may not be perceptible to a person of normal sensitivities on any point of any property line of the lot on which the use is located.

(b) Exemptions. Vibrations from temporary construction work and vehicles which leave the lot, such as trucks, trains and helicopters, are exempt from this Section, as are vibrations lasting less than 5 minutes per day. Vibrations from primarily on-site vehicles and equipment are not exempt.

(2) Fences.

(a) Applicability. These standards apply to all zoning districts except General Industrial (GI), Research and Innovation (RI), and Planned Industrial (PI).

(b) Types of Fences. These standards apply to walls, fences and screens of all types whether open, solid, wood, metal, wire, masonry, earthen, or other material.

(c) Location and Height.

(i) Height in Front Setbacks & Yards. The maximum height of fences in front setbacks and front yards is four (4) feet.

(ii) Height in Side and Rear Setbacks. The maximum height for fences in side or rear setbacks is six (6) feet, except as further limited by this section in setbacks abutting street rights-of-way.

(iii) Height in Setbacks Abutting Rights-of-way. The maximum height of fences in any setback abutting a street right-of-way is four (4) feet, except that up to six (6) feet of fence is allowed in any side or rear setback if:

a. The lot does not abut the front yard of any other residential property along the same side of the street; and

b. The fence is at least five (5) feet from the property line abutting a street right-of-way. Within this five (5) foot area, landscaping is required consisting of one landscape tree for every 50 lineal feet and two high or three low shrubs for every ten lineal feet of area to be planted.

(iv) Height Outside of Setbacks. The maximum height for fences that are not placed in setbacks is eight (8) feet, except that in any portion of a front yard fences shall not exceed four (4) feet.

(v) Retaining Wall. In the case of retaining walls and supporting embankments, the above requirements shall apply only to that part of the wall above finished grade of the retained embankment, provided that the finished grade at the top of the wall or embankment extends at least 20 feet or if the available area is less than 20 feet, the grade extends to the principal structure. Otherwise, it will be considered an earthen berm and will be subject to the height limitation for fences.

(vi) Visibility Triangle. All fencing shall meet the requirements of the visibility triangle as defined in section 29.408(5) of the Municipal Code.

(d) Prohibited Materials. Barbed wire, razor wire, electric, and similar types of fences are prohibited.

(Ord. No. 3796, 09-14-04; Ord. No. 4052, 12-14-10; Ord. No. 4245, 1-26-16)

(3) **Garbage Collection Areas.** All outdoor garbage cans in outside collection areas shall be screened from all public rights-of-way other than alleys and from any adjacent properties to the High Screen or F2 standards set forth in Section 29.403. Trash receptacles for pedestrian use are exempt.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 29, SECTION 29.408(3) AND ENACTING A NEW CHAPTER 29, SECTION 29.408(3) AND ENACTING A NEW CHAPTER 29.201 211A THEREOF, FOR THE PURPOSE OF TRASH AND RECYCLING COLLECTION AREAS IN COMMERCIAL ZONES. 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 Chapter 29, Section 29.408(3) and enacting a new Chapter 29, Section 29.201 211A as follows:

“Chapter 29, Section 29.201. DEFINITIONS.

...

(211A) **Solid Waste** includes refuse, garbage, trash, and recyclable materials.

...

Chapter 29, Section 29.408(3).

...

(3) **Solid Waste Collection Areas.** All containers of garbage, trash, refuse, and recycling incidental to the principal use shall be located within defined collection areas and shall be screened from all public rights-of-way, other than alleys, and from adjacent properties to the High Screen (*i.e. 6-foot tall planting landscape buffer*) or F2 (*i.e. opaque fence*) standards set forth in Section 29.403. Individual receptacles for incidental pedestrian use are exempt. Recycling drop-off and other Waste Processing uses are not considered incidental to the principal use as described in this section.

(a) **Exception. Collection Areas in Commercial Zones.** The intent is to ensure that solid waste collection areas and associated enclosures are serviceable, durable, unobtrusive, and architecturally compatible with the principal building(s) on the site. The following provisions constitute the minimum requirements for collection areas when located within a front yard.

(i) Location in the Front Yard or Side Yard Adjacent to a Street. Exterior collection areas are prohibited within any required front yard setback, street side yard setback, and required front yard landscape areas. Enclosures shall be located in a visually unobtrusive location on the site that is readily accessible for collection services without interfering with other characteristics of the site layout.

(ii) Design and Materials. The design of enclosures placed within the front yard, outside of setbacks, shall be compatible with the architectural features, materials, and colors of the principal building(s) on the development site. Materials used to construct the enclosures, including gates, shall be durable and unobtrusive in appearance

a. Minimum Height and Opacity of Enclosures. All front yard enclosures shall meet screening standards of “F2.” Walls enclosing collection areas related to this section shall not be subject to requirements for a “fence” located in a front yard.

(iii) Alternatives to location standards regarding minimum setbacks, including waiver of setbacks, may be approved by the Planning and Housing Director if there are three, or more streets abutting the development site.

...

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

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

ITEM #: 29
DATE: 05-12-20

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT FOR KINGSBURY'S THIRD ADDITION AND WAIVER OF CERTAIN STREET IMPROVEMENTS

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the *Ames Municipal Code*. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, a "final plat application" may then be submitted for City Council approval. After City Council approval of the final plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The final plat must be found to conform to the ordinances of the City and any conditions placed upon the preliminary plat approval.

Kingsbury's Third Addition Subdivision is a 6.91-acre site on SE 3rd Street, just north and east of Target. (Location map - Attachment A) The property owner, DET Land Company LC, is requesting approval of a Final Plat creating 2 lots, and one lot to be dedicated as right-of-way for the extension of SE 3rd Street. (Lot Layout-Attachment B). **The proposed subdivision is a Major Subdivision due to the requirements to extend infrastructure. A preliminary plat was approved on November 12, 2019. The property owner proposes a partial waiver of improvements, with a development agreement, in conjunction with the Final Plat.**

The largest lot is Lot 1 (5.61 acres) along the north side of SE 3rd Street with the smaller Lot 2 (1.07 acres) located directly east of Target. No immediate development is proposed for either of the two lots, however the property owner indicates that he has an immediate buyer for Lot 1 if the Final Plat and waiver are approved. The majority of both of the lots are located in the floodway fringe and any subsequent development will require adherence to floodplain development standards. The proposal for this subdivision requires the extension of infrastructure to fully serve both lots and extend to the east edge of the site. Appropriate easements for water, sewer, and public utilities are shown on the Final Plat.

DEVELOPMENT AGREEMENT:

The City plans for a future extension of Cherry Avenue to the east of this site that includes a future connection to SE 3rd Street as well as to SE 5th Street further to the south. In recognition of this planned City street project, the property owner proposes to waive the 152-foot SE 3rd Street extension requirement to facilitate dedication of right-of-way at this time and to plan for a coordinated connection to the eventual City extension of Cherry. Other infrastructure requirements for sidewalks, water, sewer, and electric are still required and included in the public improvement agreement with financial security

(Attachment D)

The proposed agreement is included as Attachment E. The agreement states the following:

1. The Developer dedicates right-of-way (Lot A) as part of the final plat at no cost to the City.
2. The City will complete the paving and storm sewer requirements for SE 3rd Street as part of a future Cherry Avenue extension project, but the timing of such an improvement is at the discretion of the City.
3. The Developer will complete all other necessary public infrastructure improvements as required by Chapter 23 subdivision standards.
4. Sidewalks will be installed by the Developer per Code; however, if within three years the road has not been built they may choose to provide cash in lieu to the City rather than install the sidewalks.
5. In the event the development of Lot 1 or Lot 2 necessitate paved street access and the City has not completed the Cherry Avenue extension, it is the obligation of the property owner to complete the street improvements to support the development.

Staff supports the proposed waiver of street paving in recognition that there are practical difficulties in completing the extension of SE 3rd Street without a final design for Cherry Avenue to match grades. Secondly, staff supports the partial waiver in order to facilitate dedication of the right-of-way at this time rather than pursue acquisition and purchase of right-of-way in the future, which is viewed as a cost savings for the project that is planned for this year. **This is an unusual circumstance where a developer is required to construct a partial street extension when a final plat is approved in the same year that the City included this street extension in the CIP.**

The developer has provided a letter of credit in the amount of \$64,655 for the completion of public improvements as listed in Attachment D, including sidewalks, water lines, and sewer lines which the City Council is asked to accept with approval of the Final Plat.

ALTERNATIVES:

1. The City Council can approve the waiver of the construction of SE 3rd Street paving and storm sewer improvements, accept the Development Agreement related to dedication of right-of-way and future street improvements, and approve the Final Plat for Kingsbury's Third Addition Subdivision with financial security in the amount of \$64,655. ***Note-the final signed development agreement must be received prior to City Council action under this alternative.***
2. The City Council can deny the Final Plat for Kingsbury's Third Addition Subdivision, by not approving the proposed waiver and development agreement or a finding that the Final Plat does not meet the requirements of Section 23.302(10).

3. The City Council can defer action on this request to the next regular meeting and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

City staff has reviewed the proposed final plat and find it conforms to the requirements of the Ames Subdivision Regulations and to the other adopted policies and ordinances of the City. This final plat proposal includes two developable lots. The attached development agreement allows the city to obtain street right-of-way now at no cost with the final plat of these lots.

Obtaining the right-of-way in conjunction with a waiver at this time is more cost effective for the City compared to purchasing right-of-way for the future street extension project. Although the dedication of the right-of-way is a requirement of the Subdivision Code, the applicant indicates they would not proceed with the final plat at this time without waiver of the street paving requirements. This delay in platting will require that City to purchase the right-of-way as well as pay for the construction of the street extension on Lot A if the Capital Improvement project proceeds as scheduled. All other public improvements must otherwise be installed and paid for by the developer and according to City subdivision standards.

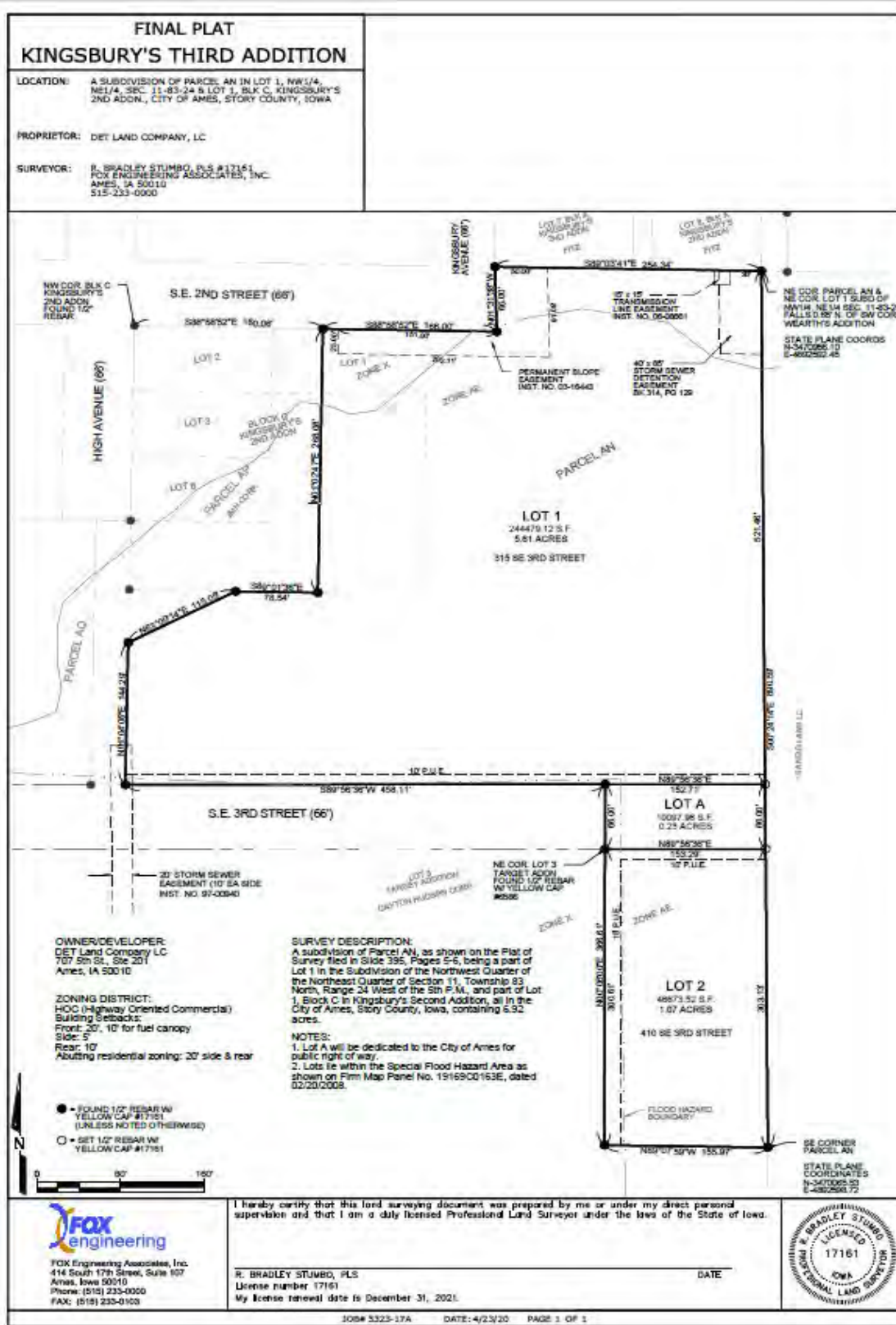
Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 recommending approval of the Final Plat of Kingsbury’s Third Addition Subdivision.

Attachment A: Location Map



**315 SE 3rd Street
Location Map**

Attachment B: Proposed Final Plat



Attachment C – Applicable Laws & Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

Attachment D- Improvement Agreement Financial Security Estimate

Kingsbury's 3rd Addition Financial Security Estimate

Item	Quantity	Unit	Unit Price	Totals
Sidewalk Pavement, PCC, 4" thick	431	SY	\$40.00	\$17,240.00
Sidewalk Pavement, PCC, 6" thick	7	SY	\$75.00	\$525.00
Detectable Warning Panels	10	SF	\$30.00	\$300.00
Sanitary Sewer Connection	1	EA	\$2,000.00	\$2,000.00
Sanitary Sewer Manhole, SW-301, 48"	1	EA	\$5,000.00	\$5,000.00
Sanitary Sewer Gravity Main, Trenched, 8"	152	LF	\$75.00	\$11,400.00
Water Main, Trenched, 8"	154	LF	\$60.00	\$9,240.00
Water Valve, 8"	1	EA	\$2,500.00	\$2,500.00
Water Main Connection	1	EA	\$3,000.00	\$3,000.00
Fire Hydrant Assembly	1	EA	\$5,000.00	\$5,000.00
COESCO (erosion control)	6.9	AC	\$500.00	\$3,450.00
Street Lighting	1	LS	\$5,000.00	\$5,000.00
TOTAL:				\$64,655.00

COUNCIL ACTION FORM

SUBJECT: DRAFT SECOND SUBSTANTIAL AMENDMENT TO CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2019-20 ANNUAL ACTION PLAN.

BACKGROUND:

On April 2, 2020, in response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development (HUD) notified the City of Ames that it will receive a **special allocation** of Community Development Block Grant (CDBG-CV) funds in the amount of **\$354,515** to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020.

The CARES Act funds will be available for **“eligible activities” meeting the national objective of the CDBG-CV program and respond to the spread of infectious diseases such as the Coronavirus Disease 2019 (COVID-19).**

Since April 2nd, staff has been receiving numerous communications of HUD guidance from the Acting Secretary for Community Planning and Development. These communications include statutory suspensions and/or regulatory waivers, etc. for the use and implementation of CARES Act funding for the CDBG program.

Guidance dated April 9th, states that **“grantees are advised to amend or prepare their Action Plans as soon as possible and not to wait for the pending Federal Register notice, which may provide additional waivers and alternative requirements, etc.”** The guidance also urged entitlement communities to amend their **current approved Action Plans** rather than submitting their upcoming program year plans then having to wait for HUD approval (which may be delay to implementation of the CARES Act). For the City of Ames, this would be a Second Substantial Amendment to our 2019-20 Annual Action Plan that was just approved in March.

In order to expedite implementation of this funding, **the typical 30-day public comment process has been reduced to a 5-day comment period with a two-day notification request to the area HUD Field Offices.** Staff submitted a request for a 5-day comment period for the CARES Act funding that was approved by HUD on April 16th.

Upon approval of the waiver, City staff proceeded with a public outreach effort traditionally used in preparation of an Action Plan to solicit public feedback to present to City Council along with a proposed Plan.

Beginning April 23rd through April 27th staff sought input from citizens within the community, private for-profit enterprises, and not-for-profit organizations on what and how the CARES funding should be distributed. **See Attachment 3 for the public input that was received during the comment period.**

Public outreach included an advertisement in the free area newspaper, a press release, use of City social media outlets, and radio interviews. Staff sent emails to neighborhood groups, non-profits organizations, property owners and managers, church organizations, and lenders. Staff specifically had Zoom meetings with area human service agencies that provide housing assistance and with area financial institutions. Staff also created a special e-mail to receive input called cdbgcares2020@cityofames.org along with a special housing hotline number to call.

There **is one major caveat** to the CDBG-CV funds that is different from typical CDBG funding that will develop parameters for the proposed programs. Entitlement communities must establish a **Duplication of Benefits (DOB) policy**. The regulations state that the grantee must prevent DOB when implementing eligible activities utilizing CARES Act funding.

“A duplication occurs when a person, household, business, or other entity receives disaster assistance from multiple sources for the same recovery purpose, and the total assistance received for that purpose is more than the total need. The amount of the DOB is the amount received in excess of the total need for the same purpose. When total need for eligible activities is more than total assistance for the same purpose, the difference between these amounts is an “unmet need.”

Grantees must limit their assistance to unmet needs for eligible activities to prevent a DOB. When reimbursement is permitted by the CDBG-CV grant requirements, unmet needs can include amounts needed for reimbursement.” **Failure to develop and maintain policies and procedures to adequately address duplication of benefits could lead to a violation of the requirement for grants under Public Law 113-2 that the grantee has “established adequate procedures to prevent any duplication of benefits” or otherwise lead to a violation of section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.**

The CDBG-CV funding is to be used after all other funds are exhausted or unavailable.

Some examples of DOB include assistance provided through but not limited to: Federal Emergency Management Agency (FEMA) including food, supplies, etc., Small Business Administration (SBA), Other federal, state or local funding (such as Emergency Shelter Grant (ESG), Unemployment Assistance, ASSET funding, Section 8 Housing Choice Vouchers, LIEAP), other nonprofit, private sector, or charitable funding, including declining of assistance. The policy also must include a process to address the recapturing of funds in case of an overpayment and DOB. Staff continues stay in close communication with the HUD Field Office to stay abreast of the program guidelines, waivers, suspensions, and webinars that are still being considered and/or determined for these program funds.

After consideration from the public input, conversations with human service agencies, financial institutions, local housing trust fund, utility companies, medical institutions, other entitlement communities, and past CDBG programming, staff is proposing to utilize this new source of funding to accomplish two programs: 1) COVID-19 Renters Relief Assistance (Rent, Utilities) and 2) COVID-19 Homeowners Relief Assistance (Mortgage, Utilities).

Staff's rationale for proposing these activities are as follows:

- The activities will meet some of the goals of the CARES Act funding, which is to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19).
- It considers approaches that prioritize the unique needs of low and moderate-income persons as outlined in the Act;
- It will allow the City to develop partnerships between all levels of government and the private for-profit and non-profit sectors.
- Some of the proposed programming have been successfully administered by the City in the past.
- The Staff has the experience to administer the funds, that will be subject to HUD oversight, and reporting.
- Staff can ensure that adequate procedures will be in place to prevent the Duplication of Benefits.

ALTERNATIVES:

1. City Council can adopt a resolution directing staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515 to implement a COVID-19 Renters Relief Assistance Program (Rent, Utilities) and a COVID-19 Homeowners Relief Assistance Program (Mortgage, Utilities) and set June 9, 2020 as the date of public hearing.
2. City Council can adopt a resolution directing staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515 for some other programs and set June 9, 2020 as the date of public hearing.
3. City Council can decline to adopt a resolution directing staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515, and refer the item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

As stated earlier, this special allocation of funds was an unexpected opportunity to address some needs and opportunities in our community regarding the COVID-19 Pandemic. As with all federal funding, the grant monies come with requirements that must be addressed. **The requirement to address the Duplication of Benefits (DOB) is one that will have to be closely monitored when implementing any program activity. Also, the fact that program guidelines and requirements are still under consideration by HUD can affect how program activities are or will be implemented.**

One of the main challenges in creating an effective program is deciding the prioritization of how funds will be distributed, because \$354,000 is not a lot of money in comparison to the potential needs in the community. It will be important for other funding sources to be utilized and to then determine the gap that CDBG-CV can fill. Regardless, as HUD has indicated, the City must move forward in proceeding with amending our Action Plan to include this funding. Thereby, staff, over the next few weeks, will be creating specific

guidelines for each activity.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will direct Staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515 to implement a COVID-19 Renters Relief Assistance Program (Rent, Utilities) and a COVID-19 Homeowners Relief Assistance Program (Mortgage, Utilities) and set June 9, 2020 as the date of public hearing.

ATTACHMENT 1

APPROVED	
2019-20 Amended Action Plan	
Activities and Expenditure Budget:	
Activities	Budget
Acquisition/ Reuse Program for Public Infrastructure	\$400,000
Acquisition/Reuse Program for Affordable Housing	\$10,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs+ GO Bond)	\$763,745
Rehabilitation/Disposition of 241 Village Drive	\$45,000
Demolition of 3305 Morningside	\$16,070
HOME Homeownership Construction Program	\$923,976
General Administration for CDBG & HOME	CDBG: \$116,241 HOME: \$120,947
Total	\$2,696,792
APPROVED AMENDED 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Anticipated Program Rollover	\$462,820
2019-20 CDBG Anticipated Program Income	\$357,842
Non-CDBG Revenue-GO Bonds	\$250,000
2019-20 HOME Allocation	\$481,968
18-19 HOME Anticipated Program Rollover	\$747,750
Adjustment for HOME CHDO Set-Aside	-\$184,795
Grand Total CDBG & HOME	\$2,696,792

ATTACHMENT 2

PROPOSED	
2nd AMENDED 2019-20 Action Plan Activities and Expenditure Budget:	
Activities	Budget
COVID-19 Renters Relief Assistance (Rent, Utilities)	\$177,258
COVID-19 Homeowners Relief Assistance (Mortgage, Utilities)	\$177,257
Acquisition/ Reuse Program for Public Infrastructure	\$400,000
Acquisition/Reuse Program for Affordable Housing	\$10,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs+ GO Bond)	\$763,745
Rehabilitation/Disposition of 241 Village Drive	\$45,000
Demolition of 3305 Morningside	\$16,070
HOME Homeownership Construction Program	\$923,976
General Administration for CDBG & HOME	CDBG: \$116,241 HOME: \$120,947
Total	\$3,051,307
PROPOSED 2ND AMENDED 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG-CV (CARES ACT-COVID-19)	\$354,515
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Anticipated Program Rollover	\$462,820
2019-20 CDBG Anticipated Program Income	\$357,842
Non-CDBG Revenue-GO Bonds	\$250,000
2019-20 HOME Allocation	\$481,968
18-19 HOME Anticipated Program Rollover	\$747,750
Adjustment for HOME CHDO Set-Aside	-\$184,795
Grand Total CDBG, HOME & CDBG-CV	\$3,051,307

ATTACHMENT 3
Public Input Comments

Additional Public Input Received

Housing Hotline Number:

Member of St. Cecilia Catholic Church:

1. Assist non-documented immigrants and refugees who do not have residence or citizenship status with housing and food (gift cards);
2. Assist homeowners with property taxes, due to reduced working hours.

Zoom Meeting with Area Financial Institutions:

1. Homeowners are not able to make their monthly mortgage payments, and most Lenders are processing forbearance agreements (which only postpones (or reduce) the payment, but interest continues to accrue during this period). Some agreements range from 2-3 months. The homeowner can be subject to foreclosure proceedings after this time period.
2. When homeowners cannot make their mortgage payments this will impact their escrow balances for taxes and insurance, and they will have a shortfall.
3. Rental Property Owners are facing the same dilemma.
4. Homeowners will be behind on Home Equity Loans as well.

From: [Ken and Bev Kruempel](#)
To: [cdbg cares act 2020](#)
Subject: CARES Act
Date: Friday, April 24, 2020 12:43:32 PM

I support the use of the CARES Act funding for cities. I belong to both Ames Interfaith Refugee Alliance and Ames Sanctuary Interfaith Partners. We are working with and see a tremendous need for assistance for our refugee and immigrant friends during this crisis. I know that the CARES Act prohibits direct funding immigrants, I would hope that it could support other agencies that are trying to meet the many needs.

Thanks,
Bev Kruempel
2330 Hamilton Dr.

From: [Kathleen Trahanovsky](#)
To: [cdbg cares act 2020](#)
Subject: CARES Act funds for CDBG program
Date: Saturday, April 25, 2020 9:58:13 PM

Ms. Baker-Latimer,

I understand that Ames will receive funds from the CARES Act to be distributed as part of the CDBG program. I feel that it would be most appropriate to use a large amount of this funding to increase homeless prevention efforts on behalf of those who are already struggling to pay their basic living expenses and who have suffered greatly reduced income during this time. Immigrant and refugee families have been especially hard hit by the COVID-19 pandemic. Many have lost jobs or had hours cut, and have no safety net of savings or family support. If they are unable to pay rent or utilities for two or three months, they may well lose their homes. Although they cannot be evicted now, they will not have any way to deal with the bills that have accrued during the time when so many of their service jobs are shut down. We will need these workers to be available to go back to the jobs that serve all of us as businesses reopen.

Thank you for considering these comments.

Kathleen Trahanovsky

From: [David Hansen](#)
To: [cdbg cares act 2020](#)
Subject: CARES funding priority
Date: Friday, April 24, 2020 3:17:33 PM

To: Vanessa Baker-Latimer

Please give high priority to funding the Story County COVID-19 Emergency Immigrant Fund. The response they have received for assistance has been overwhelming in the need for rent and mobil home lot support. The immigrant population is highly concentrated in a paycheck to paycheck living situation. Their work and living conditions, and wages, are among the worst of any working group. They are among the first to lose employment because of the virus. Many must rely on local charity given exclusion from government support possibilities.

The Story County COVID-19 Emergency Immigrant Fund has an application form requiring a clear documentation of need. A nine member committee meets to carefully evaluate the need and eligibility of each application.

Numerous groups concerned with the impact of the virus on low-income persons have stepped forward to support this effort. Unfortunately, the magnitude of appeals and anticipated length of time needed for support has resulted in the urgent need for additional funds.

Sincerely,

David Hansen

--

David Hansen, Co-Chair
Ames Sanctuary Interfaith Partners (ASIP)
dehansen334@gmail.com
515.451.9431

"To remain indifferent to the challenges we face is indefensible. If the goal is noble, whether or not it is realized within our lifetime is largely irrelevant. What we must do therefore is to strive and persevere and never give up." Dalai Lama

From: [The Rev. Eileen Gebbie](#)
To: [cdbg cares act 2020](#)
Subject: CARES funding
Date: Sunday, April 26, 2020 6:22:09 AM

Dear Ms. Baker-Latimer:

I am writing in regard to the city's request for additional CARES Act funding.

Since March 17, the day our church's campus closed, our congregation has distributed over \$8,000 to people in Ames in need of rental (apartment, mobile home lot), medical bill, and utility help. As of this morning, I see four more requests in my in box.

I am also serving on the county-wide Immigrant Emergency Fund, which last Thursday alone distributed \$4,000.

Any additional federal monies the city is able to acquire will certainly be put to good use in preventing homelessness (and all of the problems that come with it, such as depression, hunger, and an inability to find a new job).

Thank you for your good work,

Pr. Eileen Gebbie

Eileen Gebbie, Senior Minister (*she/her/hers*)
Ames United Church of Christ
relationships, community, generosity, worship

24 Hour Prayer Line: 515.520.8506
515.232.9323 | [web](#) | [facebook](#) | [instagram](#)

From: marye925@gmail.com
To: [cdbg cares act 2020](#)
Subject: CARES funds
Date: Tuesday, April 28, 2020 12:23:21 PM

I see the short comment period expired yesterday.

My suggestion would have been that the city work closely with ERP and ACCESS on the use of the funds. From my volunteer work, I know that the homeless shelter and ACCESS are usually **full**. Section 8 housing has a long waiting list. There are many desperate people in Ames (I've met many of them) and frankly, Ames needs people to staff all the restaurants, fast food places and hotels. These people do not receive sufficient wages to pay for the expensive apartments in Ames and they do not have good cars to drive here from Nevada or Boone. The need for emergency and affordable housing is great.

Mary

From: [Cari McPartland](#)
To: [cdbg cares act 2020](#)
Subject: CDBG Cares Funds
Date: Wednesday, April 22, 2020 12:57:34 PM

Hi Vanessa,

I think the following would be a helpful use of the CDBG Cares funds:

1. Pay the full amount due for rent for 1 month;
2. Pay back rent and/or utilities to help get current;
3. Directing some of the funds to clients with high utility/water bills through the city;
4. You could cap the amount per household at \$2,000/qualifying household in Ames using the Story County Housing Trust guidelines.

I can't think of anything else other than what was said on the phone. Thank you for reaching out.

Cari

****Please note my email change below****

Cari McPartland, Service Center Administrator
The Salvation Army
703 East Lincoln Way
P.O. Box 1681
Ames, IA 50010
515-233-3567
Fax: 515-233-3713
Cari.McPartland@usc.salvationarmy.org

"The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy." Dr. Martin Luther King Jr.

Community Development Block Grant Program (CDBG) funds

Habitat for Humanity of Central Iowa would like to submit our input on the allocation of the CDBG COVID-19 funds. Here are a few of our ideas.

1. Mortgage Assistance

- a. Provide mortgage assistance to low income Habitat families that have lost their jobs and might not be able to recover from the pandemic on their own.
 - i. This is the case for many of our Habitat families. Many have lost their jobs or have reduced work hours and they are unable to pay their mortgages.
- b. Along with the assistance to our Habitat homeowners this would also greatly benefit Habitat of Central Iowa. Our Habitat homeowner mortgages are a valuable and needed income for our affiliate. Without our mortgage income, with our store closed, and our donations down due to the pandemic our ability to keep our business going is very limited. Assistance to our families would prevent eventual foreclosure and would certainly help keep our affiliate going for years to come. This benefit would help the Ames community in many ways as well.

2. Remodeling Assistance

- a. Work as a partner with Habitat for Humanity of Central Iowa to:
 - i. Provide needed health remodeling assistance to homeowners in need of repair in Ames neighborhoods that otherwise might not recover from the pandemic. As partners, Habitat and the City of Ames would assist Ames families in making needed repairs due to limited resources.
 - ii. The repairs might include safety repairs (items needed because of special health care needs-ramp/ widened door openings /walk-in shower/etc.) or possibly needed maintenance repairs to keep the family safe and secure. (windows/doors/roof/siding/furnace/etc.).
 - iii. Many families with special health care needs may safe shelter insecure. Because of loss of jobs, families may not be able to make needed medical repair needs.

3. Acquire Property for Low Income Housing

- a. Work as a partner with Habitat for Humanity of Central Iowa to:
 - i. Acquire property in need of repair, abandoned, or foreclosed homes (If possible, the city would acquire the property using CDBG funds)
 - ii. Sell property to HFHCI at a reduced cost to rehabilitate for qualified low-income families (approved by both the city and Habitat). These families may have needs because of COVID-19 and the loss of their home.
 - iii. Families for this program may qualify because of COVID-19 and changes in their income or health issues.
 - iv. This partnership would not only help low-income families in need of affordable housing, it would also improve neighborhoods by improving conditions that may pose a serious health and welfare threat to the community as a whole.

Respectfully Submitted By:

Sandi Risdal

Sandi Risdal
Executive Director
Habitat for Humanity of Central Iowa

From: [Kelli Excell](#)
To: [cdbg cares act 2020](#)
Subject: CDBG Funds
Date: Tuesday, April 21, 2020 11:09:50 AM
Attachments: [image001.png](#)

Our property management division is working with a number of renters who with decreased income due to loss or decrease in pay because their employment experienced COVID-19 shutdowns. I'm sure other management companies are doing the same. The rent relief the government mandated is merely a deferment of unpaid rent for a period (currently set to expire in 4 months). After the forbearance period the full deferred rent becomes due and payable. For most of our affected renters this will be a unsurmountable financial obligation that they will spend months if not years trying to make up. We are working with them to arrange payment plans but on their often very limited income and in their very uncertain circumstances, many will struggle for a very long time to pay back the deferred balances. A lot of them will be left deciding if bankruptcy, eviction or walking away and having a money judgment against them will in their best interest. Of course this impacts the entire community once the unintended consequences are factored in. But for the renter specifically, all their options are negative for their credit and personal records and could potentially affect them for 7 or more years. Again, unsurmountable and certainly overwhelming decisions for people who are an essential part of our local workforce and find themselves in a pickle not of their making.

It would be a great thing if individuals in need of support for payment of deferred rent (COVID-19 related only) could apply for a grant for some of those CDBG funds.

Kelli

Kelli Excell, CRS, GRI, ABR, Certified Instructor

Cell: 515-451-6876 / Office: 515-232-5240 x 204

Broker/Manager (Licensed in Iowa)

Sagacim, Inc. dba **Triplett Property Management**

323 5th Street / PO Box 407 / Ames, Iowa 50010

From: Robin Formaker <rformaker@mchsi.com>
Sent: Thursday, April 23, 2020 9:57 AM
To: cdbg cares act 2020 <cdbgcares2020@cityofames.org>
Subject: Ames CARES Money

Greetings:

So, Ames gets \$354,515 “to be used to prevent, prepare for and respond to the Coronavirus (COVID-19).” You think such a sum will allow Ames to “prevent” the virus? Is the city going to formulate a vaccine? And as for preparing, the virus is already here, so isn’t that a day late and a dollar short? And what about a “response”? What more would you like to do? We have already sacrificed the nation’s economy for this, and we have pushed other ailments and diseases off to the side to focus almost exclusively on COVID-19.

And what about our civil liberties? How long does the Constitution’s freedom of religion and freedom of assembly provisions get to be trampled upon, especially in relation to individuals who are perfectly healthy? We don’t find an expiration clause in our copy of the Bill of Rights.

The CARES money is part of a \$2.2 trillion dollar package mislabeled as economic stimulus. It is more appropriately characterized as a relief measure. It was part and parcel of the misguided, bipartisan decision to close down the economy of this country, rather than sensibly targeting public health measures in relation to high-risk individuals and areas, like the New York City region, that experienced the worst outbreaks. We have as a result of this maneuver, thus far, thrown 26 million Americans out of work and that figure is growing.

This nation’s economy has been seriously jeopardized. Hence, the need for “relief” to address the government’s self-inflicted economic wound. Plus, this was done on the basis of public health models which have been shown to be seriously flawed, together with advice from public health professionals who as late as the last week of February took the position the virus was something which need not seriously concern the American people.

Indeed, the same political hacks who encouraged mass gatherings for things like the Mardi Gras (Fat Tuesday festivities February 25), or Lunar New Year celebrations in the Chinatown regions of San Francisco (February 8) and New York City (February 9), now threaten citizens with arrests if they violate the “house arrest” edicts variously labelled in some jurisdictions as “stay-in-place” or “stay-at-home” orders.

We note Ames now has signs greeting arrivals on the north and south ends of town with messages indicating social distancing makes the virus grow weaker. Really? Where is the scientific evidence for that assertion? So-called social distancing was ordered not because it cured the virus or made it “weaker”; instead, its proclaimed intent was to “slow the spread” so the virus did not reach a peak which caused hospitals to be overrun. It does not “cure” or

“weaken”; rather, it shifts the timing of its exposure. If we all stayed in our homes for the next year, could we “cure” the common cold?

The virus is certainly a serious concern as is any number of other health issues. But somehow this generation of Americans has taken an approach to public health which has never been waged before, i.e., closing down the entire nation to combat a virus. The closure may or may not have slowed the spread, but it has not cured the disease. It will remain, and somehow we lost sight of the link between our economic health and our physical health. Plunge a nation into poverty and see what that does for life expectancy. That unprecedented damage has been caused to the economy of this country is beyond debate.

The illogical nature of what this nation did is illustrated easily on the local level as well. The government’s edict to shut down, together with the ordered cessation of so-called “non-essential” medical procedures, has resulted in the laying off of health care workers. Locally, Unity Point and McFarland Clinic have furloughed employees because of loss of revenue. Therefore, the government which said we had to shut things down and stay at home to preserve our health care capacity has created a scenario where we lay off health care workers. If there’s logic to that, pardon us, we don’t see it.

Therefore, in light of the above, we think the CARES Act money should be regarded as ill-gotten gains. Here is our recommendation regarding what Ames should do with it: *Send it back!!!*

Besides, let’s be real about Ames. This is a government town. The government pays well, with benefits many Americans will never see. All the more reason for this town to send the money back. Let it be circulated in a community with far more of an outbreak than what has been experienced in Story County. Give it back, and let’s get this nation’s economy opened back up sooner, rather than later.

Thank you.

Robin and Shirleen Formaker
2612 White Oak Drive
Ames, IA 50014

From: [Kevin Lounsberry](#)
To: [cdbg cares act 2020](#)
Subject: Funds and allocation
Date: Tuesday, April 21, 2020 10:02:00 AM
Attachments: [Outlook-oasyufeo.png](#)

As you consider all public options, I'd like to suggest that we avoid helping the individual. The citizens of Ames, while impacted, wouldn't see this money being used in its best capacity if it is for individuals. Many will suggest rent relief. Shoot, I'm a property manager and rent relief would be great but fractionally speaking that's 50 households if the rent is just a little over \$700. No thank you.

For the first half, I think relief for small businesses that opened within the last calendar year. Limit to 15 businesses that haven't built a client base or reserve to withstand the shutdown or that had used their entire marketing budget on sustaining through the crisis.

The second half should be used on the arts. Keeping local theater, music, venues in our community will help move on from this nightmare once we are able. An investment into our arts keeps money in the community.

Kevin Lounsberry

Community Manager, [The Social West Ames](#)

O 515.446.4255 | klounsberry@trinity-pm.com



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From: Nancy Carroll <ncarroll@hsservicesia.com>
Sent: Friday, April 24, 2020 4:04 PM
To: Vanessa Baker-Latimer <vanessa.blatimer@cityofames.org>
Subject: RE: Feedback Requested

Thanks for letting us know about the \$354,515 in Federal COVID funding the City will receive and for seeking input for how it can be invested into the community.

I talked to staff, they said people need access to **healthy food** and **essential household items** during this crisis and that they will continue to well **into the fall**. So, here are two ideas they had.

- 1) The City would purchase huge quantities of healthy food items, cleaning supplies, diapers, toilet paper, etc. (let's say \$30,000/month and continue it for 6 months) to ensure local food pantries, Food at First, ERP, Primary Health Care, etc. continue **over time** to be well stocked. We would hope that Fareway, HyVee, Wheatsfield, Walmart, etc. would participate with discounted prices. We're just guessing at the dollar amount, staff knew the folks at the non-profits listed above could be specific as to their actual needs over time.
- 2) They also had a creative idea...the City could purchase large quantities of fruits and vegetables directly from Farmer's Market vendors (let's say \$10,000/month between May and October). The vendors would then take their food directly to the non-profits listed above. This would serve several purposes: people wouldn't have to actually go to the Farmer's Market and be worried about social distancing, these non-profit agencies already have a great process in place to distribute the food to people in need, vendors wouldn't have to throw away unpurchased food and it would support them financially too. Again, we're thinking a lot of people will be afraid to go the Farmer's Market this season.

We're concerned that if these funds go towards rental or utility payments, etc. people that don't really need the funds will figure out how to get them ahead of those truly in need.

Thanks for reaching out. And I look forward to seeing what the City ultimately decides to do with these dollars. I know whatever you decide will be awesome!

Thanks too V for all the hard work you'll be putting into this effort. I know it's never easy.

NJC 😊

Nancy Carroll
Executive Director
ncarroll@hsservicesia.com
515-231-4354



From: [Cindy Jorgensen](#)
To: [cdbg cares act 2020](#)
Subject: Input on the use of the COVID-19 grant
Date: Tuesday, April 21, 2020 11:14:47 AM
Attachments: [image001.png](#)

We have some residents laid off but don't qualify for unemployment because they had not worked long enough with the employer. Could the Grant go towards a onetime assistance program for residents in this type of situation? They are at a loss of where to turn to.

Cindy Jorgensen | Professional Property Management, Inc.
Sr. Vice President

Ames 515-232-5718 x 11 <http://www.ppm-inc.com>
West Des Moines 515-226-0000 x118 <http://www.sunprairie.com>



From: jeanames115@aol.com
To: [cdbg cares act 2020](#)
Date: Friday, April 24, 2020 1:52:34 PM

Please use the funds we receive from cdbgcares 2020 to be used for the needy immigrants. Jean and Dean Prestemon

From: [Mike Frisk](#)
To: [cdbg cares act 2020](#)
Subject: OPTIONS for CDBG FUNDS for COVID-19
Date: Tuesday, April 21, 2020 10:54:14 AM

Vanessa or to whom it may concern,

I would suggest the city work with local agencies that are already in place such and give extra money to ERP and Good Neighbor. They already have a procedure and they could give out more funds and impact more people.

Maybe some it could go for UTLITIES to tenants or homeowners who are needing help making the payments as well.

Those 2 options will help those who are struggling the most.

Sincerely,

--

Mike Frisk
Broker/Owner
mike@fpmofames.com
Office: 515-292-5020
Cell: 515-231-7150
B#38441000

From: [Elizabeth Calhoun](#)
To: [cdbg cares act 2020](#)
Subject: Public Comment
Date: Thursday, April 23, 2020 9:31:52 AM

Hi Vanessa,

I would like to see the grant money used to support local small businesses who were forced to close during this period. Helping them to then support their employees and the overall Ames economy. Losing 2 months worth of business is devastating to businesses and we are in the early stage of figuring out the new normal. There may be more shutdowns to come, unfortunately.

Thank you,
Liz Calhoun
513 River Oak Drive
Ames

From: norskeboy@aol.com
To: [cdbg cares act 2020](#)
Subject: Recommendation to Spend some of the \$350,000
Date: Sunday, April 26, 2020 11:59:19 AM

Thank you for the privilege of commenting.

I recommend giving some of the \$350,000 to the COVID-19 Emergency Fund for Immigrants. St. Cecilia Catholic church is receiving donations.

Russ Melby, Ames

From: [Suzanne Zilber](#)
To: [cdbg cares act 2020](#)
Subject: spend the money on the homeless population housing
Date: Tuesday, April 21, 2020 8:59:25 AM

HI – give the money to the Emergency Residence Project

Suzanne

Suzanne Zilber
801 Crystal St
Ames, IA 50010 515-232-9379

From: Lana Stoelting <l_stoelting@hotmail.com>

Sent: Sunday, April 26, 2020 1:37 PM

To: cdbg cares act 2020 <cdbgcares2020@cityofames.org>; cdbg cares act 2020 <cdbgcares2020@cityofames.org>

Subject: CDBF funds

I would like to see the funds spent on the following:

- (1) Donate to food pantries like at Bethesda Lutheran Church or meals on wheels (or purchase food to fill the pantries or supply food for Meals on Wheels)
- (2) Donate funds to Pet Food Pantry to help those who lost their jobs take care of their pets (or purchase food & cat litter)
- (3) Help pay some City of Ames utilities for those who have lost their jobs
- (4) Contact the local nursing homes & see if they need PPEs
- (5) Help the homeless - do they have adequate shelter to meet social distancing (e.g. tents?), hygiene stations, etc.

Thank you,

Lana Stoelting

814 20th St

Ames

Ph 515-520-2687

From: [Anneke Mundel](#)
To: [cdbg cares act 2020](#)
Cc: [Jean Kresse](#)
Subject: United Way's input
Date: Wednesday, April 22, 2020 11:34:45 AM

Hello Vanessa:

As per your request, here are our recommendations for CDBG funding based on what we are hearing from our partners and the community:

- 1) assistance with rent (past-due and currently due)
- 2) assistance with utilities
- 3) assistance with internet/phone WHEN THERE IS PROOF OF A SCHOOL-AGE CHILD IN THE HOUSEHOLD [AND/OR A PARENT REQUIRED TO DO ONLINE WORK] This would get at our worries about increasing gaps in education.

Thanks for everything you are doing. Please let us know if you have additional questions.

Anneke

Anneke Mundel
Community Impact Director
United Way of Story County
315 Clark Avenue
Ames, IA 50010
(515) 268-5142
amundel@uwstory.org
www.uwstory.org

Pronouns: she / her / hers
[Why pronouns matter?](#)



United Way leads the fight for the health, education, and financial stability of every person in Story County.

If you can financially support our community during this time, [please click here](#) to donate to our

COUNCIL ACTION FORM

SUBJECT: UPDATES TO SMART ENERGY REBATE PROGRAM

BACKGROUND:

The City’s Smart Energy program is an energy efficiency program, designed to reduce electric demand and consumption, keep electric rates low, and reduce greenhouse gas emissions. Programs like Smart Energy should be periodically adjusted as the available technology and markets for energy efficient technology change. City staff has reviewed the current incentives and has developed proposed changes. The proposed changes and justifications are below:

Increase Occupancy Sensor rebate amount and add Daylight Sensors to \$10-\$20/controller – Currently, occupancy sensors are rebated at \$5 per controller. Staff would like to increase this rebate to \$10 for fixture- or switch-mounted controllers and \$20 for remote-mounted controllers and extend the rebate to daylight controllers. These technologies are effective ways to reduce peak summer electricity consumption. A similar rebate is currently offered by Alliant Energy.

Increase minimum efficiency for Air Conditioner rebate to 16 SEER – Currently, air conditioners of 15+ SEER (efficiency rating) are eligible for the rebate program. Staff proposes to increase the minimum SEER rating to 16. Based on data collected with rebate applications submitted last year, over twice as many 16 SEER air conditioners were submitted compared to 15 SEER units, with similar average costs. Cedar Falls Utilities has recently increased their minimum SEER rating to 16, as well.

Create a rebate for Electric Vehicle Charging Equipment – Electric Vehicles (EVs) are increasing in popularity. As of November of 2019, there were 363 plug-in vehicles registered in Ames (169 battery electric vehicles and 194 plug-in hybrid vehicles). Many of neighboring utilities offer EV and EV charger rebates in amounts ranging from \$250-1000 (see Table 1).

Table 1: Electric Vehicle and Charger rebate offered by other Iowa utilities.

UTILITY	CHARGER REBATES AND KEY REQUIREMENTS	
Alliant	\$250, non-networked	\$500, networked
Consumers	\$500, residential	\$1000 commercial (+\$250/car)
Cedar Falls Utilities	\$600, ChargePoint	
Ames (Proposed)	\$100, residential	\$500, commercial

The charging of EVs puts a new and different kind of load on our electric system. EVs can represent an expensive and complicated load to our system because they require a high wattage over short periods of time, and because the overwhelming trend of EV drivers is to plug in their car as soon as they return from work, which coincides with our system peak and the times of the day that we are least capable of supplying more electricity.

However, with programmable chargers, it is easy to adjust EV charging to off-peak hours, which *improves* the usage and efficiency of our electric system. For this reason, it is beneficial for the Ames Electric to support customers in their purchase of chargers that are specifically capable of programming off-peak charging.

Create rebates for Thermal Solar Water Heaters and Air Sourced Heat Pump Water Heaters – Electric Services currently provides rebates for Photovoltaic panels and air-sourced heat pumps, but neither program covers those technologies for water heating. Staff proposes introducing two new water heater rebate programs: Thermal Solar Water Heaters and Air-Source Heat Pump Water Heaters. Both technologies reduce greenhouse gas emissions associated with water heating compared to natural gas or electric resistance water heating. Consumer’s Energy, Midland Power Cooperative, and Cedar Falls Utilities offer rebates on air source heat pumps, while utilities in Waverly and Brooklyn, Iowa rebate solar water heaters.

Create a rebate for Drain Water Heat Recovery System – Complementing the proposed new water heater rebate programs, a drain water heat recovery rebate is proposed to further increase the efficiency of water heating. Consumer’s Energy and Midland Power Cooperative offer \$450 and \$300 rebates for these systems.

Retire the LED Rebate Program – Staff proposes retiring the LED Lighting rebate program, effective July 1, 2020 because the incremental cost of LEDs has decreased significantly since the technology first became available, and the savings in energy consumption and maintenance result in quick savings without a rebate.

COMPARISON TO NEIGHBORING UTILITIES:

The proposed additions to the Smart Energy rebate program are summarized in Table 2 below. The proposed amounts are generally within the range of rebates offered by neighboring utilities.

Table 2 Costs of equipment and rebate amounts.

REBATE	PROPOSED AMOUNT	EQUIPMENT COSTS	NEIGHBORING UTILITIES
Occupancy and Daylight Sensors	\$10/\$20	\$20-\$50/\$50-\$100	\$10/\$20
EV Chargers	\$100/\$500	\$500/\$3000-\$10,000	\$250-\$600
Thermal Solar	\$10/sq ft	~\$200/sq ft	\$30/sq ft

Water Heater			
Air Source Heat Pump Water Heater	\$400	\$600 (incremental)	\$375-\$650
Drain Water Heat Recovery	\$100/\$200	\$1000	\$300-\$450

On April 27, 2020, the Electric Utility Operations Review and Advisory Board (EUORAB) discussed the proposed changes to the Smart Energy Rebates Program and recommended that the City Council proceed with adopting them.

ALTERNATIVES:

1. Approve modifications to Smart Energy Rebate Program as proposed by City Staff and recommended by EUORAB.
2. Approve selected modifications to Smart Energy Rebate Program.
3. Do not approve modifications to Smart Energy Rebate Program.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed changes to existing rebate programs and the creation of new rebate programs are expected to improve the effectiveness of the demand side management program and increase the energy efficiency of the Ames community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the adjustments to existing programs and creation of new rebate programs.

COUNCIL ACTION FORM

SUBJECT: 2019/20 ARTERIAL STREET PAVEMENT IMPROVEMENTS (13TH STREET FROM WILSON AVENUE TO DUFF AVENUE)

BACKGROUND:

This annual program utilizes current repair and reconstruction techniques to improve arterial streets with asphalt or concrete. These pavement improvements are needed to restore structural integrity, serviceability, and rideability. Targeted streets are reaching a point of accelerated deterioration. By improving these streets prior to excessive problems, the service life will be extended. **The location for this project is 13th Street from Wilson Avenue to Duff Avenue.**

This project was originally programmed to consider on-street bike facilities. **Following the guidance in the Complete Streets Plan (CSP), vehicle volumes and speeds make on-street bike facilities incompatible with this section of 13th Street. In these types of settings, the CSP recommends that alternative parallel routes should be utilized.** 16th Street from Northwestern Avenue to Meadowlane Avenue has been identified in the Longe Range Transportation Plan, serving as a parallel route to the north of 13th Street. 9th Street from Northwestern Avenue to Maxwell Avenue serves as a parallel route to the south of 13th Street. **Thus, signing both 16th Street and 9th Street as shared streets will be included with the project. Signage along Northwestern Ave, Meadowlane Ave, and Maxwell Ave to connect these parallel routes to 13th St would also be included.**

Staff met with representatives from the Ames Bicycle Coalition (ABC) to discuss the project and the potential alternative parallel routes. Attached is a letter from ABC with comments. Overall, ABC is understanding and supportive of the need to designate parallel routes in this case and highlights the need for good signage to connect the 9th St and 16th St routes.

Due to COVID-19, staff prepared an informational video in lieu of a public meeting (<https://www.youtube.com/watch?v=ji12Va77rB4>). The video also provided information regarding the alternative parallel routes. **No input was received from the public.**

ALTERNATIVES:

1. Direct staff to proceed with the signing of 9th Street and 16th Street as alternative parallel bike routes through this project.
2. Direct staff to revise plans to include on-street bicycle facilities.

3. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

Proceeding with the alternative parallel routes through this project will make it possible to implement multi-modal improvements while following Complete Streets Plan guidance. Therefore, the City Manager recommends that the City Council adopt Alternative No. 1, as described above.

The plans and specifications for the rehabilitation of this section of 13th Street, without an on-street bike path, will be brought before the City Council by June.

April 13, 2020

Dear Mayor and Council,

The Ames Bicycle Coalition (ABC) is writing to comment on the plans for 13th Street between Meadowlane Avenue and Wilson Avenue, some of which is planned for work this summer. We had a chance to meet with city staff about the project in early March. ABC understands that is not currently possible to provide any on-street accommodation in this section of 13th Street as called for in the current long-range plan.

This is unfortunate because this corridor is just as important to cyclists as it is to drivers. As an example, visualize a bicycle commuter who lives on Garfield Avenue in West Ames would get to work at the Wolfe Eye Clinic on East 13th Street. The most direct route is obviously 13th Street all the way across town. However, we are asking them to go several blocks out of their way to alternate parallel routes on either 16th Street or 9th Street. This adds both time and distance to their bike commute. This is something we wouldn't ask of a motorist.

However, we are supportive of the city's plans to use the alternate routes for cyclists because it seems the most realistic way to move forward at this time. Good route signage must be installed to direct cyclists to these parallel routes as well as along the routes. We ask that the city engineer's consider any traffic calming measures that may be needed on 9th and 16th streets and that the enhanced pedestrian crossing planned for Grand and 16th Street be installed as quickly as the IDOT will allow. It is important that cyclists have a clear, seamless and safe alternate route available to them. It remains our hope that someday a better facility like a separated cycle path might be incorporated into the 13th Street corridor.

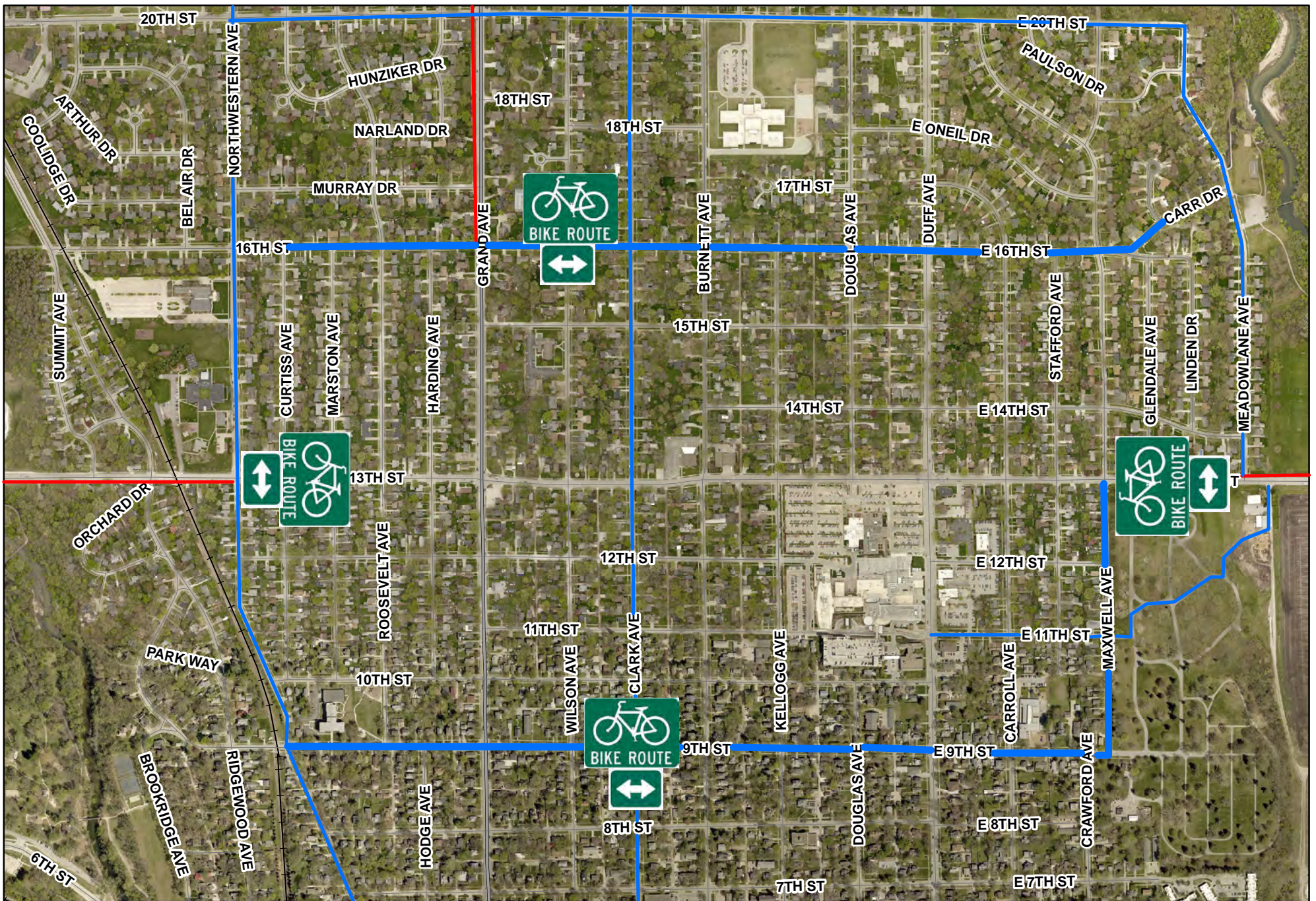
In addition, we would ask the council to consider how to make this section of 13th Street safe for pedestrians. Currently the old sidewalks are uneven and can be a hazard. We understand they will not all be replaced with this project. We would like the city to assess the condition of the sidewalks and consider replacement if needed as part of this project. We also hope that for the future the city will look into a grant or loan program to assist homeowners with replacement of sidewalks if one doesn't already exist. This is needed all around Ames but could be especially cost-effective when used in conjunction with a project such as this one on 13th Street.

Thank you for your consideration of all types of transportation in Ames.


Sincerely,


Ames Bicycle Coalition

Carol Williams, 628 8th Street, Ames



Bicycle Facilities near 13th Street

 Bicycle Friendly Street

 Shared Use Path



1 inch = 750 feet

Staff Report

EVENTS, FACILITIES, AND SERVICE CLOSURES RELATED TO COVID-19

May 12, 2020

BACKGROUND:

In response to the spread of COVID-19 through the state and community, City staff took steps to close City facilities to the public, suspend City-sponsored events, and halt certain City programs that involve contact between City staff and the public (Attachment 1). These actions are effective through May 15.

As this date approaches, staff is seeking guidance from the Council as to when and how to resume these activities.

RESTRICTIONS UNDER STATE LAW:

On April 27, Governor Reynolds announced a plan to re-open parts of the state on a county-by-county basis. Story County is included in the list of counties with eased restrictions. The Governor may extend the restrictions, add additional restrictions, or end the restrictions at any time. City staff anticipates revised restrictions being issued by the Governor the week of May 11.

As of May 8, the following state restrictions are in place for Story County:

Closed until 11:59 p.m. on May 15, 2020:

- Bars (but may sell by carry out)
- Theaters or performance venues. This includes sit-down movie theaters, theaters where plays or other performances are provided, and other venues for performances. Drive-in movie theaters are allowed to be open, with restrictions (see below).
- Casinos and gaming facilities
- Senior centers and adult day care facilities
- Amusements such as bingo halls, bowling alleys, pool halls, arcades and amusement parks
- Museums, aquariums, zoos
- Skating rinks and skate parks
- Playgrounds
- Swimming pools
- Salons, barber shops
- Tattoo parlors

- Massage therapy
- Door-to-door sales are prohibited
- Gatherings of more than 10 people (exceptions are religious/spiritual gatherings, agricultural auctions, and farmers markets, see below)

Open with restrictions until 11:59 p.m. May 15, 2020:

- Restaurants
- Malls
- Fitness centers
- Agricultural auctions
- Social or fraternal clubs
- Golf clubhouses
- Campgrounds
- Medical spas
- Tanning facilities
- Drive-in movie theaters
- Libraries
- Racetracks (cannot allow spectators)
- Farmers markets
- Religious/spiritual gatherings
- Bookstores
- Clothing stores
- Shoe stores
- Jewelry stores
- Luggage stores
- Cosmetic
- Beauty or perfume stores
- Florists
- Furniture and home furnishing stores
- Tobacco, cigarette, cigar, or vaping stores
- Toy, gaming, music, instrument stores
- Movie rental stores
- Adult entertainment stores

The Council should remember, although the City may not be less restrictive regarding activities that are prohibited or restricted by the Governor's orders, the City may choose to be more restrictive about events and programs on property under the City's control. The City Council may not regulate activities on private property, and the City Council is not being asked in this report to address any private commercial activity.

MODEL PLANS FOR RE-OPENING:

The City is not the only organization investigating how to begin to allow activities in a “re-opening.” Both Story County and Iowa State University have published information regarding how they plan to consider re-opening (Attachment 2). Additionally, the White House has released guidance for states and regions to consider reopening (Attachment 3).

SUGGESTED DECISION-MAKING CRITERIA

Access to data regarding COVID-19 cases, symptoms, hospitalizations, and severity is limited and delayed. **These limitations make it difficult to base decisions about City operations on numbers of cases, tests, and other metrics.**

As an alternative, City staff has prepared suggested criteria to evaluate the feasibility and wisdom of re-opening certain activities. The criteria are specific to whether the activity is an event, City facility, or City program. These criteria are outlined in the sections below:

Re-Opening Criteria for Non-City Events on City Right-Of-Way or in City Parks:

In evaluating whether to allow non-City events on City rights-of-way or in City parks, the City Council should consider the following:

- **Is the event allowed under the Governor’s emergency proclamations?**

The Governor’s emergency proclamations regulate the types of activities that are permitted to occur. These orders have also regulated the number of people who may be gathered in one place and have exempted certain services or activities from the lists of prohibitions. These orders are updated with revised restrictions from time-to-time as the public health situation changes.

- **How many attendees are expected, and how densely crowded are they?**

Some events involve participants that are either spread out through a large area, or are coming and going throughout the day, leading to a lower density of participants. However, events that take place within a short time window and in a smaller area make social distancing difficult or impossible.

- **Do event organizers have a plan and equipment/supplies needed for increased hygiene?**

The application for special events includes a safety plan to be submitted by organizers. As an addition to this plan, organizers should be asked to describe how they intend to provide handwashing, cleaning supplies during the event, face coverings for volunteers, and other appropriate measures.

- **Is there sufficient staffing by event organizers to maintain social distancing among participants?**

If event organizers expect to implement increased precautions as a condition of event approval, it is important that organizers also have sufficient staff/volunteers to enforce those restrictions. Events where the entrances and exits are not controlled can make it difficult to enforce precautions expected to be taken by attendees.

- **Is there an increased risk that the event will require City staff to be in close contact with participants or organizers for an extended period of time?**

Some events require increased levels of City staff support for enforcement or traffic management. If an event requires contact between City staff and event participants, that may be a reason to curtail the event or not allow the event to proceed. In no circumstances should City staff be expected to enforce safety precautions required of event attendees.

Re-Opening Criteria for City Facilities and Offices:

In evaluating whether to open City facilities to the public, the City Council should consider the following:

- **Is opening the facility or office allowed under the Governor's emergency proclamations?**

The Governor's emergency proclamations regulate the types of activities that are permitted to occur. These orders have also regulated the number of people who may be gathered in one place and have exempted certain services or activities from the lists of prohibitions. These orders are updated with revised restrictions from time-to-time as the public health situation changes.

- **Is the facility allowed to operate under guidance from credentialing organizations?**

Certain City operations are managed in accordance with guidance issued by professional organizations. For example, the City's aquatics facilities use the guidance issued by the American Red Cross for lifeguarding practices. If the governing body or professional organization allows a facility to reopen but has conditions, it is important to evaluate whether those conditions can be met.

- **Are sufficient physical protections in place for employees and customers to conduct face-to-face business?**

Employees who interact closely with the public need appropriate protective gear, including cloth facemasks and sneeze guards at customer service counters. City facilities also need to have ample supplies of soap and hand sanitizers for public use.

- **Are facilities sufficiently staffed to support face-to-face customer interactions?**

A number of staff members at various City facilities have been working from home as a precautionary step to isolate employee groups. This has been possible because the demand for face-to-face interaction with the public has been absent. Additionally, the CARES legislation allows employees to be absent due to child care needs. Therefore, a determination needs to be made as to whether there are enough employees present to staff each service or facility.

- **How many customers are expected to visit the facility, and how densely crowded are they?**

In smaller facilities, social distancing becomes difficult. Facilities could be opened to different degrees. For example, some can be open to the public only by appointment, or to into portions of the facility if escorted by a staff member. Certain areas that cannot be easily supervised, such as meeting room reservations, might remain restricted until social distancing and increased hygiene precautions are lifted.

- **In which areas of a facility can contamination incidents be kept isolated and be handled quickly?**

It is possible that increasing public exposure in City facilities will generate an increase in contamination incidents from people exhibiting COVID-like symptoms. City staff would want to evaluate which entrances and exits would be for public use, and consider whether certain areas should remain off limits to the public to prevent potential contamination of large areas of a facility, which would in turn require more significant cleaning to take place.

Re-Opening Criteria for City Programs:

In evaluating whether to resume City programs, the City Council should consider the following:

- **Is the program allowed under the Governor’s emergency proclamations?**

The Governor’s emergency proclamations regulate the types of activities that are permitted to occur. These orders have also regulated the number of people who may be gathered in one place and have exempted certain services or activities from the lists of prohibitions. These orders are updated with revised restrictions from time-to-time as the public health situation changes.

- **Is the program allowed to occur under guidance from credentialing organizations?**

Certain City operations are managed in accordance with guidance issued by professional organizations. For example, the City’s aquatics facilities use the guidance issued by the American Red Cross for lifeguarding practices. If the governing body or professional organization allows a facility to reopen but has conditions, it is important to evaluate whether those conditions can be met.

- **How many participants are expected, and how densely crowded are they?**

In smaller classrooms, social distancing is difficult. Programs may be evaluated to determine if the number of participants can be reduced to an appropriate number while still allowing for an effective program experience.

- **Do program operators have equipment/supplies needed for increased hygiene?**

For each program, supplies of cleaning agents, staff facemasks, and access to handwashing can be evaluated to ensure the increased hygiene expectations can be met.

- **Are facilities sufficiently staffed to support face-to-face customer interactions?**

A number of staff members at various City facilities have been working from home as a precautionary step to isolate employee groups. This has been possible because the demand for face-to-face interaction with the public has been absent. Additionally, the CARES legislation allows employees to be absent due to child care needs. Therefore, a determination needs to be made as to whether there are enough employees present to staff each program.

- **Are sufficient protections in place for employees and participants?**

For certain activities involving an instructor, such as a fitness class, it is not practical to wear a facial covering. Therefore, protections may need to rely on having fewer participants, spaced further apart. Additionally, interpretation questions may arise regarding how to count participant numbers for larger outdoor areas (e.g., is a

softball complex considered one group, or are the players on each field considered separate groups?

- **Is there sufficient public interest in participating to justify the expenses associated with providing the City recreation program?**

Attachment 4 is a non-scientific survey of Parks and Recreation program participants. These participants were asked to describe their interest in participating in certain programs, should they be provided. However, the ultimate measure will be how many people actually sign up for the program.

POLICY CONSIDERATIONS:

The first question for City Council Members to consider is whether you wish to consider re-opening events, facilities, and/or programs at this time.

In making this decision, the Council must balance the risk of an increased number of COVID-19 infections with the negative economic and social impact that further restrictions might cause.

If City Council thinks it is too risky:

One issue our community faces that most in Iowa do not is the presence of the University. Ames has been largely spared from significant COVID-19 case numbers in part due to ISU's decision not to resume in-person classes after spring break. **If the community faces a rise in case numbers generated from events during the summer, it may have impacts on ISU's ability to resume classes as hoped in the fall.**

If City Council believes there is not enough information:

If the Council believes that there is not yet enough information to proceed with re-opening, the safest answer may be to extend the existing suspension of events, programs, and facilities to a date later this summer.

If City Council wishes to re-open:

If the Council wishes to proceed with a re-opening, the second question becomes how to evaluate which events, facilities, and programs to re-open.

City staff has provided a list of upcoming scheduled special events on City right-of-way, as well as key City facility closures and suspended City programs (pages 10-27 of this report). The provided list of facilities, events, and programs is not exhaustive. These have been evaluated according to the criteria described above, and the conclusions reached by City staff are indicated for each. **The City Council must decide:**

1. **Does the Council agree with City staff's proposed evaluation criteria and conclusions for these events, facilities, and programs?**

2. **If the Council does not agree, what criteria should be used?**
3. **Does the City Council wish to delegate the responsibility for evaluating other events, programs, and facilities not included in this report to City staff, or does the Council wish to make decisions regarding each activity at future Council meetings?**

OPTIONS:

1. Keep the current closures of City facilities and suspensions of City programs in place through July 1, and suspend events on City property until no earlier than September 1.

Under this option, a decision will have to be made prior to July 1 whether to extend the prohibition for City programs and facilities.

2. Agree with the staff conclusions contained in the report for facilities, programs, and events, and authorize City staff to utilize the evaluation criteria to address future requests and decisions.
3. Agree with the staff conclusions contained in the report for facilities, programs, and events, but bring future requests back to the City Council for approval.
4. Modify the staff conclusions contained in the report for facilities, programs, and events, and authorize City staff to utilize the Council's revised evaluation criteria to address future requests and decisions.
5. Modify the staff conclusions contained in the report for facilities, programs, and events, and bring future requests back to the City Council for approval.

STAFF COMMENTS:

These uncertain times demand that difficult decisions must be made by the City Council. You can be assured that no matter what decision you make, there will be one group of your constituents who will support your direction and one group who will oppose it.

In this case, some will argue it is time to reopen our community as it relates to facilities, programs, and events in order to restore a sense of normalcy to their lives and allow our economy to thrive again. In fact, they will emphasize that the vast majority who have been exposed to the virus, either show no signs of being sick, or are able to recover in a few weeks without any lingering effects from the illness. Furthermore, they believe the potential for a negative impact on individuals from the collapse of our economy would be far worse than contracting the virus.

Others will argue that the willingness of our citizens to alter their lives significantly over these past three months has proven to be successful in slowing the rate of the spread of COVID-19. Therefore, they would argue it would be wiser for the City to continue to prohibit large gatherings in City buildings and on City property for a few more months in order to avoid the risk of an increase in positive cases. They believe an increase in cases will cause a return to the shutting down of the community which will have an even more deleterious impact on our economy.

Given that there is no one right answer related to the decisions needed by the City Council, it would seem most prudent in this instance that the City Council consider the most conservative approach embedded in Option 1. There appears to be more to gain than to lose by adopting this conservative approach.

Remember, you are not being asked to decide which businesses should be allowed to operate nor what guidelines that they must adhere to when they are allowed to operate. These decisions are left to the Governor. What you are being asked is whether or not to support large gatherings of our citizens on City property. Not allowing these gatherings will not stifle the resurgence of our economy and will not impede our citizens from getting out of their homes to exercise or socialize with family and friends.

EVENT: DOWNTOWN FARMERS' MARKET (IN-PERSON MARKET)

EVALUATION CRITERIA:

Is the event allowed under the Governor's emergency proclamations?

Yes.

How many attendees are expected, and how densely crowded are they?

According to the event application, organizers expect up to 2,500 participants in the roughly 1-1/2 block area during the five hours of the market. However, City staff estimates market attendance is likely to be lower in early weeks of the market, particularly in light of COVID-19. The area occupied by attendees is roughly 18,000 square feet in size, which would allow for approximately 600 attendees at any one time if they were to maintain six feet of separation from other attendees. It is difficult to separate market participants from pedestrians not participating in the market who are walking through the area.

Do event organizers have a plan and equipment/supplies needed for increased hygiene?

In its April 20 letter to the City Council, market organizers indicated a variety of proposed protective measures, including markings for social distancing on the street, spacing the vendors further apart, requiring vendors to clean their spaces frequently and wear gloves, and following state restrictions prohibiting seating, entertainment, and non-farm-product vending. Organizers also intend to place three hand washing stations throughout the market area.

Is there sufficient staffing by event organizers to maintain social distancing among participants?

The organizers indicate three volunteers and two staff members will be present, according to the submitted safety plan. These individuals will be divided among the virtual market pickup area and the physical market. Organizers have indicated two staff members will be dedicated to the market, which will consist of 18-22 vendors in the early portion of the market season.

City staff is not confident this level of staffing will be sufficient to maintain the minimum safety and hygiene precautions required by the state or the additional precautions described by the organizers' April 20 letter.

Is there an increased risk that the event will require City staff to be in close contact with participants or organizers for an extended period of time?

This event generally does not require participation by City staff to manage crowd issues. Event organizers indicate in their April 20 letter that they will need City staff to enforce safety procedures, if imposed (masks on participants, social distancing).

CONCLUSION:

As proposed, there are not enough support staff members to give City staff confidence that the safety and hygiene protocols will be enforced as described by market organizers. Additionally, it is unclear whether there will be enough space to support the distancing between patrons, if more than approximately 600 are in attendance at the same time. Because the market area is not access-controlled, the numbers of attendees cannot be regulated.

Therefore, the evaluation criteria suggest that this event cannot be supported as currently planned. This evaluation does not apply to the virtual market pick-up, which the City Council approved to begin starting May 9.

EVENT: FOURTH OF JULY PARADE AND PANCAKE BREAKFAST

EVALUATION CRITERIA:

Is the event allowed under the Governor’s emergency proclamations?

This event constitutes a gathering of more than 10 people, and would therefore not be permitted under the current social distancing guidance.

How many attendees are expected, and how densely crowded are they?

Organizers estimate typical attendance of 5,000 to 6,000 along the parade route, which is nine blocks long. The pancake feed typically hosts 1,500 to 2,000 participants. At any one time, approximately 250 are seated in the dining area.

Do event organizers have a plan and equipment/supplies needed for increased hygiene?

It is not clear that increased hygiene precautions could be feasible for an event of this scale.

Is there sufficient staffing by event organizers to maintain social distancing among participants?

It is not feasible to enforce social distancing along the parade route. This event requires a considerable number of volunteers at intersections for traffic control, along the route to keep participants back from the street edge, and in staging and disassembly areas. Enforcing social distancing along the parade route would not be feasible. If six feet of distance was required between attendees, the parade route could only accommodate approximately 1,250 attendees.

Is there an increased risk that the event will require City staff to be in close contact with participants or organizers for an extended period of time?

The parade requires traffic control from City staff at key intersections where more firm direction is needed for detouring motorists. The pancake feed requires approximately 15 staff and Council Members to be in close contact with patrons at any one time.

CONCLUSION:

Both the Fourth of July parade and pancake feed are very large gatherings of people. It is not feasible to implement additional hygiene precautions with crowds of this size. Additionally, social gatherings of more than 10 people are prohibited by the Governor under the current order. **Therefore, assuming that social distancing and increased hygiene precautions remain advisable into mid-summer, both aspects of this event**

should not proceed. Separately, City staff is exploring whether the fireworks can be successfully held, and will report to the City Council once more details are known.

EVENT: RUMMAGE RAMPAGE

EVALUATION CRITERIA:

Is the event allowed under the Governor's emergency proclamations?

Yes, provided social distancing restrictions are relaxed.

How many attendees are expected, and how densely crowded are they?

The event spans 11 days. Last year, the event included roughly 3,000 total attendees and 600 total volunteers.

Do event organizers have a plan and equipment/supplies needed for increased hygiene?

The donations come from many sources. It may be possible to clean surfaces of hard-surfaced donated items or to limit what items are permitted to be donated. It would be more difficult to clean soft-sided donations. Volunteers could be provided masks and hand sanitizing stations could be established inside the area.

Is there sufficient staffing by event organizers to maintain social distancing among participants?

This event requires a significant number of volunteers to manage the movement of donations. It would be difficult to enforce social distancing with the volume of customers seen at busy times. It may be feasible to control access into the donation area and limit the number of customers at any one time. However, this would likely reduce the sales of goods.

Is there an increased risk that the event will require City staff to be in close contact with participants or organizers for an extended period of time?

This event does generally require close contact between staff and patrons who are donating and purchasing goods, as well as among those who organize the donations in the event area.

CONCLUSION:

This event may not occur unless it is significantly modified to reduce the number of customers and staff who interact. Significant cleaning protocols would need to be implemented to ensure products received are sanitized, and some items may be difficult or impossible to effectively clean. **Until protocols for social distancing and cleaning can be fully developed, the evaluation criteria suggest this event cannot take place as it has in previous years.**

EVENT: BLOCK PARTY TRAILER RESERVATIONS

EVALUATION CRITERIA:

Is the event allowed under the Governor's emergency proclamations?

The Block Party Trailer is allowed; however, the events that use the trailer typically involve gatherings exceeding 10 people, which is not allowed.

How many attendees are expected, and how densely crowded are they?

Reservations have been accepted for May 16 and later and through May 7, nineteen reservations are approved for the 2020 season. (May = 4, June = 3, July = 2, August = 5, September = 1, October = 4) Attendance data is not collected so it is hard to estimate how many attendees are expected at events. Most reservations involve a request for a one- or two-block street closure in low density residential neighborhoods, with invitations extended to residents on those street(s).

The trailer includes folding tables and chairs to accommodate about three dozen individuals. Residents may also bring their own lawn chairs, or sit on porches, etc. Block parties would likely have several focal points with greater attendee density, e.g., the trailer, food serving and consumption locations, and groups of game and activity participants.

Do event organizers have a plan and equipment/supplies needed for increased hygiene?

This is unknown at this time but could be made a requirement of making a reservation. The trailer supplies include a modest First Aid kit but no PPE is stocked.

Unloading and reloading trailer equipment, supplies, and activities may require individuals to work within close quarters inside and outside of the trailer. There would be many shared surfaces as equipment is used as well as a lot of common touch points from the parts and pieces of games and activities supplied with the trailer. Since most of these events tend to be pot lucks, shared food serving utensils would be another potential shared touch point. Significant resources would be required to sanitize trailer equipment and supplies between events, doubly so on the weekends including two separate events.

Is there sufficient staffing by event organizers to maintain social distancing among participants?

This is also unknown since most block parties are informal neighborhood events with one or more event planners/organizers, but no structured supervision. Social

distancing would rely on self-monitoring and voluntary compliance of agreed upon criteria. Without enforcement, adherence to social distance standards would likely vary greatly among individuals and neighborhood events.

Is there an increased risk that the event will require City staff to be in close contact with participants or organizers for an extended period of time?

Parks and Recreation staff have limited, episodic contact with Block Party Trailer contacts, usually limited to delivery of the trailer yard sign to the resident's home along with an in-person hand-off of the trailer key. Police staff are involved with trailer delivery and pickup. Community Service Officers would have limited public contact, if any, during these transactions. Both Police and Fire staff are frequently invited to attend Block Party Trailer events. These visits involve extensive personal interaction between City staff and the public, as well as public contact with Police and Fire vehicles and equipment.

CONCLUSION:

This event involves promoting large neighborhood gatherings. Additionally, there are not sufficient resources needed to sanitize equipment and supplies. **Therefore, the evaluation criteria indicate the Block Party Trailer should not be reserved for the 2020 season.**

FACILITY: FURMAN AQUATIC CENTER

EVALUATION CRITERIA:

Is opening the facility or office allowed under the Governor's emergency proclamations?

Furman Aquatic Center is scheduled to open May 23. The Governor's proclamation prohibits the operation of pools through May 15.

Is the facility allowed to operate under guidance from credentialing organizations?

There are several organizations that provide guidance as to how pool activities are conducted, however, none of them directly prohibit pools being opened.

American Red Cross (ARC) is the entity used for certifying Lifeguards, Water Safety Instructors, and individuals on First Aid, CPR, and AED's. As of right now, ARC guidance is to not perform any in-person skills training (e.g. water rescue, backboarding, etc.) if social distancing is recommended in your area. Even if pools can open and social distancing is recommended, certifying and training staff will not be possible.

The **CDC** had indicated it would be issuing guidelines for reopening pools sometime in May but have now said they will not. The CDC was considering the following four items in their guidelines: 1) Staff and patrons practice social distancing of at least 6 feet; 2) Lifeguards and patrons wear a mask while on the deck; 3) Increased frequency of cleaning high touch point areas; and 4) Lifeguards are to not be responsible for enforcing social distancing.

The **Iowa Department of Health (IDPH)** is responsible for the State of Iowa Pool Code which governs how pools are operated. IDPH will be issuing guidelines in the near future for reopening pools, however, there is no indication at this time what will be included.

Are sufficient physical protections in place for employees and customers to conduct face-to-face business?

Physical protections between staff and customers are non-existent at the entrance gate area. In addition, staff currently sit side by side which will need to be addressed as well. There are sufficient protections in place in the concession stand for staff – customer interactions, however, staff will work in close proximity to one another at times.

Additional concerns are the Lifeguard Room, First Aid Room, and the Staff Office. These areas are accessed by the customer for various reasons and there are no

protections for face-to-face interactions. Changes will also need to be made for staff meetings so social distancing can be achieved.

Are facilities sufficiently staffed to support face-to-face customer interactions?

Due to the ARC restrictions in place and pools being closed, it has not been possible to certify and train staff, making it impossible to open Furman Aquatic Center on May 23. If pools are allowed to open and ARC restrictions are lifted, certification and training processes can begin. Preparing the Aquatic Center for opening (e.g. filling the basins, cleaning, etc.) can also begin at that time. **It is estimated, the earliest possible date to open Furman Aquatic Center is June 13.**

Please note that Municipal Pool could be opened earlier for some activities, however, priority of pool use would be given for certifying and training staff. The Ames Community School District (ACSD) will need to be consulted on this as ACSD staff perform cleaning duties.

How many customers are expected to visit the facility, and how densely crowded are they?

Parks and Recreation sent a survey to approximately 6,800 users via email to gauge how willing they are to come back to facilities and programs if they were reopened in June. The results of this survey are shown in Attachment 4. As you can see, 62% of past users indicate they are willing to come back to the aquatic center. It should be noted that the survey was sent to season pass holders (e.g. lap swimmers, Ames Cyclone Aquatics Club (ACAC) members, etc.), however, daily admission patrons would not have received it unless they participate in other Parks and Recreation programs.

The Aquatic Center has a capacity of 1,428. With social distancing guidelines in place, 315 patrons could be in the 50 Meter Pool, 213 in the Splash Pool, and 192 in the Lazy River for a total of 720 in the water. There is ample deck space to accommodate an additional 708 patrons who were not in the water.

In which areas of a facility can contamination incidents be kept isolated and be handled quickly?

It will be very difficult if not impossible to isolate contamination in this facility as people roam freely throughout all areas of the Aquatic Center.

CONCLUSION:

There are still many unknowns regarding pools and what restrictions and/or guidance will be in place. Looking at other Parks and Recreation Departments in Iowa, Osceola has closed its pools for the summer while Des Moines has extended its pool closures through

at least June 15. Other Iowa communities are waiting to decide until the Governor, IDPH, and CDC issue further guidance regarding pool operations.

The question may not be “Can the pool be opened?” as much as it is “Should the pool be opened?”. Locker rooms (rest rooms, showers, and changing areas) must be open for pool operations but also contain many high touch points (faucet handles, toilets, benches, etc.) which will be difficult to keep clean. Chaise lounge chairs and upright chairs will also have multiple users throughout the day and be difficult to keep clean.

Although there may be enough space on deck and in the water to social distance, enforcement will clearly be difficult. Cleaning and enforcement also come at a cost and may not be as effective as it needs to be. As indicated in Attachment 4 (Summary of Survey Responses), cleaning and social distancing were mentioned 206 and 178 times respectively, regarding what protocols should be in place to keep patrons and staff safe.

The evaluation criteria suggest that there is not yet enough information to decide about the entire aquatic season. At present, with pools prohibited to open and social distancing requirements in effect, the opening of Furman Aquatic Center must be delayed until June 16 at the earliest. This decision can then be re-evaluated as more direction is provided from ARC, IDPH, CDC, and the Governor. **Because this particular decision is so complex, City staff can provide an update to the City Council at the May 26 City Council meeting.**

FACILITY: CITY HALL/OTHER CITY OFFICES/UTILITY PLANTS

EVALUATION CRITERIA:

Is opening the facility or office allowed under the Governor's emergency proclamations?

City Hall and other customer service locations are not required to be closed by the Governor.

Is the facility allowed to operate under guidance from credentialing organizations?

N/A.

Are sufficient physical protections in place for employees and customers to conduct face-to-face business?

City staff is obtaining sneeze guards for customer service counters/desks in City offices, as well as additional masks for employees. Given the demand for these supplies, there is no definitive delivery date yet.

Are facilities sufficiently staffed to support face-to-face customer interactions?

A number of City staff members are working from home as a workforce protection strategy. This has been possible for certain staff members whose jobs allow it because they do not currently have face-to-face customer interactions. Others are still on leave under the CARES Act due to a loss of childcare for their children. Staff is not yet certain whether enough staff will be available to provide staffing for certain services.

How many customers are expected to visit the facility, and how densely crowded are they?

Aside from attendees for recreational programs, City Hall and other City facilities are visited by residents to pay utility bills, attend court, attend meetings, or meet with City staff. Since the buildings have been closed, residents have been conducting business over the phone or online. It is expected that a significant amount of business will continue to be conducted virtually, even once the facility re-opens.

Dense crowds do form for public meetings. Therefore, it may be important to continue prohibiting the use of the facility for these meetings until the public health restrictions related to social distancing have been eased.

In which areas of a facility can contamination incidents be kept isolated and be handled quickly?

City facilities can be access-controlled to allow public entry only through some entrances. Facilities can also be set up to allow City staff to escort visitors for appointments to avoid the possibility of a person with COVID-like symptoms from contaminating large portions of the building. City staff needs additional time to develop a plan for which portions of the facility can be opened to the public.

CONCLUSION:

Because 1) sufficient customer service counter screens and other supplies are not yet in place, 2) a return-to-work plan has not yet been finalized, and 3) a strategy has yet to be developed regarding which portions of the facility should be opened to the public, the evaluation criteria suggest these facilities should remain closed to the public. It is staff's recommendation that this closure remain in effect at least until July 1.

It is important to note that City Council, Boards and Commissions, and community meetings may need to continue being held virtually after City Hall has opened to the public, depending on the public health guidance related to gatherings.

Additionally, because of the need to take extra precautions for City utilities and public safety functions, tours of City facilities will be discontinued until further notice.

FACILITY: AMES PUBLIC LIBRARY

EVALUATION CRITERIA:

Is opening the facility or office allowed under the Governor's emergency proclamations?

Yes. The governor has allowed for libraries to reopen in most counties at 50% capacity.

Most larger libraries around the state remain closed and are looking to do a gradual phased reintroduction of services and partial reopening – curbside pick-up or lobby pickup, moving to limited browsing and computer use with incremental expansion.

Is the facility allowed to operate under guidance from credentialing organizations?

Yes.

Are sufficient physical protections in place for employees and customers to conduct face-to-face business?

For the most part yes. Staff is waiting for desk sneeze guards to be delivered and installed. Those staff members currently working in the building are equipped with face masks. However, additional masks will be needed for staff returning from work from home status.

The Library will be installing sneeze guards, quarantining returned materials, arranging furniture for social distancing, using floor decals to space queues, increasing frequency of cleaning, making hand sanitizer available and heavily messaging around safe practices.

Are facilities sufficiently staffed to support face-to-face customer interactions?

Nearly half of the staff are currently working in the building, while the other half works in a remote capacity all or part of the time. As the transition back to more in-building operations occurs staff will be asked to return . It is anticipated that many will continue to need to be away from work due to challenges with finding child care.

How many customers are expected to visit the facility, and how densely crowded are they?

Last year the library saw on average 1,300 visitors a day. It is hard to know at what level people will return, but the Library could easily have several hundred visitors over the course of a day if there are no restrictions.

In which areas of a facility can contamination incidents be kept isolated and be handled quickly?

Once a decision is made to open the facility to visitors, it will be difficult to isolate contamination if it occurs in the facility.

CONCLUSION:

The Library has planned for a gradual reintroduction of services: curbside pick-up, moving to a phased reopening, coordinating timing with the City Hall and other city departments. Safety measures will be in place for staff and public to the extent that staff can control. However, public use of a building and its resources will involve contact with materials and other people, and will hold some risk.

At this time, the Library intends to open no earlier than July 1, in conjunction with City Hall and other City facilities.

PROGRAM: PARKS AND RECREATION PROGRAMS

EVALUATION CRITERIA:

Is the program allowed under the Governor's emergency proclamations?

With the Governor's order of social gatherings of no more than 10 people, most of the programs Parks and Recreation offers would not be able to be held.

Is the program allowed to occur under guidance from credentialing organizations?

The CDC is currently recommending organized sports should be postponed or cancelled until local, state, or national guidelines allow these activities to be held.

The American Red Cross has not yet given direction on adaptations in order for staff to remain safe while teaching swim lessons.

How many participants are expected, and how densely crowded are they?

At any one time, there could be 4-100+ individuals participating in a class or program. This number does not include spectators or parents/siblings attending a class with their child. The results of the Parks and Recreation Survey (Attachment 4) indicate 52% - 64% of the respondents are not ready to come to programs if they started in June. As a result, it is hard to determine how many participants there will be.

Some program participants (e.g. tennis, golf) can be spread out to achieve social distancing while others (e.g. adult soccer, ultimate frisbee) are not. The additional struggle with youth programs, especially swim lessons, is the number of parents and siblings that attend the lessons. They tend to sit in close proximity to each other.

Do program operators have equipment/supplies needed for increased hygiene?

This is still unknown as cleaning protocols are being developed for each program. There have been discussions about not providing equipment (e.g. batting helmets, yoga mats, etc.), however, staff is concerned about what impact that will have on disadvantaged youth. In all likelihood, equipment will still be provided for some programs and the challenge will be the frequency of cleaning equipment in order to be safe for participants.

Are facilities sufficiently staffed to support face-to-face customer interactions?

For some programs there is enough staff and for others the answer is no. Recreation Managers are regularly communicating with staff to determine who is

returning and who isn't. Additional staff may need to be added so smaller groups can be held and social distancing can be better achieved.

Are sufficient protections in place for employees and participants?

Masks will be needed for staff but may not be feasible for all staff to wear (e.g. fitness instructors). Employees will need to self-monitor temperature and symptoms so additional thermometers may be needed.

One question being asked across the country is whether participants should be recommended or required to wear a mask. Another question is whether participants should be screened prior to entering a class. If the answer to these questions is yes, then enforcement of these policies may be difficult. Some Parks and Recreation Departments are not allowing parents or spectators to attend classes, activities, and/or games to provide less opportunity for transmission of COVID-19.

In the survey results, 76 respondents indicated staff should have or be required to wear masks (51), gloves (17), and face shields (8). As far as patrons wearing PPE, respondents felt patrons should be required to wear masks (117) and gloves (9).

CONCLUSION:

Because there are many programs offered and they vary as to how they are delivered, some may be able to be held, while others will not. **Therefore, staff is requesting the latitude to determine which programs are safe to offer and when to offer them.**

PROGRAM: MUNICIPAL BAND CONCERTS

EVALUATION CRITERIA:

Is the program allowed under the Governor's emergency proclamations?

No, with the current social gathering limits of no more than 10 people.

Is the program allowed to occur under guidance from credentialing organizations?

No.

How many participants are expected, and how densely crowded are they?

On average, approximately 600 people attend Municipal Band concerts with the range being 300 (cooler days) to 1,500 (when Simon Estes is performing). The area where attendees generally sit is approximately 17,000 square feet. This area could accommodate 567 people socially distanced which would be acceptable for most concerts, but not all. However, as an outdoor event it will be difficult to enforce the number of people attending and/or social distancing.

Do program operators have equipment/supplies needed for increased hygiene?

There are no soap dispensers in any park restrooms including the ones at Bandshell Park. Dispensers would need to be installed and will increase the parks operational budget long term if this is done in all park restrooms. Additionally, the restrooms are not large which will make social distancing difficult and there is only one way in and one way out.

Are facilities sufficiently staffed to support face-to-face customer interactions?

Staffing is not an issue as there is little face-to-face customer interactions at these concerts.

Are sufficient protections in place for employees and participants?

Not for the band. In order for band members to be on stage with social distancing guidelines in place, there would need to be barriers placed between each band member. If there are no barriers, there is not enough space on stage to separate members to meet social distancing guidelines.

Since it is an outdoor venue, there are no protections in place for concert attendees.

CONCLUSION:

Dr. Golemo, Municipal Band Director, has indicated that with social distancing guidelines in place it is not possible for the band to play. Band members would be too far apart to see the Band Director. Dr. Golemo suggested a shortened season of five concerts could be done in July (4) and August (1) at a cost of approximately \$15,000. Another suggestion is to do virtual ensembles throughout the summer at a cost of \$6,100.

In the current fiscal year, final amendments included no funding for the Municipal Band and it has been suggested for FY 2020/21 to remove funding for the 2020 summer band season. If social distancing is still in place throughout the summer, doing concerts in July and August will not be possible. In addition, the full extent of lost revenue for the City is still unknown. **Therefore, it seems reasonable to cancel Municipal Band for the 2020 season.**

ATTACHMENT 1

Summary of City Facility Closures, Events Suspensions, and Service Changes

(All actions effective through May 15)

- Beginning March 16:
 - Suspension of recreation classes
 - Suspension of events taking place on City streets
 - Closure of Community Center, City Auditorium, Ice Arena, Municipal Pool, Dog Park, Animal Shelter (except by appointment), and Library
- Beginning March 17:
 - Closure of aquatic centers (by order of the Governor)
- Beginning March 18:
 - Suspension of Vending Licenses and Peddler's Permits
- Beginning March 19:
 - Closure of City Hall and other City facilities to the public
 - Suspension of car line and household hazardous material drop offs at Resource Recovery
- Beginning April 3:
 - Closure of playgrounds
- Beginning April 7:
 - Closure of Skate Park (by order of the Governor)
 - Closure of playgrounds (by order of the Governor)
 - Closure of Ice Arenas (by order of the Governor)
 - Closure of golf course clubhouses (by order of the Governor)

ATTACHMENT 2

Summary of Re-Opening Criteria for Story County and Iowa State University

Story County – On April 24, the Story County Board of Supervisors released a series of benchmarks it intends to use in evaluating whether to re-open County buildings¹. These are:

- Data reflects a 14-day downward trajectory of new COVID-19 positive cases;
- All precautions to help reduce the spread of COVID-19 within Story County government operations are in place; and
- No unanticipated events or trends have occurred which would suggest reconsideration of moving forward.

Iowa State University – ISU's plan, updated April 29, describes the guiding principles it intends to use for planning Fall activities². While this reflects a longer planning horizon, it may offer some helpful guidance to the City's planning efforts. ISU's planning principles are multifaceted, given the university's numerous activity areas (classroom learning, research, residential living, athletics, campus visits, etc.). Two key elements of ISU's planning framework that have relevance to the City's operations are:

- It is not expected that all risk from COVID-19 can be eliminated. Rather, the fall plan must be developed in a way that continuously monitors and evaluates risk, and adapts to mitigate that risk as determined by the Senior Leadership Team and Fall Planning Executive Committee, in light of direction and guidance by the Iowa Department of Public Health (IDPH), Centers for Disease Control and Prevention (CDC), and other health professionals and experts. Any planning will take into consideration campus, community, and state healthcare capacity.
- The fall plan must include strategies for resuming as a residential campus with students, student athletes, faculty, and staff, resuming their university roles physically on campus. In preparing for an on-campus presence, the plan should consider risk mitigation elements such as:
 - testing
 - contact-tracing
 - social distancing
 - class/lab/studio size
 - academic calendar adjustment and scheduling
 - personal protective equipment (PPE) use
 - protection of vulnerable campus community members
 - facilities management and cleaning
 - event approval procedures/restrictions

¹ <https://www.storycountyiowa.gov/1450/Current-News>

² <https://web.iastate.edu/sites/default/files/University%20Fall%20Planning%20Guidelines.pdf>

- residence hall and dining management
- infection/exposure response and control
- quarantine and isolation practices
- limiting or mitigating the impact of university sponsored travel
- other methods for mitigating the risk of resuming as a residential campus.

ATTACHMENT 3

White House Guidelines for “Opening Up America Again”

The guidelines for “Opening Up America Again” released by the White House include a three-phase approach for states and regions to consider re-opening³. To progress through each phase, “Gating Criteria” must be met related to symptoms, cases, and hospitals. The Gating Criteria are:

- **Symptoms:** 1) Downward trajectory of influenza-like illnesses reported within a 14-day period, and 2) Downward trajectory of COVID-like syndromic cases reported within a 14-day period
- **Cases:** 1) Downward trajectory of documented cases within a 14-day period, or 2) Downward trajectory of positive tests as a percent of total tests within a 14-day period (flat or increasing volume of tests)
- **Hospitals:** 1) Treat all patients without crisis care, and 2) Robust testing program in place for at-risk healthcare workers, including emerging antibody testing

According to the White House plan, states or regions that meet the above-listed Gating Criteria may enter Phase 1. Phase 1 includes a variety of protective measures, including the measures below that are relevant to the City of Ames:

- Social distancing should still be practiced for groups larger than 10 people
- Non-essential travel should be minimized
- Workplace common areas should be closed so congregation does not occur
- If possible, return to work in phases
- Schools and organized youth activities, if closed, should remain closed
- Visits to senior living facilities and hospitals should be prohibited
- Large venues may operate under strict physical distancing protocols
- Gyms can open if they adhere to strict physical distancing and sanitation protocols

If these and other Phase 1 measures take place, and the Gating Criteria are met a second time, Phase 2 can be initiated. In Phase 2, relevant protective measures include:

- Gatherings of more than 50 people should be avoided
- Non-essential travel can resume
- Workplace common areas should remain closed so congregation does not occur
- Schools and organized youth activities can resume
- Visits to senior living facilities and hospitals should remain prohibited
- Large venues may operate under moderate physical distancing protocols

³ <https://www.whitehouse.gov/openingamerica/#guidelines>

If the Gating Criteria are met after Phase 2 has been implemented, Phase 3 can be initiated. In Phase 3, there are few restrictions on the activities that can be conducted or the protocols that must be in place.

Constant Contact Survey Results

Survey Name: Parks and Recreation Reopening Survey

Response Status: Partial & Completed, 1217 Participants (368 Clicked on Link but did not participate)

Sent To Mailing Lists: Mayor, Council & Commissions, Auditorium Interest List, P & R Employees, Newsletter Signup, Customers from 01/01/18 to 05/01/20 With Valid Email (6654 Total)

1. As a past user, if the following facilities were to reopen in June, would you return at that time? (Please answer yes, no, or I do not use to all items.)						
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	YES	Percent of Yes/No Answers	NO	Percent of Yes/No Answers	Total Yes/No Answers	DO NOT USE
Community Center Gymnasium, (i.e. open gym, badminton etc)	135	45%	167	55%	302	906 75%
Community Center Weight/Cardio Room	140	45%	170	55%	310	898 74%
Municipal Pool	279	50%	274	50%	553	655 54%
Furman Aquatic Center	602	62%	369	38%	971	237 20%
Brookside Wading Pool	160	45%	194	55%	354	854 71%
Ames/ISU Ice Arena (i.e Public Skating)	149	46%	176	54%	325	883 73%
Ames City Auditorium	186	44%	239	56%	425	783 65%
Dog Park	137	61%	88	39%	225	983 81%
Skate Park	75	50%	76	50%	151	1057 88%
Park Shelters	553	71%	226	29%	779	429 36%

2. As a past participant, if the following programs started in June, would you participate at that time? (Please answer yes, no, or I do not participate to all items.)						
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	YES	Percent of Yes/No Answers	NO	Percent of Yes/No Answers	Total Yes/No Answers	I DO NOT PARTICIPATE
Swim Lessons	210	45%	252	55%	462	746 62%
Lap Swim	234	58%	171	42%	405	803 66%
Water Walking	374	62%	227	38%	601	607 50%
Open Swim	398	57%	300	43%	698	510 42%

3. As a past participant, if the following programs started in June, would you participate at that time? (Please answer yes, no, or I do not participate to all items.)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	YES	Percent of Yes/No Answers	NO	Percent of Yes/No Answers	Total Yes/No Answers	I DO NOT PARTICIPATE
Adult Sport Leagues	106	46%	122	54%	228	973 81%
Youth Sports Programs	175	47%	197	53%	372	829 69%
Fitness Classes (if you are age 59 & younger)	126	41%	183	59%	309	892 74%
Fitness Classes (if you are age 60 &older)	97	44%	124	56%	221	980 82%
Small Group Programs (i.e. tennis and golf lessons)	103	48%	111	52%	214	987 82%
Preschool Programs	68	36%	122	64%	190	1011 84%
Youth Summer Camps	99	38%	160	62%	259	942 78%

4. When we open, what protocols would you suggest be in place to keep you and staff safe in the City's facilities and programs?

This is such a tricky question. I feel like Parks and Rec staff need to be safe and to FEEL safe - they will probably have a better notion of what that means to them. As for me/my family, I'm afraid I won't feel safe being out around crowds or in small spaces with others until there is a vaccine for Covid19. This is obviously hugely disappointing for all of us, but safety is a to priority for us as it should be for you and your employees.

Encourage good hygiene.

I may change my answers depending how the numbers change in the month of May. Right now, my family is choosing to stay home as much as possible. If we go somewhere, I'd feel most comfortable avoiding crowds (so not maximum capacity) and being somewhere outdoors.

limiting attendance, possibly having reservations available and making sure everyone has an opportunity to reserve (limiting reservations to 1-2 times per week per person)

Social distancing

Limit the capacity of the spaces (pool, etc.). I also would see us begin using these spaces later in June, not necessarily June 1.

Lower class sizes.

Hand washing stations, social distancing, decrease pool capacity

Offer hand sanitizer Stringent cleaning protocols on shared surfaces

I think it might be reassuring if we used hand sanitizer or washed hands as we entered the areas where we would be taking the fitness class. I think it also might be reassuring to wear masks, but I'm not sure how easy it would be to take fitness classes with masks on. Maybe if there was a way to ensure that we kept our distance during the fitness class. Also, frequently cleaning and disinfecting machines, weights, etc.

My main concern would be Furman. Not sure, how long a virus stays infectious, if it enters the pool. Those could be measures to still opening:

- 1) Increased sterilization treatment of water - I'm not a specialist - so, whatever is possible, without harming persons (perhaps also by water circulation/filtration)
- 2) Like supermarkets: limit first period (2 hours or so) to vulnerable persons only, especially persons 60 and older. After that, perhaps only activities allowing distancing such as lap swimming, water walking - reduced capacity.
- 3) Limit access to Ames residents only - low infection rates currently / avoid attraction of residents from counties with high infection rate and closed pools; at entry: swimmers can only enter, if they have no infection themselves, or been in contact with COVID-19 infected in last 2 weeks or so; perhaps take temperature. Whoever enters, needs to be made aware of risk - no liability by Ames & Rec
- 4) (3) also applies to other outdoor activities

Smaller classes to promote social distancing

proper social distancing and regular cleaning of the facilities. Thank you.

I don't know how you would keep any safe distance or masking

Recommend that those who are more likely to become ill should stay home.

Please do not open until it is absolutely safe to do so. According to date, Iowa will not peak until the end of June. I believe opening activities in June would be unsafe and unwise. Until we are sure the virus is gone, I would suggest you do not endanger people by reopening activities and areas. I say this as a parent who would love to sign my children up for summer camps and go to the pool. But it is not safe and it is not yet time and we will not be participating in summer activities this year, especially as the case count in Iowa continues to rise.

Seems impossible that anything would keep things safe enough at this point for immunocompromised folks like me. Sigh...

Social distancing, less people allowed at a time, requirements of face masks when possible and frequent sanitizing of facilities.

Mandated masks. Routine disinfection of high contact surfaces. Mandatory / designed social distancing wherever possible.

Follow the stricter of CDC or local guidelines

Social Distancing

Number of participants should be strictly limited to allow people to maintain distance. Enhanced cleaning. Limit interactions with staff. Don't open until doctors and scientists say so not politicians. Don't put staff at risk.

Lots of sanitizing stations

Regular disinfection of bathroom facilities

Take people's temperatures as they enter facility

Anyone coughing should be asked to leave facility

Notifications at entrance that if you are sick or have been in contact with someone who is sick, please go home

Open swim - maybe limit to 60-70% capacity

Distance between participants/users. Keep surfaces cleaned daily or more often.

Facility cleaning

Clear guidance on group size guidelines (if any) and proper sanitizing options for groups. I think things like group fitness could still work with the small group sizes especially if things like hand sanitizer were provided and encouraged. We would love to be able to resume these activities

Social distancing. Limited numbers in class. Frequent cleaning.

I would have preferred a maybe answer instead of a straight yes or no. I would like to be able to come back and use the pool but the number of cases would be of determination. I would want to know how you will handle capacity at the pool. What happens if I have a season pass and show up and can't get in. Will slides be open and if so how will you manage that? Will the wading pool be open and how will you manage that? Will chairs still be there or will there be set areas we can sit?

Limiting class sizes or admission to accommodate social distancing. The risk of transmission in an environment like the Furman Aquatic Center is low if families are able to have some space.

Limit numbers in certain facilities or classes

This is a tough one...re: the swimming pool, I would try to limit the number of patrons (if socially distancing is still recommended) and *encourage social distancing as much as possible. I realize opening the pool will be tough. Regarding city parks, I would say "open at public's own risk" and not have as many limitations.

Maybe reducing max capacity?

You must enforce social distancing

Common sense

Observe distancing rules. Limited numbers in certain areas. Constant Cleaning down within the facility At Furman Pool use the changing rooms but with no shower facility only bathrooms /hand washing and changing. Trained staff who are prepared to speak to people who do not observe safe practices.
That's a really hard question to answer not knowing where we will be at with numbers of cases. Masks and easy access to hand washing and/or hand sanitizer will probably still be needed as well as some kind of spacing strategy. That would probably be easier in classes that are held in rooms/gyms. I do not know how you would be able to keep up these standards in the pools. My yes answers above are really more of an "it depends" answer.
Social distancing, take temperatures of all indoor participants., hourly cleaning.
Wait until it's actually safe, please. Once you do, maybe have reduced numbers allowed in spaces and make sure to sanitize floors as well as all of the obvious contact surfaces! Provide testing for staff members and adequate sick leave and PPE. Require masks as necessary for people using the facilities to protect each other and staff, even if they don't want to.
Limit number of people at each facility and mandate social distancing
Na
I hope I'm wrong, but I expect what we're about to get is the COVID-19 equivalent of the 1918 Spanish Flu second wave: far deadlier than the first after everyone opened things up too quickly after the first wave. As such, we plan to continue social distancing for as long as we can until there's either a vaccine or a reasonable treatment regimen.
By opening up too quickly, it's my fear that Ames Park & Rec will allow the spread of the virus into communities which haven't yet been affected in Story County, as the idea of opening back up will draw in people who think it's safe who would otherwise have continued to keep their distance. There are still many towns around the Midwest where the disease is spreading (particularly around meatpacking facilities).
I know it's not a popular stance, but I hope the Parks & Rec will keep things closed until it's clear whether or not there will be a Second Wave, and then decide.
I miss the Aquatic Center. So do my wife and daughter.
Have hnd sanitizer dispensers available. spacing between people would be good. We love the Municipal Band concerts. We hope there is a way to have all/some of the concerts. It reaches so many people in this community.
Small Class sizes-under 8-10. Masks on everyone and precautions for social distancing as best as you can. Full Refunds if classes are not being held.
Appropriate cleaning of facilities.
6 feet distancing
CDC guidelines that are recommended at that time
Please wear masks.
Smaller group sizes,
Limited patrons in locker rooms. - Regular cleaning. - Sanitizing wipes or dispensers available for patrons. - As a teacher, we have had parents sign up for times to come get supplies, could be a practice for workout facilities. have patrons sign up for a time
Limit numbers. Staff and participants wear masks, take temperatures upon arrival
Reduce limits of size

No suggestion. Please let our swimmers back in the water!!

I'm not sure I would feel comfortable for many months more. I'm probably more paranoid than most. I will wait and see if the virus spreads after businesses, gyms, etc. start to open up. There is a 2 week lag after opening before anyone would show symptoms and then I will personally wait a few more months.

I think that it is too soon to open. If City of Ames will open, there should be a strict policy of wearing masks and social distancing. Checking temperature at doors. Strict guidelines on parks and implement it.

Please reopen the dog park ASAP. Make a rule saying until such a date in the future, please stand 6 feet apart from other guests and wear a mask.

Not sure to be honest with you.

reduce numbers of participants so social distancing can be maintained

I have young children and am fully aware of the challenges of getting them to practice social distancing. I would not expect the Parks and Rec staff to have to enforce that in their programs. It seems impossible to enforce that in athletic events, swimming pools and parks. My family would be comfortable participating without any extra measures taken and are accepting of the consequences of those choices.

I respect any decisions you make as they are not easy. My only suggestion is maybe posting signs that advise of the potential danger (similar to swimming in lakes with no lifeguard).

For the ice rink, clean common areas (including the whole north side area where skaters enter the ice) after each event; provide easily accessible hand sanitizer dispensers; think about masks for staff; require all user groups to have safety protocol in place for their programs; post your rink protocols in more than one place; limit the # of people in the building and on the ice to insure social distancing.

I think outdoor programs and facilities should open. Indoor should remain closed for now. Even outdoors, crowd sizes should be limited to a set amount. I see that as a necessity at Furman, in particular. Definitely open playgrounds immediately, with some parks staff unable to do their usual work instead on sanitizing and crowd size monitors duty at parks.

Things based in science, data, and medical reason, not financial or political.

Whatever the governor suggests...nothing more or nothing less.

I think it would be important to wait to open things until new Covid cases decline for two weeks. Afterward, as things re-open, it might be a good policy to have smaller class sizes, leave more time between classes, recommend people (instructors included) not attend if they are feeling ill, and clean areas and equipment more often.

Require masks for employees and attendees

The trouble with the pool is that the things you can do with reasonable distancing (lap swimming, maybe lessons) are not compatible with what brings the money in (open swim). If the pool were open, I would lap swim.

Whatever ISU scientists/Mary Greeley doctors/CDC recommends at that time.

Same that are in place now!

Wiping down and cleaning share equipment after each use. For restorative yoga, people need to bring their own props.

Limit capacity. Wear masks by all. Frequent sanitizing. Hand sanitizer available

Clean locker rooms and pools.

Reservation systems would be best...even for things like water walking, etc

Sanitizer

Significant cleaning and sanitation on regular basis. Limit numbers in facility at same time. Masks for any desk staff.
If possible, limit of the number of swimmers at the pool. It's usually packed in the summer, and I can understand why, but that would be a huge concern if there are so many people and you couldn't maintain some kind of social distance (I wouldn't expect 6 ft cuz that just isn't possible). Thank you.
I would not attend anything until we are at least 2 weeks beyond peak. I would recommend having people 6-10 ft apart when possible. I would require masks when possible. I would recommend limiting entrance into facilities and class attendance.
Social distancing, capacity limits, personal hygiene, hand washing/sanitizer stations,
Masks and glove by all staff and participants, frequent and thorough sanitization, social distancing, free virus and temp checks for all - strict enforcement.
You're asking to be hit by second wave? Keep them closed.
Just keep everyone safe :)
Constant cleaning and enforcing social distancing and minimal capacity
I would continue to encourage social distancing as much as possible; I could see limitations on number of participants or visitors to try to keep people safe.
Just to make sure swimming pools are chemically balanced.
I'd like to see daily posts/texts messages on any changes in number of positive covid people in the Ames and surrounding areas. I'd feel safer using the pools and common areas knowing that the numbers of infected people wasn't increasing after the re-opening of these areas
Use on-line or credit card only sales. Limit staff interaction with the public for everyone's safety. Keep up the good work.
I would love to return to fitness class, but class size, if in aerobics room, would have to be small. It would be difficult to wear a mask during cardio, so spacing would be a major issue. Also would need some way to sanitize weights, balls, bands, etc after every use. I put no to returning in June, but the answer would be yes if I could maintain the 6 ft distance. I would also need to be confident equipment would be sanitized after every use, and that really doesn't seem doable. Actually, classes without the equipment would be better for a while. Zumba, etc. or back to hi-low.
Chlorine kills the Covid -19 virus increase the amount of chlorine in the pools
No Idea and while I would love to see the pool open on time unless cases are dropping significantly I would rather wait until it is safer to do so.
Just following IDPH and CDC guidelines if possible. I miss the City's Rec programs but I am also really happy with how things have been handled for our safety. Thanks!
Good question-I really enjoy Furman Aquatic Center (each summer for about the past 8-9 years), but I'm not sure of the best way to open it! I love the work-out that I get & also the social aspect. I hate to write this, but I question whether it would be cost-effective to open FAC this year. I'm afraid that it wouldn't be safe to open in June (maybe July 4th?) - & by then it would be such a short season. I question if it would then be worth the filling of the pool, the staffing expenses involved & other expenses for such a short season. I would really hate to miss Furman this summer, but these are very unusual times! Thanks you for giving me the opportunity to give my opinion.
Social distancing as much as possible
Participants stay at least 6 feet away and wear masks
Safe physical distancing. If in a swimming pool allow for more defined hours for adults, children and the elderly.
I think the protocols should be defined by the experts.

Hand sanitizer available. Hand wipes available. Staff visibly cleaning the premises. Staff wearing masks if still recommended by CDC.

Please, please, please open furman :-)

staying several feet apart from each other. If masks were required I personally wouldn't participate in a fitness activity, but completely understand and accept if that is a requirement.

Masks and 6 feet apart

I believe that normal, scheduled thorough cleaning of the facilities is always important. I do not believe that additional protocols such as social distancing or limiting attendance will be necessary.

Gloves for employees will do a lot to protect employees themselves, however regular washing of hands and being aware of not touching your face will provide the same kind of protection.

Smaller classes in bigger areas. Close locker rooms. Move whatever can be outdoors.

Limiting numbers of patrons in facilities

Make sure to sanitize all equipment between classes

Sanitize equipment between users, encourage good hygiene, encourage those with any symptoms of illness to stay home

Limit class size, emphasis cleaning and not participating when feeling ill

Social distancing. Making sure that ALL people follow the rules, not just some of the people. If people are not doing what they should do, get them out of the situation.

At the pool, it is hard to imagine what you'd want to have on hand except maybe to wipe things down again at night?? HOping sunshine and chlorine would help deter the persistence of germs.

At the weight room, people already wipe off equipment--or should. Maybe more regular wiping. Is the spray a strong disinfectant? Maybe something aimed more at what we're dealing with? I would probably wear a mask in the weight room, if there are other people there. Often I find myself one of two people there at times in the morning, so I think it is a lower risk. And, you have a lot of elderly clientele, so they likely won't start up again for a while.

Hand washing stations and limit the amount of participants

Keep classes as small as possible. Keep social distancing practices.

It will be very hard to maintain social distancing guidelines, or to ensure that the water in the pools does not contain the virus. Any chance for people to gather outside in larger groups will increase the risk of contagion for those they will later get in touch with.

The number of cases in Iowa is climbing - it is irresponsible to think of reopening at this time and risk a wider spreading.

masks-social distancing-gloves and masks and hand washing - food prep and serving

Nothing needed for outdoor. No option for indoors.

I have no idea. Just wish it would leave our Earth

Extend hours at Furman to spread out use.

They just need to be open! The virus isn't going away, but we can't hide forever. Clean stuff well, limit participants if needed, and open up!

Making sure surfaces are sanitized. Temperature scans. Social distancing. PPE for participants and instructors

Have Zuma classes in gym so we can spread out. Limit number of people in weight room at a time. p
Ask people not to use facility if they have fever or other symptoms related to virus. Make sure equipment is extra clean in weight rooms.

Social distancing. If Ames could provide more hand sanitizer stations that would be good.

No more than 10 people in the weight room at any given time. Keep the sanitizer accessible etc. Stay on schedule with filling the aquatic center pool.

The heat, humidity and chlorine content of the water will reduce the risk of transmission of the virus. Seniors can water walk with masks if necessary.

If necessary, have all pool participants sign a waiver before entering the pool.

I don't think we need anything for outdoors, I have opinion on indoor activities.

Hand sanitizer available at all locations-Staff cleaning and disinfecting areas used by public-Limited hours
Signage reminding patrons to maintain social distancing-Limit number of patrons in each facility

Have hand sanitizers available - Fewer people in the facility allow them to keep their distances-smaller group sizes
Temperature checks

Move stuff outside as possible. Smaller classes maybe more frequently

Organized league sports seem like a bad idea. PPE needs to be available for staff/participants as needed.

Extra precautions for programs primarily for older people.

Contact tracing, we need to be able to tell if people are spreading through these programs, if they are suspend them again.

Thank you for asking - We'd want the same practices that are in place now: social distancing, no attendance if sick or around someone who is, etc

I would prefer to bring my own exercise equipment to classes and keep 6 feet away from other participants.
I also enjoy online classes that have been offered.

Restriction on number of people. Enhanced social distancing. Play structures/benches etc not be used, or at user's risk. One way walking on trails where possible? Delineate trails and pathways available for walking/running/biking? Smaller areas, facilities to be used by reservation?

All this puts a lot of pressure on staff. Make their life easier too. Keep open areas open and restrictions on all indoor spaces.
Thanks for all the hard work!

Require face masks & enforce distancing guidelines.

Follow CDC and WHO guidelines

Don't know. We are waiting for the number of cases to be consistently decreasing. Thank you.

I don't know how you can until there is an all clear assessment. Not just the Gov. Reynolds states it is ok to open fitness centers.

Mask requirements. No shared equipment. More outdoor exercise options. Added/increased cleaning procedures

More cleaning and smaller classes

Limiting attendance and serious cleaning protocol. I would prefer outdoor opportunities like yoga in the park and boot camp to any facility-located programs

I think only outdoor facilities should open in June. Indoor spaces, especially when people are exercising, are still too close to one another to be safe. Limiting capacity for Furman Aquatic Center will be necessary. It may require the City to extend hours to accommodate guests so they can spread out throughout the day and evening.

ENOUGH SPACE TO APPROPRIATELY PHYSICAL DISTANCE

Common sense. Social distancing if possible, don't come if you or someone in your family is sick. This virus has very, very low mortality for young healthy people. Keeping parks and pools closed any longer is not necessary and is detrimental to our community.

Pool could initially be opened without tubes slides, employees can frequently wipe down chairs, although sun is known to kill the virus.

Use chlorine in the pool. Disinfect commonly touched surfaces.

no locker room use??? as many as possible stated mitigation strategies

Limit entry, limit time people can stay at the pool so others can come in.

We have no problem with requiring social distancing. We use masks and gloves and at the Dog Park did NOT pet other dogs or interact with people beyond brief civil comments and even then ONLY from a distance. I'm not looking to make friends of socialize, I just want to get my dog out where she can run off her excessive energy without running off. PLEASE open it back up.

Whatever you suggest is the best I think that is fine. I suggest group fitness be outside when possible.

Limited numbers of people at a time. Frequent cleaning if bathrooms. Immediate communication is someone tests positive who used the facility.

Whatever makes you feel better, I and mine are not worried.

Mask and gloves

Group size limits, masks, extra sanitation, temperature screening

Clean all equipment that SilverSneakers uses -dumbbells, balls. & bands.

There must be both universal testing and positive contact follow up before it is safe for anyone to start intermingling

I think it's way too early to reopen right now, especially the pools - talk about virus soup!

I would like to see the playgrounds reopened but with signage encouraging physical distancing. We enjoyed the playgrounds until they closed with frequent hand sanitizer breaks since there was usually no one else on the playground

I suggest the guidelines put in place by cdc are followed Nothing should open until there is a decrease in state covid cases for 14 days the governor is not following these guidelines and it is a mistake that is going to cost lives

I would love to see the Furman pool open, but I am very concerned about transmission of the virus in that environment and will understand if the decision is made to not open the pool. I honestly think we need a vaccine before the pool opens.

I want to say yes to fitness classes in June, but I don't know what that looks like. Fewer class participants so that we can try to keep a safe distance between participants. Sanitizing workout equipment between each use. People could bring their own mats. Hand sanitizer in the fitness rooms I don't know how wearing masks and working out will work?

I appreciate your efforts in trying to figure out starting fitness classes at this time. I walk, but miss working out.

Sorry, but I don't plan to start going back to fitness classes until the coronavirus is under control with a vaccine or reliable immunity tests. I've made this decision because exercising usually involves lots of opportunities to spread germs (that I didn't really think of before all this).

That said, I'm a big fan of Stacy's kickboxing class. So when I do start going back to kickboxing sometime in the future, I suppose the best safety measures I can think of would be to each have individual bags (rather than teaming up) and to sanitize our own bags before & after class. I suppose we'd need to bring our own mats for floor work, too. Our gloves would be our own responsibility.

Thank you for asking for feedback! This is super important since this is a community center.

Limited capacities and extra cleaning

Limit class size, extra cleaning of all equipment to be used in class, more hand sanitizer visibly available around exercise rooms. Carpet in exercise room is worrisome.

Everyone wears a mask, keeps the 6ft recommended distance and facilities open at 50% capacity. Of course this all depends on if there is a decline by June 1. If there isn't a 14 day decline by June 1, I wouldn't recommend opening at all.

Close pool changing rooms (enclosed space with lots of things to touch).

Disinfecting wipes for equipment. Participants can clean their own before and after use. Social distancing in classes.

I don't think you could do social distancing in a pool setting. There are no safety efforts that you could take to make me feel

Distancing protocols.

Keep them closed

Outside activities should open before inside.

I have most recently used the Cardio room. I have observed that, although employees keep this room very clean, there are people who come in, use several pieces of equipment and leave without wiping down any of them. It seems like maximum safety would require an employee to wipe down each piece of equipment after every user.

Limit the number of people allowed into places, provide hand sanitizer/handwashing stations, take temperatures of people entering into public place.

This is really complicated. I will leave it up for the experts to help you decide.

Masks and limited numbers

Regular sanitation

Limit max capacity to allow to reasonable social distancing; sanitize and clean high touch areas more frequently;

Designate exclusive time for senior use

Have more limited park hours and have aggressive cleaning procedures in practice.

I'm not sure - but I do feel that you need another category in this survey - one that states yes I'll use so long as it's safe to do so. I mean just because restaurants are open today doesn't mean I'll be rushing right out. There were 740 new cases today so that doesn't make me feel safe to go out and sit at a restaurant.

I am interested in Silver Sneakers classes. Use social distancing & masks if necessary.

I would like to go to the Furman Aquatic Center to sunbathe but the thought of a lot of people being in the same water would gross me out too much to actually get in the water (at this time).

Places where you don't have to come in contact with other people (and/or their fluids) like park shelters, fitness classes, the skate park, etc. would feel just fine to me!

Take temps/questions at facilities. I am high risk so I don't know when I will go back. I do, however, miss my aqua class.

Limit size of groups. Usual sanitation and distancing requirements.

Perhaps limit numbers for water walking and open swim. I know that seems unfair, but better to limit and be well.

Everyone like normal should practice good personal hygiene.

Limited numbers of participants and maintain adequate space. If masks are needed maybe we really aren't ready to resume. Close locker rooms also
Social distancing, disinfecting, training staff in COVID precautions, limited group size (e.g. having people commit to pool time).
appropriate sanitation
Keep people 6 feet from each other, and don't open any programs that have people closer than that.
Please open playgrounds in the first round of openings. We miss our playgrounds and I feel comfortable returning to them very soon.
Limit class size, set spacing, provide hand sanitizer
None
Correct use of PPE, especially correct use of masks.
Normal.
social distancing strictly abide by
Water Walking. My goal is to always be the 1st in the pool every day. I walk with a friend for only 50 min. The only time I pass anyone, is at the wider area. What I plan to do is the following: 1. wear a mask 2. not use the public restroom to change clothes. I'll drive and wear my clothes home. MANY DO. 3. I'll only walk 50 min. with 1 friend. 4. This can work if everyone agrees, knows the rules and we have a person to enforce and keep time for others. 5. We could sign up for times and if miss, another can take that spot but spots should be limited and managed. Thanks for asking...
1. Require masks while using facilities. 2. Provide part-time staff members in the weight room, multi-purpose room, gym, and aerobics room, etc. to clean equipment and water fountains between uses. 3. Provide sanitizer and wipes in all facilities and instruct patrons to use them as they work out. 4. Do not make shared yoga mats or other equipment available unless it can be easily sanitized.
Limit number of people who can be in band shells at parks, limit number of people in all facilities. Provide disinfecting wipes.
We participate in aqua classes at Forker and Fuhrman pools. I would want some distancing and keeping facilities sanitary
Enforcement of 6 to 12 feet apart and requiring individuals to leave if they do not comply.
At this time everyone needs to wear a mask to keep the virus at bay, as well as, practice social distancing. We never know what people are experiencing in their lives and it is impossible to believe that venues can be open and keep people healthy at this time.
Daily sanitizing of equipment if doable. Availability of hand sanitizer for patron use.
We already feel plenty safe..try to hire the best workers you can. The cover-19 has already passed through. We are not worried at all and are excited to participate in youth and adult sports. Especially the pool.
greatly limit the number of participants so that safe distancing can be maintained. Take the temperatures of all of those entering facilities. Require masks.
I would like to see the city wait until the numbers of positive COVID cases in iowa go down significantly for a minimum of 2 weeks I am concerned about fitness classes because of the heavy breathing. Everything else is something that simply gets too crowded
Spatial distancing...hand disinfectant and masks

Until a vaccine, treatment, or cure to the virus can be found, I don't see a way to make public facilities safe. At a minimum, I would expect everyone to wear a mask, and all surfaces to be cleaned constantly. It's the asymptomatic carriers that pose the most danger: these individuals would go out in public thinking everything is fine, but be actively spreading the disease. Opening can normalize being out and about and give people a false sense of safety. Virtual workouts guided over internet video chat would be a way to get people involved, stay healthy, and limit physical interaction.

Played golf at Homewood today. The protocols were appropriate.

Common sense

Frequent disinfecting. Social distancing enforcement- not just advisement. You can do this at the city gym by just walking around once in awhile. Rules enforcement and etiquette has always been lax so if it's going to work, you're going to have to be present in the area and not behind the counter all the time. It's about more than kids being obnoxious and adults being nosy or on their phones now. This could mean life and death for someone. We've all seen firsthand that many citizens think this is a joke.

I think the next several weeks will be telling about where Story county is headed with any additional outbreaks. I would support opening of outside venues like parks and pools. You might need to consider daily limits to Furman especially for water walking. I would like the city to consider "hiring" some seasonal workers as these college students were planning on this income for living expenses and tuition in the fall.

Our family trusts that you will make the right necessary protocols

Smaller classes so social distancing can easily be practiced.

Perhaps provide pool-goers with a disinfect wipe packet and ask patrons to please wipe down their chairs before and after use.

Given what we know about this virus I dont think there us much that can be done. You cant play sports with a mask, they really arent all that useful unless they are N95s anyway... I will probably take the risk if coming anyway...

Maintain 6' distance until pandemic is over. Wear masks and gloves in public spaces. I'd err on the side of caution.

Wipe equipment down after using. Participants should be required to do that.

wear mask - keep distance

Masks, social distancing, small classes (10 or less) wipes & hand sanitizers available for each machine use. Availability of restrooms?

Spatial distancing.

I think you should wait until closer to the time to see if Iowa's rates have started going down. The state policies are dangerous and are going to likely have ill effects.

Limit patron counts. Possibly temp check.

Heightened disinfecting/cleaning, people more spread out

??

Fever screen. Limit numbers.

Comprehensive contact tracing

Measure the temperature

Be six feet apart and possibly outdoors. Ie: Yoga in the outdoors. I would want the blessing of medical/ CDC on pool use before would participate and then make the discount available retroactive.

Limited participants, extra cleaning measures For kids programs take the time for hand washing or sanitizing frequently

Hard to know at this time - Appreciate the survey - Thank You

I am most interested in seeing the playgrounds open up. Maybe it would be helpful to have volunteers/staff clean them once per day (end of day)? I have no idea. I don't have a clear vision for what this new reality looks like, tbh.

Required masks for staff and participants as possible hand sanitizer available designated hours for elderly pregnant women kids etc

Advise people to stay 6 feet away from others AT ALL times, if possible.

Better instructions on use of disinfectants. Consider limiting the number of people in cardio and weight rooms. Consider monitoring social distancing every where in the Community Center. Masks may restrict breathing such that it would be hazardous to some people doing cardio. I am sure there were many days that a City employee spends more than a minute or two in the weight room or the cardio room.. Many can be trusted to do the correct thing, a few cannot.

It is difficult to answer these questions based on a date. I do not know what the situation will be in June. My answers may change if rather than "in June" it said something like: "after the daily number of new cases has dropped consistently for at least a week".

As far as protocols, I would require wearing masks for everyone, no physical contact ever, 6ft distance, very frequent disinfection of surfaces, equipment, door handles, bathrooms. I have no idea what to suggest for the pool not knowing how the virus behaves in such an environment.

All equipment should be sanitized between exercise sessions. Flooring should be the type that can be sanitized routinely. Not carpet! Thermal entry systems that measure body temps at entrance to evaluate potentially infectious fever. Sanitizing wipes should be accessible throughout the room, not just at exit door. Lined waste containers available to accommodate them. There should be a cleaning check off list at the end of every day. This should be reviewed routinely for compliance. I would question the use of floor fans that potentially propel unwanted particles in the air such as bacteria spores and viruses. All participants should sign an agreement when registering for classes to follow the city's recommendations for health safety which states consequences if not adhered to.

Sick people need to stay home. Everyone should wear masks if the virus is still rampant by then. Keep groups small.

Lots of cleaning, face masks when applicable, social distancing

I'm a lap swimmer and since I can't answer "Maybe", I would not say I'm a firm yes on going back in June. Still waiting to see how the summer goes. Definitely would use the dog park.

I'd prefer that employees wear masks and that facilities are wiped down on a regular basis, not just at the end of the night. I'd also prefer a limit of pool users, or possibly sign-up times to come in.

Stay 6ft apart, clean and sanitize as much as possible. Thank you for this survey. We really appreciate the inclusion. I will also want to participate in the activities when able to do so but not in June.

I still feel like we have a severe lack of information about how to best keep people safe and that is one of the biggest problems. If we could get full testing in the state, that would be a good start. Thank you for asking and for taking care of the citizens of Ames. I have loved doing the workouts online and feel like the city has done a wonderful job so far.

Maintain social distancing practices - Close water fountains - Provide hand sanitizer in portable restrooms and clean daily

At this point I can't even imagine what would help unless things get in control in the world with coronavirus. Of course sanitizing things very often would help, as well as masks, and social distancing. We appreciate the wonderful services you offer and hope things get back to a safe and healthy place soon. Take care!

For lap swimming, perhaps longer hours or assigned lap times with fewer swimmers at one time and requiring masks from check in desk to locker rooms.

Lots of sanitizing.
Seems like sanitizing the floor surface and keeping sanitized the many various pieces of equipment used, as well as the wearing of masks would be very challenging --- with respect to Classes in Aerobics room on 2nd floor
Stay home with fever/symptoms.
Social distancing = 6' - Limited number of users/participants
This is going to be tough. I know in my own neighborhood, there are lots of play dates and gatherings both in and out of the house. I have tried speaking with one of my neighbors, to no avail. It's frustrating. Some of your younger employees may have a rough time enforcing distancing.
I would not attend
I do have reservations about coming back to programs. Masks and smaller classes could be an option. Hard to say whether or not we will be out of the woods by then.
Complete safety so I would feel confident attending as before . Since I am over 70 with underlying conditions
Limit to small sizes--10 or more for youth programs. Constant cleaning. Spectators must wear face masks and be within 6 feet of each other or stay in cars outside area. Please be safe--let's help Ames stop the spread, not create more spread!!!
No slide use near the Lazy River...water walkers only; no kids using the lazy river even in tubes
Social distancing and masks
Can Ada Hayden be made one way? There are too many people using the path and it is hard to maintain a distance when passing oncoming walkers/runners,
I would consider doing outdoor activities if appropriate space can be maintained. I don't know how that would work! I would have liked a maybe button instead of only yes or no...
Social distancing where appropriate. Hand sanitizer readily available. Common areas wiped down frequently. While I certainly don't wish for anyone to get sick, we can't hide at home forever. This virus isn't going anywhere and we need to learn how to deal with it responsibly while also allowing people to get back to supporting their families
I don't believe I would feel comfortable returning with my family to a public pool without a vaccine available. I think programs that can be accomplished with social distancing and ability to wash hands/wear masks may be ok, but seem counter to the best interests of the community.
Assigned times for aqua walking in Furman Pool.
Limit the number of people at a time. Change pool hours so that the mornings aren't just set aside for toddlers and adults. Social distancing measures at the entrance of the pool.
Limit class sizes. Sanitize all equipment. Adequate ventilation. This may not be possible.
Fewer users and smaller groups at a time to ensure social distance.
Keep the number of people in the pool to one swimmer per lane at lap time. Have the changing rooms well-sanitised . If people have to wait to use the lap lanes one at a time, have them at the 6 ft. distance -or even try to manage assigning scheduled time. I miss my swimming very much as I am sure everyone else does - but I must urge you not to open before you think it is really safe. Many of us who lap swim are seniors.
I mean this in the best possible way, this is a loaded question. We don't know what to expect or what would make us feel safer but right now in the current climate with the current leadership at both the state and federal level it seems like we're looking at local officials to make the correct decisions. Thank you for the survey, I hope my answers help or are added to some sort of database to make informed decisions.
Mandate masks when feasible. Limit capacity.

The only fitness class I would feel comfortable participating in is the aqua aerobics classes with classes limited in size to allow for at least 6 feet between each participant at all times. If these classes were at Furman, I would not participate if they were held during open swim times.

To insure safety at the library, I would have all staff wear masks, mark off distances for checkout lines, provide sanitizers at each station and encourage/require patrons to wear masks as a public service.

Limit the number of users. Enforce social distancing.

Limited to half capacity,. I dont think its a good ideal to reopen anything to be honest at this point.

I would love to water walk but only if the # of people was limited & everyone had to wear a mask.

Masks, space but bottom line we need to see a decrease in cases to safely open Thank you for asking

Opening the playgrounds is the most meaningful to our family.

Social distancing and require masks to help slow the spread of the virus. Please keep offering online fitness classes until this is over.

Social distancing, 6 feet apart, frequent disinfectant on high touch areas

Small class sizes

No one in my family (3 of us) can imagine any safe way to participate in a Step class, for example, in that small room. Even a class in the gym would be difficult, because you cannot keep people apart, and we don't see how you could possibly ventilate the space or filter the air.

Testing and tracking fully implemented across the state

I'm unable to say

Fitness class sizes be limited, so that people could spread out. All of my "yes" responses are dependent on the number of confirmed new COVID-19 cases in the state having plateaued at a relatively low level.

Wondering how to make water walking "safe" ? Would wearing masks & not allowing use of changing rooms be enough? It would be annoying to be forced to all walk same direction (likely with current) but better than not going at all. Would be ok with me if had to stay 6 ft apart and walk alone BUT would be less "fun"... but better than not there at all.

Do not open them.

If people don't feel safe/comfortable coming to swim, they can stay home. Healthy people should not be quarantined, as the definition of quarantine literally is, isolating sick, unhealthy people. Those in the high risk group and those who aren't comfortable can stay home as long as they want. Everyone else should be free to use the facilities our tax dollars pay for.

The fair and consistent enforcement of the posted guidelines or rules in a specific environment (pool, ice arena) would be much appreciated. Thank you for your concern and efforts!

Clean after every class.

These are hard questions to answer because I have no idea what the state's numbers or cases will look like in June. I'm personally uncomfortable participating in any events that would bring me back into close contact with other people. The pool would be safe if I am swimming laps on my own and if I can avoid touching railings, benches in the locker room and shower handles. However, I don't know if that is feasible. I do think that arranging for smaller classes or more fitness classes outside would help. I'd be more comfortable participating in an outdoor yoga class than an indoor one.

Not sure. Opening in June might be the best idea. Limit how many people per class, but then there will be a lot who can't participate and may just stop period. I miss my classes but want everyone to be safe. Yoga...own mat. Have one person hold door open, wipe off when done. Strength is hard because of touching equipment.

Concerning the library, I am hoping all the books and videos would be cleaned before making them available to the public again. I would recommend that all employees be provided with masks and that the library require all patrons to wear masks as well. I love the Ames public library and I am very grateful for all the services they provide. I would need to assess the risk level to myself and my family before returning however.

At least for June, keep classes such as Cardio Dance and Zumba smaller than usual. Maybe begin water walking in the lazy river at 10:30 and 6:30 instead of 11 and 7 so the river won't be so crowded with folks all at once on the especially hot days.

Encourage the vulnerable to stay home

Extra cleaning and limit numbers of participants somewhat. I would particularly like to see the dog park reopen as soon as possible. I see no reason for it to be closed as long as people stay distant from each other.

Minimize occupancy - Mandatory bathroom breaks (10 minutes every hour)

I'm not sure-is there anything about the virus being carried through water? Would people need to be temperature checked? ????

Clear consistent messaging on what is and what protocols are in place to follow as well as what the city is implemented to keep everyone safe. I did not see playgrounds mentioned in the survey but would be great to have those open up by June.

hand sanitizer - more cleaning of high touch surfaces

Note...I answered "I Do Not Participate" to everything listed because the only program I attend is Water Exercise at Green Hills pool, and that wasn't listed. Is the reason for that possibly because Green Hills will have to decide when to re-open their pool before Parks & Rec can offer classes again?

Everyone must wear masks. Limit the number of people in the pool or facility so that social distancing can be maintained. Regular increased sanitation of the facilities.

Not sure. All depends on how prevalent this scourge still is. My biggest hope right now is that the aquatic center opens for the summer. It's going to be a hell of a long summer for my kids and myself if the pool is closed.

The limit of the people, social distancing, disinfecting during the day also.

Cleaning and distancing.

Depending on how many people, hold most classes in gym. Have staff or volunteer put out/away equipment. Use limited equipment. Delineate each person's space in some way so we don't have to try & figure out what is safe distance. E.g., in step class, space out steps at least 12 ft apart. Do the same with BOSUs, big balls, & trampolines. Use resistance tubes instead of weights. Encourage us to bring our own tubes & mandate own mats. Great time to utilize lockers in hallway. I'm aware of only 2 others who use them; Toastmasters rep & janitor. I've been told combos are lost so locks will have to be cut (not mine please-is labeled). Regular group fitness folks could store change of shoes, equipment, etc. Hopefully reduces number of people who need to use locker room; often don't need to change clothes, just remove layers. For boxing boot camp stay on own bag so only 6 people. Hold some classes outside (Bandshell)-yoga & pilates. I won't participate if masks are required. Thanks, Linda Olson

Same health rules as before will suffice.

Respect for space needs for other users, 6'. Be mindful there are other people at the facility too. Be kind, be courteous.

Limit # at a time Stage age groups for water walking

Availability of hand sanitizer, reduced participation for keeping social distance.

Restricting number of participants so social distancing can be reinforced -- and instructors/lifeguards reinforce!! The skate park was a particular disaster on this point before you closed it. Spend money on additional cleaning and have hand sanitizer available at facilities.

Require everyone to wear masks and stay 6 feet+ apart.

Distancing if needed. Perhaps a capacity for the pool.

Hand washing and sanitizer available.

Sanitize chairs are pool

Half capacity for the classes, and strict check-in for the fitness classes.

Nothing. Lets get back to business..if people want to stay home, ok. Open the pool, please!!!

I know every one wants to be out and I think this should be limited to only a few participants at a time. staff should mask and glove if within 6 feet of someone.

Please open the skatepark ASAP. This is not a playground. People do not touch the equipment like a regular playground. It is no different than using a bike path, except there are obstacles. Just like the bike paths and sidewalks, you can recommend people maintain their 6' distance and not gather in large groups. This skatepark is my main form of exercise and it is largely illegal to skateboard anywhere else that has obstacles. Please consider. I am a 35 year old working professional geologist with a master's degree in science, and to be honest, closing the skatepark doesn't make sense if bike paths and sidewalks, and even restaurants are allowed to be open.

There would need to be a significant drop in positive cases for me to begin using facilities again - May 15 is a good target date - June is even better.

I said no to pool now only because of the number of positive cases - hoping by June it is better - but generally I don't use the pool until end of June or first part of July to begin with.

Social distances, Please open swimming pools and ice arena . We are dying without our fitness activities.

The covid 19 is unable to be tviral under Ultra violet radiation and high temperatures (swimming pool) or under temperatures like tfreezing point and less, the protein of the virus core fractures and virus unable to express virology.

Please open those facilities, we need to continue our lives and also noncompromised population will be able to develop community immunity , which as a result eventually benefits compromised people.

Respectfully, Milla Baskayeva Johnson.

Strictly enforced social distancing

My family and I are not planning to go back to the gym or participate in the soccer league anything soon (that is, not until the number of covid-19 cases reaches almost zero), but if the City decides to reopen some facilities and run programs, I suggest that social distancing and other measures (wearing face coverings when appropriate and providing hand sanitizer) be implemented and enforced closely.

Hand sanitizer at all entrances, keep distance between participants, perhaps face masks, limited numbers in classes

i just golf at homewood and you charged the price of a full season for the season pass there should be a refund of a portion of this money since we cant golf the entire season as usual!!

If mask wearing is still required do not open.

Available sanitizer if possible.

6-10 feet distancing, use of masks and hand sanitizer at indoor facilities.

Unsure how to address Furman...perhaps limited entries and time restrictions (45-60 minute time slots during peak hours to stagger guests). This might be better facilitated by signing up for time slots or pre-purchasing daily passes for a specific time slot.

Limited class sizes for swim lessons and spacing of children. Perhaps having parents participate in preschool swim lessons to avoid direct contact with instructor and child.

Small enough classes where people could be safely spaced apart.

Sanitizing room between classes--is that feasible?

Is there research to suggest how effective it would be to wear masks during exercise class?

For those exercisers who don't feel comfortable to returning right away, could online classes be an option?

I think it's important to open AND protect staff. Prioritizing activities that can be safely executed with minimal risk (swimming, treadmills apart, tennis, and similar) and waiting with activities that require a lot of close physical contact. Probably best for all the staff to wear masks, and have some signage to communicate whatever rules :))

Adult softball would be ok. But basketball, football, etc seem too close contact.

Physical distancing where possible, extra cleaning, masks if feasible for the activity. If testing becomes widely available, perhaps require a certificate of clean health?

possibly reduce the students (gym classes etc) and add different class options - masks and hand sanitizer available

Temperatures being taken daily for workers & those of us going, hand washing stations and sanitizers set up, wiping things down after each class, having equipment set up further apart, making sure people have been tested & those with any symptoms stay home & have them contact traced if needed. have smaller class sizes so people can be spaced out.

Offer online services for fee...preschool, pre-planned lessons that parents can do at home for soccer, tball, sport skill building. Offer new stuff like more arts, self guided park tours, online day camp for kids and provide. "kit" to do all activities. Break for independent activity times like... Find 3 kinds of leaves in your neighborhood and then reconvene for more synchronous activities.

I sent detailed swimming ideas to Jill Burt. Thanks so much for doing this survey!

Limit numbers of participants. Perhaps have registration for specific time frames. Check temps at entrance and ask entrants about symptoms

Smaller classes, clean room in between. Weight room attendant to be sure people clean and possibly attendant clean every hour all common surfaces.

None we know what to do

Limit group sizes, face masks, distancing where possible, and oodles of hand sanitizer.

There is no perfect way to open, and we'll all do our best to be patient and gracious. Our overall concern is the lack of information regarding June. It may seem safe--it may not. July feels more comfortable, though.

If things did open in June, we likely wouldn't attend until late June, when the overall case load of Story County is clearer (hopefully).

For safety measures, we would like to see decreased capacity at the aquatic center (perhaps even operating on some set rotational basis, so the aquatic center isn't overrun in the first few hours by the same people?), regular sanitizing of bathrooms/lockers/communal areas, and possibly some areas closed for the summer (snack bar and eating areas). Other concerns and mitigations (communal lawn chairs removed, limited number of inflatable tubes, temperature scans?) come to mind as well. Good luck!

Outdoors as much as possible, as it seems the virus can't spread in the sunlight and outdoor air

Mandatory mask use for all.

Social distancing seems like it will be the new normal for now along with increased cleaning of high traffic areas and restrooms. I would say there should probably be capacity limits at buildings and indoor facilities. I feel like the outdoor facilities are different and require less restrictions, but still increases sanitation.

I believe that only a limited number of adult swimmers should be admitted at one time, given a set amount of time to swim (45 minutes, perhaps), allowed to swim 6 feet apart, and then asked to leave so others can enter the pool.

Each and every person should decide on their own if they feel it is safe to return. If not, they should stay home.

Just use our heads and don't be STUPID!!

Limit number in pools and centers

Temperature - Questions about illness, sick friends and relatives, travel

Please do not begin programs until the covid curve has flattened for at least 14 days. The curve is still going up so I don't feel it is realistic to have summer programs. If it has then:

- Keep a safe 6 ft distance.
- Take participants temperature and do not allow participation if their fever is over 100.
- Do not allow participation if the person appears to be sick.
- All equipment should be sanitized after each use.
- Restrooms and lockers need to be cleaned regularly throughout the day and well supplied with soap/Purell, towels.
- Turn off water fountains. Either provides disposable cups and water or have participants bring their own water.

Limits on number of people in an area, for example at Furman Aquatic Center. Possibly lower max capacity limits for places like Furman Aquatic Center. Good cleaning practices such as regular wipe downs for any activity that uses shared equipment.

I didn't see a question about playgrounds. Please open the playgrounds right away. I will be happy to bring Lysol to clean baby swings and slides for my 18 month old grandchild. She lives with me and it is very sad that she cannot use the equipment. She learned to go down slide by herself a week before playgrounds closed. It is so hard for her to understand. I will bring the Lysol and wipes!!! Thank you for trying to keep everyone safe. Ames is a great place to live.

Sanitizers available everywhere & encouragement of liberal use of them by individuals

Keep cleaning wipes on hand

Strict sanitizing of weight room and cardio room equipment after using. Steps to sanitize all surfaces frequent. Temperature checks upon entry. Relevant health questions. Initially it would be good to have users wear masks.

Extra cleaning of restroom facilities. Extra cleaning of pool and shower facilities.

I don't think opening is an option till there is a vaccine to know people are safe. This virus is too dangerous to take a chance that is not necessary.

I think you're going to have to limit the number of people; whether at the pool or in the fitness classes at the gym. Honestly, at this point I will probably skip water walking for the summer because it's always so packed I wouldn't feel safe. As for gym fitness classes, I think you need fewer participants so people can spread out more. Maybe that means more classes with fewer or just limit enrollment?

Masks if possible, social distancing guidelines met.

Plenty of soap and paper towels in the bathrooms and sanitizer in the city gym.

Disinfectants readily available for wt & cardio rooms. Determine a maximum number to use equipment in both.

A little better notification of availability/restrictions. I didn't know the Homewood clubhouse was closed until I drove into the parking lot.

Masks and small groups

Temperatures of participants taken

Maintain social distancing poolside! Space the chairs and loungers farther apart than usual, and keep a sharp lookout for kids, and/or adults who crowd together, run, or roughhouse!

Limited capacity

Post signs: use hand sanitizer (have available), individual wipe down equip. before & after use, maintain 6' distance, encourage not participating if not feeling well or have cough, temp. wear face mask. Tell people to leave if not following rules.

Just try to encourage people to stay home if they are not feeling well. Try to social distance if possible. Additional hand sanitizer stations.

Ability to respecting people's desire to social distance if they wish.

none

If indoor pools are able to open have it available to those in swim lessons, a class, and use for the swim team with guidelines.

Lots of cleaning procedures in place not only for staff, but having things readily available for participants as well

I feel that social distancing would be helpful and having everyone wear face masks and wash their hands before and after exercising.

Hand washing, extra cleaning of facilities

My opinion on the pool opening and use may change depending on the course of the next few weeks and how things improve/get worse. I think limiting capacity and increased sanitation would be good protocols to put in place when reopening

I participate in fitness classes - cardio dance. I would suggest they be held in gym so there is more room. Then I think I'd feel pretty comfortable. The exercise room would be too small. Thanks Nancy for the videos!! Janet

Pertaining to group fitness classes: make sure there are lots of sanitizing wipes, plenty of hand sanitizer and multiple boxes of tissues available.

limit number of participants at a time - maybe wear a mask? - constant wiping down of equipment - temperature check first

I'm interested in the pool being open, but I don't know how to keep people safe. I don't think anyone would swim with a mask on. Capacity would have to be limited so people could spread out more.

Making sure the pool area is clean and sanitized.
Required masks
There are no ways to distance during any of these activities.
Whatever is recommended by medical/scientific experts
Just keep it clean and sanitized
Continue to disinfect surfaces/high touch area where appropriate Social distancing where it makes sense. Keep restrooms open but clean more often.
Make Brookside wading pool free, it won't make things safer, but the revenue can't be worth much and it'd be a nice gesture to the community.
Limited class sizes, strict infection control protocol
masks - lessons limit to 6 - open longer on hot days
I take several yoga classes. I will not feel comfortable of awhile-going into a small room. If it was in the gym and we spread out I would feel more comfortable. I really miss it and will come back when I deem safe. Thank you for what you do. Cathy K
Needs to be thoroughly cleaned and sanitary before and after use of equipment. Have available hand cleaners. Have paper towels in the bathrooms. The air dryers are unsanitary â" blow viruses around. Use social spacing.
This will all depend on the current situation. With the constant change, it's hard to know what will work best.
Limit the number of participants to allow for proper distancing. For example, open swim is probably not an option. Kids simply will not socially distance in the pool or on the pool deck/ Lap swimmers would agree to spread themselves out over the time allotted, which could be considerable if there is no open swim. My bad back is screaming to be back in the pool and I would be willing to come at any assigned time in order to be back in the pool.
masks required. at least 6 ft social distancing that is regulated and enforced. thorough cleaning and sanitization of all equipment after every use.
I am a golfer only. The Homewood restrictions for the most part seem reasonable. My only comment is that it is a shame that those too old to walk the course cannot rent a cart.
Distancing and that would be easy for adults at furman
Easy social distancing. Limiting number of participants.
All the protocols, and then some.
I only use water walking. It seems the life guards would be okay. Maybe since it is so popular and social distancing would be an issue, A-L could use the pool from 11-12 and M-Z 12-1. I don't know how you could protect the people who scan our passes and take money. Maybe what the grocery stores are doing, have a plexiglass shield.
Water walking can get very crowded. Limit # and only allow people to go one direction.
You really should have included a maybe option. My daughter loves swimming. I would love for her to be able to do swim lessons and free swim at Municipal or Furman again but only if there are CDC recommended guidelines for it and I felt comfortable with them. Safety almost dictates the need for young swimmers to be in close proximity of an instructor. If recommended guidelines at that point are 6' and a mask I will not take her to either pool. I can't think of how it will work to let kids (and even adults) jump in a pool but keep away from each other. Reduced capacity, parent/guardian direct supervision, lifeguards actually asking people to leave for non-compliance? I just don't know right answer.

I can speak particularly for pools. 1/2 capacity. for all programs and open swims. Offer more , shorter classes. instead of 45 minute swim lessons, cut down to 30 minutes and such across the board.

I am clueless. I wouldn't want to say I am terrified, but I may be socially isolating for a very long time. Not at all certain what you or anyone can do other than incorporate a very strict testing regimen to ever make me feel comfortable or feel secure in even small groups again. I wish you good luck and stay safe. Carol Gayer

I don't know if I would return in June things changing so fast. Small class sizes, so not close together. Masks maybe? Wiping down equipment better.

Be sure we have past the peak of the virus infections and are definitely approaching zero infections.

Require masks as much as possible. Require smaller groups and social distancing as much as possible. I just don't think anything should reopen until COVID-19 cases and deaths cease.

Limit group size

Additional cleaning of facilities

Take temperatures before people can enter. Have people use antibacterial. Limit the number of people.

Small swim lessons classes. Limited capacity for the pool, maybe consider needing to reserve time at the pool to keep numbers manageable. Space apart seating in the pool areas.

Pool only open if the Rate of infection is down.

Handwashing stations. Temp checks

Staff wear gloves and masks. Clean ! Wipe areas down. Clean playgrounds ! Daily cleaning I think June 1 is early

Follow the suggested protocol

Smaller class sizes and enough distance to maintain the CDC recommended precautions. All equipment would have to be cleaned and disinfected plus enough time between classes to be effective.

Cough and a sneeze are not as innocent as we once thought. Masks and exercise don't go together.

Open the shelters in the parks.

Maybe taking participants temperature before entering facility

I take water aerobics at Green Hills. I will participate as soon as they let us, but I'm afraid that will be later than sooner.

Spaced seating (leaving a certain number of seats and a row between people) in the auditorium, Increased cleaning & disinfecting of pools and recreation facilities, smaller classes so people can be spaced out better.

Require masks from adults and older children. And require hand washing or germx before and after activities.

Have smaller class sizes

Extra chlorine?!

No suggestions at this time

I don't know, really. My first thought would be that by then everyone should be going on as normal. It's really not great for the immune system to be killing all the germs that we would naturally be exposed to.

6 ft a part minimum space. Hand sanitizer and sanitizing wipes available

Staff can wear face masks since they aren't participating in the activities. The customers can be spaced further her apart in gyms and classes, and swimmers can swim in opposite directions in lanes or have wider lanes with NO lane sharing. Those are my suggestions. Oh, and have the lounge chairs further apart as well!

Do not attend if not feeling well.
Smaller groups, assurance that facilities are being cleaned and sanitized, providing hand soap and/or sanitizer, requirement for face masks.
A disinfecting process. do not open too soon
Disinfectants for participants to use in gyms and indoor spaces. Mandatory showers at pools. Questionnaires about recent health before using facilities.
I would participate in a small group outside activity knowing that we all could maintain cleanliness. I am not sure at this time what would make me comfortable with the pools, indoor or outdoor
At the pool, instead of passing off lifeguard tubes at every spot to the next person, instead, at the beginning of each shift, give every lifeguard their own tube to use for the whole shift, and wipe it down at the end of the shift. That way 25-50 people won't touch the same tube in one day. Can you add chlorine to kill the virus? If it doesn't, then don't open because everyone that goes in the water will get it :(Not related to coronavirus, but PLEASE clean the stairs that lead to the top of the tube slide (specifically), but also the top of the red slide and family slide more often, like once a week, because those stairs (specifically the tube slide stairs) are germ and gross. Make sure there are hand sanitizer and wipes available in every bathroom, all day and night Wipe the tubes for the lazy river or spray them down after people use them Screen everyone for temperature? If it's not affected by standing in the sun
Everyone wash hands and we'll be fine ;)
Limitation on numbers, masks on all staff and participants until testing shows negligible infection risk, stringent cleaning routines.
Limit admission. Hand sanitizer. Social distancing
Social distancing, cleaning extensively and often, staff in gloves and masks, extensive testing and contact tracing
You should turn on water fountains now and clean the public restrooms if you can find someone to do it That might be impossible with state and federal unemployment compensation exceeding working wages. You should consult the suggestions of the Iowa Department of Public Health or one of its officers on the the various activities.
Please don't cancel the Ames Municipal Band concerts. Please work with Dr. Golemo and others to create a safe alternative to Thursday night music events. Music helps heal the soul. Music and mental healing are important right now.
Whatever procedures deemed valuable by health departments and all participants need to adhere to those
Clean equipment after before and after use. Keep distance . Wash hands before and after.
Chairs at the pool distanced as needed. Concessions open but nothing but rewrapped stuff
Hand sanitizer available in multiple places. Urge social distancing whenever possible.
Lets have aqua,lap, water walking.
Limit how many can swim at a time.
just do water aerobics so don't know how to handle that unless it would be small enough classes to keep the distance that is required other than that, I guess I have no suggestions.

Wearing masks where appropriate. Frequent cleaning of high use areas.
It would be ideal if social distancing could still be implemented as much as possible. Maybe masks be in use depending on what facility is used.
Mask for all !.
Wait until Story County infection rate decreases or remains at zero for 14 days straight. Everyone required to wear masks if in an indoor facility. At least 6 ft distance between participants. Disinfect equipment after every use. Our family will follow data and science-based recommendations, such as those by the CDC (not those by politicians or businesses) for when it is safe to participate in public activities.
I would not feel comfortable using public bathrooms or drinking fountains
I feel outdoor activities are safer and therefore will not be worried about the protocols implemented to move forward.
Social distancing
I am a regular participant in the one-one reformer sessions with Kathy Vince and very much look forward to resuming them when they are safe. I trust Kathy will continue to regularly disinfect the equipment and anticipate her wearing a face mask. My concern is that the room is quite small and the ventilation may not be adequate. A bigger concern is that when other groups are allowed to use that room it is often not adequately cleaned. Under the current circumstances. I strongly urge that outside groups, e.g. the church group, those using the auditorium and wanting dressing room space, et al NOT be allowed to use the reformer room unless CITY staff can guarantee that it is adequately cleaned prior to the regularly scheduled reformer sessions. I certainly want and need together back to the regular reformer sessions but would choose not to do so if the room is not properly cleaned. Betsy West
Whatever has been deemed appropriate as far as cleaning and density limits
Smaller groups with space between individuals
Cleanliness. Social distance, however that's defined. Checking health of participants. Able to verify good health of staff
Limit class sizes. More time between class sessions for disinfecting.
Smaller class sizes, limiting the number of people in the changing room or closing the changing rooms, hand sanitizer, no handheld shared equipment. Floor marking for spacing.
I really don't know. It may be a very long time until I use my usual facilities again.
Lessen the amount of people who can be in the space.
The appropriate social distance at public parks/dog parks, exercise classes and open equipment areas. I am not sure what protocol you would use for the pool/aquatic areas, maybe stagger the adult use time so it is more spread out and limit participation in open use times if at all.
Easy access to hand sanitizers , etc
safe distance and or face masks
I am fine to open as you normally would
Thanks

Anything that kids touch need to be disinfected daily. Play pal toys, play equipment at parks, etc. I feel like children will pass this faster than adults so extra precautions need to be taken.

Smaller classes, availability of hand sanitizers, sanitation of equipment between classes.

Taking temps before entering. Limit attendance.

Mandatory face/nose masks, 6-ft individual distancing, find some way to make lockerrooms/bathrooms safe

I take water aerobics at Green Hills and will participate in that whenever it reopens. Classes need to be smaller so the pool is not crowded. It would be good to take temperatures as we enter.

Extra cleaning and limited numbers. I am not sure I will be comfortable bringing my kids to large gatherings until there is more widespread testing/contact tracing.

It is too early! We must continue to self-isolate as much as possible. This is the only way we have to fight this virus! Opening up too early will lead to more spread and more deaths. This is especially worrisome for older people and those with medical conditions.

Move class to gym for distance between participants.

Don't open the pool if it isn't safe.

Masks required of all participants. VERY limited class sizes. For instance, swimming lessons up to 4 children per class, and be sure instructors are being mindful of distancing. Also, keep locker areas and showers closed. Bathrooms only (toilet and sink).

June may be too soon for the community and getting staff to work at city facilities. I say wait for official numbers to come back for Covid cases and reassess for a possible July opening for facilities and programs.

I would like to use the outdoor pool to water walk and have power aquatics classes. I don't think it would work to wear face masks but if we have social distance I think it would be safe. Would the chlorine in the pool kill the virus?

All equipment, surfaces, the carpet in the Cardio room must be thoroughly sanitized after each use. The wipes supplied do not do a good job. They are hardly wet. Facemasks are a must. Personally, I cannot return until there is zero chance that I would contract COVID 19.

Distancing, strong disinfecting protocols, reopen at limited capacity, remove/disable items such as public drinking fountains, do not reopen activities such as basketball that involve a large number of persons touching the same object that cannot be disinfected as opposed to a piece of exercise equipment that can be disinfected between uses.

Masks - Distance

Mainly it is the Aquatic Center that we use we would love to go this summer if things are under control. Obviously, we would expect things to be cleaned regularly, but masks aren't an option at the pool, so we will just have to wait and see.

Employees having contact with the public should wear masks. Limited # of people in weight room etc Insist all equipment is wiped down by participants after use

Clear and frequent signage of participant protocol for social distancing and sanitizing surfaces between use, as well as easy access to hand washing stations/sanitizer and changes in arrangement of any seating areas to prevent close gatherings of people. Use of only larger spaces with adequate social distancing. For park shelters, spacing reservations by several days, providing guidance on use of table coverings that can be wiped/sanitized, and spreading out seating when possible.

Do not open until Iowa has had decreasing numbers of Covid cases for 14 consecutive days, per the CDC's guidelines. Once that criteria is met, encourage mask use wherever possible, clean facilities thoroughly at more frequent intervals, and decrease numbers allowed in facilities at a time if possible.

What the instructors had us do right before Ames parks and Rec closed due to the virus: wipe down all equipment after use.

Mask usage by staff and participants

For the pool perhaps allow families in by first initial last name during a certain time period and I think the lap swimmers are ok, no lane sharing? Pool walkers can keep social distance and the kid pool again maybe first initial last name during a certain time frame?

I have a shelter rented in August for a family reunion. Hopefully things will have improved before then for the Corona19 virus. I don't know what you could do to keep things sanitary as we will be outdoors. Fresh air, plenty of sunshine and the good Lord willing.

Masks required and maintain social distancing

want to make sure that only healthy people are coming in.

Thorough cleaning, gloves when appropriate

Limit the class sizes. Require masks at appropriate events. Couldn't do when exercising, class size would have to be smaller. Wouldn't go to the pool at all

Limit the number of participants at any one time. It would also be a good idea to limit the amount of time you could spend at a facility (for example 2 hours at the swimming pools)

Mandatory social distancing of at least 6 ft enforced. Mandatory masks for everyone. Hand washing or sanitizing stations. Frequent cleaning procedures, several times a day

I really think these facilities should remain closed till a good, reliable vaccine comes out. You can't social distance at these places. In hot weather you won't put mask, gloves and goggles on. You can't wear mask in a pool.

Cleaning of surfaces regularly. Staff wearing masks and social distancing from visitors.

None. This is way overblown.

Hand sanitizing stations. Cleaning of surfaces. Masked and gloved employees at entrances. Distancing protocols.

Sanitizer available, clean facilities

Plenty of hand sanitizer and disinfecting wipes

Setting a maximum occupancy for pool environments

Perhaps limit the number of people in the weight room, ask that they wipe down weights and treadmill when finished.

Specifically for Furman Aquatic Center, I think it would be useful to alter the schedule in order to allow user groups, especially those at risk, to be separated. For example: 10:00a-12:00p Adult Lap Swim and Water Walking. 12:30-2:30p Tot Time. 3:00-8:00p Open Swim.

For other facilities, I think it's best to be smart. No rental equipment, limited public facilities such as water coolers and bathrooms, and face to face interaction reduced to a minimum. With that, I think it would be best to have pass sales reserved for over the phone. Especially at Furman, pass sales create long lines, prolonged interaction, and immediate exchange of materials.

My last suggestion: ask your employees their thoughts. Not the full time salaried staff members, but the part-time seasonal staff who will be running the facility. Hear what suggestions they have and learn what they feel comfortable with. They are the ones on the front line, their voice should be heard in the process.

Marked places to stand for the aerobic workouts in the gymnasium.

None. Open the Golf Course!!!!!!!!!!!!!!

Hand sanitizer and safety guidance.

Recommended procedures and ok by physician

Wearing masks. 6 foot distances. Clean knobs and handles etc.

Limit class sizes; masks worn; ramped up cleaning of facilities, particularly door knobs, handles, buttons, anything people touch with there hands

Firstly, follow the data. Just because someone says you can open does not mean it is necessarily safe. If the trends are still spiking, it's not safe.

Secondly, I don't believe we are all ready for what a new "normal" is going to look like. Everyone is in a hurry to get back to the way things were. I personally don't believe we will get back to that, at least not for a long time (years). The projections I've heard indicate that there likely will be more surges in the months and seasons to come. Until a vaccine is widely distributed, I believe we will have some form of social distancing/preventative methods in place to keep people safe.

Bottom line, I know things need to open eventually. Just don't push it. Use the data around you, and make the choices that keep the most people safe, not whatever political pressure is being applied.

I do not have answer for this I support providing jobs, but also know that making money takes priority over taking care of oneself I believe that is half the battle in the situation we are in now As of this moment, seeing how politicized and polarized a virus can get, the information is overwhelming at best to attempt to make sound decisions we will opt out of larger group settings until it is absolutely necessary (school, work).

I am sorry I cannot complete this survey. Like you, my husband and I are taking this day by day. At 75 and 78 we feel we need to exercise extra caution. We will be heartbroken if Furman Pool is closed all summer; but perhaps it is like the closing of the pools in the early 50s during the polio epidemic. Perhaps, it simply must be closed.

Require masks when possible and continue social distancing. The group classes are usually on the smaller side but it can still feel crowded in the rooms where the classes are held.

I will not participate until there is a vaccine for this virus or I can confirm immunity

Can we take temperatures of participants?

I answered yes to most, however it really depends on the state of things at that time. I will still use social distancing measures and wear a mask when possible.

Limited # of people in a space or program. Sign up times to use the weight room or fitness machines, wiping down between users. The users should do it but they don't always, more space between fitness machines.

I want things safe and under control before returning to normal. The past two days, 740 and 757 new cases were announced. Covid is increasing faster than the testing. I think it's too early to think that things will be safe in June.

Frequent cleaning; cleaning of shared equipment after every use. Required social distancing.

People should stay their distance and wear masks when interacting directly with others. Maybe the pool could limit the number of ppl per day?

Anyone showing any health symptoms should self-exclude themselves.

It depends on what time you open in June. If it is late June I would consider going to Ames Parks & Rec activities. I am not ready to be in the general public before then. If we have declining numbers for several weeks in a row then I may be more comfortable.

Whatever is recommended by CDC .

14 days with no new cases, everyone in masks, bathroom sanitizer between uses, social distancing

Employee Safety, distances, Sanitizing stations, social distancing' reduced Class sizes

Masks and gloves, no more than 10 people in a space and they should be 6 feet apart. I don't think anything should be open no matter what the governor claims. There isn't enough testing to know who has COVID and who may have had it.

Limiting size of groups, social distancing 6ft, require masks, provide or sell disposable masks, provide and require hand sanitizing before and after workouts, provide machine wipe down material and limit time of workouts. There would have to be some kind of a sign up sheet for times.

Six foot distances - Limited numbers in area

Regular cleaning of park restrooms and plenty of soap and water for hand washing

A limit on numbers. Social distancing. Take temperatures.

Social distancing

Small class sizes

Limited capacity to allow spacing.

Limiting class size

I am only able to water walk at Furman. I am reasonably sure the water chemistry can be maintained and wouldn't be a threat. The sun would keep outside benches, pool deck "sanitized." But I can't imagine how the locker rooms could be maintained given the low light, high humidity and roughness of floor surface. Being at high risk, I think it would be unlikely that I would feel "safe" in the locker room.

In general, masks would be of no use not only because of splashing water, but they make it very hard to breathe when not exercising, let alone when exercising. Disinfectants could cause allergic reactions or skin sensitivities.

Just my thoughts off the top of my head.

I would hope people will obey rules and regulations and if they choose to not comply they would be refused entrance. It will be nearly impossible to keep the 6 feet distancing in a pool which is a concern to me . I am leery yet of things opening too soon and water walking is my only participation so I cannot guarantee I would start right away in June

try to stay 6 feet apart

Making and social distancing, thorough ongoing cleaning between patrons.

Capping the number of guests at the Furman Aquatic Center so guests can more easily maintain appropriate social distance, perhaps by creating an online reservation system so people can know in advance if there will be space for their family at the pool.

If you aren't going to have restrooms available for golfers at Homewood, that may deter some from going. Also, if no beverages available for purchase, you should consider allowing golfers to bring their own water or gatorade.

The CDC data shows the COVID-19 deaths and confirmed cases are LESS than the seasonal flu. Please reopen so we can freely exercise and bolster our immune systems.

Given cases are still increasing, on some days, I would not participate in activities where there is a strong possibility of a large number of people.

Intense disinfecting the areas used.

Social distancing measures. Limiting the number of people who can enter the pool area by number.

Masks, gloves, hand sanitizer, frequent cleaning

Hand washing/sanitizing stations, Increased cleaning/sanitizing' adjusted hours, Special scheduling-rotating usage

If people are sick or showing symptoms, they should stay home. If they choose to come showing symptoms, they should be directed to leave. Otherwise, life can and should return to normal with no additional protocols. If the city were so inclined, I would support taking people's temperatures prior to entrance to a facility.

My suggestion is to just follow the state mandate. Do not do more than the suggested protocol.

Sanitizer near by, clean all machines after use. Everyone wear masks where applicable. Maintain physical distancing. If necessary, smaller classes.

People to be careful about their illness and stay home if symptoms. Cover coughs and sneezes with elbows. Have FUN!

health check in, mask, sanitizer and outdoor classes

It has been proven by US and European doctors and scientists that children DO NOT spread COVID-19. A simple Google search will produce these studies. Therefore, it is entirely safe to open the playgrounds without any restrictions. To continue to keep the playgrounds closed harms children's mental and physical health.

Keep social distancing as reasonably expected, make paths that people bike/walk/run through one way to minimize people coming in contact.

I would come to the pool in June if you were to limit number of people at pool. Have people sign up for times to swim? Limit times to 2 hrs. Sanitize well in between. Schedule something like 11-1. Clean. Swim: 2-4. Clean. Swim:4-6. Clean. Swim 7-9.

Hand Sanitizer widely available. Surfaces sanitized regularly (every use in the with machines, individual weights, etc. and every day in classrooms) People bring their own equipment where possible (i.e. yoga mats)

Just plenty of space between participants, like yoga. No community mats...bring your own. May bring your own hand weights, bands, blocks if you have them. Everyone wipe down the equipment when class is over.

Require masks and physical distancing between non-family members.

I really missed yoga classes. We can have fewer participants and place the yoga mats 1-2 meters apart from each other. I look forward to the opening of the dog park!

I don't think I'll be in facilities or in programs when Covid hasn't run its course, definitely not in IA.
I think if you reopen, facial-mask using should be mandatory and the amount of participant allowed should be capped.
Thank you and stay safe.

Continuous cleaning of locker rooms/bathrooms with hand sanitizer available as well as hand soap

Limit the amount of people in the pool. maybe limit workout time to let a turn over happen every 30 to 40 minutes.

Masks and distancing, if the virus is still menacing.

Social distancing and masks

Sanitation of facilities and equipment

*Giving people the option to cancel and receive a refund if programs continue but people do not feel comfortable participating/attending. *At this point, even the items I marked "yes" (City Auditorium and Youth Summer Camps), I would be more likely to make a decision closer to the date.

regular, upgraded sanitation procedures.

Hand sanitizer; wipes, recommend mask, temperature checks,

At this point, it does not seem safe to open most of the above-mentioned facilities since it is almost impossible to enforce a 6 feet apart policy between people. If you do open, however, then wearing masks must be a necessity and limited number of groups to enable social distancing if possible.

Just reopen for crying out loud

Distancing regulations, cleaning protocols, capacity restrictions.

I believe the best policy is just to ask people to be aware of their health and to stay home if not feeling well. Hand washing places would be great too!

Limit number of participants. Attendance and temp check at all activities. Require disclosures within 2 hours of finding out you are sick; and notifying every participant who was in contact with that person immediately.

Everyone wear a mask. Everyone be at least 6 feet apart if not more. Just disinfect everything on a regular basis.

Following the guidelines of the CDC .

I can't help but think that breathing hard in a room where others are breathing hard would be a bad idea. It seems like wearing a mask would be super uncomfortable and maybe not even effective. Outdoor activities seem safer to me.

Masks until June Cleaning materials available and enough space

Furman Aquatic Center yes

1) Masking--no exceptions 2) Physical distancing--6 feet minimum 3) Temperature checks--no exceptions
4) Questions regarding recent exposure or possible current symptoms can be tailored to the time frame.

masks and safe distancing

hand sanitizers and wipes . requirement to wipe down equipment after use.

Social distancing and supplies to disinfect equipment

I think you guys do an excellent job and I trust you to keep things as clean as you can (for a gym/workout area anyway). Thanks for all that you do!

I wish I could feel confident to come back to public amenities, but without wide ranging testing for COVID-19 and NO cases in Story County, our country is not safe and I am going to stay at home and workout at home, go for walks and bike. sorry.

CDC guidelines for sanitation.

<p>More frequent cleaning and sanitizing restrooms and showers at pools.</p> <p>May have to limit numbers of people at a time in pools. Possibly have people limited to specific time slots as well. Say 1 to 2 hours maximum? Could be given specific color disposable wrist band with bar code on it to scan When entering. When time is up turn in upon exit for scanning out and disposal. Next group could then enter and repeat. Not sure if mask wearing while on pool decks could be required. Not sure how this would work?</p>
<p>I use Forker for warm water exercise. Thereâs plenty of room to distance in the pool with our regular class enrollment.</p>
<p>increased options for hand sanitizer use.</p>
<p>Face masks and 6 feet apart.</p>
<p>Increased cleaning/sanitizer throughout the day</p>
<p>For the lap swim, especially initially at Municipal, close the locker room. Maybe only the one bathroom off the guard area open. Have participants enter & leave directly after swimming. Also you could have disinfectants at the end of the lanes for swimmers to wipe the tiles on the edge after swimming, much like using a fitness machine. One person per lane or even every other lane. Maybe a sign up time would work for this.</p> <p>Thanks for sending the survey & considering the safety of the public and employees.</p>
<p>distancing</p>
<p>Participation limits to preserve some resemblance of social spacing, although this is a goal but not realistic to expect totally. Regularly cleaned surfaces.</p>
<p>Limiting number of participants, lots of cleaning.</p>
<p>Wear face masks. Keep distance of 6 ft in classes where possible.</p>
<p>Cases in Iowa have to be in a decline or plateau before our family participates</p>
<p>Just following safe and best practices</p>
<p>normal business operations. it will be 80-100 degrees in summer, viruses can't live in those conditions</p>
<p>Wash hands. Cover cough or sneeze. Maintain social distancing. Small groups</p>
<p>A lot could change for better or worse by June. It's hard to know how to answer because of that. I based my answers on how things are now.</p>
<p>Hand sanitizer and a way to wipe off equipment</p>
<p>Wear masks</p>
<p>More frequent cleaning, smaller groups sizes, more time between scheduled activities to allow for a gap in time for people to leave an activity and others to come in</p>
<p>Hand sanitizer at entrance. Post about cleaning completed. Allow extra time between classes for cleaning and less people interaction. Limit class volume</p>
<p>Our family is uncertain if we'd participate in anything indoors. If it is outdoors, we're thinking about still participating in something like youth baseball. In that case, I'd recommend having each coach wipe down bats in between innings or kids or maybe things like temp checks before games or practices? No close in huddles, etc. Park shelters we were uncertain if we would use, depending on the size of a picnic, so maybe limiting the gathering size? We don't think we'd use the pool until maybe end of the summer when we might be closer to hitting the peak in Ames of Covid. So we'd definitely not be an early user or a consistent user of the FAC. We might go once or twice if things clear up, but we might not at all this year.</p>
<p>Groups of 10 or less. Outdoor activities 1st. Clovid-19 numbers need to be consisting decreasing.</p>
<p>I love to walk the Lazy River. I don't know how we could social distance while walking.</p>

Everyone should wear a mask- it should be a requirement not a suggestion. Keeping safe distance from one another. Constant cleaning and sanitizing facilities.

It depends on what the numbers for the infection look like. 1. Take temperatures of all entering the building. 2. For Zumba in the gym, for a typical session, participants could stay 6 ft away. Not so easy upstairs. 3. I like the ideas of masks but don't think I could get enough oxygen.

Also, my participation in Zumba starting June 1 would be contingent on what the numbers look like. If the hospitalizations and death numbers are still rising, I would not participate. An R value of less than 1.1 is very important to me and sadly, I don't think Iowa is using that particular metric. Kudos for the fundraising you did for Food at First. Wonderful!

Hand sanitizer. Social distancing whenever's possible

Be sure there could be 6 feet between participants.

At the gym: three people in the aerobic room, alternate machines for 6 foot spacing; three people in the weight room, require masks and surgical gloves

I don't think there are any feasible measures that would make me feel safe using shared equipment in close quarters. I very much appreciate the Youtube workouts that you have made available and will rely on those and my own equipment to continue working out at home until the COVID-19 infections either drastically decrease or a vaccine becomes available.

Maintain social distancing. No shake hands. Wear a mask. Stay home if you don't feel well.

frequent cleaning of equipment and between each class in the fitness rooms (kettle bells, hand weights, etc)
decrease class size if necessary to keep people at least 6 feet apart

Limit capacity for spacing, additional cleaning, staff that interface with the public wear masks.

Limited numbers and social distancing. Taking temperatures. Masks REQUIRED. Long sleeves and long pants required.
Abundant hand sanitizer

Double the number of groups with half participants in each OR ensure the number of participants is commensurate to the space available so that proper distance is guaranteed

Require all participants to wear masks. Take temperatures at the door.

The classes in the upstairs room would have to have fewer people if I were to return. Spacing is going to be an issue.

hand sanitizer. cleaning equipment between fitness classes

Limit # of folks in the facility. Have time slots then, clear the pool and let the next bunch in. Like the 11 - 1 session, only shorter. Gives a greater number a chance to exercise and enjoy the outdoors.

People 6 feet apart, mask in locker rooms, lots of cleaning of toilets, periodically wipe down equipment, distance groups and only so many in a group, lots of sanitizers and cleaning bottles.

Story County has stayed Flat with Covid 19, very few cases a week or month, less than 50 cases overall so no Peak, and Ames High School has had a lot more than that at the High School in the Winter in the last two years with the Flu, one winter (January) in the last two years, a third of the students at the Ames High School were out sick, so everything just needs to be cleaner and disinfected more like Ames High so students maintain their health, more sanitizers and more cleaners and all Patrons should clean up after themselves

For the time being I think it's just madness to be opening up the pool and facilities when Iowa has yet to hit its Covid peak. My kids would love to use the pool but this is not a typical summer. I worry people will come to the pool if they see it's open regardless of their safety. Please don't open the pool. It will make it that much harder to keep kids from clustering. How can you social distance in a packed pool?

Availability of hand sanitizer. Depending on the activity, required use of protective gloves and face masks.
Plenty of spacing. Limits on number of participants.

Clean facilities, hand sanitizers available, and physical distance between participants.

Clear social distancing protocols, including a cap on the maximum number of people allowed in a class/space, along with enforcement. Lots of messaging on social media around the need for everyone to be respectful of other people's space during this time. Clear, transparent communications around what is cleaned, what is not cleaned, how often things are cleaned, etc. Encouraging or requiring everyone to wear masks and to sanitize their hands before entering and after exiting public spaces, just like at grocery stores.

For both lap swimming and water polo, we want to return at any point when the pool is open (we responded yes above), but we're actually uncertain whether we would because we do not know how easily social distancing and other precautions can be implemented with these types of activities. Our suggestions for lap swim are to include scheduled lanes/hours for individuals, or limit the number of people who can participate at a given time--neither of which will likely be conducive to our schedules. We hope that there will be more creative solutions than what we are currently thinking! Thank you for trying to find safe and healthy solutions for us.

Limit the number of occupants in certain areas to ensure safe social distancing where applicable.

social distancing

Social distancing. Face masks when within 6 feet.

We would like to see the pools open but in a safe manner. It will likely look different than in the past and staff may need to get creative with solutions for how some people (not as many at a time as in the past) can be at the pool. Perhaps allowing patrons to schedule times for open swim or lap swim? Not have restrooms open or fewer open so less to clean? More frequent cleanings?

Please keep walkers out of the lap lanes at Furman
-- they tend to walk AND chat and it would be good to maintain some social distance between them and the lap swimmers. For that reason, I will also probably avoid water walking in the lazy river

Safe distancing

Increased sanitizing bathrooms, tables, chairs. Increased water testing

Temperatures taken upon entry, limiting occupants. Shortened hours to allow for proper cleaning and/or allowing age groups usage at different times (ie. Pools)

I will feel safe with pool open as normal.

DO NOT OPEN! PLEASE

Unfortunately, I don't think it is safe to open until the end of June. Ames would have to review closer to that time. We need testing in place for EVERYONE prior to opening. Thank you.

At pools cleaning surfaces such as tables and railings at least 2x per hour same with restrooms and I suppose some how spraying the tubes used in the lazy river
Probably masks for workers at the counters
Denying entry to those sick or coughing ? Not sure how that's enforced?
Having spray available for people to sanitize chairs before and after use?
No clue it will be tricky I will be 6-9 months pregnant all summer and was definitely planning to water walk often

Wear masks, hand sanitizer ready available, outdoor yoga in the park would allow more social distancing. It would depend on if the numbers are dropping significantly.

Keep distancing as much as possible. Limit time and people at pools. Water walking could be in two shifts with a certain number of people per shift.

Frequent hand washing and big smiles!

I would only return if the CDC advises it is safe to return. I'd want to know the chemical levels in the pool are in safe levels (strong enough to clean, but not so strong it's unsafe to swim) and proper cleaning procedures in the locker rooms and outdoor seating areas are being met

Possibly limit the number of patrons at any one time.

Small classes with plenty of room to spread out. Provide disinfectant for participants to wipe down equipment after use. No group youth classes. (Generally they cannot be expected to reliably maintain distance from friends.)

Limit participants, masks for staff and increased sanitizing.

Adults wear masks and many hand sanitizers

People wear masks as much as possible.
- Limit the number of people at the pool at one time
-water walking 30 minutes only
- Ask the best know experts at the city Risk manager
- Find out exactly what the Department of Health Recommends.
Having a pool open is not about making money but about keeping our community healthy and it is know that kids/youth don't always follow rules so why would we put them at risk opening the pool.

Follow in light of other companies or the university as they begin to reopen to the public. I'm a student and have lived in Ames my whole life; this seems to be a common theme. Reach out to President Wintersteen and proceed from there.

Face masks, 6 foot spacing, suggested max participants

With regards to health and deadly viruses, I have no clue what the right thing is anymore. I'll trust whatever you tell me to do.

I think masks should be worn for any indoor activities

Most importantly for the weight room/ cardio room would be to make sure equipment is cleaned daily and all participants are strongly encouraged to wipe down equipment after they use it.

I workout early in the morning when there are usually only 5-8 people in there at one time and those regulars are very healthy and safety conscious as far as not coming if they aren't feeling well so not a concern. The main concern is the fact that a person can be sick before symptoms appear so taking each person's temperature at entrance before they can use facility is one guideline some have used.

I really feel that we can return to lap swim at both facilities without problems as long as water is checked as usual and participants practice social distancing in locker/ shower rooms. That has never been a problem previously because not everyone finishes at the same time and Furman is set up well with separate shower stalls. I really really hope we can get back to the pools!!

Thanks

Social Distancing

Social distance, masks, small numbers

Limit class size to help maintain some distance between participants. Have cleaning supplies readily available so equipment can be cleaned thoroughly after each use.

Wearing masks (that's how I would feel comfortable doing water walking). Hand sanitizer stations. For preschool classes, hand sanitizer and temperature checks. (They wasn't an option, but I'd only have my son in his small group gymnastics class.)

Sanitizing equipment between classes and providing easy access for others to sanitize before/after use.

No protocols necessary. Leave it up to the individual. Signs reminding people that if they are sick to go home is the only thing necessary in my opinion. By now people should have enough common sense to take care of anything more themselves.

I really like the on-line fitness classes and would prefer those. Also doing fitness classes outside where there is lots of space would be better than in the fitness room.

Hand Sanitizers, Masks, hand wash soaps and paper towels, toilet seat covers, disinfectant wipes

I'm speaking mostly for adult sport leagues. I think this is a really hard question because you can put all the protocols in place but I think the hard reality is that a large amount of people won't abide by them. I feel like if we open back up, a lot of people will think it can go back to normal right away and we are a long ways away from normal. I want to play as bad as everyone else but we also have to be smart about it.

Softball is hard because everyone is touching the same bat and balls, scorecards, etc. Would probably have to have each team keep their own book and not rotate between teams or provide a scorekeeper. Social distancing would be hard to do in dugouts.

Half capacity or distancing requirements where possible.

I think if you open up the pool - and I put yes, I think there need to be some restrictions. It is a tough call. I love the pool but more for laying out purposes and cooling off and I do like the lazy river. I trust your judgment that is all I can do at this point. Thanks for asking for people's thoughts. Ames is a great community.

Continue to follow the social distancing guidelines. Providing 6 ft. separation if possible.

Temps taken at pool before entry. Greatly limit the number of people in the pool, so you are still able to socially distance from others. I would especially like the water walking and tot time to be back in the summer, as well as the kids swimming lessons.

Extra cleanliness.

Minimize group size, sanitize everything in sight, keep people apart, just the usual stuff these days. I think Furman could work since it is outdoors and people can keep away from each other (water walking) if access is limited. Indoor events would be hard in the aerobics room.

Hand sanitizer available at all locations. Participants should sanitize any equipment before & after use. Facility should be cleaned after each class.

Whatever is reasonable.

Extra cleaning. Possibly limit class sizes and how many people can enter the pool/water walking area at a time.

Masks in auditorium. Thorough cleaning of all facilities, before/after and/or frequently including locker rooms/restrooms

Mask. Sanitizer. Distancing

Proper sanitizing and cleaning.

Social distancing and masks enforced. Limiting numbers in. Reservations to limit numbers.

I'd like to see group activities in small groups of less than 10, and when possible in large open spaces or outside. I'm particularly thinking of my small children. Their school and camp programs have been in larger groups, and I would hate for them to give it to an older staff membe, or bring it home to us. We would absolutely not participate in these programs should they open in June.

distancing; masks where possible; heightened cleaning protocols; ample provision of hand sanitizer for users; possible temperature monitoring; heightened protections for staff

Making sure people are not sick and maybe offering more classes in order to keep the class size small.

I use the adult lazy river walk from 11 to one and have never had problems that i think would compromise folks to covid.

Use limited equipment and wipe down own equipment after class.

Safe distancing reminders at Municipal Band concerts. I am looking forward to their summer concerts.

As long as there is no cure and no vaccine, one sick person is enough to contaminate all the facilities. I suggest to keep those facilities closed and emphasis on online activities.

Anyway, all these activities are optional and people can wait until it is completely safe out there.

Sanitizer in bathroom areas, snack areas, and possibly antibacterial soap in the showers at the pools. Wipes for the lounge/beach chairs, snack area seating, in the pool areas for pool goers to clean chairs and daily cleaning by staff. Post daily testing results of chlorine checks in the pool or more often if testing is done; perhaps at beginning and end of day.

I was in a fitness class that was "suspended" in March. I am over 65 and family with underlying health condition, so I would be cautious. I would prefer if class was in a larger (not very small), that there was assurance surfaces were recently cleaned in room and that participants wore masks.

Just to be open

Limiting number of people in more crowded environments (furman aquatic), encourage social distancing where possible, increased cleaning/ disinfecting.

I would suggest requiring masks for all - staff and participants. However I have no idea how you can keep the pool safe for all if we still have the virus around.

social distance. Limit participants.

Limit the number of people. Still be aware of social distancing. Lots of cleaning.

Small groups, allowing for and enforcing 6-foot minimal distances, outdoor activities whenever possible, requiring masks if indoors.

Open the damn pool. No restrictions.

No specific recommendations.

I understand how hard this is for you! For each item that I answered "no" I wanted to say "it depends" on the current covid situation in June. Things change rapidly, but I CANNOT imagine that we will be in a better situation in June...it will likely be worse. But, who knows. Youth sports/programs/camps could potentially go on with social distancing measures, but it's so hard with kids. Chlorine is effective (to my understanding) but the problem is crowding. Maybe the pool with limited numbers allowed in and people practicing social distancing. That's probably not very cost effective, though.

Somehow the locker room at Furman would need to be sanitized very frequently or kept closed. I don't know how social distancing could be maintained for water walking. Perhaps permit only one direction and limit # allowed.

Wash hands before you come and don't come if feeling sick.



May 6, 2020

Dear Honorable Mayor Haila and City Council Members,

I would like to follow up on some items, I wasn't able to address at the last Council Meeting.

- I would caution you to when considering criteria to open the Ames Main Street Farmers' Market, NOT to compare us to the criteria of the Des Moines Downtown Farmers' Market, they function on a much different scale and with different rules.
- One of the main reasons the Des Moines Downtown FM is delaying is that they have vendors from 55 counties in Iowa, some traveling well over 100 miles to the Market. Having vendors that cross so many county lines will be a huge hurdle for them. Compared to our Ames Market that have vendors from 6 counties. The farthest vendor that travels to Ames is 47 miles, with the majority of vendors from Story county.
- The Des Moines Market has 9 blocks with many side streets and entries. The Ames Market will have less than 2 blocks with these restrictions in place.
- They have 20,000 visitors per day and no online Market to help them reduce the customers on the street.
- Polk county is still closed and not partially open as Story County is.
- Other Markets that are open that are similar size to us here in Ames: Davenport has had an outdoor Market open for approx. one and a half months, Sioux City has a Wednesday and Saturday Markets and they are opening May 6th, and they are allowing food trucks/stands. Clear Lake is opening on May 16th.
- We would like you to consider letting the Food Trucks participate in the Market. As we know the Governor has discouraged onsite consumption but has not ruled it out that they can be a part of the Market. It is up to every Market to decide on whether to allow them. The Food Trucks are allowed to offer curbside pickup and they would like to provide that service at our onsite Farmers Market. The Food Trucks will package their food to go, it is no different than buying a cinnamon roll that is wrapped and asking the customer to follow the, "no consumption within Market boundaries." The food trucks/food stands follow strict licensing rules and are allowed to be open to serve our community.
- We would also ask you to allow our Wine Vendors to serve samples. I have visited with the Alcohol and Beverage Division and they do not have any restrictions on letting Wineries giving samples within a Farmers' Market. Other locations yes, but again they feel it is safe at a Farmers' Market and gave us permission.

- I would like to reiterate that one of the reasons for having an outdoor Market along with our online market is that it allows all of our customers the opportunity to participate in local food. While we live in a very tech savvy environment there is still a large part of the population that cannot order online or would rather not.
- I have received calls asking when we will open on the street, I feel there is a need for it. Now is not the time to restrict fresh food and products from the community.
- Open Air Farmers' Markets are far safer than redirecting our customers to enclosed-space grocery stores.
- If you mandate masks, can you provide someone help us police that order? While we can try to enforce this mandate, it will be difficult as we do not have the staff.
- We will as a Market take every precaution, we can to help keep our vendors and customers safe. In the end we cannot control what others will do, however we should not assume our customers will not take the precautions that are put in place either.

I have attached the guidelines that will be put in place at the Ames Main Street Farmers' Market, they all follow the recommendations the State of Iowa have set and we have gone beyond those with some of our own guidelines. The Ames Main Street Farmers' Market will be happy to consider any guidelines you would propose. We truly believe that local fresh food is very important more than ever in this time of uncertainty and that our community should have access to what our Market has to offer.

COVID -19 GUIDELINES

- Post signage at the entrances prohibiting anyone who has had a fever in the last three days, been ill, or is visibly showing signs of illness (i.e., coughing and sneezing) from entering the Market.
- Vendors will be spaced 6 to 10 feet apart.
- Provide hand washing stations at the Market.
- No food sampling.
- Vendors will wear masks and gloves.
- All Baked good will be wrapped before brought to the Market.
- Only Vendors will be allowed to handle everything that is sold at the Market. Customers will not be allowed to handle the products brought to the market for sale.
- Only clean plastic bags will be used to put the products that are sold at the Market, no reusable bags will be used.
- Encourage the vendors to have only one person that handles the money and tokens in their booth.
- No Music or Special Activities at the Market
- No tables and chairs will be set up at the Market
- No Consumption of Food Within the Market Signage place throughout the Market.
- Streets will be marked for Social Distancing in front of Vendors.
- Online Market is set up to help alleviate the crowd on the street.

I have also sent along 2 letters from Market vendors for your consideration.

I thank you for you time and consideration on all of these points. We realize this is not an easy decision.

We are in this together and we all want what is best for our community!

Sincerely,

Lojean Petersen

Ames Main Street Farmers' Market Manager

Ames, IA | www.travelingpigfoodtruck.com | info@travelingpigfoodtruck.com

May 05, 2020

Mayor Haila & Members of the Ames City Council,

It is my belief that mobile food vendors are an integral part of the Downtown Ames Farmers Market, and should be treated with the same regard as all other vendors. As equal members of the vendor community, mobile food providers should be allowed the opportunity to participate in the market while being held to the same regulations as all vendors and facing the same consequences in event of failure.

Throughout the disaster declaration made by Governor Reynolds, mobile food vendors have been allowed and encouraged to remain in operation. By remaining open during this time, we provided stress free meals for families while allowing them to support local small business; something many of our customers commented daily of how much they greatly appreciated the chance to feel a bit of normalcy during a time that is anything but normal. To ensure an even safer customer experience, we implemented the following policies & procedures:

- Protective Equipment: Staff wear gloves & protective face coverings at all times
- Wrapped food: All food is individually wrapped & bagged 'To Go' style
- Online Ordering: Customers can order & pay online for scheduled touch free pickup
- No-Touch Payment: Customers can pay touch free with NFC card or Apple/Google Pay
- Text Messaging: Customers can provide a mobile # for confirmation of their completed order.
- Spacing: Signage that clearly asks customers not to congregate at the order or pickup windows

If licensed & insured mobile food vendors who practice safety far above industry standards are withheld from the market, while other vendors that provide similar products are allowed, a crushing message is delivered to the community that mobile food vendors are not safe. Consider a scenario where Vendor A sells baked goods, and Vendor B sells sandwiches. Both vendors wear masks & gloves, both products are served wrapped in 'To-Go' fashion, and both products could be consumed on site or at home at customer discretion. If both vendors adhere to all regulations, on what grounds is Vendor B considered unfit for the market? Conversely, a universal set of clearly defined and enforceable regulations that apply to all vendors equally would show leadership and comprehension of community health & safety.

I respectfully urge you to allow all mobile food vendors willing to meet enhanced guidelines to participate throughout the duration of the market season. Decisions made now based on a sturdy foundation of information & inclusion will stand the test of time while remaining free from perception of bias or punitive nature toward any individual or vendor type. Together, we can model new safety standards as we provide the community an enjoyable & uplifting experience when they need it most.

Sincerely,

MIKE GORMAN

Mike Gorman; The Traveling Pig Food Truck

Dear Mayor Haila and City Council Members:

My sister and I are 14 and 16 years old. We have been running a smoothie stand at the Ames Main Street Farmers Market for the past 3 years. We depend on our business to earn money to save for our college education. We are writing this letter hoping that you'll consider letting us vend our smoothies at the Ames Main Street Farmers' Market. Governor Reynolds has allowed farmers markets to be opened now and we would like our business to be included with that. We would follow the necessary precautions to make it a safe environment for our customers. These precautions include: hand washing, wearing gloves, and masks.

As soon as the smoothie is made it will be handed to the customer with a lid on it and a wrapped straw. There will also be the market manager at the Market to ensure that the customers don't congregate around our smoothie booth. Please support ALL small businesses at the Market by letting my sister and me run our smoothie stand.

Sincerely,

Maddie and Macey Shnittjer

Sister Smooth Smoothies