

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**SEPTEMBER 27, 2011**

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

**CALL TO ORDER:** 7:00 p.m.

**PRESENTATION:**

1. Introduction of Sister City Delegation from Frydek-Mistek in the Czech Republic

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

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of September 13, 2011
4. Motion approving Report of Contract Change Orders for September 1 - 15, 2011
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class C Liquor & Outdoor Service – Hickory’s Hall, 300 South 17<sup>th</sup> Street
  - b. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
  - c. Class C Beer & B Wine – K Mart #3971, 1405 Buckeye Avenue
  - d. Class C Beer – Doc’s Stop No. 5, 2720 East 13<sup>th</sup> Street
  - e. Special Class C Liquor, B Wine, & Outdoor Service – Southgate Expresse, 110 Airport Road
  - f. Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 West Lincoln Way
  - g. Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way
6. Resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2011B, and setting date of sale for October 25, 2011
7. Resolution approving Iowa DOT Funding Agreement for 2011/12 Collector Street Pavement Improvements (Ash Avenue)
8. Resolution approving Underage Tobacco Enforcement Agreement between Ames Police Department and Iowa Alcoholic Beverages Division
9. Resolution approving acceptance of 2011 Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program
10. Resolution approving preliminary plans and specifications for Breaker and Relay Maintenance Contract for Power Plant; setting November 9, 2011, as bid due date and November 22, 2011, as date of public hearing
11. Resolution approving preliminary plans and specifications for Steam Turbine No. 8 Parts Procurement; setting November 9, 2011, as bid due date and November 22, 2011, as date of public hearing

12. Resolution approving Change Order for 2010/11 Arterial Street Pavement Improvements (Duff Avenue)
13. Resolution approving Plat of Survey for 4121 Aplin Road
14. Resolution approving Plat of Survey for 2210 Lincoln Way and 129 Ash Avenue
15. Resolution approving Minor Final Plat for Matthew's Summit 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 the time given to each speaker.**

**PERMITS, PETITIONS, AND COMMUNICATIONS:**

16. Motion approving new 5-Day licenses for Olde Main Brewing Co.:
  - a. Class C Liquor (Oct. 1-4) at CPMI Event Center, 2421 North Loop Drive
  - b. Special Class C Liquor (Oct. 1-4) at ISU Alumni Center, 420 Beach Avenue
17. Motion approving renewal of Class C Liquor License for Sips/Paddy's Irish Pub, 124 Welch Avenue
18. Motion approving encroachment permit for sign at AJ's Liquor II, 2515 Chamberlain Street
19. Motion approving request from Story County Prevention Policy Board for use of City Hall as drug drop-off site on October 29, 2011

**ADMINISTRATION:**

20. Update on Sustainability Committee:
  - a. Motion approving next steps
21. Report on alcohol-tasting options
22. Follow-up on payday lending
23. Report on City's proposed policy to handle outside requests for funding
24. Carbon footprint update
25. Mayor's "Start Somewhere" Walk on October 7:
  - a. Resolution closing east portion of Depot lot from 10 AM to 2 PM
  - b. Resolution waiving parking meter fees in Lot N (east City Hall lot) from 11:30 AM to 1:30 PM

**FINANCE:**

26. Resolution approving purchase of computer hardware for shared public safety information management system

**LEGAL:**

27. Resolution approving Minimum Assessment Agreement for South Bell Avenue Industrial Park

**PLANNING & HOUSING:**

28. Land Use Policy Plan Planning Base update

**HEARINGS:**

29. Hearing on 2010-11 Consolidated Annual Performance and Evaluation Report (CAPER) pursuant to Housing and Community Development Act:

a. Resolution accepting Report

**ORDINANCES:**

30. First passage of ordinance amending and updating 2011 Designated Snow Routes
31. Second passage of ordinance rezoning property located at 2910 West Street from Neighborhood Commercial (NC) to Residential High Density (RH)
32. Third passage and adoption of ORDINANCE NO. 4085 to allow concrete batch plants through Special Use Permit from Zoning Board of Adjustment
33. Third passage and adoption of ORDINANCE NO. 4086 allowing public infrastructure as permitted use in Floodway Overlay District
34. Third passage and adoption of ORDINANCE NO. 4087 amending references to professional engineers in Chapter 9 (Floodplain Regulations)

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

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

## MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

SEPTEMBER 13, 2011

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on September 13, 2011, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Mahayni, Orazem, and Wacha. *Ex officio* Member Finseth was also present.

**PROCLAMATION:** The Mayor proclaimed September 2011 as Addiction Recovery Month. Accepting the Proclamation were Jason Haglund and two clients of Youth and Shelter Services and a representative from Community and Family Resources.

**PRESENTATION OF CRIME-FREE HOUSING CERTIFICATES:** Police Chief Chuck Cychosz introduced Ellen and Dave Arkovich, property owners of 4405 Castlewood; Gary Denner, manager of Professional Property Management; Terry Hermann, manager of Community Housing Initiatives; Ames Police Sergeant Mike Arkovich, and Ames Police Lieutenant Tom Shelton, who coordinate the Program on behalf of the City. Chief Cychosz explained the Crime-Free Housing Program. He emphasized the significant commitments made by the property owners to be part of the Program.

**REPORT ON EFFORTS OF CAMPUSTOWN ACTION ASSOCIATION (CAA) INTERN:** John Haila, President of the Campustown Action Association, thanked the City Council for its allocation of funding to allow for the hiring of Chandra Peterson to administratively organize the newly formed CAA.

Chandra Peterson highlighted events in the Campustown area that had occurred throughout Summer 2011. She also said that the CAA's website and Facebook page have been created and procedures were devised for membership and group communications. In addition, a newsletter is being created and three grants are being written. According to Ms. Peterson, during the tenure of her position, membership in the CAA almost doubled; it now has 53 members.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of August 16, 2011, and Regular Meeting of August 23, 2011
3. Motion approving Report of Contract Change Orders for August 16 - 31, 2011
4. Motion approving certification of civil service applicants
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class B Liquor & Outdoor Service – Hilton Garden Inn Ames, 1325 Dickinson Avenue
  - b. Class C Liquor – El Patron Authentic Mexican Restaurant, 120 Welch Avenue
  - c. Class C Beer – Elmquist/Decker's BP, 821 Lincoln Way
  - d. Class C Liquor & Outdoor Service – Brewer's, 2704 Stange Road
  - e. Class C Liquor & Outdoor Service – Wallaby's Grille, 3720 West Lincoln Way
  - f. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue
6. Motion setting the following City Council meeting dates:
  - a. January 17, 2012, at 5:15 p.m. for CIP Work Session
  - b. February 3, 2012, at 2:00 p.m. for Budget Overview

- c. February 7, 8, 9, and 14, 2012, at 5:15 p.m. for Budget Hearings/Wrap-Up
- d. March 6, 2012, at 7:00 p.m. for Regular Meeting and Final Budget Hearing
- 7. RESOLUTION NO. 11-424 approving Annual Street Finance Report
- 8. RESOLUTION NO. 11-425 approving revisions to ASSET Policies and Procedures
- 9. RESOLUTION NO. 11-426 approving Underage Enforcement Agreement with Youth & Shelter Services for police overtime reimbursement
- 10. RESOLUTION NO. 11-427 approving Agreement for Consulting Services for 2011/12 Collector Street Pavement Improvements (Ash Avenue from Mortensen Parkway to Knapp Street)
- 11. RESOLUTION NO. 11-428 approving Agreement for Consulting Services for West Lincoln Way Intersection Improvements (Dotson Drive/Lincoln Way)
- 12. RESOLUTION NO. 11-429 approving preliminary plans and specifications for Unit No. 7 Circulating Water Pipe Rehabilitation; setting October 12, 2011, as bid due date and October 25, 2011, as date of public hearing
- 13. RESOLUTION NO. 11-430 approving preliminary plans and specifications for Unit No. 8 Air Heater Basket Replacement; setting October 12, 2011, as bid due date and October 25, 2011, as date of public hearing
- 14. RESOLUTION NO. 11-431 awarding contract to Stiver's Ford of Waukee, Iowa, for 2012 Ford F550 Chassis in the amount of \$29,699 and contract to Truck Equipment of Des Moines, Iowa, for Utility Body and Platform in the amount of \$71,156
- 15. RESOLUTION NO. 11-432 awarding contract to LawnPro, LLC, of Colo, Iowa, in the amount of \$55,000 for 2011/12 Tree Trimming Program
- 16. RESOLUTION NO. 11-433 approving contract and bond for 2009/10 Concrete Pavement Improvements (South Hyland Avenue, Edison Street, Alexander Street, and Stanton Avenue) Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**PUBLIC FORUM:** Richard Deyo, 505-8th Street, #2, Ames, expressed his dismay at not being selected to attend the City's Citizen's Academy. He suggested that the Council shadow participants throughout the Citizen's Academy process.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, said he wished to speak on three budget-related issues. He stated his belief that Ames is still somewhat a relatively wealthy community that is overall doing much better than most cities in Iowa despite the economic downturn. It is his opinion that, in Ames, it is not so much what the City can afford, but where it chooses to spend the money. Pertaining to the CyRide budget shortfall, Mr. Pfannkuch said that he was "exasperated, ashamed, and embarrassed" that there has been no public call from the Council to examine how the funds are allocated. Students are "tapped-out" and appropriations to ISU from the state continue to go down. It appears that CyRide's budget will be \$250,000 short this fiscal year, and Mr. Pfannkuch was upset that the CyRide staff was told to somehow find that amount by cutting other things in its budget. Having attended the public forum on the CyRide budget deficit, Mr. Pfannkuch noted his disappointment that no Council member had attended such a valuable session. He told of the persons with disabilities, lower-income residents, and at-risk youth explaining, at that session, how they rely on CyRide services. Mr. Pfannkuch recalled that AMOS representatives had asked for free transportation by CyRide for at-risk youth. He recommended that the City look at CyRide as a public resource and consider its true value to the community. Mr. Pfannkuch believes that \$250,000 to keep the current services of such a valuable resource is not much compared to the estimated \$8.1 million to install infrastructure to property east of Barilla, which the City is contemplating. He suggested that the City get some of the funding from the Ames Economic Development Commission's (AEDC) budget.

Mr. Pfannkuch asked that tax payer dollars not be used to support the AEDC or Chamber. He contended that CyRide is an economic development service, and Mr. Pfannkuch believes the City should be able to draw on the Hotel/Motel Tax fund that is used for economic development to offset CyRide's budget shortfall. In addition, it was strongly suggested by Mr. Pfannkuch that the City not put any significant bond issues on the ballot in November if the school bond issue being voted on this date fails.

Dan Culhane, Executive Director of the Ames Economic Development Commission and Ames Chamber of Commerce, referenced two letters that he had sent to the City Council pertaining to annexation of property east of Interstate 35 (east of Barilla). In the last few weeks, interest has been expressed to the AEDC about that property. It is believed to be a high priority for the Ames community when it comes to industrial development. Ames is a highly viable and competitive location for doing business. Mr. Culhane reiterated that the AEDC's activity had been very robust over the past year. As part of economic development, Ames has to continue to look for ways to grow the land mass so that it is prepared and able to be competitive when companies look for locations. He requested that the City Council look at annexation east of Interstate 35 and determine the costs of same.

No one else requested to speak, and the Mayor closed Public Forum.

**OCTAGON ARTS FESTIVAL ON SEPTEMBER 25, 2011:** Heather Johnson, Executive Director of the Octagon, stated that this is the 40<sup>th</sup> anniversary of this Festival and the ninth year that it had been held in the Main Street Cultural District.

Moved by Mahayni, seconded by Wacha, to adopt/approve the following:

- a. RESOLUTION NO. 11-434 approving closure of portions of Main Street, Burnett Avenue, Kellogg Avenue, and Douglas Avenue from 6:00 a.m. to 6:00 p.m.
- b. RESOLUTION NO. 11-435 approving waiver of fee for usage of electricity
- c. Motion approving Blanket Temporary Obstruction Permit for sidewalks adjacent to closed streets
- d. Motion approving Blanket Vending License

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

Council Member Goodman advised that he would be abstaining from the vote on the request for a waiver of the fee for the Blanket Vending License due to a conflict of interest.

Moved by Mahayni, seconded by Wacha, to adopt RESOLUTION NO. 11-436 approving a waiver of the fee for the Blanket Vending License.

Roll Call Vote: 5-0-1. Voting aye: Davis, Larson, Mahayni, Orazem, Wacha. Voting nay: None. Abstaining: Goodman. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

**5-DAY CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING COMPANY:** Moved by Mahayni, seconded by Davis, to approve a new 5-Day Class C Liquor License for Olde Main Brewing at CPMI Event Center, 2321 North Loop Drive.

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

## **2011/12 ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT**

**BLOCK GRANT PROGRAMS:** Vanessa Baker-Latimer, Housing Coordinator, recalled that this item was a follow-up to the Council's August 23, 2011, meeting. The Council had directed staff to solicit public input on the proposed projects. Ms. Baker-Latimer stated that the City hosted two public forums on September 7, 2011. Five persons attended, representing three non-profit organizations, one business organization, and one citizen. During the forum, a suggestion was made to use some of the funding to expand the Neighborhood Home Improvement Program; specifically, to make funds available for non-profit organizations to repair their facilities, for rental property owners to rehabilitate properties for low-income renters, and for property owners to convert properties back to single-family homes. According to Ms. Baker-Latimer, all of those initiatives would qualify for CDBG funds; however, additional program guidelines would have to be created to administer those components.

Ms. Baker-Latimer outlined staff's rationale for not proposing additional program projects to replace the Flood Buy-Out Program during the current year. Staff proposed to continue with the original activities outlined on August 23, 2011, but redirecting some of the funding from the Neighborhood Housing Improvement Program into creating a pilot program to assist property owners in converting rental properties into owner-occupied housing. Ms. Baker-Latimer advised that there still would be a requirement from the Department of Housing and Urban Development that the conversion must be made available to a low-income person. For that reason, staff proposed to try a pilot program first.

Council Member Orazem asked if staff had criteria to identify a qualified applicant under the property conversion program (from rental to owner-occupied). Ms. Baker-Latimer advised that staff will have to create the guidelines and bring those back to Council for review and approval. Mr. Orazem asked if the City could partner with Habitat for Humanity. Ms. Baker-Latimer replied that this program would not include properties that are for sale. It would include properties that are in need of repairs, but the property owner doesn't have the funds to make those repairs and convert them back to single-family ownership.

Council Member Goodman stated his concern about long-term funding. He cited his desire that the City prioritize perpetual investments, i.e., acquisition and resale, and suggested that next year's plan be nearly exclusively that kind of program. Mr. Goodman also said that the City should make sure that it is not incentivizing neglect; it should not reward those property owners who are not taking care of their rental properties.

Moved by Mahayni, seconded by Wacha, to amend the 2011/12 CDBG Annual Action Plan with the proposed projects as outlined to the Council on August 23, 2011, but redirect \$25,000 from the Neighborhood Housing Improvement Program into creating a pilot program to assist property owners with funds to rehabilitate single-family rental properties for conversion to owner-occupied units.

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

**PROPOSED CITY LOGO (Tabled from August 9, 2011, and August 23, 2011, meetings):** Dan Culhane, Executive Director of the AEDC and Chamber of Commerce; Julie Weeks, Executive Director of the Ames Convention & Visitors Bureau, and Susan Gwiasda, City Public Relations Officer were present.

Ms. Gwiasda reported that another community in Iowa is using a similar tagline as the one

chosen for Ames. The other community had not trademarked its tagline, and despite extensive searching, it was not found. According to Ms. Gwiasda, Christie Harper, consultant with Brand Endeavor, has recommended that Ames reconsider its tagline. Ms. Gwiasda reviewed four options available to the City Council:

1. City Council could move ahead to trademark the previously adopted tagline, “Heartland’s Leading Edge.”
2. City Council could work directly with the consultant to identify a new tagline.
3. City Council could ask the Vision Steering Committee to reconvene and work with the consultant to identify a new recommended tagline.
4. City Council could seek assistance from volunteer resources in the community to develop possible alternatives (e.g., public contest)

According to Ms. Gwiasda, Brand Endeavor would not charge the City to develop a new tagline.

Council Member Wacha stated his preference to accept the offer of assistance from Brand Endeavor and reconvene the Vision Steering Committee. Council Member Davis concurred and expressed appreciation that Brand Endeavor would not be charging for those services.

Council Member Orazem noted that the City received over 6,000 responses from the community. He believes that much was learned from going through the process the first time. Mr. Orazem feels that the theme has been established.

Moved by Goodman, seconded by Wacha, to pursue a new tagline that will reflect the City’s vision, which will cause the Vision Steering Committee to reconvene and work with the consultant from Brand Endeavor to identify a new recommended tagline for the City Council’s decision.

Council Member Goodman asked that a more thorough search of taglines and logos be made to ensure that duplicative or similar ones to Ames’ preferred option do not already exist.

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

Pertaining to the logo, Ms. Weeks explained that the Chamber, ACVB, and the AEDC had started the process of creating a logo prior to the initiation of the City’s visioning process. That venture ceased when the City began its visioning process. Ms. Weeks noted that one of the recommendations from Brand Endeavor had been that the Chamber, ACVB, AEDC, and the City would use the same logo to market Ames. Ms. Weeks specifically asked the Council whether the City preferred that one logo be shared by the four entities, or if it preferred to have its own logo. She also inquired what process they preferred to use pertaining to the logo. That direction is needed before the Chamber, ACVB, and AEDC would proceed. In addition, nothing on the logo would be decided until the new tagline had been determined.

Mayor Campbell thanked the Chamber, ACVB, and AEDC for funding the logo process and for their willingness to halt that process until the new tagline had been named.

Catherine Scott, 1510 Roosevelt Avenue, Ames, expressed confusion whether the logo would be used by the Chamber, AEDC, and/or ACVB only when marketing Ames. Ms. Scott pointed out that the information sent out with tonight’s Agenda alluded to the logo being the only one



for the Chamber, ACVB, and AEDC. She voiced her objection to that, stating her opinion that it would be fine for the other three entities to use the logo when promoting the City, but it should not be used when they are promoting their own agendas. Ms. Scott said she served on the Steering Committee and was pleased with the positive feeling at the end of the process, but believes that it needs to be determined how the logo would be used by the other three entities.

Earl Franz, 307 Orange, Ames, thanked the City Council for soliciting public input on a new City tagline and logo. He gave a brief history of previous logos. Mr. Franz also referenced a past proposal for a City flag, but that was ultimately dropped. In Mr. Franz's opinion, discussion of a City flag is germane to the discussion of the logo. Mr. Franz raised a concern he has over the apparent "entanglement" between a City logo and a City flag. He cited his desire that if a new logo is created, the flag with the previous logo not be flown. Mr. Franz also noted that the City did have an official flag in 1964; but that Ordinance was repealed in 2002.

Dan Culhane stated that the Chamber, AEDC and the ACVB made commitments regarding the City tagline in that it is important that the City and the three entities have the same one. However, they do not necessarily feel that the logo must be the same for all four entities. Initially, it was not envisioned that the City would have the same logo as the other three entities.

Moved by Mahayni, seconded by Goodman, to approve the public input process being suggested by the Ames Convention and Visitors Bureau, which will involve: the development of five logo possibilities by PUSH, the identification by the City Council of the top three "finalists" from that group of five, and the selection by the City Council of the shared logo through a public feedback effort.

Council Member Davis stated that he would like the Council to first decide if the City would share a logo with the other three entities. Council Member Orazem said he preferred that the four entities share the logo to represent unification of efforts to bring visitors and new residents to the City. He views it as a common symbol for the community. Council Member Wachua voiced his agreement with Council Member Orazem. In his opinion, the City is always marketing itself to potential businesses and residents, and he does not see a downside to sharing a logo. Council Member Goodman pointed out that there is a danger in sharing a logo as the Chamber and AEDC represent a segment of Ames; it participates in political activity, which can be in conflict with the City. Council Member Mahayni disagreed, stating that he does not see the Chamber as a political organization. Council Member Goodman identified a logo as "non-verbal communication that is widely recognized." He believes that the logo, if shared, should have a restriction that it only be used for marketing purposes.

Council Member Davis asked to know the time frame for the new logo. Ms. Weeks advised that it depends on the completion of a new tagline.

Council Member Mahayni pointed out that the job of a tagline and logo is to increase Ames' attractiveness and distinction to those outside the community. Council Member Orazem said he was in 100% agreement with Mr. Mahayni. He noted that Story County has the same level of employment as it did 13 years ago; Ames needs to do something to make it look more attractive to other places, and one of those things is to take seriously the need to look like a unified community. That image needs to be brought out to other businesses and people.

Council Member Wacha noted his feeling that the creation of a logo is best left to professionals with expertise in design.

Vote on Motion: 5-1. Voting aye: Davis, Goodman, Larson, Mahayni, Orazem. Voting nay: Wacha. Motion declared carried.

**UPDATE ON STATUS OF NORTH GRAND MALL:** City Manager Steve Schainker reported that on July 12, 2011, the Council denied any extensions to the deadline for completion of parking lot improvements on Lot 2 of the North Grand Mall site. On that date, it had directed staff to continue negotiations with G.K. Development toward the submission of a new site plan by no later than September 1, 2011. Planning and Housing Director Steve Osguthorpe informed the Council that a new site plan had been received. He also explained what had transpired to date and how the submittal of the site plan impacts the performance bond as well as the parking and landscaping requirements reflected in the current Adaptive Reuse Plan (ARP).

Director Osguthorpe reminded the Council on the layout of the Mall site because it was referenced throughout the report by lot number. He advised that G.K. Development had submitted a site plan for Lot 1 on September 1, 2011. According to Mr. Osguthorpe, initial review of the newly submitted site plan indicated that it did not comply with current landscaping standards because it does not provide the required landscape medians in the parking lot. It also does not comply with the alternative landscape plan previously approved under the current Adaptive Reuse Plan (ARP) since it does not include any additional landscaping in the right-of-way surrounding the site. It also does not include any of the decorative pavement design that was intended to compensate for lack of greenery on the site. Both of those provisions were required to make up for landscaping otherwise not provided on the site.

Also, according to Mr. Osguthorpe, he has had several telephonic conversations with Greg Kveton of G. K. Development. Mr. Osguthorpe reiterated that G. K. Development had informed staff that they are in current negotiations with two new major tenants for the property. Mr. Kveton could not be present at this meeting, but asked Mr. Osguthorpe to convey the following information:

1. The submitted site plan, although it does not comply fully with the City's current landscaping standards, doubles the amount of landscaping currently on the site.
2. The plan includes new pavement.
3. The plan includes a new building and new facade.
4. There will be new lighting fixtures installed that meet the City's lighting standards as well as incorporating LED technologies.
5. The owners have concerns about visibility. The perimeter landscaping that was approved as part of the Adaptive Reuse Plan was fairly dense. The tenant that G. K. Development is working with has a very specific "formula" about their needs for visibility, location of the building, etc. Mr. Kveton's concern is that if the City were to apply the requirements of the Adaptive Reuse Plan, it would mean a "no-go" for that tenant. Also, if the City maintains the ARP standards for Lot 2, it would create an "uneven playing field" for the proposed new tenant and an existing one.
6. G. K. Development does intend to upgrade the landscaping on Lot 2.

Mr. Osguthorpe noted that the City Council is allowed to be very creative and flexible in its approval of an ARP. He stated that what was required in the previously approved plan might not

be as important to the Council as it considers this new plan. Ultimately, this revised plan will be brought back to the Council for final approval. However, as staff begins working with the developer to perfect a new plan, staff needs direction regarding the landscaping and parking issues. Direction is also being sought so that City staff can avoid any lengthy negotiations that might hinder the leasing of Mall property to new major tenants.

Council Member Orazem said that the best thing to improve North Grand Mall would be new stores. He is not interested in determining the best landscaping at this point until new tenants have committed. Specifically, he does not the City to complicate things so much that tenants do not come.

Options for processing the site plan recently submitted for Lot 1 were reviewed by Director Osguthorpe.

1. Process the current application as an amendment to the approved Adaptive Reuse Plan, which would
  - a. Conclude that the proposed landscaping is adequate for Lot 1 only.
  - b. Maintain current ARP landscaping standards for Lot 2.

If that is the option chosen by Council, then it can either:

- I. Condition approval of landscaping for Lot 1 upon installation of landscaping on Lot 2; or
- ii. Approve proposed landscaping on Lot 1 with no strings attached.

Mr. Osguthorpe advised that the sub-option would not negate the previously approved landscaping requirements for Lot 2. However, under that approach, the City would have no leverage to compel its installation since at this time there are no other buildings on Lot 2 that would require issuance of an Occupancy Permit.

- c. Direct staff to work with the applicant to amend the Developer's Agreement, eliminating the stipulation that the owner not apply for Occupancy Permits for any development of the site without reconfiguration of Lot 2 to comply with the minimum off-street parking standards.
  - d. Require the developer to reconfigure the parking on Lot 2 by a specific date, and thereby continue to hold the current performance bond.
2. Require submittal of a site plan for Lot 1 that reflects the landscaping features that were approved in the current ARP, which would require:
    - a. Full perimeter landscaping as shown on the approved ARP
    - b. Colored/Textured pavement design near entrances and on sidewalks connecting the building to the street
    - c. Installation of pedestrian-scale designer light fixtures

- d. Require the developer to reconfigure the parking on Lot 2 by a specific date.
3. Require submittal of a site plan for Lot 1 that fully complies with current Codes while retaining the ARP concept for Lot 2.

Director Osguthorpe told the Council that if the City Council members approved Option 1, staff recommended that they also direct the Planning staff to initiate an amendment to the Developer's Agreement to eliminate or revise the stipulation requiring the development to reconfigure Lot 2 before it can request occupancy of any new building on the site.

Council Member Larson stated that if the upgraded landscaping on Lot 2 is a stumbling block, he would like to address it and get it resolved. However, if it is not a stumbling block, he would like to get Lot 1 going and deal with Lot 2 later on. He preferred to let staff work those items out with the developer and give them some freedom to make development happen. He does not want Council to do anything to jeopardize commitment by new tenants.

Council Member Goodman said that, in terms of landscaping, he did not want it to hold up development; however, he did not want to relinquish the City's ability to revert back to the original requirements.

Discussion ensued concerning setting a deadline for commencement of construction. Director Osguthorpe said that he had had a conversation with Mr. Kveton on that subject. Mr. Kveton told him it would be six to nine months at the longest. According to Mr. Osguthorpe, staff believes that a deadline should be set; however, Mr. Kveton prefers that a deadline not be set.

Moved by Orazem, seconded by Goodman, to direct staff to approve the proposed landscaping on Lot 1 with no strings attached, including empowering the City Manager to negotiate a date that is acceptable to the owner that would trigger the calling of the bond and revert back to the original requirement of the reconfiguration of Lot 1 if it were not met.

Mr. Schainker clarified that, under that option, the City would still retain the existing Performance Bond. City Attorney Marek confirmed that, stating that the City would not have a site plan that conforms with the parking. He also stated that, under that option, the City would lose the leverage of denying or withholding Occupancy Permits on Lot 1. There would be a non-conforming Lot 2.

City Manager Schainker pointed out that any revisions to the Development Agreement would have to come before the Council for approval in the future. He would like to have an opportunity to talk to G. K. Development about what time frame would be amenable to them and not put potential tenant commitments at risk. Council members could reject the date if it were not agreeable to them.

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

**NORTHERN GROWTH DEVELOPMENT:** City Manager Schainker reminded the Council that on August 23, 2011, the City Council reviewed the status of the annexation of the Rose Prairie development as well as the other proposed developments along Grant Avenue. At that meeting, Mr. Schainker stated that he would bring a report back to Council on the history of the northern growth development requests and how it was anticipated to provide infrastructure to that area.

Mr. Schainker noted that included in the report was a history of the Land Use Policy Plan, how the City switched from Targeted Growth Areas to Incentivized Areas, and the negotiations that had occurred relative to offering incentives to the northern area. Highlights of the current agreement with Rose Prairie and the proposed agreements with Hunziker and Quarry Estates had been included as had the costs of providing infrastructure (Grant Avenue, water, and sewer) and the potential sharing of those costs. Mr. Schainker stated that the total cost of obtaining the cost estimates was approximately \$120,000.

Council Member Wacha asked if the City had heard from the new owner of the land previously owned by Story County Land L.C. City Attorney Marek reported that Fidelity Bank was the new owner, and it has been confirmed, through the Bank's attorney, that it is agreeable to sharing the costs of the design of Grant Avenue.

Joanne Olson, 3817 Columbine Avenue, Ames, representative for the Bloomington Heights Neighborhood, recalled that the Planning and Zoning Commission had recommended to the City Council that it consider the concerns of the Bloomington Heights Neighborhood. She urged that the issue of collector road access be addressed now as part of the discussions.

Kurt Friedrich, Friedrich Properties, 100 Sixth Street, Ames, stated that Quarry Estates would be agreeable to paying its respective share for the road, sewer, and water. He wanted to ensure that the new owner of the Rose Prairie development would be required to pay its share of the design cost; Friedrich Properties wants it to be equitable. Mr. Friedrich also asked that the City look at its policies and re-think its strategy in terms of promoting growth overall. In his opinion, it should facilitate growth by installing the infrastructure and then recoup the costs through a special assessment process or assessment districts as the lots are sold. He compared the City's process to that of the City of Ankeny. According to Mr. Friedrich, there have been 233 detached housing permits in Ankeny compared to 39 in Ames, and Ames has a larger population. Mr. Friedrich reiterated his strong belief that the developer of the Rose Prairie land should still have to pay its proportionate share at some point.

City Attorney Marek clarified that according to the agreement that the City has for the Rose Prairie property, it is envisioned that Rose Prairie will design and install the water and sewer, and the routing of the water and sewer would differ if they were the development of the land. The Developer's Agreement also provides the option, if the City decides to go first (before the Rose Prairie development), the City could install the water/sewer and set up connection districts or assessment districts; however, there would be slight differences in the routing.

Municipal Engineer Tracy Warner brought the Council's attention to the differences between the potential sanitary sewer connection districts. Council Member Orazem asked if it were possible to allow the project to move forward and issue a special assessment on whoever is going to end up owning the Rose Prairie development. Mr. Marek advised that it would be slightly different for the road and for water/sewer; however, there is a mechanism by which you can recover the cost of construction and design costs upon connection to the utilities.

Council Member Goodman asked if Fidelity Bank could be assessed for improvements if the Hunziker parcel were annexed. City Attorney Marek stated that the Hunziker parcel could not be annexed without the Fidelity Bank-owned parcel because it would create an island, which is prohibited by *Iowa Code*. Council Member Larson asked if Quarry Estates could be annexed without the other two parcels. Mr. Marek stated it could be because it is currently adjacent to the

existing City limits. Mr. Schainker noted that the City would want to ensure that the Pre-Annexation Agreement continue to take into account the allocation of the costs for the road among all three developers.

City Attorney Marek pointed out that Fidelity Bank is bound by the agreement signed by the previous developer of Rose Prairie. He reiterated that Fidelity Bank has committed to pay its share of the design costs for the road.

Moved by Larson, seconded by Orazem, to accept the staff report.

Council Member Mahayni believes that the new owner of Rose Prairie needs to advise what its plan is for the property.

Council Member Goodman expressed his opinion that the first step would be for the developers to talk to each other now that the design costs are known.

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

The meeting recessed at 9:17 p.m. and reconvened at 9:24 p.m.

**AGREEMENT WITH AMES COMMUNITY SCHOOL DISTRICT TO PURCHASE PLAY EQUIPMENT FOR ELEMENTARY SCHOOL/EARLY CHILDHOOD CENTER SITES:**

Nancy Carroll, Director of Parks and Recreation, noted that the School District had a need to replace play equipment at its five elementary schools and Northwood Preschool Center. After meeting with the School Board, the City Manager proposed that the City and District partner in replacing the equipment. The goal of the joint project was to ensure that elementary school sites continue to serve residents as neighborhood parks.

Moved by Wacha, seconded by Davis, to adopt RESOLUTION NO. 11-437 approving the Agreement with Ames Community School District to purchase play equipment for elementary school sites/early childhood center.

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

**LIBRARY BOND REFERENDUM:** Library Director Art Weeks noted that this was a follow-up to the August 23, 2011, action taken by the City Council.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 11-438 calling an election on a proposition of entering into a loan agreement and issuing Bonds in an amount not exceeding \$18,000,000 for the purpose of expanding, renovating, and equipping the Ames Public Library.

Council Member Davis encouraged the Library Board to continue to fund-raise and hopefully exceed the \$2 million planned.

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

**HEARING ON PROPOSAL TO ISSUE HOSPITAL REVENUE BONDS:** Mike Tretina, Vice-President and Chief Financial Officer for Mary Greeley Medical Center, gave a presentation on its plan to finance the \$128.7 million expansion and renovation. He gave the tentative schedule for issuance of the Bonds.

Mayor Campbell opened the public hearing. There being no one who wished to speak, the Mayor closed the hearing.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 11-439 authorizing the sale and issuance of Hospital Revenue Bonds, setting parameters, and approving First Indenture of Trust, Bond Purchase Agreement, and other documents in connection therewith  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**HEARING ON TRANSFER OF PORTION OF VACATED ALLEY TO IOWA FARM HOUSING ASSOCIATION:** The public hearing was opened by the Mayor. She closed same after no one came forward to speak.

Moved by Wacha, seconded by Goodman, to adopt RESOLUTION NO. 11-440 approving the transfer of a portion of a vacated alley to Iowa Farm House Association in exchange for an electric easement.

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

**HEARING ON REZONING PROPERTY LOCATED AT 2910 WEST STREET:** Planning and Housing Director Osguthorpe recalled that Mother Lode Enterprises had submitted a request to City Council for consideration of a text amendment to allow up to give unrelated people in the residence located at 2910 West Street. City Council chose not to refer the request for application, but determined that rezoning the property to the abutting Residential High Density zone would be preferable because it would allow up to five unrelated individuals under the current text. The applicant then activated a rezoning application that had previously been put on hold pending the Council's consideration of a potential text amendment.

Mr. Osguthorpe informed the Council of two nonconformities that would be created as a result of the proposed rezoning: [1] The location of parking (front yard), and [2] Side setback distance. The type of parking surface (gravel) is also non-conforming currently. The owner is not dependent on the single gravel parking space on the northwest corner to meet City requirements.

The Mayor opened the public hearing.

Joel Paulson, co-owner of 2910 West Street, advised that the owners prefer to keep the gravel parking space and would be willing to pave the space.

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

Council Member Goodman noted that front-yard parking is not allowed by *Code*.

Moved by Mahayni, seconded by Goodman, to pass on first reading an ordinance rezoning property located at 2910 West Street from Neighborhood Commercial (NC) to Residential High

Density (RH) with the conditions that the front-yard parking area on the northwest corner of the lot be converted to green space and the curb cut be closed within one year of publication of the rezoning ordinance, and that a recorded copy of the Plat of Survey and Resolution be submitted to the City Clerk prior to the third reading of the rezoning.

Council Member Wacha stated his preference to approve the rezoning without conditions; thus, allowing the parking space to remain.

Roll Call Vote: 2-4. Voting aye: Goodman, Mahayni. Voting nay: Davis, Larson, Orazem, Wacha. Motion failed.

Moved by Orazem, seconded by Wacha, to pass on first reading an ordinance rezoning the property located at 2910 West Street from Neighborhood Commercial to Residential high Density without conditions.

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

**HEARING ON 2010/11 WATER SYSTEM IMPROVEMENTS (SOUTH DUFF AVENUE WATER MAIN REPLACEMENT):** Mayor Campbell opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Council Member Goodman left the meeting at 9:48 p.m.

Moved by Wacha, seconded by Davis, to adopt RESOLUTION NO. 11-441 approving final plans and specifications and awarding a contract to Great Plains Pipe & Structures of Des Moines, Iowa, in the amount of \$143,559.75.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Council Member Goodman returned to the meeting at 9:51 p.m.

**ORDINANCE TO ALLOW CONCRETE BATCH PLANTS THROUGH SPECIAL USE PERMIT:** Moved by Mahayni, seconded by Davis, to pass on second reading an ordinance to allow concrete batch plants through a Special Use Permit from the Zoning Board of Adjustment.

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

**ORDINANCE ALLOWING PUBLIC INFRASTRUCTURE AS PERMITTED USE IN FLOODWAY OVERLAY DISTRICT:** Moved by Mahayni, seconded by Davis, to pass on second reading an ordinance amending the flood plain zoning regulations to allow public infrastructure as a permitted use in Floodway Overlay District.

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

**ORDINANCE AMENDING FLOOD PLAIN ZONING REGULATIONS PERTAINING TO REFERENCES TO PROFESSIONAL ENGINEERS:** Moved by Goodman, seconded by Davis, to pass on second reading an ordinance amending the flood plain zoning regulations pertaining to references to professional engineers.

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



**COUNCIL COMMENTS:** Moved by Larson, seconded by Davis, to direct the City Manager to determine what engineering design costs are related to two options pertaining to extending infrastructure east of Interstate 35.

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

Moved by Wacha, seconded by Mahayni, to refer to staff the request to extend water to 2114 State Avenue.

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

Moved by Davis, seconded by Larson, to direct staff to research what options are available for changing the *Code* pertaining to alcohol beverage tasting events.

Vote on Motion: 5-1. Voting aye: Goodman, Davis, Larson, Mahayni, Orazem. Voting nay: Wacha. Motion declared carried.

**CLOSED SESSION:** Moved by Goodman, seconded by Davis, to hold a Closed Session, as provided by Section 21.5(c), *Code of Iowa*, to discuss strategy with counsel for matters in litigation.

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

The City Council reconvened in Regular Session at 10:17 p.m.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 10:20 p.m.

---

Diane R. Voss, City Clerk

---

Ann H. Campbell, Mayor



# REPORT OF CONTRACT CHANGE ORDERS

|                               |                                     |                                    |
|-------------------------------|-------------------------------------|------------------------------------|
| <b>Period:</b>                | <input checked="" type="checkbox"/> | 1 <sup>st</sup> – 15 <sup>th</sup> |
|                               | <input type="checkbox"/>            | 16 <sup>th</sup> – end of month    |
| <b>Month and year:</b>        |                                     |                                    |
| <b>For City Council date:</b> |                                     |                                    |

| 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 Person/Buyer |
|---------------------------|--|---------------------|--------------------------|-----------------------------|------------------------------|--------------------------|--------------------|---------------------------------|
| Fleet Services            | 2011 NUHN Tank Wagon   | 1                   | \$80,890.00              | Neese Inc.                  | \$0.00                       | \$-(40.00)               | Paul H.            | MA                              |
| Public Works              | 2009/10 & 2010/11 Asphalt Pavement Improvements              | 1                   | \$840,069.95             | Manatt's, Inc.              | \$0.00                       | \$4,000.00               | J. Joiner          | MA                              |
| Transit                   | 40' Standard Diesel LF Buses                                 | 1                   | \$2,237,934.00           | Gillig LLC                  | \$0.00                       | \$7,546.80               | R. Leners          | MA                              |
| Public Works              | 2010/11 Collector Street Improvements (Storm Street)         | 1                   | \$758,379.60             | Concrete Technologies, Inc. | \$0.00                       | \$11,088.78              | J. Joiner          | MA                              |
| Public Works              | 2010/11 Water Systems Improvements (Water Service Transfers) | 1                   | \$187,301.70             | MPS Engineers               | \$0.00                       | \$4,151.30               | T. Warner          | MA                              |
| Water & Pollution Control | WPC Facility SCADA Phase II Construction                     | 1                   | \$412,250.00             | Automatic Systems Company   | \$0.00                       | \$5,850.00               | J. Dunn            | MA                              |

| Department   | General Description of Contract   | Contract Change No. | Original Contract Amount | Contractor/ Vendor | Total of Prior Change Orders | Amount this Change Order | Change Approved By | Purchasing Contact Person/Buyer |
|--------------|---|---------------------|--------------------------|--------------------|------------------------------|--------------------------|--------------------|---------------------------------|
| Public Works | Stimulus: Duff Avenue (7 <sup>th</sup> Street to 13 <sup>th</sup> Street)           | 2                   | \$504,231.25             | Manatt's, Inc.     | \$8,760.00                   | \$751.17                 | T. Warner          | MA                              |
| Public Works | 2009/10 Airport Improvements (Taxiway 'A1' Rehabilitation and Taxiway 'A' Drainage) | 2                   | \$970,170.85             | Con-Struct, Inc.   | \$40,272.60                  | \$4,951.60               | B. Kindred         | MA                              |
| Public Works | 2010/11 Downtown Street Pavement Improvements (Kellogg & Main)                      | 2                   | \$1,444,369.00           | Con-Struct, Inc.   | \$11,839.98                  | \$7,105.53               | J. Joiner          | MA                              |



# Memo

Police Department

ITEM # 5a-g

**TO:** Mayor Ann Campbell and Ames City Council Members  
**FROM:** Commander Geoff Huff – Ames Police Department  
**DATE:** September 16, 2011  
**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
September 27, 2011

The Council agenda for September 27, 2011, includes beer permits and liquor license renewals for:

- Class C Liquor & Outdoor Service – Hickory’s Hall, 300 S. 17<sup>th</sup> Street
- Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
- Class C Beer & B Wine – K Mart #3971, 1405 Buckeye Avenue
- Class C Beer – Doc’s Stop No. 5, 2720 East 13<sup>th</sup> Street
- Class C Liquor – Sips/Paddy’s Irish Pub, 124 Welch Avenue
- Special Class C Liquor, B Wine, & Outdoor Service – Southgate Expresse, 110 Airport Road
- Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 W. Lincoln Way
- Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way

A review of the Ames Police Department’s records found no violations at Hickory’s Hall, Hy-Vee Gas #5018, Doc’s Stop No. 5, Southgate Express, Hy-Vee Food Store #1 or Hy-Vee Food and Drugstore #2.

The same review found that an employee of Kmart was cited for providing alcohol to a minor during a compliance Check on August 25, 2011.

See separate Liquor License Criteria Form for Sips/Paddys.

The Police Department would recommend renewal of all eight establishments.

**COUNCIL ACTION FORM**

**SUBJECT: RESOLUTION APPROVING OFFICIAL STATEMENT FOR GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2011B AND SETTING DATE OF SALE FOR OCTOBER 25, 2011**

**BACKGROUND:**

The 2011/12 budget included General Obligation (G.O.) Bond funded capital improvement projects in the amount of \$6,675,000. The City Council has held a public hearing on issuance of these bonds. Council action is now required to set the date of sale for October 25, 2011, and to approve the official statement.

The Official Statement, or "Preliminary Official Statement", is the offering document for municipal securities, in preliminary form, which does not contain pricing information. The Statement provides several financial disclosures and information about the City. This "Preliminary Official Statement" is on file in the City Clerk's Office and can be viewed on the City's Website.

Projects to be funded by this issue include the following:

**2011/2012 CIP G.O. Bond Issue:**

|  |                            |
|--|----------------------------|
| West Lincoln Way Intersection Improvements                                 | \$ 150,000                 |
| S. Duff/ 16 <sup>th</sup> Street Frontage and Hickory Drive Reconstruction | 300,000                    |
| Arterial Street Pavement Improvements                                      | 60,000                     |
| Collector Street Pavement Improvements                                     | 1,898,500                  |
| Asphalt Pavement Improvement Program                                       | 2,576,000                  |
| Downtown Pavement Improvements   | 750,000                    |
| Asphalt Resurfacing  | 765,500                    |
| City Hall Improvements <b>General Corporate Purpose</b>                    | 70,000                     |
| Subtotal   | <u>\$ 6,570,000</u>        |
| Issuance Cost / Allowance for Sale at Premium                              | 105,000                    |
| <b>Total Debt Issue</b>  | <b><u>\$ 6,675,000</u></b> |

**ALTERNATIVES:**

1. Adopt a resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2011B and setting the date of sale for October 25, 2011.
2. Refer the Official Statement back to City staff for modifications.

**MANAGER'S RECOMMENDED ACTION:**

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements during this coming year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby adopting a resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2011B and setting the date of sale for October 25, 2011.

**COUNCIL ACTION FORM**

**SUBJECT: IOWA DOT AGREEMENT FOR 2011/12 COLLECTOR STREET PAVEMENT IMPROVEMENTS – ASH AVENUE**

**BACKGROUND:**

The City's annual Collector Street Pavement Improvements program utilizes current repair techniques to rehabilitate or reconstruct arterial streets with asphalt or concrete. Rehabilitation and/or replacement of collector streets are needed to restore structural integrity, serviceability, and ride-ability. Targeted streets are reaching a point of accelerated deterioration.

The 2011/12 program locations are Ash Avenue (Mortensen Parkway to Knapp Street), Ridgewood Avenue (13<sup>th</sup> Street to 16<sup>th</sup> Street) and Hayes Avenue (20<sup>th</sup> Street to 24<sup>th</sup> Street). The Ash Avenue project is programmed utilizing Metropolitan Planning Organization/Surface Transportation Program (MPO/STP) funding while the Ridgewood Avenue and Hayes Avenue projects are locally funded. It is anticipated that the project will have an April 2012 letting through the Iowa Department of Transportation with construction in 2012 during the Iowa State University summer session.

Funding for this program has been identified in the 2011/12 Capital Improvements Plan (CIP) in the amount of \$1,898,500 from General Obligation Bonds and \$1,060,000 from MPO/STP funds for a total program funding of \$2,958,500. The estimated funding breakdown between the different streets is shown below:

| <b>Street</b>           | <b>Local Funding</b> | <b>MPO/STP</b> | <b>Total</b>        |
|-------------------------|----------------------|----------------|---------------------|
| Hayes Avenue (Est.)     | \$ 500,000           | \$ -           | \$ 500,000          |
| Ridgewood Avenue (Est.) | \$ 600,000           | \$ -           | \$ 600,000          |
| Ash Avenue (Est.)       | \$ 640,000           | \$1,060,000    | \$ 1,700,000        |
|                         |                      | <b>Total</b>   | <b>\$ 2,800,000</b> |

**ALTERNATIVES:**

1. Approve the Iowa DOT Agreement for MPO/STP funding for the 2011/12 Collector Street Pavement Improvements Ash Avenue (Mortensen Road to Knapp Street).
2. Reject the Agreement.

**MANAGER'S RECOMMENDED ACTION:**

Approval of this agreement with the Iowa DOT is needed before we can move forward with the rehabilitation of Ash Avenue during the 2012 construction season. Delay or rejection of this agreement could delay the rehabilitation by at least one year. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: INTERGOVERNMENTAL AGREEMENT FOR POLICE ENFORCEMENT OF TOBACCO REGULATIONS**

**BACKGROUND:**

The Police Department is requesting permission to renew a 28E intergovernmental agreement with the Iowa Alcoholic Beverages Division for enforcement of tobacco laws. This agreement provides for the Alcoholic Beverages Division to pay the City \$50 for each compliance check conducted by the Police Department.

The Police Department will use this funding to continue underage tobacco enforcement activities and compliance checks with retailers.

**No matching funds are required with this grant.**

**ALTERNATIVES:**

1. Approve the renewed Underage Tobacco Enforcement 28E Agreement between the Police Department and the Iowa Alcoholic Beverages Division.
2. Do not approve the renewed Underage Tobacco Enforcement 28E Agreement between the Police Department and the Iowa Alcoholic Beverages Division.

**MANAGER'S RECOMMENDED ACTION:**

This state grant provides an outside source of funding to facilitate tobacco regulations compliance within the community.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby authorizing the 28E intergovernmental agreement between the Police Department and the Alcoholic Beverages Division.



**COUNCIL ACTION FORM**

**SUBJECT: 2011 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT**

**BACKGROUND:**

On July 12, 2011, the Council authorized the Police Department to apply for the 2011 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The grant conditions required that the application be filed jointly with Story County, and the Council approved entering into a Memorandum of Understanding with Story County for that purpose. The application and Memorandum of Understanding were then completed and submitted; and in early September the Department of Justice notified the Police Department that the grant had been awarded in full.

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

Total funding available to the Ames Police Department through this grant is \$30,106. The Police Department proposes to use the funds for training officers in areas related to financial crimes and technology. After training, the Department will use grant funds to host a regional training opportunity for other officers. Funds will also be used to purchase computer hardware and software to support the programming to combat financial crimes. Examples may include a software program that links criminals and criminal activity in a "family tree" fashion, support for software that allows forensic investigation of seized computers, a larger capacity electronic storage device, GPS tracking devices for stolen computers, and camera systems for in-field and in-custody interview recording. **There is no match requirement with this grant.**

**ALTERNATIVES:**

1. Accept the 2011 Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program and authorize the Police Department to participate in the program.
2. Do not authorize participation in this grant program.

**MANAGER'S RECOMMENDED ACTION:**

The Police Department has found the JAG grant program 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 as outlined above.

**COUNCIL ACTION FORM**

**SUBJECT: BREAKER & RELAY MAINTENANCE CONTRACT FOR POWER PLANT**

**BACKGROUND:**

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

Due to these operational conditions, numerous circuit breakers and relays are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work. It is no longer possible for staff to adequately maintain this electrical equipment due to manpower constraints and the specialized nature of the work. Rather than bid and get prices for this work multiple times per year with the inconsistency of work and quality as different vendors participate, it is recommended that this work be outsourced on an annual renewable contract basis.

This process reduces the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage. City staff will save considerable time obtaining quotes, evaluating proposals and preparing specifications and other procurement documentation.

The approved FY 2011/12 operating budget for Electric Production includes \$127,500 for relay and breaker maintenance.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for a Power Plant breaker and relay maintenance contract, and set November 9, 2011, as the bid due date and November 22, 2011, as the date of public hearing and award of contract.
2. Purchase breaker and relay maintenance services on an as-needed basis.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to properly maintain relays and circuit breakers and to carry out

emergency and scheduled repairs resulting from equipment failures. This contract would establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service, thereby controlling costs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving preliminary plans and specifications for a breaker and relay maintenance contract for the Power Plant, and setting November 9, 2011, as the bid due date and November 22, 2011, as the date of public hearing and award of contract.

## COUNCIL ACTION FORM

**SUBJECT: POWER PLANT STEAM TURBINE NO. 8 PARTS PROCUREMENT**

**BACKGROUND:**

This project is for the procurement of critical and long lead time steam path parts for Unit #8 turbine-generator. The unit is scheduled to be disassembled and inspected (after over 20,000 hours of operation) during the fall 2012 outage. 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, including catastrophic failure of equipment. Repairs and replacement of worn parts will be completed as the inspection progresses. This overhaul and parts replacement is required and recommended by boiler and machinery insurance carriers and follows accepted industry standards.

This portion of the project is for the purchase and delivery of the major turbine components with the majority being turbine blades. Council should note that not all parts may be procured due to budget constraints, and that the latter (also the larger) stages of the turbine may need to be repaired one more time before replacement. The latter stages of the turbine are large in diameter and are the most costly. Currently, the details of the manufacture of these critical steam path parts are only known to the original equipment manufacturer (OEM). Third party suppliers are able to supply the necessary components if they are given an opportunity to inspect and measure the exact size of the parts. During the fall 2012 outage, reputable third party suppliers will be given the opportunity to inspect the turbine while it is open, thus allowing them to acquire the necessary information to be able to provide quotes for turbine parts.

The engineer's estimate for all the needed parts is \$2,000,000. We may or may not need to replace all of the parts included in the engineer's estimate. It is the intent to bid all parts at this time, evaluate the prices and then determine which parts give us good value now, and which would benefit from third party competition. **This bid is for the purchase of the turbine parts only. The inspection/repair portion of the project will have separate plans and specifications and will be bid separately at a later date.**

The approved FY 2011/12 Budget and Capital Improvements Plan includes \$1,900,000 for the Unit #8 Turbine Generator Five-Year Overhaul. This budget includes the cost of the inspection and normal repairs anticipated after 20,000 hours of operation. **Council should note that the full extent of the repair work required will be unclear until after the turbine-generator is opened up and inspected. The turbine-generator inspection and repair project will be bid with optional pricing for work that may be necessary once the unit is opened up. This project will not be completed until the 2012/13 Fiscal Year. Once we have determined the parts which will be needed**

**under this bid process, and the cost of the inspection itself, we will provide an updated project budget for the 2012/13 CIP.**

Upon City Council approval and receipt of favorable bids, the work to replace the turbine parts (primarily blades) would begin during the 2012 fall outage. It is the goal to have these parts delivered no later than September 1, 2012.

**ALTERNATIVES:**

1. Approve the preliminary plans and specifications for the steam turbine no. 8 parts procurement and set November 9, 2011, as the bid due date and November 22, 2011, as the date of hearing and award of contract.
2. Delay the purchase of the steam turbine parts.

**MANAGER'S RECOMMENDED ACTION:**

The Unit 8 Turbine-Generator is scheduled for a major overhaul in the fall of 2012. 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. This project allows staff to procure the services of a competent contractor to prepare for the overhaul by acquiring a number of parts with a long delivery time. These are parts that will be needed for the overhaul. Without this overhaul, the Power Plant's performance would degrade considerably over time. This is particularly the case with the turbine blades.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the preliminary plans and specifications for the steam turbine no. 8 parts procurement and setting November 9, 2011, as the bid due date and November 22, 2011, as the date of hearing and award of contract.

**COUNCIL ACTION FORM**

**SUBJECT: 2010/11 ARTERIAL STREET PAVEMENT IMPROVEMENTS  
(DUFF AVENUE FROM LINCOLN WAY TO 7<sup>TH</sup> STREET)**

**BACKGROUND:**

The annual Arterial Street Pavement Improvements program utilizes current repair techniques to improve arterial streets with asphalt or concrete. These pavement improvements are needed to restore structural integrity, serviceability and ride-ability. Targeted streets are reaching a point of accelerated deterioration. By improving these streets prior to excessive problems, the service life will be extended.

The program location underway for 2010/11 is Duff Avenue from Lincoln Way to 7<sup>th</sup> Street. This project includes curb and gutter repairs and an asphalt overlay of the roadway. Construction is being done through an Iowa Department of Transportation (Iowa DOT) contract.

On September 28, 2010, City Council awarded this construction services contract to Manatts, Inc. of Ames, Iowa, in an amount of \$601,858.19. Engineering and construction administration costs are estimated at \$95,000, bringing total estimated costs to \$696,858.19.

Change Order No. 1, in the amount of \$58,768.50, is needed for costs associated with utility adjustments along Duff Avenue and for adding a Radar Detection System to the traffic signals at Duff Avenue and Lincoln Way, Duff Avenue and Main Street, and Duff Avenue and 6<sup>th</sup> Street. The Radar Detection System will eliminate maintenance of traffic signal loops in the new pavement and allows for better traffic queuing at intersections. As a result of this change order, the estimated contract cost including engineering and construction administration costs is now \$755,626.69. All items on this change order are federal aid eligible costs, meaning that the City's obligation will be 20 percent of the change order.

This program is funded in the 2010/11 Capital Improvements Plan with \$275,000 from General Obligation Bonds and \$688,000 from Metropolitan Planning Organization Surface Transportation Program funds, bringing total project funding to \$963,000. This project also has \$40,000 in Electric Services funding.

**ALTERNATIVES:**

1. Approve Change Order No. 1 for the 2010/11 Arterial Street Pavement Improvement (Duff Avenue from Lincoln Way to 7<sup>th</sup> Street) project in the amount of \$58,768.50.
2. Direct staff to pursue other options.

**MANAGER'S RECOMMENDED ACTION:**

This work will improve the traffic management function at each of these signalized intersections, and is needed to facilitate construction of the Duff Avenue improvements.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 1 for the 2010/11 Arterial Street Pavement Improvements (Duff Avenue from Lincoln Way to 7<sup>th</sup> Street) to Manatt's, Inc. of Ames, Iowa, in the amount of \$58,768.50, contingent upon receipt of Iowa DOT concurrence.

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – 4121 APLIN ROAD**

**BACKGROUND:**

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

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.308)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per *Code of Iowa* Section 354.15)

The subject site is located at:

Street Address: 4121 Aplin Road  
Assessor's Parcel #'s: 09-08-103-270  
Legal Description: See attached drawing and plat  
Owner: Chris and Dianna Sheldon

**The owner desires to build an addition to the home. The rear half of the parcel was conveyed prior to City requirements for platting, and was never officially platted together with the front half.**

**The home addition must comply with rear setback requirements, which are based only on platted lot lines. The proposed plat would remedy the setback situation for the owner.** A copy of the proposed plat of survey is attached for Council consideration. Public utility easements shown on the plat cannot be built upon.

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Director, subject to the following conditions:

1. None.

The preliminary decision of approval requires all public improvements associated with and



required for the proposed plat of survey be:

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

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**MANAGER'S RECOMMENDED ACTION:**

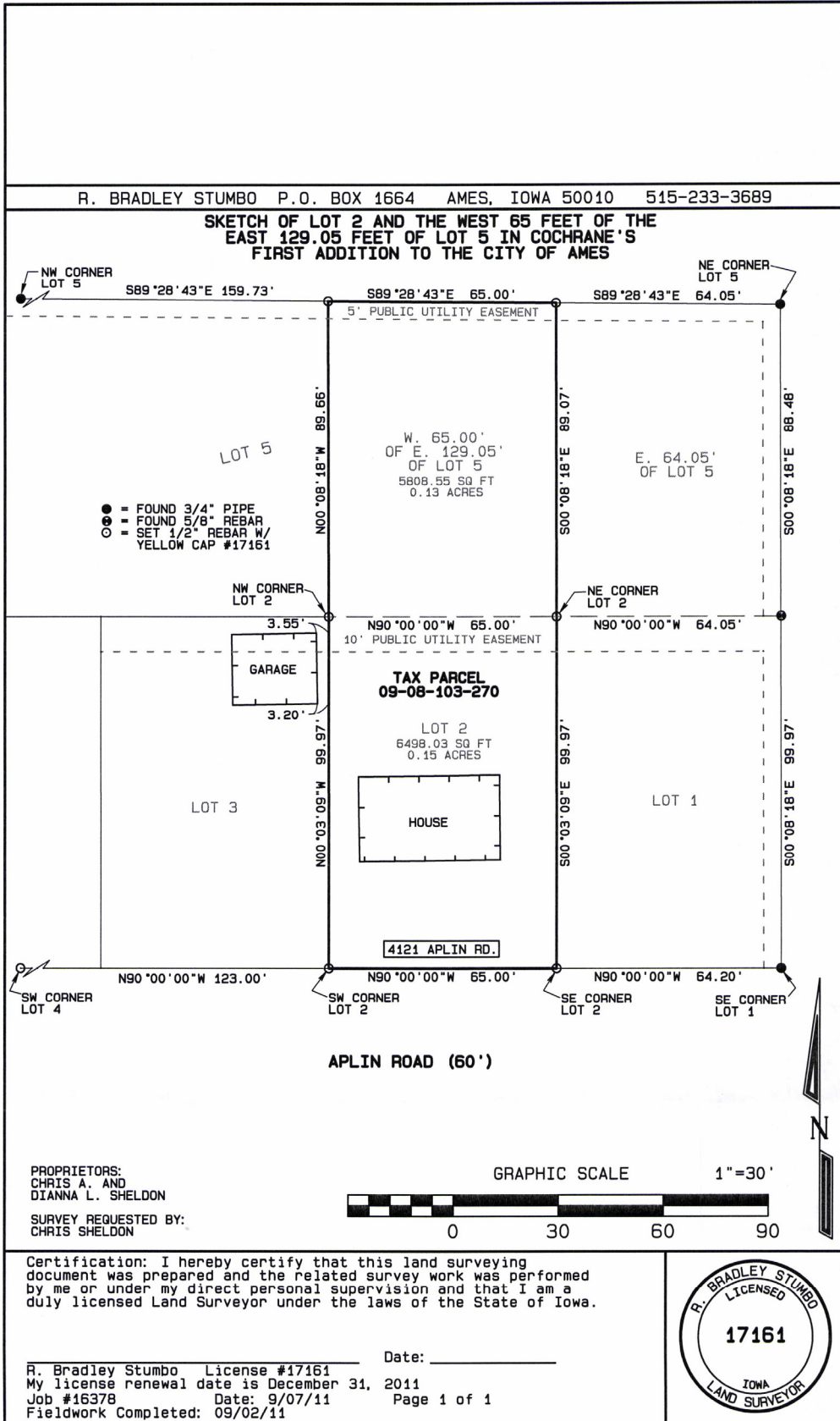
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1**, which is to adopt the resolution approving the proposed plat of survey.

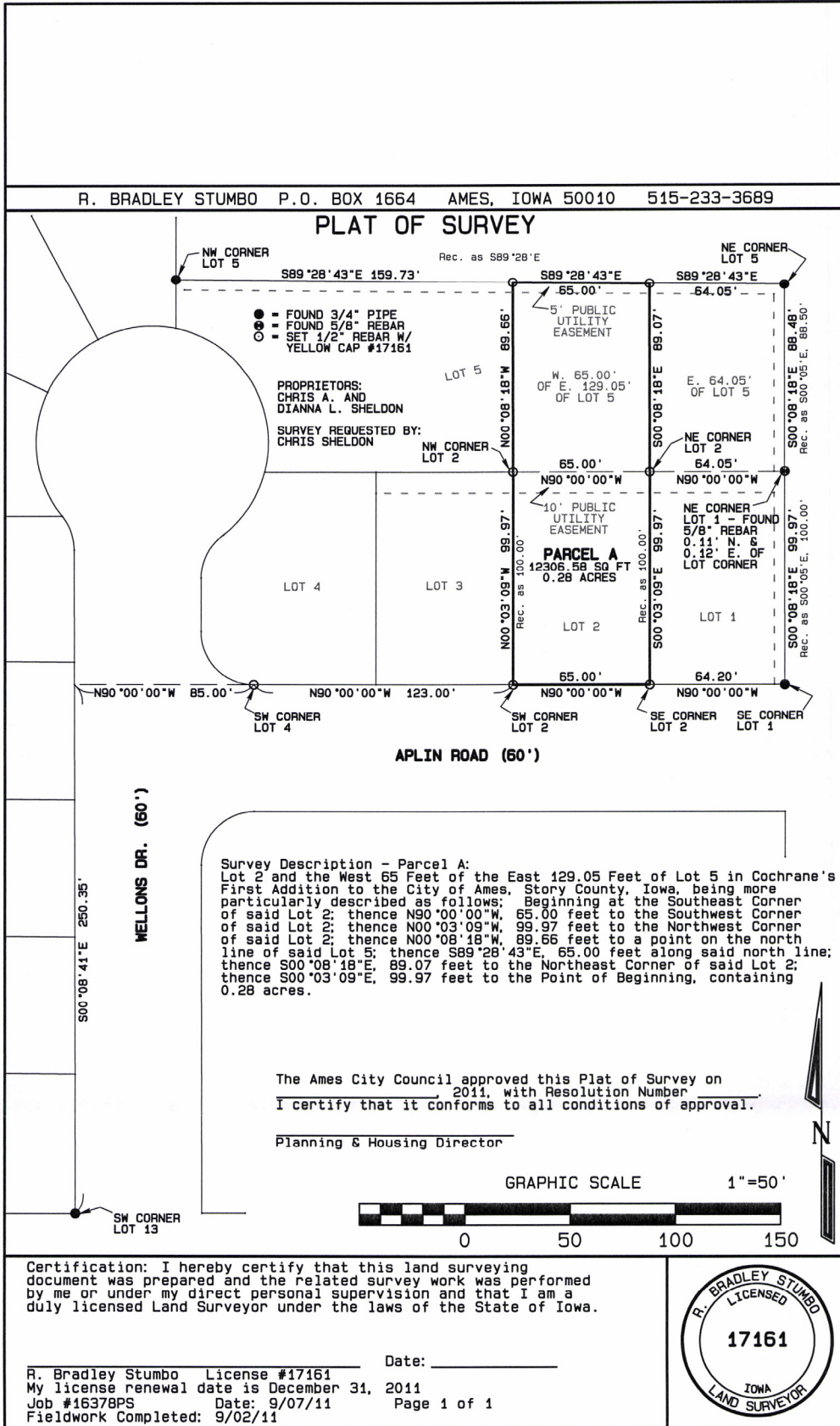
Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

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

# Attachment A: Existing Layout



# Attachment B: Proposed Plat of Survey



**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – ST. THOMAS AQUINAS CHURCH AT 2210 LINCOLN WAY & 129 ASH**

**BACKGROUND:**

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

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.308)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per *Code of Iowa* Section 354.15)

The subject site is located at:

Street Address: 2210 Lincoln Way & 129 Ash Avenue  
Assessor's Parcel #: 0909202035 & 0909202075  
Legal Description: Parcels L & N in Lots 19-23, Parker's Addition to Ames  
Owner: St. Thomas Aquinas Church

A copy of the proposed plat of survey is attached for Council consideration. **This Plat of Survey consolidates property owned by the church, upon which a parking structure will be constructed.**

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, subject to the following conditions: Not applicable

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

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

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**MANAGER'S RECOMMENDED ACTION:**

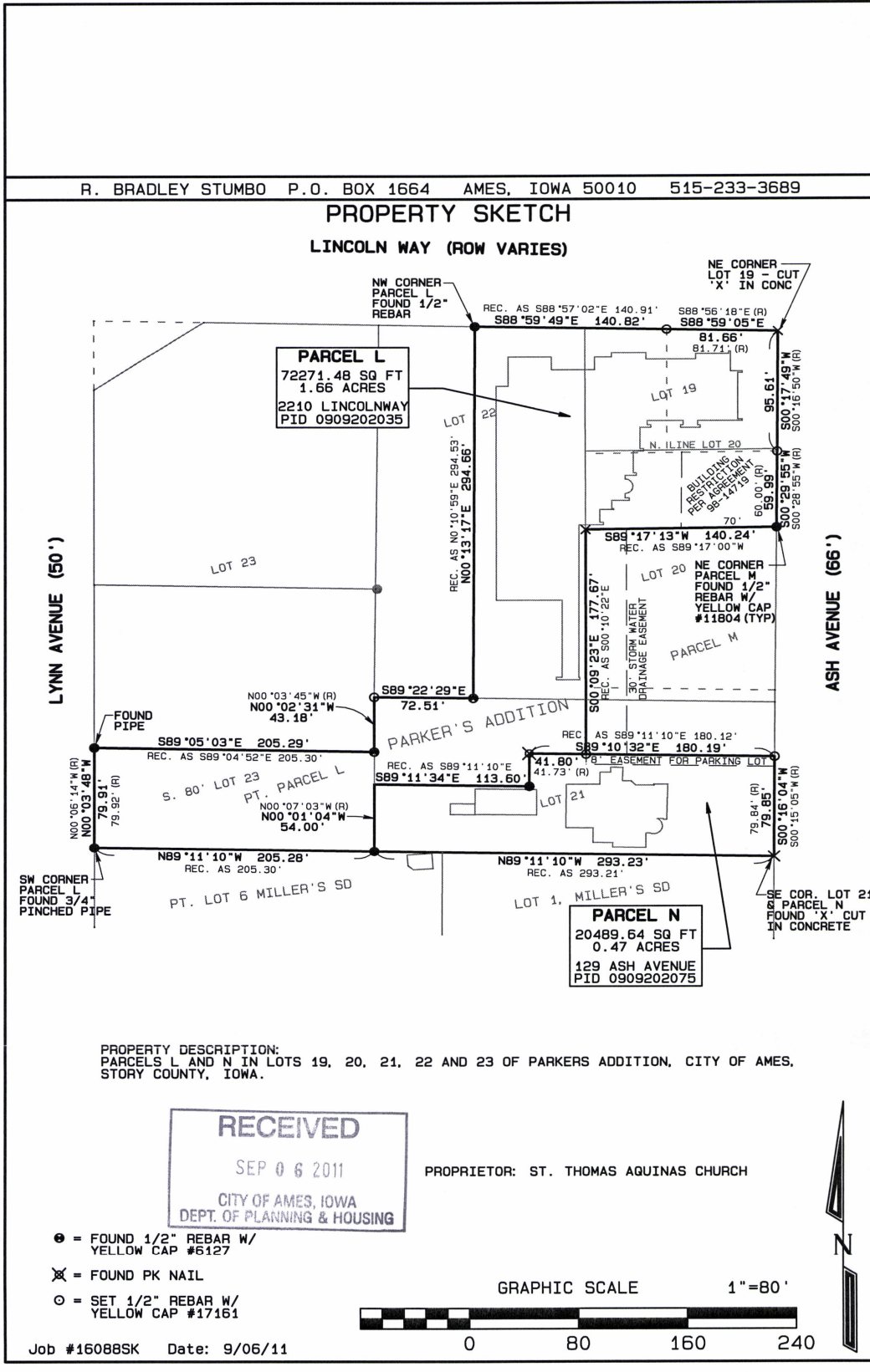
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1**, which is to adopt the resolution approving the proposed plat of survey.

Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

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

# Attachment A: Existing Layout

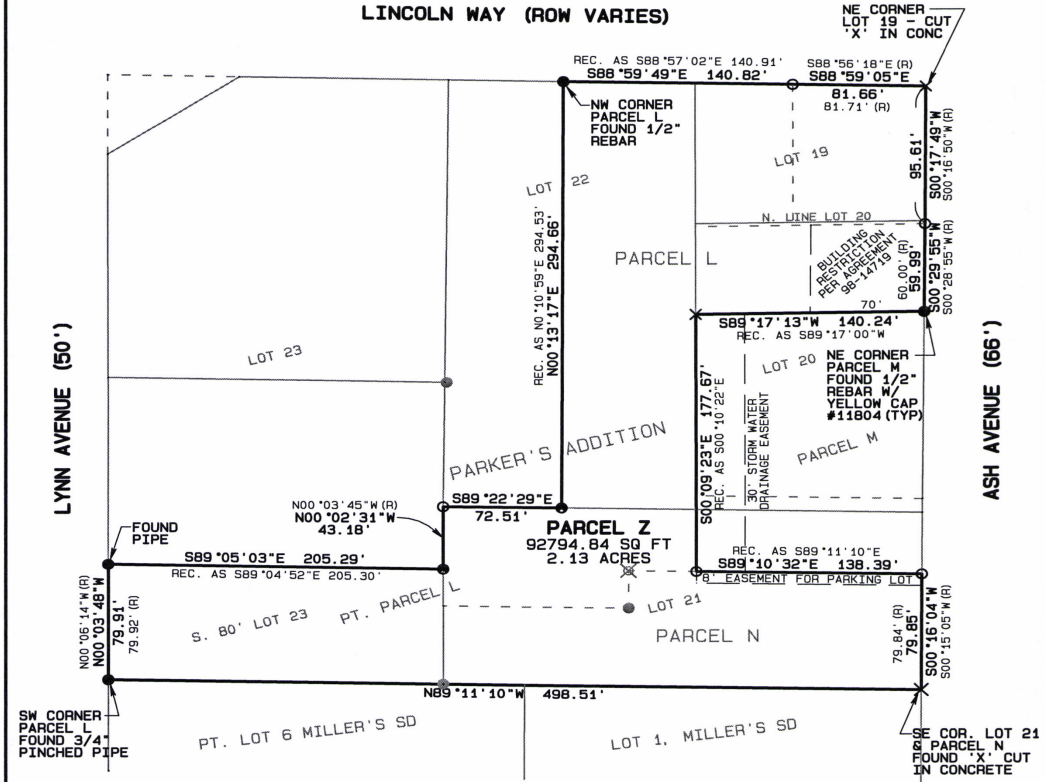


# Attachment B: Proposed Plat of Survey

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

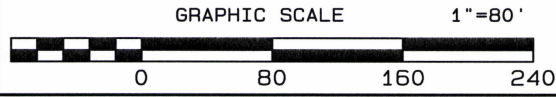
## PLAT OF SURVEY

LINCOLN WAY (ROW VARIES)



- = FOUND 1/2" REBAR W/ YELLOW CAP #6127
- ⊗ = FOUND PK NAIL
- = SET 1/2" REBAR W/ YELLOW CAP #17161

**RECEIVED**  
SEP 06 2011  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING



PROPRIETOR: ST. THOMAS AGUINAS CHURCH  
SURVEY REQUESTED BY: HAROLD PIKE

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

R. Bradley Stumbo License #17161 Date: \_\_\_\_\_  
My license renewal date is December 31, 2011  
Job #16088PS Date: 9/06/11 Page 1 of 2  
Fieldwork Completed: 8/15/11



Page 2 of 2  
Job #16088PS

Proprietor: St. Thomas Aquinas Church

Survey Description-Parcel 'Z':

Parcel L in Lots 19, 20, 21, 22 and 23 and Parcel N in Lot 21, all in Parker's Addition to the City of Ames, Story County, Iowa as shown on the Plat of Survey recorded on September 17, 1998 at Instrument No. 98-13041, and being more particularly described as follows: Beginning at the Southeast Corner of said Parcel N; thence N89°11'10"W, 498.51 feet along the South line of said Parcels N and L to the Southwest Corner of said Parcel L; thence following the boundary of said Parcel LN00°03'48"W, 79.91 feet; thence S89°05'03"E, 205.29 feet; thence N00°02'31"W, 43.18 feet; thence S89°22'29"E, 72.51 feet; thence N00°13'17"E, 294.66 feet to the Northwest Corner of said Parcel L; thence S88°59'49"E, 140.82 feet; thence S88°59'05"E, 81.66 feet to the Northeast Corner of said Parcel L; thence S00°17'49"W, 95.61 feet; thence S00°29'55"W, 59.99 feet; thence S89°17'13"W, 140.24 feet; thence S00°09'23"E, 177.67 feet to the North line of said Parcel N; thence S89°10'32"E, 138.39 feet to the Northeast Corner thereof; thence S00°16'04"W, 79.85 feet to the point of beginning, containing 2.13 acres.

The Ames City Council approved this Plat of Survey on September \_\_\_\_, 2011, with Resolution No. \_\_\_\_\_. I certify that this plat conforms to all conditions of approval.

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



**COUNCIL ACTION FORM**

**SUBJECT: MINOR FINAL PLAT FOR MATTHEW'S SUMMIT SUBDIVISION**

**BACKGROUND:**

Mark Gannon is requesting approval of a final plat for Matthew's Summit Subdivision, which is within the City's two mile fringe area and includes approximately 8.24 acres. It is located southwest of the intersection of Riverside Road and Stagecoach Road, presently addressed as 3805 Stagecoach Road in rural Story County. Five residential lots for the construction of single-family homes are proposed, ranging in size from one acre to 3.27 acres; and Lot "A", including 0.47 acres, will be dedicated to Story County as right-of-way for Stagecoach Road. (See "Attachment A" for a copy of the proposed final plat.)

On August 9, 2011, the City Council approved Mr. Gannon's request for a waiver of the design and improvement standards (Division IV) of the Ames's Subdivision Regulations and the requirement for approval of a Preliminary Plat. **That approval contained the conditions that an application for a final plat and the signed covenants, for Lots 1 and 2, be submitted within six months of approval of the waiver. The applicant has signed and submitted the standard three covenants which bind the current and future owners to (1) request annexation when the City asks them to, (2) pay for any buyout of rural water upon annexation, and (3) agree not to contest any assessment necessary for the installation of public improvements installed by the City.**

Since the City Council waived the design and improvement standards, the City retains only its interest in that ensuring the terms of the Ames Urban Fringe Plan are met. The proposed subdivision is located in an area that straddles two different land use designations of the Urban Fringe Plan. The Plan shows that frontage along East Riverside Road is Rural Transitional Residential while Stagecoach Road is Rural Residential. Lots 1 and 2 are designated as Rural Transitional Residential, and Lots 3, 4, and 5 are in the area designated as Rural Residential. An excerpt of the Urban Fringe Plan map is shown on "Attachment B." **The terms of the 28-E agreement between the City of Ames, Story County and Gilbert have given subdivision jurisdiction in some areas of the plan (including Rural Residential) to Story County, while the City of Ames and Story County retain joint jurisdiction in other areas (including Rural Transitional Residential).**

The Plan describes "Rural Transitional Residential (RTR)" as follows:

*"Areas designated Rural Transitional Residential are located in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan planning horizon. Rural Transitional Residential development is designed to transition seamlessly into adjacent rural residential and agricultural land uses,*

*providing buffers where necessary to separate residences from particularly intense or noxious agricultural activities. Residential densities within this designation are between rural densities and urban densities.”*

Policy 1 specifically addresses the density of residential development in the RTR portion of the proposed subdivision:

*“This land use designation includes all single-family and two-family residential land uses/developments that involve average net densities between one unit per acre and 3.75 units per acres.”*

**Lots 1 and 2, lying within the Rural Transitional Residential area, meet the density standard described above.**

The Plan describes “Rural Residential (RR)” as follows:

*“Residential land uses within Rural Residential designated areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale.”*

Policy 1 specifically addresses the density of residential development in the RR portion of the proposed subdivision:

*“This land use designation includes all single-family residential land uses/developments that involve maximum average net densities of one unit per acre.”*

**Lots 3, 4 and 5, lying within the Rural Residential area, meet the density standard described above.**

The City Council is to ascertain whether the final plat conforms to relevant and applicable design and improvement standards in the adopted subdivision regulations, to other City ordinances and standards, to the City’s Land Use Policy Plan and to the City’s other adopted plans, in accordance with Section 23.303(4) of the *Municipal Code*.

**On August 9, 2011, the City Council waived the design and improvement standards for Matthew’s Summit Subdivision and the requirement for approval of a Preliminary Plat. It can be concluded, based on this finding, that the final plat conforms to the City’s adopted subdivision design and improvement standards.**

The applicant has proposed a rural residential subdivision that includes two lots in the Rural Transitional Residential area of the urban fringe, each containing 1.00 acre, and three lots in the Rural Residential area, with lot sizes of 1.00 acre, 1.50 acres and 3.27 acres. Each lot is proposed for construction of one single-family home (one unit). **It can be concluded, based upon these findings, that the density requirements in the adopted Urban**

**Fringe Plan for the Rural Transitional Residential area and the Rural Residential area are met by the proposed subdivision.**

**ALTERNATIVES:**

1. The City Council can approve the Minor Final Plat known as Matthew's Summit Subdivision, based upon the findings and conclusions as described in the staff analysis.
2. The City Council can deny the Minor Final Plat known as Matthew's Summit Subdivision if it determines that the proposed subdivision does not conform to adopted standards and regulations.
3. The City Council can refer this back to staff and/or the property owner for additional information.

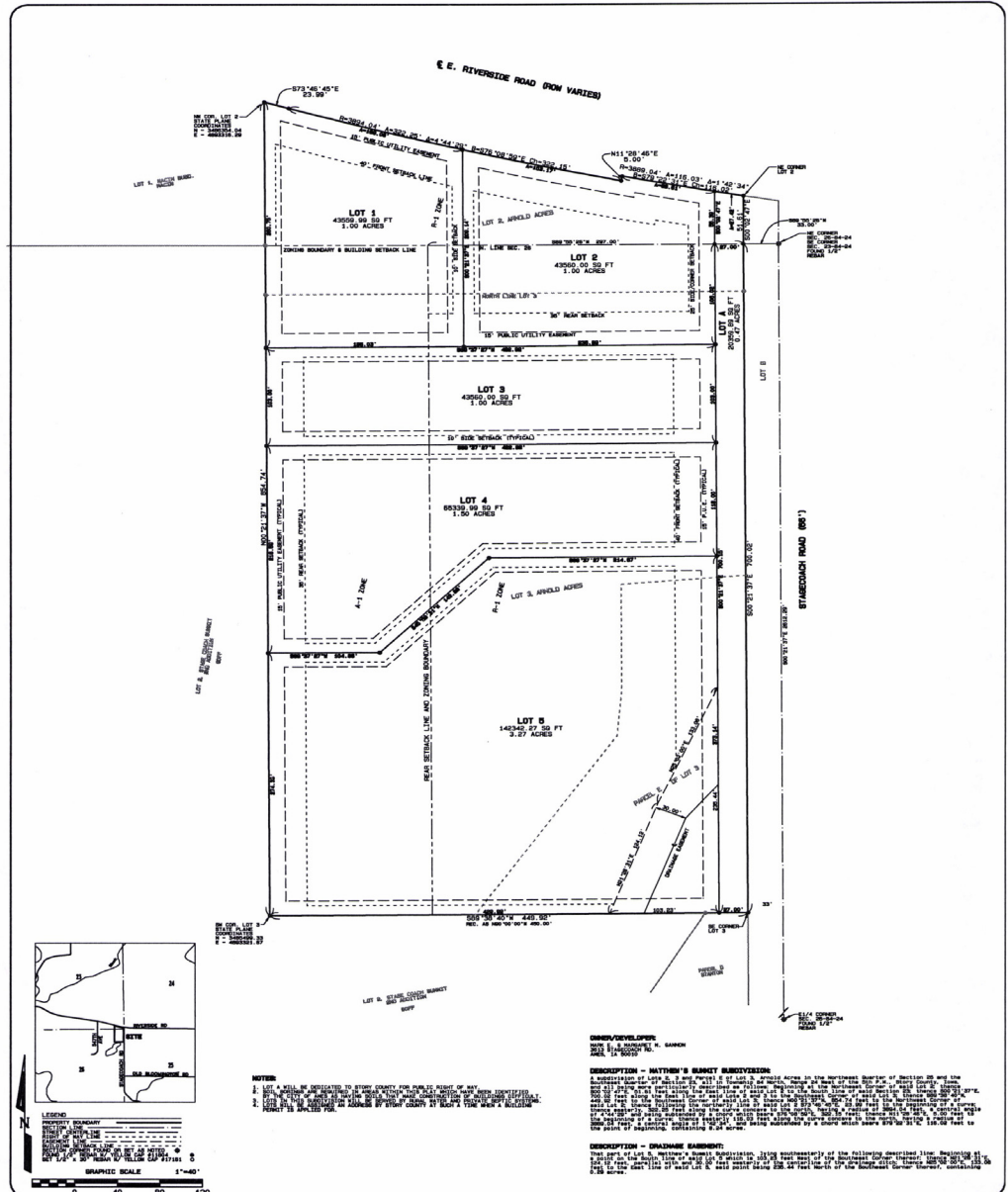
**MANAGER'S RECOMMENDED ACTION:**

The proposed Minor Final Plat for Matthew's Summit Subdivision is consistent with the Ames Urban Fringe Plan. Upon approval of the Final Plat by Story County, the plat will be recorded to enable the construction of a single-family home on each of the five lots. The terms that the City Council applied in granting the waiver from the subdivision standards have been met.

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

Approval of the resolution will allow the Final Plat for Matthew's Summit Subdivision and accompanying documents to be recorded in the office of the Story County Recorder.

# ATTACHMENT A FINAL PLAT OF MATTHEW'S SUMMIT SUBDIVISION



**STUMBO & ASSOCIATES**  
LAND SURVEYING, INC.  
510 S. 17th STREET, SUITE 102 AMES, IOWA, 50010  
PHONE 515-233-3694 FAX 515-233-4405

**FINAL PLAT**  
**MATTHEW'S SUMMIT SUBDIVISION**  
A SUBDIVISION OF LOTS 2, 3 AND PARCEL E OF LOT 3,  
ARNOLD ACRES, STORY COUNTY, IOWA  
JOB #16345 DATE: 7/21/11 PAGE: 1 of 1

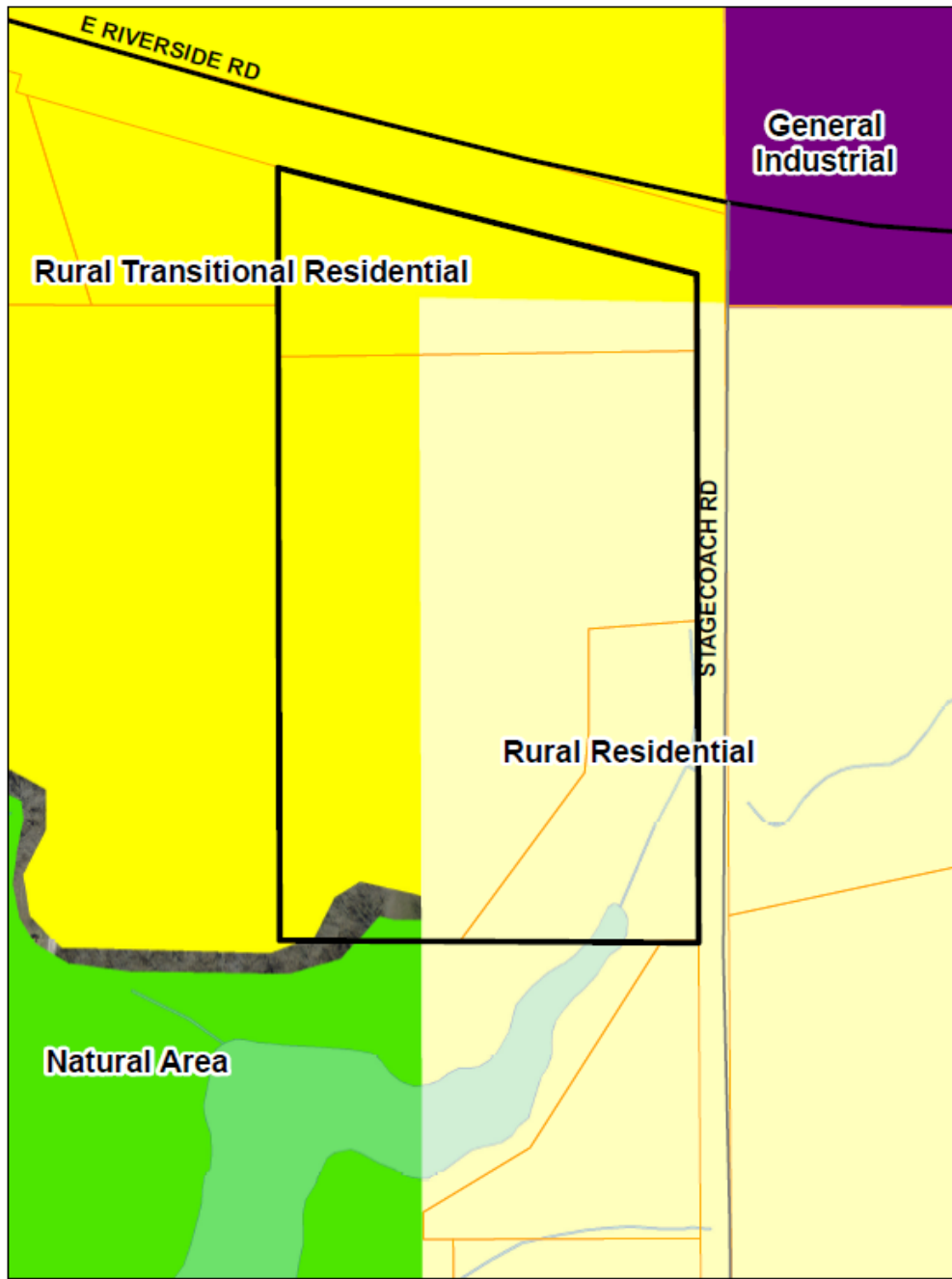
DESCRIPTION - MATTHEW'S SUMMIT SUBDIVISION:  
This plat shows a subdivision of Lots 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the

*R. Stambaugh* 7/22/11

DESCRIPTION - ORIGINAL SUBDIVISION:  
This plat shows a subdivision of Lots 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the  
A subdivision of Lot 2, 3 and Parcel E of Lot 3, Arnold Acres in the Northwest Quarter of Section 26 and the

71815  
IOWA  
LAND SURVEYING

**ATTACHMENT B  
URBAN FRINGE PLAN DESIGNATIONS**



  **Subject Parcel**

0 75 150 Feet

 **CITY OF AMES**  
Iowa  
Creating the Quality Experience



**Applicant**

|                         |  |                   |  |
|-------------------------|--|-------------------|--|
| Name of Applicant:      | <u>LJPS, Inc</u>                         |                   |  |
| Name of Business (DBA): | <u>Olde Main Brewing Co</u>              |                   |  |
| Address of Premises:    | <u>CPMI Event Center, 2321 N Loop Dr</u> |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>                     | Zip: <u>50010</u> |  |
| Business Phone:         | <u>(515) 232-0553</u>                    |                   |  |
| Mailing Address:        | <u>316 Main St</u>                       |                   |  |
| City: <u>Ames</u>       | State: <u>IA</u>                         | Zip: <u>50010</u> |  |

**Contact Person**

|        |                       |                |                                      |
|--------|-----------------------|----------------|--------------------------------------|
| Name:  | <u>Jamie Courtney</u> |                |                                      |
| Phone: | <u>(515) 291-8346</u> | Email Address: | <u>jcourtney@oldemainbrewing.com</u> |

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

Term: 5 days

Effective Date: 10/01/2011

Expiration Date: 10/05/2011

Privileges:

Class C Liquor License (LC) (Commercial)

**Status of Business**

|                      |                                   |                       |                  |
|----------------------|-----------------------------------|-----------------------|------------------|
| BusinessType:        | <u>Privately Held Corporation</u> |                       |                  |
| Corporate ID Number: | <u>286196</u>                     | Federal Employer ID # | <u>770613629</u> |

**Ownership**

**Len Griffen**First Name: LenLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Vice President% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**First Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position President% of Ownership 50.00 %

U.S. Citizen

**Sue Griffen**First Name: SueLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Treasure% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***Insurance Company: Founders Insurance CompanyPolicy Effective Date: 10/01/2011Policy Expiration Date: 10/06/2011

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

# License Application ( )

16b

## Applicant

|                         |   |                   |  |
|-------------------------|---|-------------------|--|
| Name of Applicant:      | <u>LJPS, Inc</u>                                      |                   |  |
| Name of Business (DBA): | <u>Olde Main Brewing Co</u>                           |                   |  |
| Address of Premises:    | <u>ISU Alumni Center, 420 Beach Ave, Second Floor</u> |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>                                  | Zip: <u>50010</u> |  |
| Business Phone:         | <u>(515) 232-0553</u>                                 |                   |  |
| Mailing Address:        | <u>316 Main St</u>                                    |                   |  |
| City: <u>Ames</u>       | State: <u>IA</u>                                      | Zip: <u>50010</u> |  |

## Contact Person

|        |                       |                |                                      |
|--------|-----------------------|----------------|--------------------------------------|
| Name:  | <u>Jamie Courtney</u> |                |                                      |
| Phone: | <u>(515) 291-8346</u> | Email Address: | <u>jcourtney@oldemainbrewing.com</u> |

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

Term: 5 days

Effective Date: 10/01/2011

Expiration Date: 10/05/2011

Privileges:

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

## Status of Business

|                      |                                   |                       |                  |
|----------------------|-----------------------------------|-----------------------|------------------|
| BusinessType:        | <u>Privately Held Corporation</u> |                       |                  |
| Corporate ID Number: | <u>286196</u>                     | Federal Employer ID # | <u>770613629</u> |

## Ownership



**Len Griffen**First Name: LenLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Vice President% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**First Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position President% of Ownership 50.00 %

U.S. Citizen

**Sue Griffen**First Name: SueLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Treasure% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***Insurance Company: Founders Insurance CompanyPolicy Effective Date: 10/01/2011Policy Expiration Date: 10/06/2011

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

**Ames Police Department  
Liquor License Renewal Criteria Form**

Item # 17

Business name: Sips/Paddys

Address: 126 1/2 Welch Ave.

Review Period: September 2010 - September 2011

3/3: Number of quarterly alcohol meetings attended during twelve-month renewal period.

19: Number of citations issued during twelve-month renewal period.  
10 citations for on premise (1 verified fake id)  
1 citation for failure to prevent underage consumption by employee  
8 public intoxication arrests inside the premise  
1 Arrest of an assault inside of the bar  
1 currently under investigation for over-serving

51: Number of calls in and around the business during twelve-month renewal period.

        : Number of fire code violations during twelve-month renewal period.

33: Number of fake or altered IDs turned in during twelve-month renewal period.

90% +: Percentage of employees who have attended police ID training during twelve-month renewal period.

List of any additional precautions employed by the business to assist in preventing underage on premise or consumption:

Electronic ID handheld                       Additional Training \_\_\_\_\_  
 ALS (Alternative Light Sources)             Alarms

Other: \_\_\_\_\_

Incentives for confiscated DLs  Yes  No

Level of cooperation extended to police by bar employees:

High                       Medium                       Low

High Level of Cooperation – Responds to requests for improvements made by the Police Department or Inspections as soon as possible. Calls for assistance where appropriate before the situation gets “out of hand”. High attendance at ID training. Fake Ids turned over to Police Department.

Low Level of Cooperation – Does not respond to reasonable requests made by the Police Department or Inspections. Lets problems get out of hand before calling for help. Low or no attendance at ID training. No effort to seize fake Ids.

Average Occupancy:

High  Medium  Low

High: At or near capacity each night of operation

Medium: At capacity on some nights and fewer patrons on other nights

Low: Rarely at capacity

Occupancy

High  Medium  Low

High – 200-300 Fire Code Occupancy

Medium – 100 – 200 Fire Code Occupancy

Low – Under 100 Fire Code Occupancy

Fire Inspection Comments: \_\_\_\_\_

Health and Sanitation Comments: \_\_\_\_\_

Building Inspection Comments: \_\_\_\_\_

Additional Comments: In general, Sips/Paddys has been responsive to the police department. The number of on premise violations is not out of line with the size and volume of the establishment. What is more concerning is the number of public intoxication arrests made in the establishment. During routine bar checks, officers have located individuals in the establishment who clearly have had too much to drink. I will provide two examples. In October of 2010, one individual was arrested who had a BAC of .220 or almost 3 times the legal limit for driving. The most troubling incident was a female who was located in a back store room unconscious. She had vommitted all over herself and her pants were found down to her knees. It is unclear how she got into this store room. Recently, the police department did a compliance check for over serving. We had a person who was intoxicated and acting as such, attempt to purchase from the bar and was allowed to do so. We have not yet filed charges on this case. While I do recommend renewal, I am concerned about the number of intoxicated persons in the establishment and the employees must do a better job of not serving intoxicated individuals.

Police Department's liquor license renewal recommendation:  YES /  NO

Report Submitted by : Commander Geoff Huff

**COUNCIL ACTION FORM**

**SUBJECT: ENCROACHMENT PERMIT FOR SIGN AT 2515 CHAMBERLAIN**

**BACKGROUND:**

The tenant in the building at 2515 Chamberlain, AJ's Liquor II, has requested an encroachment permit to allow a sign to occupy City right-of-way. The proposed sign totals 12 square feet, and should not impair the operation of the roadway.

The requirements of Section 22.3 of the Municipal Code have been met with the submittal of a hold-harmless agreement signed by the property owner and the applicant, and a certificate of liability insurance coverage which protects the City in case of an accident. The fee for this permit was calculated at \$25, and the full amount has been received by the City Clerk's Office.

**ALTERNATIVES:**

1. Approve the encroachment request for 2515 Chamberlain.
2. Deny this request.

**MANAGER'S RECOMMENDED ACTION:**

By complying with the City's encroachment requirements, this request can be granted without unduly endangering the public.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for the sign at 2515 Chamberlin.



client: \_\_\_\_\_  
phone: \_\_\_\_\_  
contact: Jason Schneider  
ph/fax: 232-4738 / 232-2202

**proof accepted**

CUSTOMER INITIALS

**First Class SIGNS**  
720 E. Lincoln Way Ames, Iowa 50010



**3' x 4' lighted sign cabinet  
mounted perpendicular to the building**

This design is property of First Class SIGNS, and is not to be reproduced or copied without the express written consent of First Class SIGNS.  
**THE COLORS REPRESENTED IN THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL, OR PAINT EXACTLY.**  
If not returned within 30 days from date, we reserve the right to charge for creative time involved in development.



client: \_\_\_\_\_  
phone: \_\_\_\_\_  
contact: Jason Schneider  
ph/fax: 232-4738 / 232-2202

**proof accepted**

CUSTOMER INITIALS

**First Class SIGNS**  
720 E. Lincoln Way Ames, Iowa 50010



**3' x 4' lighted sign cabinet  
mounted perpendicular to the building**

This design is property of First Class SIGNS, and is not to be reproduced or copied without the express written consent of First Class SIGNS.  
**THE COLORS REPRESENTED IN THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL, OR PAINT EXACTLY.**  
If not returned within 30 days from date, we reserve the right to charge for creative time involved in development.

**COUNCIL ACTION FORM**

**SUBJECT: USE OF CITY HALL AS A DRUG DROP-OFF SITE**

**BACKGROUND:**

The Story County Prevention Policy Board has requested the use of the Ames City Hall for a community Drug Drop-Off site on October 29, 2011. This event was held previously on November 13, 2010. The intent is to allow community members to safely and confidentially dispose of over-the-counter and prescription medications. Previous events have been popular with citizens. By disposing of medications in this manner, drugs are kept out of the water supply and away from illicit users.

Actual hours for the event will be from approximately 9 a.m. to 12 noon on October 29, 2011. Staff recommends that the west access to the building be available for the drop-off from 8 a.m. until 1 p.m. to cover possible set-up and tear down activities. Youth and Shelter Services, the sponsor of the Story County Prevention Policy Board, will provide an insurance certificate for the event. The Police Department will provide supervision of the collection and disposal under guidelines provided by the Drug Enforcement Administration. The drugs will be disposed of at the Resource Recovery Plant.

**ALTERNATIVES:**

1. The City Council may approve the request from the Story County Prevention Policy Board for the use of City Hall as a drug drop-off site on October 29, 2011, from 9 a.m. to 12 noon.
2. The City Council may deny the request and ask the Story County Prevention Policy Board to seek another location.

**MANAGER'S RECOMMENDED ACTION:**

The community benefits from having a safe place to dispose of excess or out-of-date medications, and this event has historically provided a useful time for community members to do so.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the request from the Story County Prevention Policy Board for the use of City Hall as a drug drop-off site.

## Staff Report

**SUSTAINABILITY TASK FORCE RECOMMENDATIONS**

September 27, 2011

**WHAT TO DO WITH TASK FORCE RECOMMENDATIONS?**

In an effort to accomplish the City Council's goal to "Go Green To Promote Environmental Sustainability", the Council established the Ames Sustainability Task Force and contracted with ISU to utilize the services of Merry Rankin to lead this new committee. Their first assignment was to develop a plan to reduce electrical consumption community-wide. This task was selected because our ownership of the electric utility gives us 1) access to the customer information necessary to accomplish the assignment and 2) the decision-making authority to facilitate implementation of the Task Force recommendations.

After working on this Council assignment for over a year, the Task Force presented their priority recommendations in August. The primary recommendation of the Task Force is for the City Council to direct the Electric Services staff to establish the following three staff advisory committees.

**Electrical Efficiency Education Committee**

The focus of this committee is to take a collective look at the current electrical efficiency educational resources within the community and offer recommendations related to increasing their accessibility, availability, and utilization.

**Electrical Efficiency Engagement and Recognition Committee**

The focus of this committee is to create a recognition program specifically related to achievements and engagement in electrical consumption reduction by members (individuals and organizations) in the Ames community.

**Electrical Efficiency Policies Review Team**

The focus of this team is to consider and evaluate current community policies and make recommendations to the City Council as related to planning and policy considerations that should be undertaken and/or implemented to further assist and incentivize electrical consumption reduction.

**OPTIONS FOR CITY COUNCIL DIRECTION**

The Council must decide if you want the Electric Services staff to work with any, or all, of these three staff advisory committees. Given the many priorities being recommended from the numerous sectors, a realistic implementation timeframe needs to be developed by the staff in order to assure that these priorities can be addressed.



## **WHERE DO WE GO FROM HERE REGARDING SUSTAINABILITY?**

Assuming that the Council agrees that there is more to do in accomplishing your sustainability goal, direction is needed regarding next steps. The Sustainability Task Force has contemplated this issue and has developed their recommendation for next steps. While the full text of their recommendation is reflected in Attachment I, the essence of their proposal is for the Council to consider sustainability in a broader context than your stated goal related only to the environment. They believe that a broader definition of sustainability is needed that includes social and financial considerations, along with environmental issues.

With this broader context in mind, the Task Force members believe that now is the appropriate time to create a more comprehensive Sustainability Plan for the community. However, they understand that before this type of plan can be developed, it is important to select a framework that can guide the creation of this plan as well as connecting individual initiatives occurring prior to the approval of a final plan. Therefore, their suggested next step is for a newly reconstituted Task Force to analyze the three most prominent frameworks now in use by some communities throughout the country with the objective of recommending a framework that appears to be most appropriate for our community. (See Attachment II)

## **OPTIONS FOR CITY COUNCIL DIRECTION**

**Option 1** -The City Council can decide that the next step in accomplishing your goal of sustainability is to support the recommendation of the Sustainability Task Force as outlined on the Attachment I.

This approach would expand the Council's goal beyond environmental sustainability and be more in line with the broader definition of sustainability that is being implemented by some communities throughout the country.

**Option 2-** The City Council can decide that the next step in accomplishing your sustainability goal is to create a plan for reducing natural gas, water, storm sewer and/or sanitary sewer "consumption" community-wide.

This approach would be in keeping with the current stated sustainability goal of the City Council that focuses on environmental issues only.

**Option 3** - The City Council can decide the next step in accomplishing your sustainability goal is to ask Merry Rankin and/or the existing Task Force to assist the Electric Services staff in implementing the numerous priority recommendations reflected in their recent report to the City Council.

This approach would place a priority on working to implement the recommendations related to electric consumption reduction before moving on to new assignment.

**Option 4** - The City Council can decide that there is no next step required in conjunction with your sustainability goal.

This approach would indicate that your sustainability goal has been achieved and no further steps are needed.

## Attachment I

### Ames Sustainability Task Force Recommendation

#### **WHERE DO WE GO FROM HERE?**

The Task Force is aware that one of the City Council's top goals is to "Go Green To Promote Environmental Sustainability." Towards this end the first assignment to the Task Force was to develop a plan to reduce electrical consumption throughout the community. After working on this assignment for almost a year, the Task Force presented last month to the Council findings and priority recommendations.

Since the concept of sustainability remains a goal of the Council and funds have been budgeted in 2011-12 to continue the contract with ISU for Merry Rankin's services, it appears that the City Council is committed to pursuing additional initiatives in the area of sustainability. The logical next question for the Council is, "Where do we go from here?"

The Task Force acknowledges that the City Council's current stated goal focuses on only environmental sustainability. However, after pursuing this goal for almost a year, and in considering the connection of the Council's other goals to sustaining community and the economy, Task Force members believe that it is an appropriate time for the City Council to consider expanding this goal to encompass a broader consideration of sustainability. This broader consideration is defined as the following, "**sustainability is a condition in which everyone's needs are met without endangering the ability of future generations to meet their needs,**" (thus acknowledging the current considerations (and Council goals) that encompass social and economic factors as well as environmental factors.)

With this in mind, we are recommending that the next steps for the City Council as it relates to achieving your sustainability goal are:

- To broaden the Council's consideration and definition of sustainability to include social, economic, and environmental factors.
- To appoint a newly constituted Task Force lead by Merry Rankin to focus on assisting the Council in pursuing this broader sustainability goal. The membership of this body should encompass the same sectors reflected on the existing Task Force with the addition of rental property owners and managers. In addition, we, as Task Force members believe it is very important that Story County representatives be represented on the new body.

- To direct the new Task Force to:

-examine the three possible frameworks reflected on Attachment I (ICLEI-Local Governments For Sustainability, The Natural Step Network, and Transition US) in the hope that one of these approaches could serve as the framework for a comprehensive community and county-wide sustainability plan. (See Attachment II)

-educate the community and the City Council regarding the components, features, results, and ramifications for each of the three frameworks identified above.

-recommend to the City Council a framework that best fits our community.

-recommend specific action steps to move ahead with the implementation of the selected framework.

## Attachment II

**Sustainability** is a condition in which everyone's needs are met without endangering the ability of future generations to meet their needs.

A sustainable community requires the integration of economic, environmental, and social factors.

Many communities, large and small, are developing and implementing comprehensive sustainability plans using the model, experiences, and advice of one of three organizations.

1. *ICLEI--Local Governments for Sustainability*<sup>1</sup> provides technical consulting, training, and information services to build capacity, share knowledge, and support local governments in the implementation of sustainable development. Its basic premise is that locally designed initiatives can provide an effective and cost-efficient way to achieve local, national, and global sustainability objectives. Although the City of Ames is not a member of ICLEI, it followed ICLEI's guidelines in devising the "Cool Cities Initiative". <http://www.icleiusa.org/>

2. *The Natural Step (TNS) Network – USA* is a non-profit organization that has been active since 1997 in helping businesses and communities take meaningful steps toward sustainability. TNS helps organizations translate science-based sustainability into action through the use of a strategic framework for practical implementation. In addition, it promotes learning and inspiration from a network of leaders from the private and public sector. It is a licensee of The Natural Step, an international non-governmental organization inspired by the work of Dr. Karl Henrik-Robert over 20 years ago. <http://www.naturalstep.org/en/usa>

3. *Transition US* is a nonprofit organization that provides inspiration, encouragement, support, networking, and training for Transition Initiatives across the United States. Transition US works in close partnership with the Transition Network, a United Kingdom based organization that supports the international Transition Movement as a whole. The Transition Movement is a grassroots movement that seeks to build community resilience in the face of such challenges as peak oil, climate change, and the economic crisis. It assists local governments in the process of engaging people in strengthening their communities against the effects of these challenges, "resulting in a life that is more abundant, fulfilling, equitable and socially connected." There are currently 90 official US Transition Initiatives in 27 states and 360 Transition Initiatives world-wide in 34 countries. <http://transitionus.org/home>

---

<sup>1</sup> The organization's name is 'ICLEI - Local Governments for Sustainability'. In 2003, ICLEI's Members voted to revise the organization's mission, charter and name to better reflect the current challenges local governments are facing. The 'International Council for Local Environmental initiatives' became 'ICLEI - Local Governments for Sustainability' with a broader mandate to address sustainability issues.

## Staff Report

# **OPTIONS AVAILABLE TO ALLOW ALCOHOLIC BEVERAGE TASTING EVENTS**

September 27, 2011

### **BACKGROUND**

On September 13, 2011 Council requested that staff prepare a report regarding the options available to allow beer, wine, and liquor tasting events that are open to the public.

Iowa Code Section 123.46 and Ames Municipal Code Section 17.17 both provide that a person shall not use or consume alcoholic liquor, wine, or beer upon the public streets or highways. A person shall not use or consume alcoholic liquor in any public place except premises covered by a liquor control license. This section of Ames Municipal Code allows for tastings to be held by individuals in private homes or by organizations which hold events that are open only to their membership.

According to the State Alcoholic Beverages Division (ABD) website, "licensees may conduct tastings and samplings on the licensed premises as long as the tasting or sampling involves only those alcoholic beverages that their license allows them to sell." In addition, "Tastings and samplings that involve liquor must be conducted on premises covered by a liquor license." This area of the website does not state that an on-premise license is required. Furthermore, "tastings that involve wine and beer may be conducted on licensed and unlicensed premises." The site goes on to say that all laws and rules governing liquor, wine, and beer must be observed during tasting and sampling, such as legal drinking age, hours of sale, etc.

The position of the ABD appears to be that consuming one ounce or less of an alcoholic beverage does not constitute consumption. Staff is unable to find anywhere in the Iowa Code where consumption is defined as more than one ounce. Furthermore, there is no limit indicated in State Code (or through ABD's website information) on the number of samples that can be consumed at a particular sampling event.

Since this issue arose in August, staff has attempted to contact ABD several times to clarify the legal basis for its interpretation of the alcohol control statutes. As of this report, representatives of ABD have not responded to our inquiries.

### **CURRENT STATUS OF TASTING EVENTS**

Under the interpretation of the law that ABD and City staff agree on, tasting events are currently permitted in establishments covered by a Class A Liquor, Class B Beer On-Premises, Special Class C Liquor On-Premises, or Class C Liquor On-Premises license.

Table 1 describes the types of tastings that are legal under staff and ABD's interpretation of the law. These establishments have the appropriate license and the dram insurance to provide liability coverage in the event that a patron causes personal injury or property damage after leaving the establishment.

**Table 1: Eligibility to Hold Alcoholic Beverage Tastings Based on Current City, State Law**

|                   | No license   | Class C Beer<br>Off Premises | Class B Wine<br>Off Premises | Class E Liquor<br>Off Premises | Class B Beer<br>On Premises | Special Class C Liquor<br>On Premises | Class A Liquor<br>On Premises | Class C Liquor<br>On Premises |
|-------------------|--------------|------------------------------|------------------------------|--------------------------------|-----------------------------|---------------------------------------|-------------------------------|-------------------------------|
| (sample business) | (hair salon) | (gas station)                | (souvenir shop)              | (liquor store)                 | (restaurant)                | (restaurant)                          | (country club)                | (bar)                         |
| Beer              |              |                              |                              |                                | Currently OK                | Currently OK                          | Currently OK                  | Currently OK                  |
| Wine              |              |                              |                              |                                |                             | Currently OK                          | Currently OK                  | Currently OK                  |
| Liquor            |              |                              |                              |                                |                             |                                       | Currently OK                  | Currently OK                  |

## **OPTIONS FOR THE CITY COUNCIL TO CONSIDER**

### **Option 1 – Maintain Status Quo**

Under this option, an establishment with an appropriate “On-Premise” license may conduct tastings of products which they are allowed to sell under their license.

### **Option 2 – Reinterpret Ames Municipal Code Sec. 17.17 (1) To Conform With State Alcoholic Beverage Division (ABD) Guidelines, With No Additional Restrictions Beyond the ABD Guidelines**

Under this option, a “valid liquor control license” would mean any license, whether on-premise or off-premise. This new interpretation would mean any establishment or business with any type of valid license would be allowed to offer public tasting events. This option would not limit the number of samples that a person could consume.

### **Option 3 – Reinterpret Ames Municipal Code Sec. 17.17 (1) To Conform With State Alcoholic Beverage Division Guidelines With Additional Restrictions Beyond the ABD Guidelines**

Under this option, the Council could add some or all of the following requirements:

- Those wishing to hold tastings could be required to submit an application to the City staff’s Special Events Committee at least two weeks in advance. The Special Events Committee would have the authority to approve or deny requests. Criteria can be established similar to those used when a Class C license holder wishes to hold an “all ages” event.
- Specify a maximum number of samples that may be provided to any one person. Samples could be defined as amounts not to exceed one ounce for beer or wine and one-quarter ounce for liquor.
- Sampling may only occur during hours the establishment is licensed to sell alcohol, but in no case is tasting permitted during a specified time period ( such as before 8 A.M. or after 10 P.M.). Tastings may not exceed a certain number of hours (such as four hours in length), which must run consecutively.
- Sampling must occur inside a clearly delineated area inside an establishment. Outdoor samplings are prohibited (unless they fall under the Approved Farmer’s Market exception in Section 17.17
- Limitations may exist on the number of tasting events that may occur at a given location in one year (such as once per month).
- A permit and fee are required to compensate for the cost of enforcement.
- Those conducting tastings must provide proof that they have notified their liability insurance carrier of the tasting activity.

Parameters like these would provide a more controlled environment in which tasting could occur than the existing situation. Sampling locations would be liable for any claims that arise under their standard liability insurance. In addition, they could choose to contract with a vendor or distributor of a particular product and arrange to share liability under the vendor’s liability insurance.



**Table 2: Eligibility to Hold Alcoholic Beverage Tastings Based on Proposed Control Measures (Option 2 & 3)**

|                   | No license   | Class C Beer<br>Off Premises | Class B Wine<br>Off Premises | Class E Liquor<br>Off Premises | Class B Beer<br>On Premises | Special Class C Liquor<br>On Premises | Class A Liquor<br>On Premises | Class C Liquor<br>On Premises |
|-------------------|--------------|------------------------------|------------------------------|--------------------------------|-----------------------------|---------------------------------------|-------------------------------|-------------------------------|
| (sample business) | (hair salon) | (gas station)                | (souvenir shop)              | (liquor store)                 | (restaurant)                | (restaurant)                          | (country club)                | (bar)                         |
| Beer              |              | Proposed Allowed             |                              | Proposed Allowed               | Currently OK                | Currently OK                          | Currently OK                  | Currently OK                  |
| Wine              |              |                              | Proposed Allowed             | Proposed Allowed               |                             | Currently OK                          | Currently OK                  | Currently OK                  |
| Liquor            |              |                              |                              | Proposed Allowed               |                             |                                       | Currently OK                  | Currently OK                  |

## **STAFF COMMENTS**

Staff has prepared three options for the City Council, one of which would be the ability to hold public tasting events under the current interpretation of our ordinance. The other two options provide for a re-interpretation of our ordinance in that “valid liquor control license” would be interpreted as a license which would allow for only off-premises consumption being acceptable for on-premises tasting. In no instance is staff recommending that public tasting be allowed in any establishment that does not hold some form of license issued by the state ABD.

Before Council makes its final decision on whether to maintain, reinterpret, or revise the existing ordinances, staff would recommend that they be directed to host a meeting with alcohol license holders in Ames and explain the circumstances under which tasting is currently allowed and the potential changes to the ordinance. This would allow feedback from local businesses and clubs to be considered before a final decision is reached by Council.

## Staff Report

**ALTERNATIVES AVAILABLE TO CONTROL PAYDAY LENDING INSTITUTIONS**

September 27, 2011

**BACKGROUND**

On July 26, Council directed staff to present alternatives available to reduce the proliferation of payday lenders in the community. In early February, staff outlined some measures being taken by other Iowa communities to address the issue. Those measures were primarily focused on controlling payday lenders through zoning regulations.

The existing Ames City Code classifies payday lenders as an Office Use under the “Lenders and Credit Services” category. Office Use is a permitted land use in any of the City’s commercial base zones.

A survey of Ames shows that there are seven existing payday lenders in the community, in the areas shown on Figure 1. Based on the current zoning law, there are 794 commercial parcels and 1,652 commercial **units** in which payday lending can occur within the City.

**Under Iowa law, the City may not categorically exclude payday lending or regulate terms such as interest rates and schedules. However, the City is empowered to regulate the time, place, and manner in which payday lending occurs. This can be accomplished through land use and zoning policy. In order to restrict payday lender proliferation through zoning regulations, it would be necessary to distinguish payday lenders from other types of “lenders and credit services” in the City zoning codes, then identify the particular restrictions that would apply to that class of commercial activity. This would restrict the location of payday lenders in a manner similar to the City’s existing regulations for adult-oriented businesses.**

There are several potential methods of restricting payday lenders through zoning. These can include, individually or in some combination:

- Restricting the number of zones in which payday lending is a permitted use.
- Implementation of buffer zones between the payday lending establishments and areas such as residential zones, churches, parks, childcare facilities, and schools.
- Minimum separation distances between each payday lending establishments.

## OPTIONS FOR COUNCIL TO CONSIDER

Figures 2 to 4 show the restricted areas that would be available for payday lenders to locate under these three independent methods. Under each of these scenarios, the existing payday lending establishments would be grandfathered in, as any new regulation would only apply to future establishments that intend to locate in Ames.

Figure 2 shows the effect on potential payday lending sites if payday lending was not an allowable use in the Neighborhood Commercial, Community Commercial Node, Community Commercial/Residential Node, Convenience/Commercial Node, and Convenience General Service base zones. This reduces the number of commercial parcels in which payday lending would be allowed to 612 and the number of commercial units in which payday lending would be allowed to 1,209.

Figure 3 represents the extent of land available for payday lending if there was a 250-foot buffer between payday lenders and residential zones. This reduces the number of commercial parcels in which payday lending would be allowed to 476 and the number of commercial units in which payday lending would be allowed to 854.

Figure 4 shows the available locations for payday lenders to locate in the event that a half-mile separation distance was established between payday lenders. This reduces the number of commercial parcels in which payday lending would be allowed to 294 and the number of commercial units in which payday lending would be allowed to 620. This option would result in the creation of several nonconforming uses in the downtown area. In the event this option was used, the payday lenders encompassed within this area would be able to continue their operations within their current footprint, but would be prevented from modifying or expanding their building without an appeal to the City.

Based on information collected by staff earlier this year, the restriction of the number of zones in which payday lending is an allowable use is similar to action taken by Des Moines and West Des Moines to control payday lending in those cities. The 250-foot buffer and half mile separation distance are similar to restrictions enacted by Des Moines and West Des Moines, although Clive has established a combined 1,000 foot buffer and separation distance.

## POLICY QUESTIONS FOR THE CITY COUNCIL TO CONSIDER

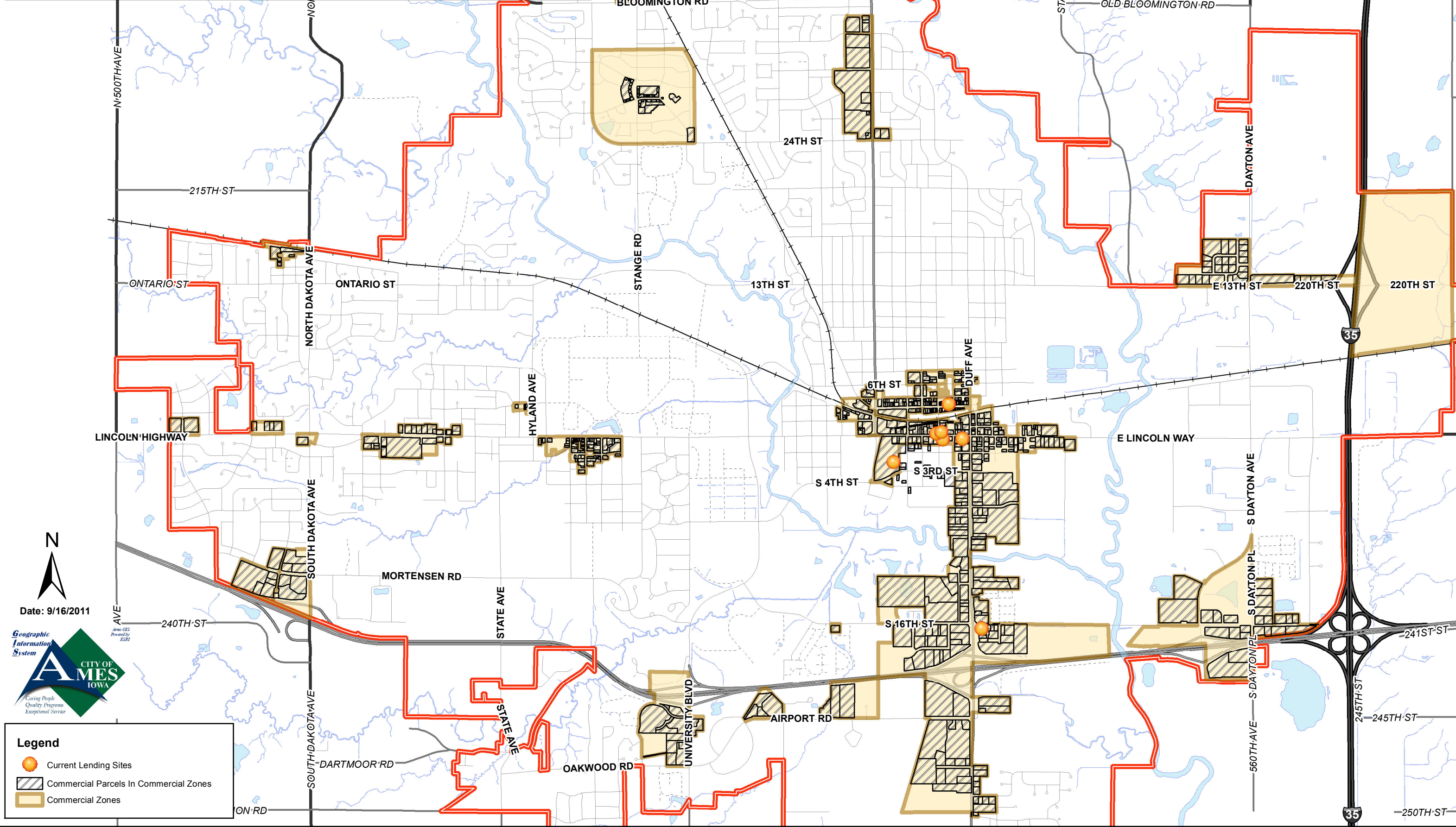
In determining which, if any, of these methods to use in restricting future payday lending, there are two issues that Council may wish to consider. **The first issue is whether it is Council's intent to concentrate this activity in a limited area or disperse it to reduce its concentration.** Reducing the number of zones available in which lenders may locate would be an effective means of concentrating the activity into (presumably) the area in which most lenders are currently located, the Grand-Duff-Lincoln Way corridor. Applying a buffer zone between lenders could potentially encourage future lenders to disperse to other parts of the community, particularly to the west and north, where no lenders are currently known to exist.

**The second question Council may want to consider is what rationale exists for limitations such as buffer zones and separation distances.** In the case of adult-oriented businesses, there exists a rationale that these establishments should not be located near parks, schools, or residences because of the concern that children may be exposed to inappropriate conduct. In the case of payday lenders, such a concern may not be as evident.

The dimensions chosen to present Figures 2 to 4 are similar to those used by other cities in the area. Should Council desire, staff can prepare maps depicting the effects of combinations of these restrictions or using other distances of the Council's choosing.

# Payday Lending Sites

| Analysis Description      | Available Commercial Parcels | Available Commercial Units |
|---------------------------|------------------------------|----------------------------|
| OverAll Commercial Zoning | 794                          | 1,652                      |



Date: 9/16/2011

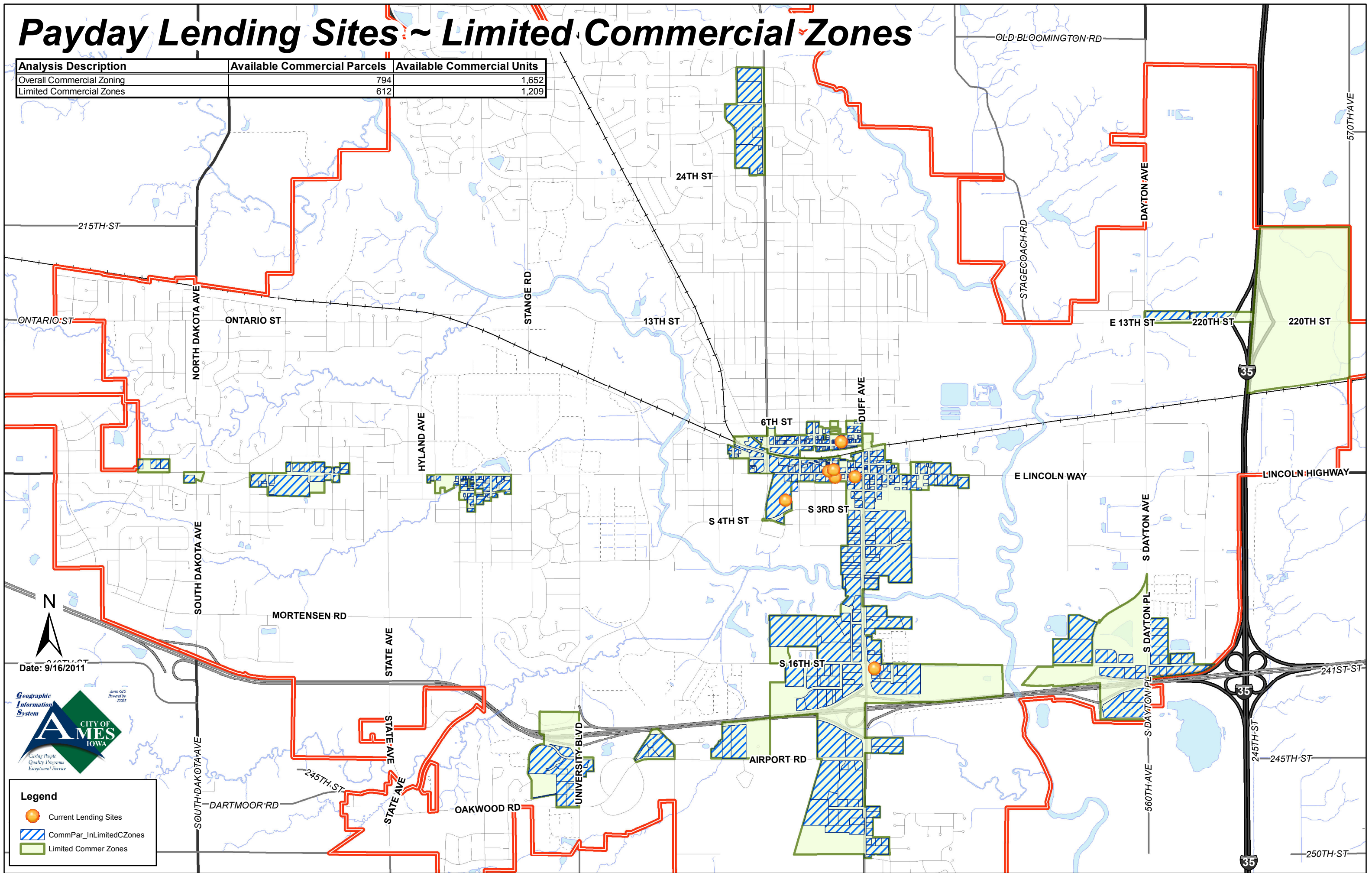


**Legend**

- Current Lending Sites
- Commercial Parcels In Commercial Zones
- Commercial Zones

# Payday Lending Sites ~ Limited Commercial Zones




| Analysis Description      | Available Commercial Parcels | Available Commercial Units |
|---------------------------|------------------------------|----------------------------|
| Overall Commercial Zoning | 794                          | 1,652                      |
| Limited Commercial Zones  | 612                          | 1,209                      |



Date: 9/16/2011

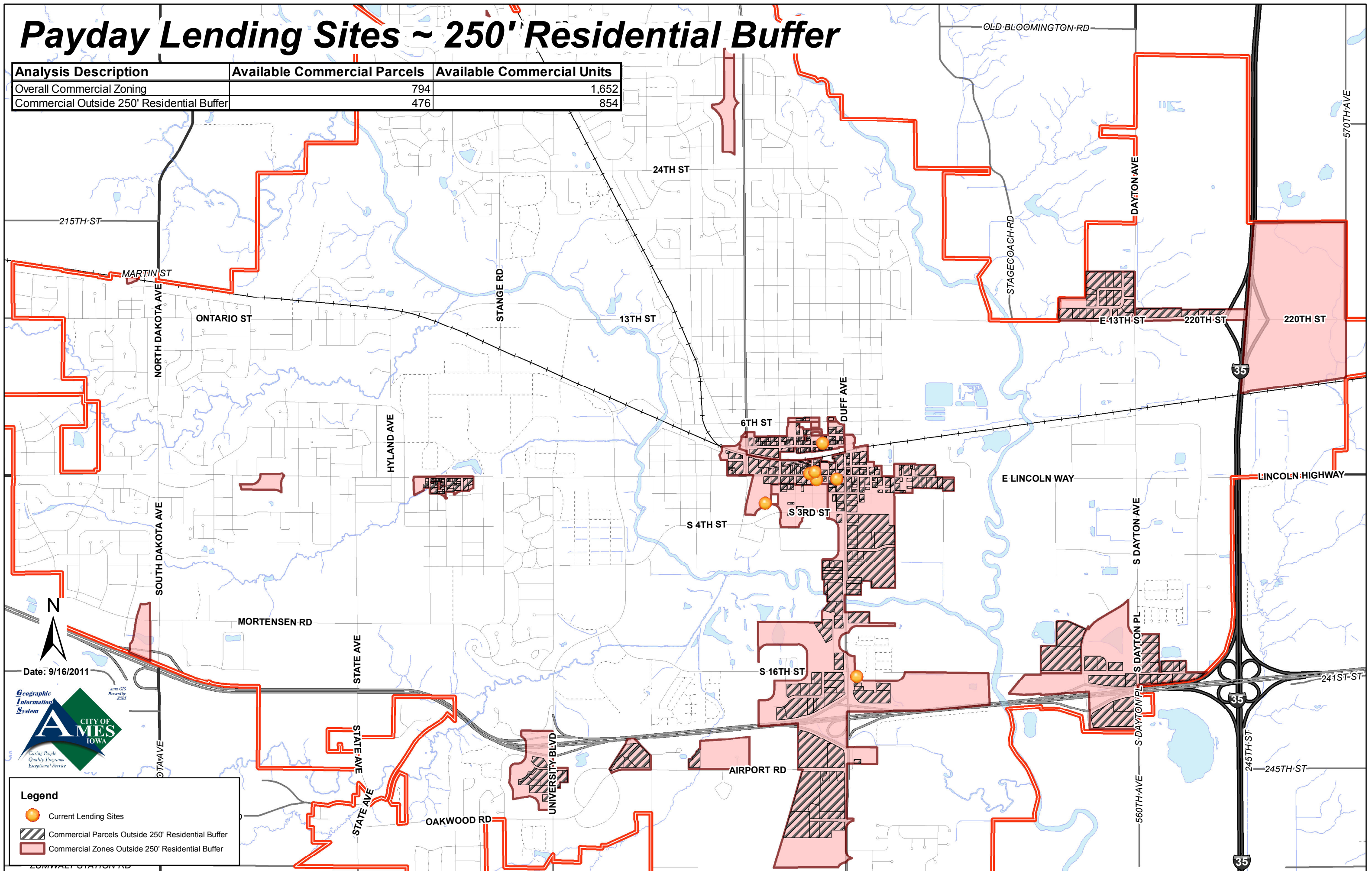


**Legend**

-  Current Lending Sites
-  CommPar\_InLimitedCZones
-  Limited Commer Zones

# Payday Lending Sites ~ 250' Residential Buffer

| Analysis Description                       | Available Commercial Parcels | Available Commercial Units |
|--|------------------------------|----------------------------|
| Overall Commercial Zoning                  | 794                          | 1,652                      |
| Commercial Outside 250' Residential Buffer | 476                          | 854                        |



Date: 9/16/2011



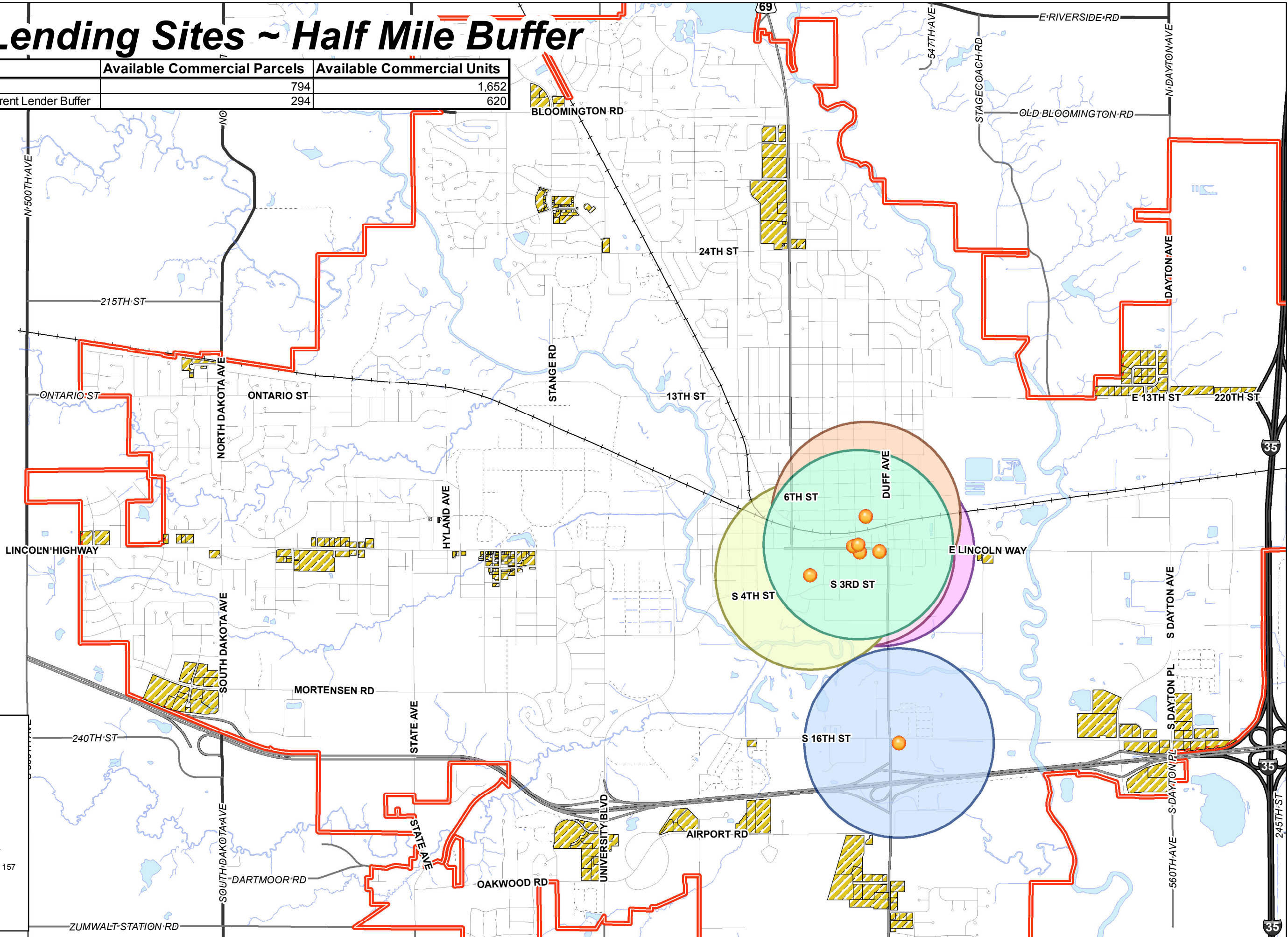
**Legend**

- Current Lending Sites
- Commercial Parcels Outside 250' Residential Buffer
- Commercial Zones Outside 250' Residential Buffer



# Payday Lending Sites ~ Half Mile Buffer

| Analysis Description                              | Available Commercial Parcels | Available Commercial Units |
|---|------------------------------|----------------------------|
| Overall Commercial Zoning                         | 794                          | 1,652                      |
| Commercial Outside 1/2 Mile Current Lender Buffer | 294                          | 620                        |



Date: 9/16/2011



**Legend**

- Current Lending Sites
- ComPar\_OutsideHalfMi

**HalfMileBuffer\_LendingSites**

**Customer Name**

- ADVANCE AMERICA
- AMES PAWN BROKER
- CHECK INTO CASH OF IOWA #807
- HOMETOWN CASH ADVANCE INC 157
- MIDWEST CHECK CASHING INC
- MR MONEY USA
- RE/MAX REAL ESTATE CENTER

**COUNCIL ACTION FORM**

**SUBJECT: POLICIES FOR FUNDING COMMUNITY AND STUDENT-RELATED ACTIVITIES AND PROGRAMS**

**BACKGROUND:**

In February 2011, Council directed staff to develop a process for funding requests that come before Council but do not fall under the ASSET process or ISU activities. At the same meeting, Council also directed staff to look into a process for the Student Affairs Commission to review funding requests for student-related activities.

The attached process and application have been developed to fulfill these purposes. Under the proposed process, funds would be administered similar to a grant program. Applications would be due by November 1 each year, and would be split into General Community Grants and Student-Related Activity Grants. General Community Grants would be awarded only to organizations with a Tax ID number thereby assuring the applicant is a fiscally responsible entity. Student-Related Activity Grants would be awarded only to student organizations registered through ISU. Under either program, the activities funded must be 1) open to the entire community, 2) non-profit in nature, and 3) serving a public purpose.

It is proposed that a committee of City staff and residents review the General Community Grants, and that the Student Affairs Commission would review the Student-Related Activity Grants. Both review groups would make their recommendations to the City Council during the Council's annual budget hearings in February.

Requirements of all grants include:

- Applicants must demonstrate efforts to obtain funding from other sources.
- Grant funds can make up no more than 50% of the project revenue. Other City-funded grant programs are ineligible for use as a match expense.
- Grant funds and match funds cannot be used for capital improvements, building renovations, replacement of funding that no longer exists, retirement of debt, general fundraising, organizational dues or memberships, anything excluded for purchase through the City's Purchasing Policies (such as alcohol), or anything that violates local, state, or federal laws. Funding may not be awarded to any event or organization to support or promote a particular political party, candidate, or platform.

- The application includes sections for describing the event or program, the service or activity to be provided, the public purpose of the event or program, efforts to obtain other sources of funding, financial and logistical capacity to complete the project, assurances that all requests for payments will be complete by the end of the City's fiscal year, the impact to the program or activity if funding is not received, and a budget for the project or event.
- The Council would reserve the right to deny any request, even if it met the eligibility criteria. Preference would be given to events that meet the following criteria, in decreasing order of importance:
  1. A program or activity that would otherwise be operated by the City at a greater cost.
  2. Requests that have broad-based appeal to the community.
  3. Requests that provide a unique benefit or service to the community.
- A mechanism would exist to consider requests at other times of the year if it could be proven that there were circumstances that prevented the applicant from being able to apply before the November deadline.
- Grant funds would be paid to the awardee on a reimbursement basis after appropriate documentation is received by the City.

**A copy of the proposed program application, instructions, and criteria, along with the application form, are attached.**

**ALTERNATIVES:**

1. Approve the proposed grant process for funding community and student-related activities and programs.
2. Approve the proposed grant process with changes as directed by the Council.
3. Do not approve the proposed grant process, continuing the current practice of approving funding requests on an ad hoc basis.

**MANAGER'S RECOMMENDED ACTION:**

Staff feels comfortable that the proposed process has appropriate safeguards to ensure that City funds are used for a public purpose and assure a standardize process for dealing with these periodic funding requests. This process would also allow for a more even playing field with respect to access to City grant funds by requiring requests to be a part of the Council's larger budget discussion. This will additionally provide for a more consistent requirement for each request in terms of information needed for justification. If it is the desire of Council to adopt a new formal process for approving requests for funding from outside organizations, it is the recommendation of the City Manager that the City Council approve Alternative #1.

The City of Ames provides funding for activities that fulfill a public purpose for the Ames community. Requests for funds should be made through the grant program that best matches the goals of the organization. Grant funds are available through Commission on the Arts, ASSET, Ames Community Grant Program, General Community Grants, and Student-Related Activity Grants

For information on Commission on the Arts, the Ames Community Grant Program, and ASSET, please contact those programs directly. For General Community Grants and Student-Related Grants, follow the instructions and criteria below.

#### **General Community Grant Eligibility Criteria**

- Funds may only be awarded to an organization with a Tax ID number, for an activity that is non-profit in nature.
- Funds provided are to be used towards an event or service that is open to the whole community.

#### **Student-Related Activity Grant Eligibility Criteria**

- Funds may only be awarded to student organizations recognized by Iowa State University's Student Activities Center.
- Funds may only sponsor events or services that are open to the entire Ames community.
- If the funding request is for an event, the requesting organization must demonstrate that the proposed event or its past iterations have been approved by Iowa State University's Events Authorization Committee.

#### **Grant Application Process and Additional Requirements:**

- For both General Community and Student-Related activity funding, applicants must demonstrate their ability to successfully complete their projects by answering narrative questions regarding fiscal and logistical capacity. **All of these sections must be completed for the application to be considered.**

- **All applications must be received no later than November 1 each year.** General Community requests will be reviewed by a committee of City staff and residents. Student-Related Activity requests will be reviewed by the Student Affairs Commission. The requesting organization may be asked to attend a hearing to discuss their funding requests in detail. Recommendations on all applications will be made to the City Council during its annual February budget hearings. Awards will be made official upon approval of the City budget.

- Requests for funding may be made at other times of the year in the event that an unforeseen need or opportunity arises that could not be fulfilled using the normal application timeline. To be considered, the applicant must demonstrate why the request could not be made before the normal funding deadline.

- The City Council reserves the right to deny any request, even if the eligibility criteria are met.

- Preference will be given to requests that meet the following conditions, in decreasing order of importance:

1. A program or activity that would otherwise be operated by the City at a greater cost.
2. Requests that have broad-based appeal to the community.
3. Requests that provide a unique benefit or service to the community.

- Applicants must demonstrate efforts to seek funding from other sources such as private grants, donations, and other grant programs. Applicants must show that they have applied for funding through programs such as the Ames Community Grant Program administered by the Ames Convention and Visitors Bureau. Funds may not be requested through multiple City programs.

- Grant awards are paid by the City on a reimbursement basis. To receive reimbursement for expenses, awardees must submit to the City a payment request form, copies of receipts, and a final report documenting the outcomes of the event or program.

- Grant monies can make up no more than 50% of the project revenues. Funds from other City-funded grant programs are ineligible as match funds. Expenses that are ineligible to use for grant funding **or for use as a match expense** include capital improvements, building renovations, replacement of funding that no longer exists, retirement of debt, general fundraising, organizational dues or memberships, anything excluded for purchase through the City's Purchasing Policies (such as alcohol), or anything that violates local, state, or federal laws. Funding may not be awarded to any event or organization to support or promote a particular political party, candidate, or platform.



How will your grant funds be used to accomplish a specific activity or service?:

How will your program/event fulfill a public purpose?:

What efforts have you made to obtain funding from other sources? Discuss any requests you may have made to other City-sponsored programs (e.g., ASSET, COTA)

Describe your capacity for financial and logistical management. Explain how you will be able to complete the program/event:

How will you ensure that all reimbursement claims will be completed by the end of the City's fiscal year (June 30)?:

If you do not receive this grant funding, what would the impact to your program/event be?:

If this is a student program/event, has it or its past iterations been approved by ISU's Events Authorization Committee?

## Budget

Complete the budget below, including your grant request from the City of Ames in line 10

|                              |  | (1)                        | (2)                        | (3)                         | (4)                          |
|------------------------------|--|----------------------------|----------------------------|-----------------------------|------------------------------|
| <b>REVENUE - ALL SOURCES</b> |  | <b>FY 09-10<br/>ACTUAL</b> | <b>FY 10-11<br/>ACTUAL</b> | <b>FY 11-12<br/>ADOPTED</b> | <b>FY 12-13<br/>PROPOSED</b> |
| 1                            | FUNDRAISING                            |                            |                            |                             |                              |
| 2                            | MEMBERSHIP DUES                        |                            |                            |                             |                              |
| 3                            | PROGRAM/SERVICE FEES                   |                            |                            |                             |                              |
| 4                            | INVESTMENT INCOME                      |                            |                            |                             |                              |
| 5                            | GRANTS (PRIVATE SECTOR)                |                            |                            |                             |                              |
| 6                            | STATE/FEDERAL FUNDS                    |                            |                            |                             |                              |
| 7                            | ISU OR GSB FUNDS                       |                            |                            |                             |                              |
| 8                            | OTHER GOV'T FUNDS(Local)               |                            |                            |                             |                              |
| 9                            | MISC. REVENUES(REFUNDS/ADJUST.)        |                            |                            |                             |                              |
| 10                           | <b>GRANT FUNDING FROM CITY OF AMES</b> |                            |                            |                             |                              |
| 11                           | <b>REVENUE-ALL SOURCES</b>             |                            |                            |                             |                              |

| <b>EXPENSES</b> |                       | <b>FY 09-10<br/>ACTUAL</b> | <b>FY 10-11<br/>ACTUAL</b> | <b>FY 11-12<br/>ADOPTED</b> | <b>FY 12-13<br/>PROPOSED</b> |
|-----------------|-----------------------|----------------------------|----------------------------|-----------------------------|------------------------------|
| 12              | SALARY AND RELATED    |                            |                            |                             |                              |
| 13              | OCCUPANCY/RENT        |                            |                            |                             |                              |
| 14              | SUPPLIES/EQUIPMENT    |                            |                            |                             |                              |
| 15              | CONTRACTUAL SERVICES  |                            |                            |                             |                              |
| 16              | MISCELLANEOUS         |                            |                            |                             |                              |
| 17              | PROMOTION/ADVERTISING |                            |                            |                             |                              |
| 18              | <b>TOTAL EXPENSES</b> |                            |                            |                             |                              |

## Disclaimer and Signature

*I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.*

Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than November 1 each year to be considered for funding.

# Cool Cities 2011

---

## Progress Report





# Background

---

- Cool Cities Committee formed in 2007
  - Focus on City Operations Only
  - Collect Energy Use Data
  - Establish Carbon Footprint Baseline (2001-06)
  - Recommend Energy Reduction Goals
  - Develop Implementation Plan
  
- Goal to reduce carbon footprint (excluding utilities) 15% by 2014

# Improvements Since 2009

---

- ❑ All but two intersections have LED traffic signals
- ❑ New LED lights on 13<sup>th</sup> Street, in City Hall west parking lot
- ❑ New lighting at City Hall, Fleet, Fire Station 2, Golf Course
- ❑ Improved mechanical systems at City Hall
- ❑ New dock apron seals at Electric Distribution
- ❑ New motion activated switches at Fire Station 1, Fire Station 2, Fire Station 3

# Energy Sectors

---

- Building Sector
- Fleet Sector
- Street Light Sector

# Building Sector

---

## □ Data Inputs

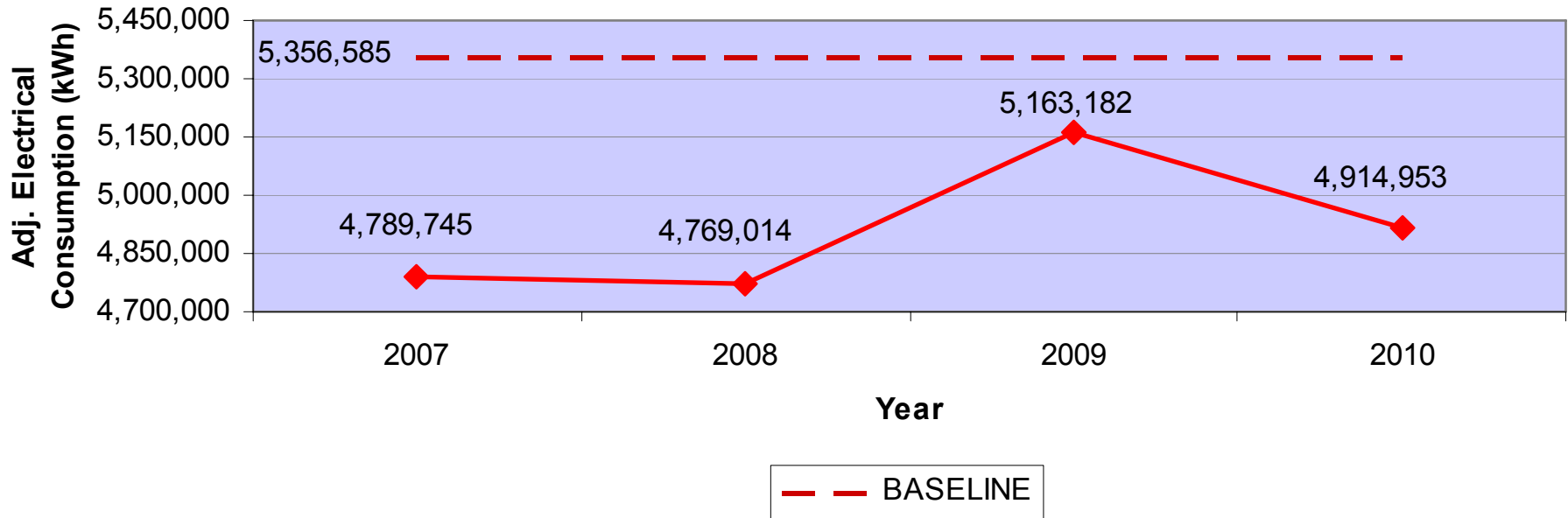
- Annual kWh Consumption of Electricity
- Annual Therms of Natural Gas
- Total Square Feet

## □ Controls

- Building Square Footage Changes
- Degree Days (average daily temperature minus 65 degrees)

# Building Sector Electrical Consumption

Adjusted City Building Electrical Consumption



# Building Sector

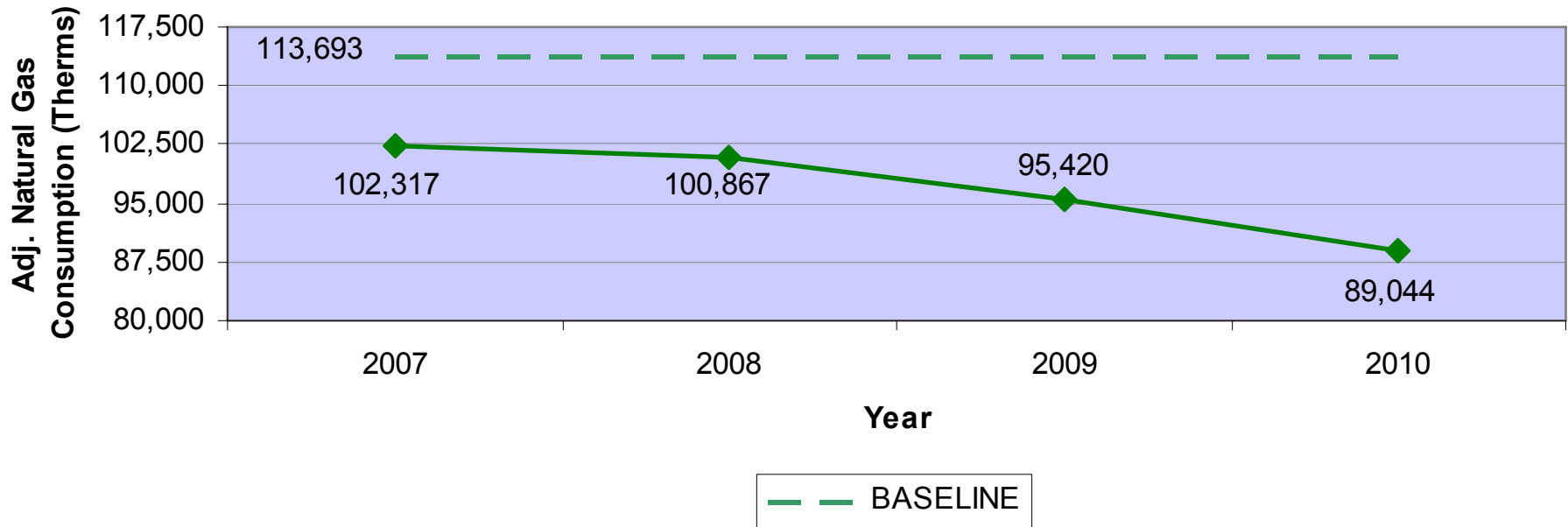
## Electrical Consumption

Electricity Used - kWh, Adjusted for Degree Days and Bldg. Size

| Building or Department    | BASELINE         | 2007             | 2008             | 2009             | 2010             |
|---------------------------|------------------|------------------|------------------|------------------|------------------|
| Airport                   | 24,675           | 21,545           | 18,631           | 15,794           | 12,055           |
| Animal Shelter            | 33,917           | 30,640           | 25,501           | 25,973           | 26,424           |
| Cemetery                  | 11,116           | 12,189           | 12,068           | 11,776           | 12,706           |
| City Hall                 | 2,110,237        | 1,894,773        | 1,910,480        | 2,049,903        | 1,914,982        |
| Cy-Ride                   | 367,352          | 331,857          | 364,360          | 430,803          | 459,434          |
| Electric Administration   | 66,226           | 69,481           | 70,453           | 72,038           | 69,529           |
| Electric Distribution     | 342,743          | 333,844          | 321,072          | 330,585          | 330,245          |
| Fire Station 1            | 182,448          | 120,072          | 104,048          | 116,919          | 109,302          |
| Fire Station 2            | 57,932           | 50,198           | 48,331           | 51,788           | 52,388           |
| Fire Station 3            | 86,149           | 82,130           | 89,620           | 84,080           | 83,152           |
| Golf Course               | 21,516           | 22,167           | 20,068           | 21,010           | 20,888           |
| Ice Arena                 | 1,116,920        | 1,002,840        | 962,464          | 1,062,293        | 949,514          |
| Information Services      | 29,670           | 24,202           | 22,445           | 23,946           | 19,143           |
| Library                   | 653,878          | 611,355          | 548,925          | 612,066          | 623,833          |
| Maintenance Facility      | 177,556          | 120,800          | 190,959          | 190,787          | 175,299          |
| Parks Maintenance         | 14,972           | 12,241           | 14,770           | 20,019           | 17,785           |
| Parks Office              | 59,279           | 49,413           | 44,817           | 43,402           | 38,274           |
| <b>TOTAL BLDG. SECTOR</b> | <b>5,356,585</b> | <b>4,789,745</b> | <b>4,769,014</b> | <b>5,163,182</b> | <b>4,914,953</b> |

# Building Sector Natural Gas Consumption

Adjusted City Building Natural Gas Consumption



# Building Sector

## Natural Gas Consumption

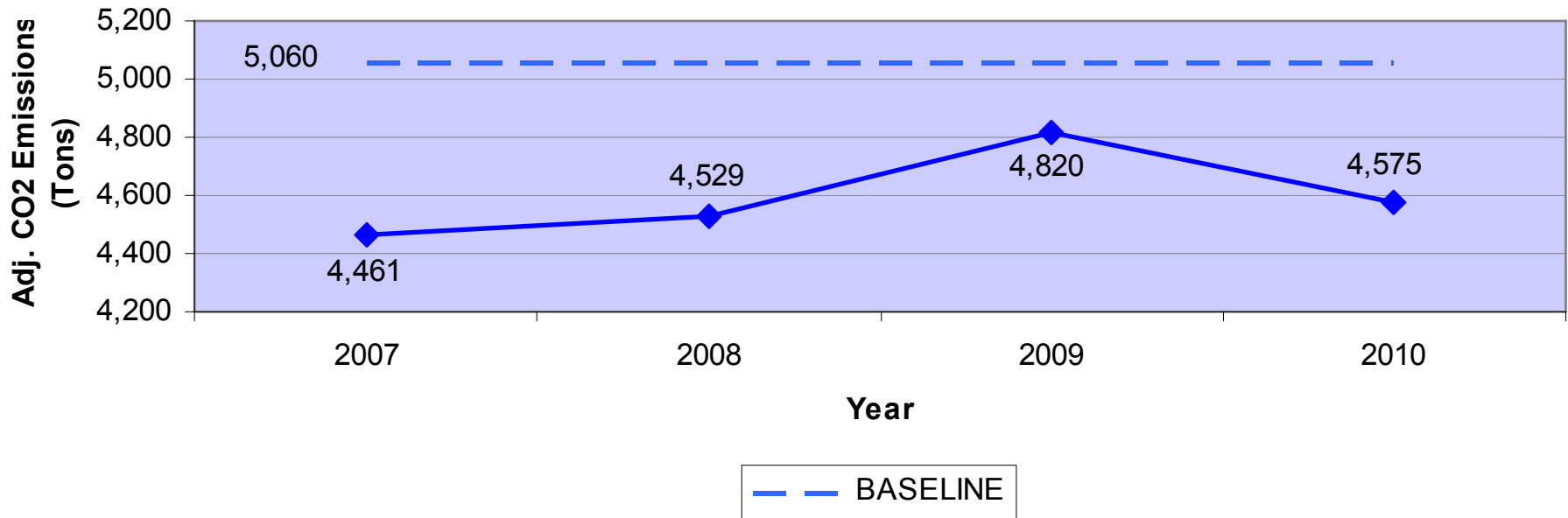
Natural Gas Used - Therms, Adjusted for Degree Days and Bldg. Size

| Building or Department    | BASELINE       | 2007           | 2008           | 2009          | 2010          |
|---------------------------|----------------|----------------|----------------|---------------|---------------|
| Airport                   |                |                |                |               |               |
| Animal Shelter            | 3,737          | 3,462          | 3,168          | 2,812         | 2,715         |
| Cemetery                  | 1,810          | 1,448          | 1,703          | 1,615         | 1,417         |
| City Hall                 | 2,708          | 2,572          | 2,257          | 1,843         | 1,694         |
| Cy-Ride                   | 28,617         | 21,271         | 20,236         | 19,548        | 17,268        |
| Electric Administration   |                |                |                |               |               |
| Electric Distribution     |                |                |                |               |               |
| Fire Station 1            | 7,783          | 7,906          | 6,715          | 6,239         | 5,746         |
| Fire Station 2            | 2,688          | 2,549          | 2,680          | 2,552         | 2,318         |
| Fire Station 3            | 6,496          | 5,994          | 7,499          | 6,367         | 6,518         |
| Golf Course               | 1,375          | 1,465          | 1,731          | 1,741         | 1,352         |
| Ice Arena                 | 25,749         | 25,322         | 25,610         | 25,912        | 23,021        |
| Information Services      | 674            | 0              | 0              | 198           | 674           |
| Library                   | 8,594          | 8,802          | 8,739          | 7,826         | 7,942         |
| Maintenance Facility      | 19,017         | 16,955         | 15,532         | 14,064        | 13,748        |
| Parks Maintenance         | 1,577          | 1,795          | 1,892          | 1,762         | 1,726         |
| Parks Office              | 2,868          | 2,777          | 3,105          | 2,940         | 2,905         |
| <b>TOTAL BLDG. SECTOR</b> | <b>113,693</b> | <b>102,317</b> | <b>100,867</b> | <b>95,420</b> | <b>89,044</b> |



# Building Sector CO2 Emissions

Adjusted City Building CO2 Emissions



# Building Sector CO2 Emissions

CO2 Emissions - Tons, Adjusted for Degree Days and Bldg. Size

| Building or Department    | BASELINE     | 2007         | 2008         | 2009         | 2010         |
|---------------------------|--------------|--------------|--------------|--------------|--------------|
| Airport                   | 20           | 18           | 15           | 13           | 10           |
| Animal Shelter            | 51           | 46           | 40           | 39           | 38           |
| Cemetery                  | 20           | 19           | 20           | 20           | 19           |
| City Hall                 | 1,745        | 1,568        | 1,579        | 1,691        | 1,579        |
| Cy-Ride                   | 466          | 403          | 423          | 474          | 483          |
| Electric Administration   | 54           | 57           | 58           | 59           | 57           |
| Electric Distribution     | 281          | 273          | 263          | 271          | 271          |
| Fire Station 1            | 198          | 147          | 127          | 134          | 125          |
| Fire Station 2            | 64           | 57           | 56           | 58           | 57           |
| Fire Station 3            | 111          | 104          | 120          | 108          | 108          |
| Golf Course               | 26           | 27           | 27           | 28           | 25           |
| Ice Arena                 | 1,072        | 978          | 947          | 1,030        | 920          |
| Information Services      | 24           | 20           | 18           | 21           | 20           |
| Library                   | 589          | 555          | 504          | 550          | 560          |
| Maintenance Facility      | 251          | 110          | 252          | 243          | 229          |
| Parks Maintenance         | 22           | 21           | 24           | 27           | 25           |
| Parks Office              | 66           | 58           | 56           | 54           | 49           |
| <b>TOTAL BLDG. SECTOR</b> | <b>5,060</b> | <b>4,461</b> | <b>4,529</b> | <b>4,820</b> | <b>4,575</b> |

# Building Sector Carbon Footprint Reduction Summary

---

## Building Sector Change Summary

|   | <b>2007</b> | <b>2008</b> | <b>2009</b> | <b>2010</b> | <b>Total</b>      |
|---|-------------|-------------|-------------|-------------|-------------------|
| Electric Consumption Change (kWh)       | -566,840    | -587,571    | -193,403    | -441,632    | <b>-1,789,446</b> |
| % Electric Consumption Change           | -10.6%      | -11.0%      | -3.6%       | -8.2%       |                   |
| Natural Gas Consumption Change (Therms) | -11,376     | -12,826     | -18,273     | -24,649     | <b>-67,124</b>    |
| % Natural Gas Consumption Change        | -10.0%      | -11.3%      | -16.1%      | -21.7%      |                   |
| CO2 Change (Tons)                       | -599        | -531        | -240        | -485        | <b>-1,855</b>     |
| % CO2 Change                            | -10.0%      | -10.3%      | -4.5%       | -9.6%       |                   |



# Fleet Sector

---

## □ Data Inputs

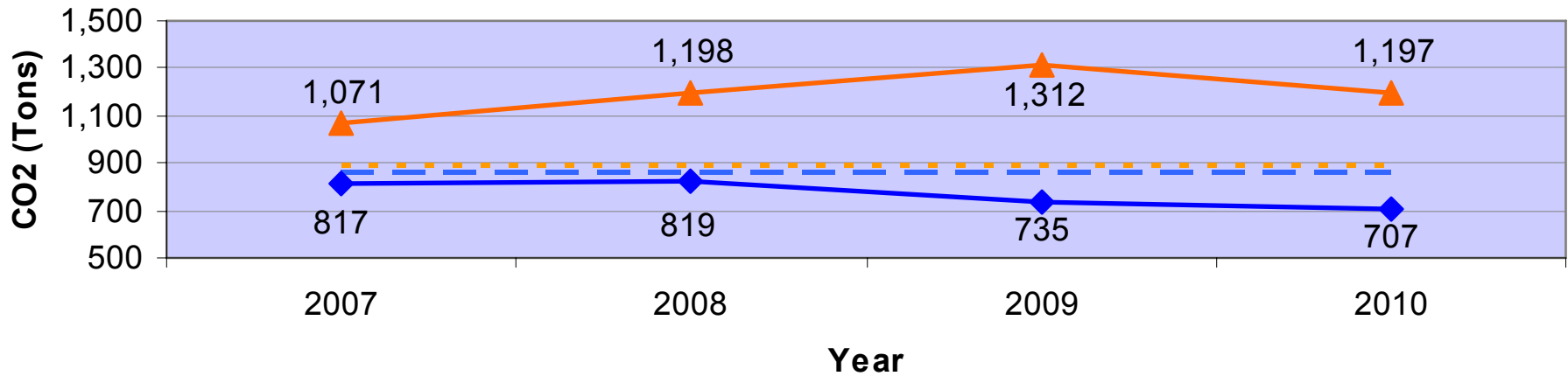
- Annual Gallons of Fuel Burned  
by Type of Fuel  
by Type of Vehicle/Equipment
- Annual Miles Driven

## □ Analysis

- Efficiency, not overall decrease
- Demand changes for vehicles

# Non-CyRide Fleet Sector Carbon Emissions

## Non-CyRide Fleet CO2 Emissions



—◆— Fleet Gasoline CO2 (tons)

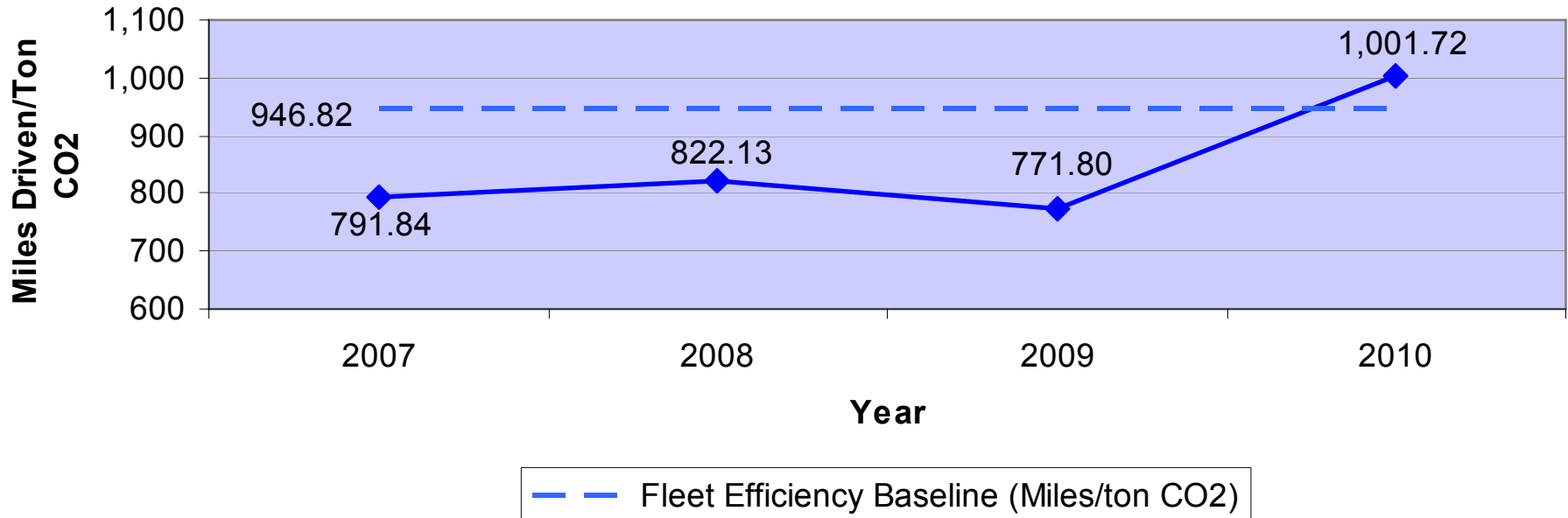
— — — — — Baseline Fleet Gasoline CO2 (tons)

—▲— Fleet Diesel CO2 (tons)

- - - - - Baseline Fleet Diesel CO2 (tons)

# Non-CyRide Fleet Sector Carbon Efficiency

Non-CyRide Fleet Efficiency in Miles/Ton CO2



# Non-CyRide Fleet Sector Fuel Consumption

---

## □ Increase in CO2

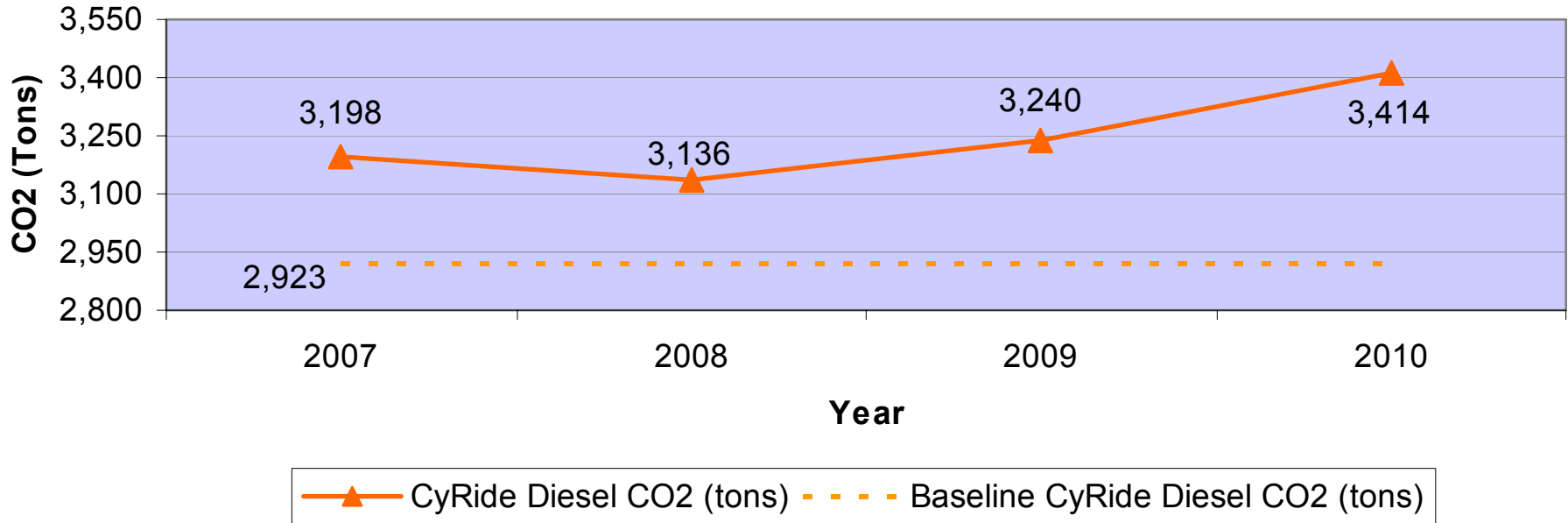
- More diesel usage
- Severe weather:
  - Baseline years averaged 25 inches of snow, 2007-2010 averaged 42 inches
  - July 2010 windstorm
  - August 2010 floods
  - More severe winters = more trucks to fill potholes

## □ Increase in Efficiency

- 2010: 15% increase in miles, only 9% increase in CO2

# CyRide Fleet Sector Carbon Emissions

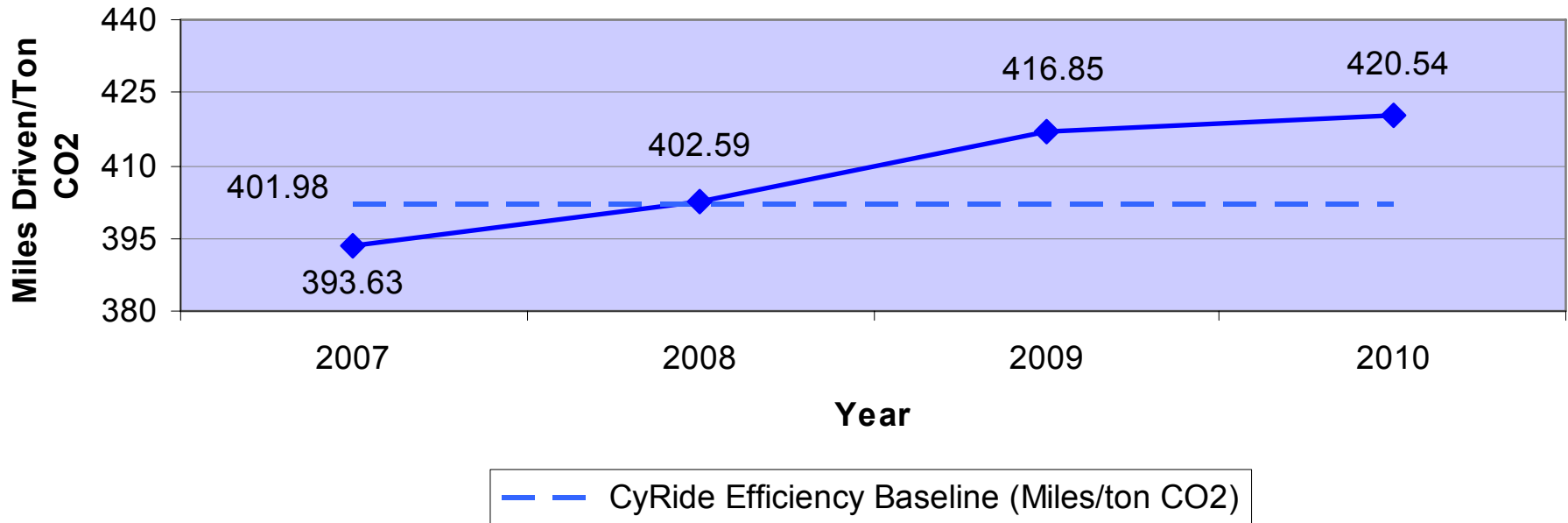
CyRide Diesel CO2 Emissions





# CyRide Fleet Sector Carbon Efficiency

CyRide Efficiency in Miles/Ton CO2



# CyRide Fleet Sector Fuel Consumption

---

## □ Increase in CO2

- More diesel usage: 323,000 gals. in 2010 vs. 267,000 gals. in 2002
- More gasoline usage: New minibuses in 2010 increased gas usage by 400%, but are more efficient

## □ Increase in Efficiency

- 2010: 26% increase in miles, only 21% increase in CO2

## □ Increase in Ridership

- 1.2 million more riders in 2010 than in baseline years (29% increase)

# Fleet Sector Carbon Footprint Reduction Summary

---

## Fleet Sector Efficiency Change Summary

|  | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>Total</u> |
|--|-------------|-------------|-------------|-------------|--------------|
| Non-CyRide Fleet CO2 Change From Baseline (Tons)                   | 136         | 265         | 295         | 152         | 675          |
| % Non-CyRide Fleet Efficiency (Miles/Ton CO2) Change From Baseline | -16.4%      | -13.2%      | -18.5%      | 5.8%        |              |
|  |             |             |             |             |              |
| CyRide CO2 Change From Baseline (Tons)                             | 275         | 213         | 317         | 609         | 808          |
| % CyRide Efficiency (Miles/Ton CO2) Change From Baseline           | -2.1%       | -0.2%       | 3.7%        | 4.6%        |              |

# Street Light Sector

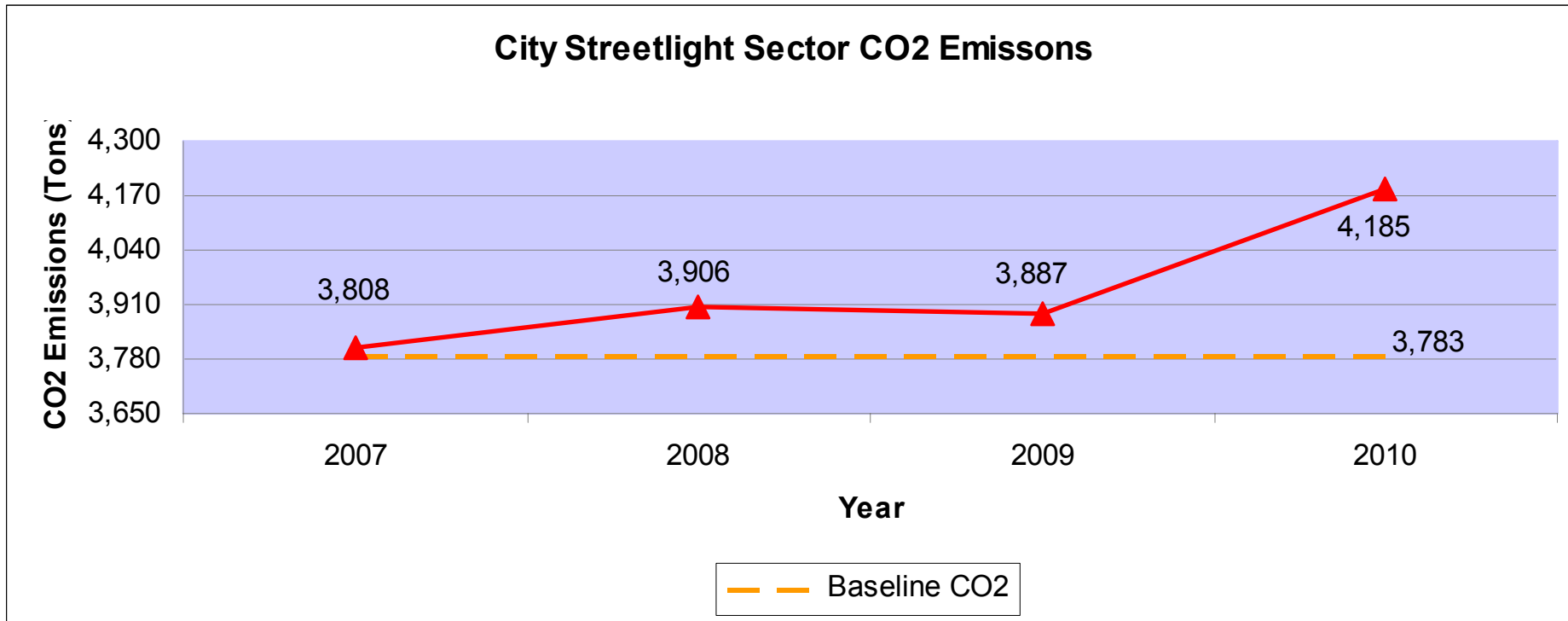
---

## □ Data Inputs

(Includes Traffic Signals, Streetlights, Sirens, Parks, & Pool)

- Annual kWh Consumed
- Annual Therms Consumed
- Number of Units in Service

# Streetlight Sector Carbon Footprint



# Streetlight Sector Carbon Footprint Reduction Summary

## Street Light Sector

| Qty. of Units in Service | BASELINE | 2007  | 2008  | 2009  | 2010  |
|--------------------------|----------|-------|-------|-------|-------|
| Sirens                   | 17       | 15    | 15    | 15    | 15    |
| Bookmobile Sites         | 5        | 5     | 5     | 5     | 5     |
| Parks                    | 30       | 31    | 31    | 32    | 32    |
| Traffic Signals          | 60       | 59    | 63    | 64    | 65    |
| Streetlights             | 5,899    | 6,148 | 6,150 | 6,176 | 6,211 |
| Pools                    | 1        | 1     | 1     | 1     | 1     |

## Street Light Sector

| CO2 (Tons)       | BASELINE | 2007  | 2008  | 2009  | 2010  |
|------------------|----------|-------|-------|-------|-------|
| Sirens           | 0        | 0     | 0     | 0     | 0     |
| Bookmobile Sites | 1        | 1     | 1     | 1     | 1     |
| Parks            | 128      | 165   | 169   | 159   | 164   |
| Traffic Signals  | 379      | 225   | 202   | 184   | 173   |
| Streetlights     | 3,225    | 3,365 | 3,482 | 3,492 | 3,501 |
| Pools            | 50       | 52    | 52    | 51    | 346   |
| Totals           | 3,783    | 3,808 | 3,906 | 3,887 | 4,185 |

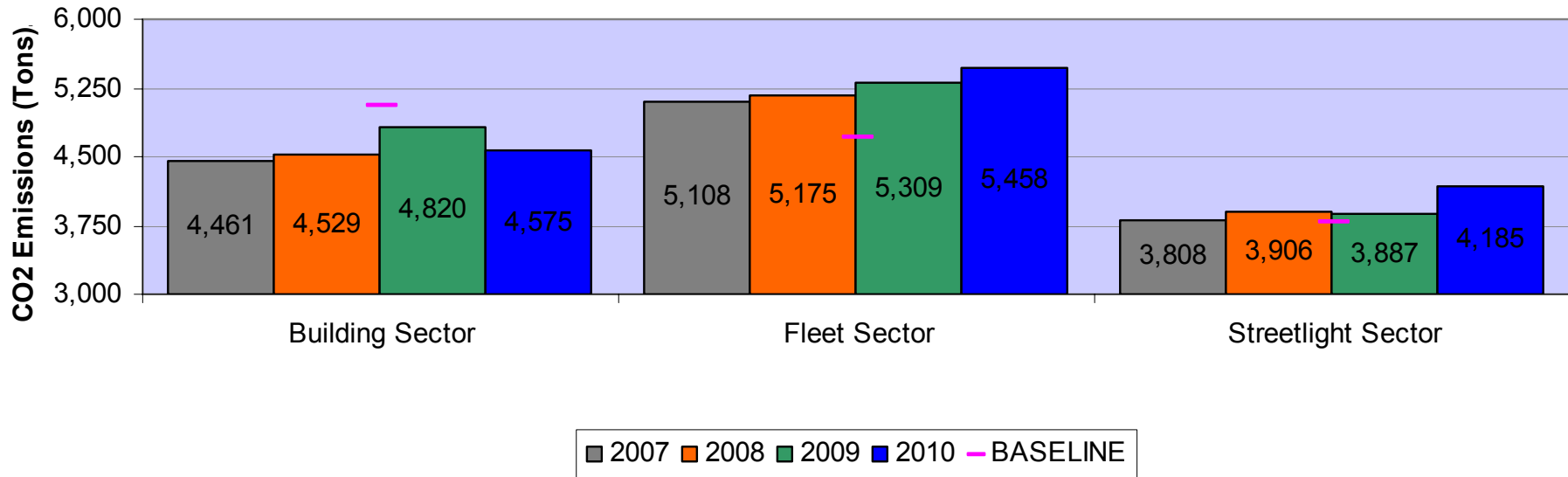
298 Tons CO2 Increase (2010)

10.6% CO2 Increase (2010)



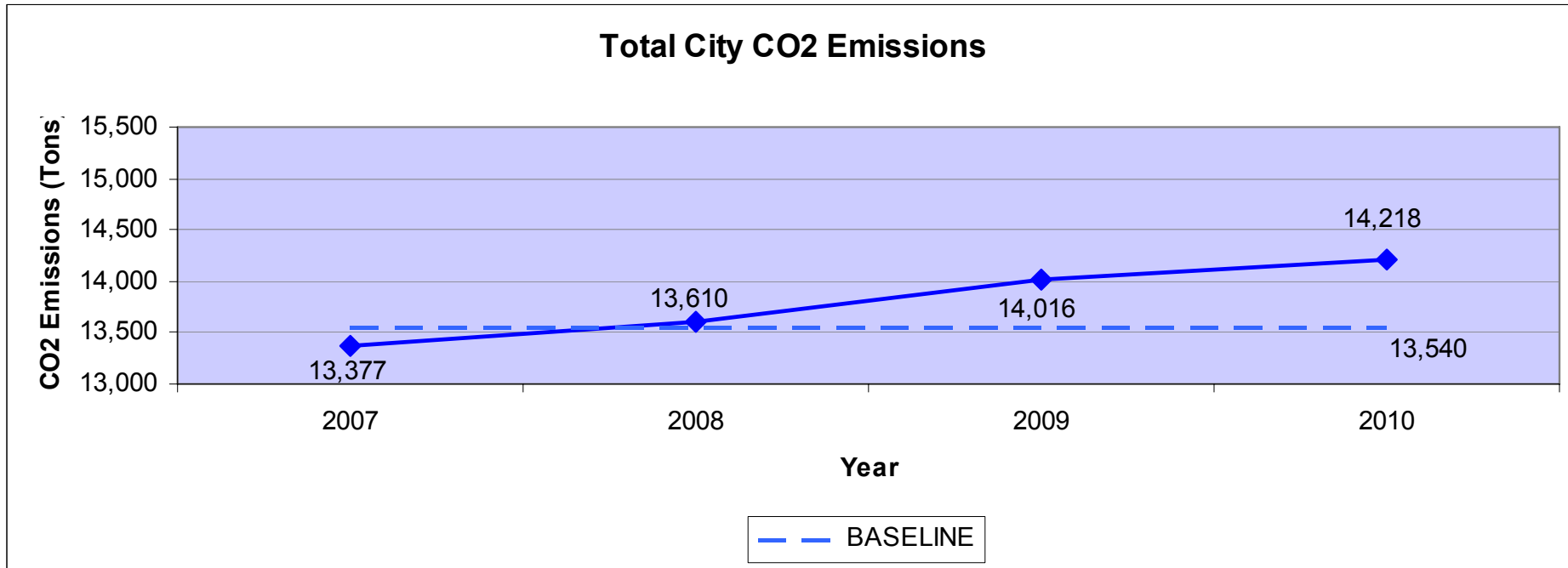
# Carbon Footprint by Sector

Total CO2 Emissions By Sector



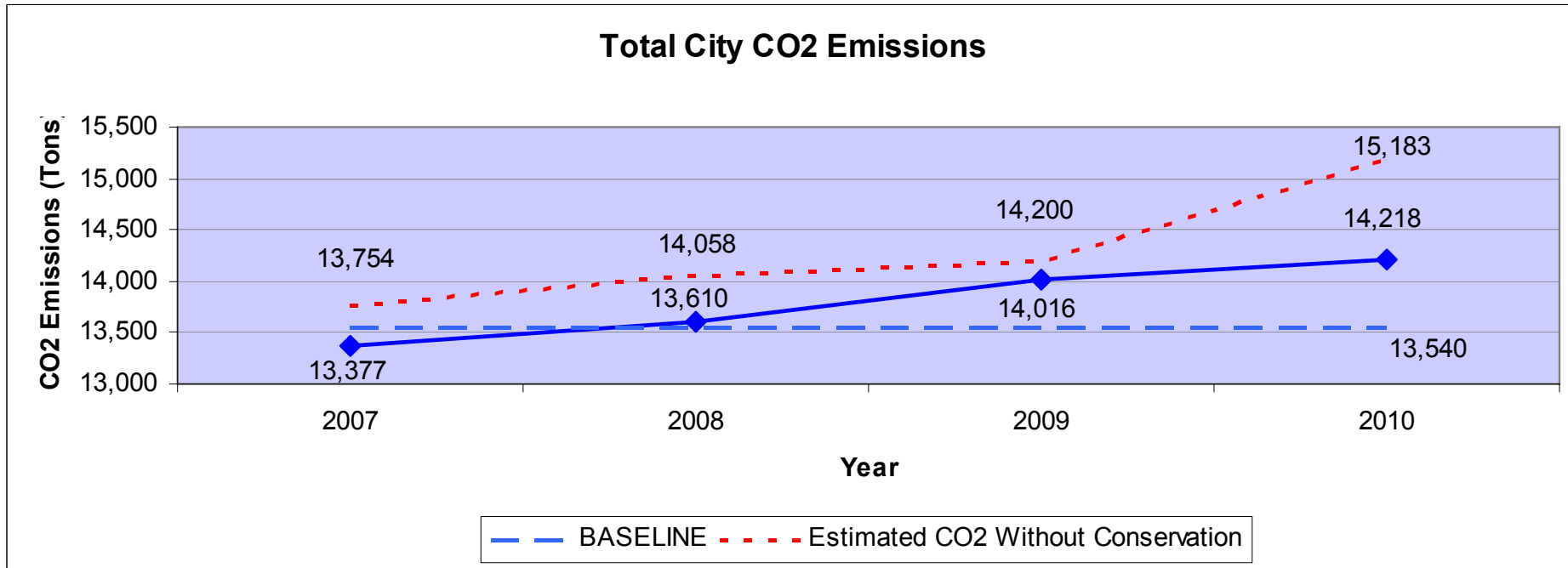
# City of Ames - Operations Total Carbon Footprint

---





# City of Ames - Operations Total Carbon Footprint



# City of Ames - Operations

## Total Carbon Footprint

---

- ❑ **Decrease in Building Sector CO2**
  - 9.7% reduction in 2010
- ❑ **Increase in Fleet Sector Efficiency**
  - 5.8% increase in non-CyRide vehicle efficiency
  - 4.6% increase in CyRide vehicle efficiency
- ❑ **Increase in Streetlight Sector CO2**
  - 7.8% increase due to more lights, Aquatic Center
  - This sector will be a challenge to make more efficient in the future.

# Improvements Planned for 2011 and Beyond

---

- ❑ Replacing lighting in Ice Arena, City Hall Gym
- ❑ Lighting conversions for Parks Office, Parks Maintenance, Cemetery
- ❑ Improved heating and cooling for Fleet building
- ❑ Improvements to ice systems in the Ice Arena

# Questions for Council to Consider

---

- ❑ Should our current goal be structured to measure carbon efficiency, not just total fuel use?
- ❑ How should we address new facilities that are added to the City?
- ❑ Is the Aquatic Center in the appropriate sector?

# Questions ?

---

THANK YOU



Prepared by

Brian Phillips  
Project Coordinator  
City of Ames  
515-239-5227  
bphillips@city.ames.ia.us

Paul Hinderaker, Director  
Fleet & Facilities  
City of Ames  
515-239-5521  
phinderaker@city.ames.ia.us



**COUNCIL ACTION FORM**

**SUBJECT: PARTIAL CLOSURE OF DEPOT PARKING LOT**

**BACKGROUND:**

As part of the statewide initiative to make Iowa a healthier place to live, Ames residents are welcome to join with thousands of other Iowans in several one-kilometer "Start Somewhere" walks at noon on Friday, Oct. 7. Local walkers will meet at various locations around the city, including Mayor Ann Campbell's Downtown "Start Somewhere Walk" that will begin at City Hall, 515 Clark Avenue. The Mayor's walk will loop around Downtown and end at the HyVee Drugstore at 500 Main Street.

HyVee Drugstore, along with other nearby businesses, would like to get involved in the Mayor's walk by providing information on healthy lifestyles and providing healthy snacks at the end of the walk. HyVee has made a request to Hubbell Realty to approve a partial closure of the Depot lot for this event. A representative of Hubbell Realty approved the request via email.

**ALTERNATIVES:**

1. Approve partial closure of the Depot parking lot from 11 a.m. to 2 p.m. on Friday, October 7, and waive parking meter fees in Lot N (east City Hall lot) from 11:30 a.m. to 1:30 p.m. for persons participating in the walk.
2. Deny partial closure of the parking lot.

**MANAGER'S RECOMMENDED ACTION:**

The City Council has authority to close all or a portion of the Depot parking lot, and generally has done so upon request of Depot tenants and approval by the property owner, Hubbell Realty.

Therefore, it is the recommendation of the City Manager that the Council adopt Alternative No. 1, thereby approving partial closure of the Depot parking lot from 11 a.m. to 2 p.m. on Friday, October 7.

## COUNCIL ACTION FORM

**SUBJECT: PURCHASE OF COMPUTER HARDWARE FOR SHARED PUBLIC SAFETY INFORMATION MANAGEMENT SYSTEM**

**BACKGROUND:**

The City, Story County and Iowa State University share a public safety information management system. The system includes computer aided dispatch, records management, and related criminal justice software. Representatives from Story County, the City of Ames and Iowa State University form a joint management group known as the MultiAgency Public Safety Group (MAPSG). A 28E Intergovernmental Agreement establishes the operations and funding of MAPSG with the City acting as the lead agency, hosting and maintaining software and hardware for the system.

In February of 2011, after a procurement process by MAPSG, the City Council approved the purchase of new public safety management software, OSSI public safety information management system, at a cost of \$419,543. Funding for the software includes \$210,065 from a U.S. Department of Homeland Security grant, \$30,000 from the E911 Board, \$61,900 from Story County (specifically to fund the jail software), and the remaining \$117,578 shared equally among the members. The member agencies also share the ongoing costs for the information management system.

In the spring of 2011, the MAPSG completed the purchase of the new information management system from OSSI. The first steps in the implementation of the OSSI system are the configuration, purchase, and setup of the servers and other computer hardware that will support the system. As staff worked on the implementation process, changes in the hardware configuration were identified that will improve the system's hardware redundancy and recoverability in the event of disasters.

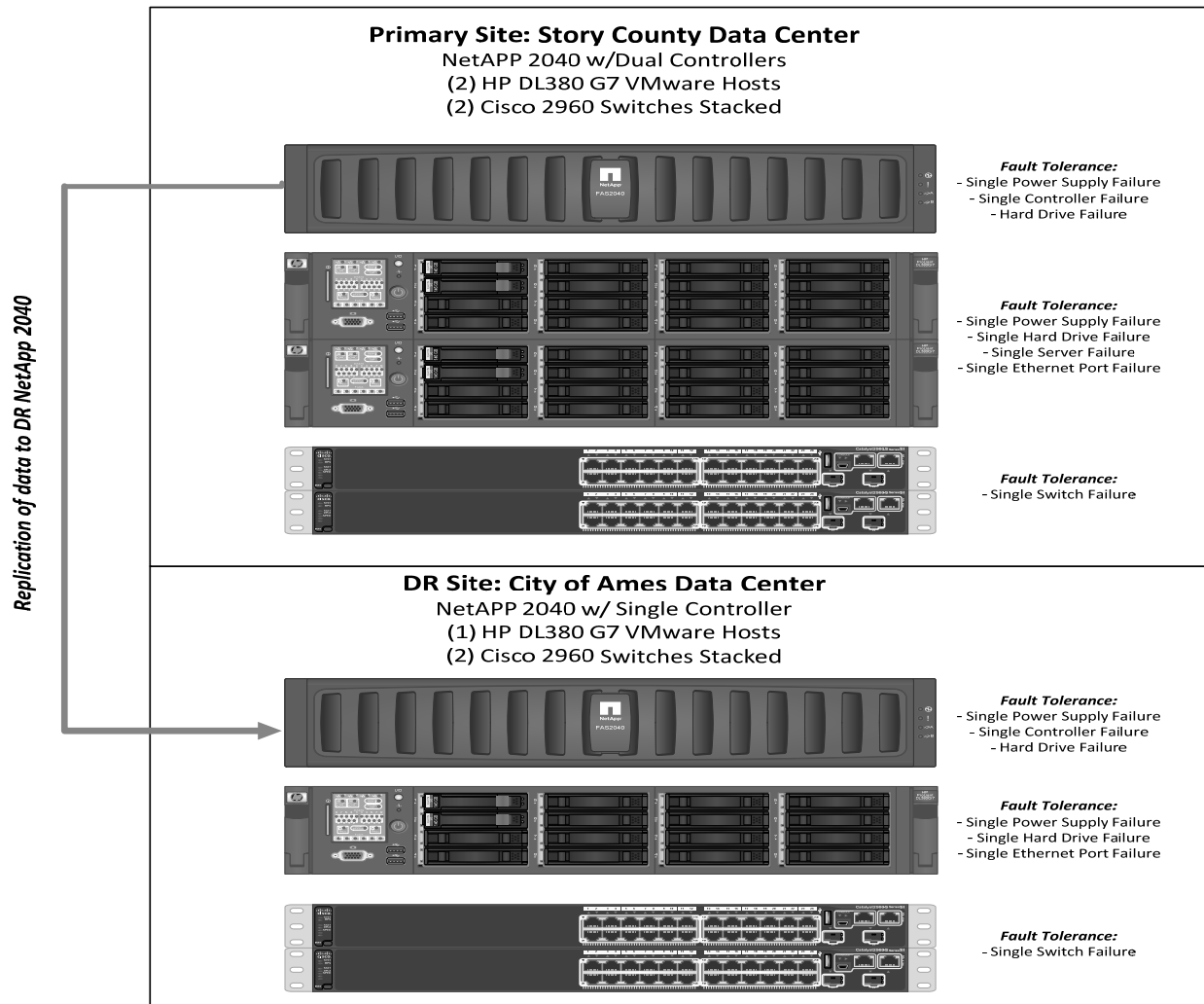
Improvements provided by the proposed new hardware include:

**Redundancy** - Protection against typical hardware and software failures that may cause parts of the system to fail. Examples include hard drive failure or power supply failure.

**Disaster Recovery** - Protection necessary to provide for rapid and orderly recovery from physical destruction or catastrophic failure of the public safety information management system. The servers will be housed in Nevada and Ames.

Changes in the hardware configuration provide the best possible coverage from both types of potential failures by housing two VMware® virtual servers, a NetApp® FAS2000 dual controller storage appliance, and two Cisco switches in Nevada, and a single VMware® virtual server, a NetApp® FAS2000 single controller storage appliance, and one Cisco switch in Ames. Day-to-day, the system would operate on the two VMware® servers in Nevada. This configuration would ensure that a power supply failure, a hard drive failure, or

a switch failure would likely have little effect on the operations of the system. Recovery would be immediate or within a few minutes. The total cost of the hardware required to implement these improvements is \$184,606.



MAPSG considered several other options that were less expensive. The first alternative eliminated the redundancy and cost \$17,000 less than this recommendation. The second alternative eliminated disaster recovery and cost \$54,100 less. After reviewing the options, MAPSG recommended the purchase of the full system with the greatest protection. The options and recommendation were presented to the chief officer of each of the law enforcement agencies and they accepted the recommendation.

This request seeks to allow the funds from the MAPSG depreciation account to be used to complete the purchase of the hardware and supporting software for this project. The depreciation funds were contributed equally by Ames, Story County, and Iowa State University to fund the replacement of the equipment that supports the current CAD system. The current balance in the depreciation fund is \$247,395. The purchase of this equipment meets the established, intended use of the depreciation account for MAPSG.



Purchase of this equipment will increase the ongoing costs because the expense for the next generation of equipment will be higher than originally budgeted. The increase will be shared equally by each of the involved agencies and will result in an estimated \$5,500 additional annual depreciation expense to each agency.

This request is to allow for the purchase of \$184,606 in additional equipment to support the redundancy and recoverability of the OSSI public safety information management system.

**ALTERNATIVES:**

1. Approve the purchase of \$184,606 in additional equipment to support the redundancy and recoverability of the OSSI public safety information management system.
2. Do not approve the purchase of \$184,606 in additional equipment to support the redundancy and recoverability of the OSSI public safety information management system.

**MANAGER'S RECOMMENDED ACTION:**

By approving the purchase of \$184,606 in additional equipment to support the redundancy and recoverability of the OSSI public safety information management system, the City is protecting against typical hardware and software failures and providing for the recovery from the physical destruction of some of the hardware components in the event of a disaster.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the purchase of \$184,606 in additional equipment to support the redundancy and recoverability of the OSSI public safety information management system.



## City Attorney's Office

---

515 Clark Avenue, P. O. Box 811  
Ames, IA 50010

Phone: 515-239-5146 • Fax: 515-239-5142

September 23, 2011

Honorable Ann H. Campbell, Mayor,  
and Members of the Ames City Council

Re: Minimum Assessment Agreement for Ames Community Development Park, 4<sup>th</sup> Addition

Dear Mayor Campbell and Members of the Council:

In 2009 the City established an urban renewal area and created a tax increment finance (TIF) district for an urban renewal project on South Bell Avenue. The City then entered into a development agreement with Dayton Park, LLC, to facilitate the developer's project to construct and market industrial buildings at below-market cost. The project is located in the Ames Community Development Park Subdivision, 4<sup>th</sup> Addition.

Under the terms of the 2009 development agreement with Dayton Park, the cost of constructing and financing the public improvements was to be abated by the increment in property taxes based on the progress in the project. The developer agreed to build speculative buildings of at least 10,000 square feet and with a taxable value of at least \$350,000 on lots that are 1.5 acres or less. The development agreement also provided that the parties would enter into a minimum assessment agreement for the larger lots. The minimum assessment would be place a taxable value for buildings of at least \$266,000 for each acre of each lot greater than 1.5 acres in size.

The attached minimum assessment agreement is drafted in accordance with Iowa Code Chapter 403, providing for urban renewal projects, and it incorporates the terms provided for in the development agreement between the City and Dayton Park. Additionally, the minimum assessment agreement includes a certification by the City Assessor that the actual value assigned to building improvements, exclusive of land, will not be less than \$266,000 per acre. The minimum assessment agreement will terminate once the debt issued by the City to pay for the construction of the public improvements at the project site is paid in full.

The minimum assessment agreement has been reviewed and approved by the City Assessor and by Dean Hunziker as manager of Dayton Park, LLC. I recommend approval.

Yours truly,

Douglas R. Marek  
City Attorney

c: Greg Lynch, Duane Pitcher

---

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

Prepared by: Douglas R. Marek, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010 [dmarek@city.ames.ia.us](mailto:dmarek@city.ames.ia.us) Ph. 515-239-5146  
Return recorded document to: Ames City Clerk, 515 Clark Avenue, Ames, IA 50010

---

**MINIMUM ASSESSMENT AGREEMENT**

This MINIMUM ASSESSMENT AGREEMENT, dated as of this \_\_\_\_ day of September, 2011, by and among the CITY OF AMES, IOWA (hereinafter "City"), DAYTON PARK, LLC, an Iowa limited liability corporation (hereinafter "Developer"), and the CITY ASSESSOR FOR CITY OF AMES, IOWA (hereinafter "Assessor").

WITNESSETH:

WHEREAS, on or about February \_\_\_\_, 2009, City and Developer have entered into a Development Agreement for Ames Community Development Park Subdivision 4<sup>th</sup> Addition (the "Agreement") regarding certain real property located in City; and

WHEREAS, it is contemplated that pursuant to said Agreement, Developer will undertake the redevelopment of property within City and within the Ames Community Development Park Subdivision 4<sup>th</sup> Addition (hereinafter referred to as "Property") which is described on the attached Exhibit 1; and

WHEREAS, pursuant to Section 403.6 of the Code of Iowa, as amended, City and Developer desire to establish a minimum actual value for the improvements to be constructed or placed upon the Property by Developer pursuant to the Agreement, which shall be effective upon substantial completion of such improvements and from then until this Agreement is terminated pursuant to the terms herein and which is intended to reflect the minimum actual value of such improvements, exclusive of the value of the unimproved land; and

WHEREAS, City and the Assessor have reviewed the preliminary plans and specifications including the restrictive covenants applicable to the improvements contemplated to be erected.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. For all lots greater than 1.5 acres in size, the Assessor shall establish an assessment on buildings that are constructed on said lots at a taxable value of at least \$266,000 per acre.

This minimum assessment requirement will terminate once the debt issued by the City to pay for the Public Improvements has been paid off.

2. Nothing herein shall be deemed to waive Developer's rights under Iowa Code Section 403.6(19), as amended, to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Developer seek to reduce the actual value assigned below the Minimum Actual Value established herein during the term of this Agreement.
3. In the event that any portion of the Property is taken through the exercise of the power of eminent domain, the Minimum Actual Value shall be reduced by the same proportion as the value of the portion of such Property so taken bears to the value of such Property in its entirety immediately prior to such taking.
4. This Minimum Assessment Agreement shall be promptly recorded by Developer with the Recorder of Story County, Iowa. Developer shall pay all costs of recording.
5. Neither the preambles nor provisions of this Minimum Assessment Agreement are intended to, or shall be construed as, modifying the terms of the Agreement between City and Developer.
6. This Minimum Assessment Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be signed by their authorized representatives as of the date first above written.

**CITY OF AMES, IOWA**

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

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

STATE OF IOWA, STORY COUNTY ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_\_ adopted by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

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

**DAYTON PARK, L.L.C.**

By: \_\_\_\_\_  
Dean E. Hunziker, Manager

STATE OF IOWA, COUNTY OF STORY, SS:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me the undersigned, a Notary Public in and for said state, personally appeared Dean E. Hunziker, to me personally known, who, being by me duly sworn, did say that he is the manager of said LIMITED LIABILITY COMPANY executing the foregoing instrument; that NO SEAL has been procured by the said limited liability company; that said instrument was signed on behalf of said limited liability company by authority of its managers and the said Dean E. Hunziker acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

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

**CERTIFICATION OF ASSESSOR**

The undersigned, having reviewed the plans and specifications for the improvements to be constructed upon the land described in Exhibit 1, and the market value assigned to such improvements, and being of the opinion that the minimum market value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows: The undersigned Assessor, being legally responsible for the assessment of the Property described in Exhibit 1 hereto, upon completion of improvements to be made on it and in accordance with the Minimum Assessment Agreement, certifies that the actual value assigned to building, equipment and other improvements (exclusive of the value of the unimproved land) upon completion on lots greater than 1.5 acres in size shall not be less than Two Hundred Sixty-six Thousand Dollars (\$266,000.00) per acre, until termination of this Minimum Assessment Agreement pursuant to the terms hereof.

Date: \_\_\_\_\_, 2011

\_\_\_\_\_  
Gregory P. Lynch, Ames City Assessor

STATE OF IOWA, COUNTY OF STORY, SS:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory P. Lynch, Ames City Assessor, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

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

## Staff Report

**PLANNING BASE UPDATE**

September 27, 2011

**BACKGROUND:**

In December, 2009, the Planning and Housing Department presented a staff report to the Ames City Council that reviewed the population, housing, and employment metrics for Ames and compared them to the expectations of the Land Use Policy Plan. The results of that report were that population growth in Ames exceeded where the LUPP anticipated we would be at that time.

At the August 16, 2010 City Council meeting, the Council adopted as one of its priorities, an update to the “Planning Base” chapter of the LUPP. The Council recognized that the first part of this chapter is primarily the factual data that the policy portions of the plan are based upon. These data would be applicable to, and provide guidance for, the development of future policy amendments and potential major updates. This update is intended to reflect the growth that has occurred in the City since the 1997 adoption of the LUPP. While the 2009 report was based on Census Bureau estimates, **this update reflects the data available from the 2010 Census.**

Attached to this memo is a draft of proposed changes to the first 11 pages of Chapter One -“Planning Base” of the Land Use Policy. These changes reflect the updated 2010 information on population, housing, and employment. They also reflect recent changes in policy due to other actions of the City Council such as the approval of a new Zoning Ordinance in 2000, the adoption of the Ames Urban Fringe Plan in 2006, and the changes to the allowable growth areas and capital investment strategy in 2011. **The changes are found only in the first half of Chapter One -“Planning Base” and are not intended to amend the existing goals and policies of the LUPP, which are found in the second half of Chapter One.**

**SUMMARY OF PROPOSED CHANGES**Population

The attached amendments compare population growth of Ames to Story County and the State of Iowa. The current LUPP compares growth in Story County to the more rural counties to the west and north of Story County, as well as Polk County to the south. This comparison is continued and expanded to include all the metro counties of the Des Moines metropolitan area. On the whole, population growth in Ames and Story County has greatly outpaced the rural counties to the north and west (mirroring statewide trends). In addition, population growth in Story County has matched that of the metro counties to the south (except for Dallas County, which grew 62 percent in the past decade).

In planning for the physical development of the City, it is important to have some insight into what the future size of the population will be<sup>1</sup>. The population “targets” prepared for the 1997 LUPP have proven to be too conservative. This was due, to a large degree, on the assumption that enrollment at Iowa State University would remain flat at 1997 levels. **For this proposed update to the LUPP, a total of seven projections were done, which provide a range of future population from 61,270 to 74,424 to the year 2030.**

Each projection was made using different historic benchmarks and assumptions of future Ames and ISU growth. At the upper end, the assumptions are that both Ames and ISU will grow at the rate they have achieved in the period 1997 to 2010. At the lower end, the assumptions are that Ames will grow at the rate it has since 1997 but that ISU enrollment will remain flat at current numbers. **This approach to provide a range of population projections based on scenarios of historic trends projected into the future is a departure from the current LUPP policy of selecting a “targeted” population.**

### Housing

The proposed amendments also look at housing growth in Ames from 2000 to 2010. The data compare total housing units in Ames, changes in owner-occupied and renter-occupied rates, vacancies and occupancy rates, and household size. A further examination is made of the change in the housing stock in that same period, i.e., what is the composition of housing types now compared to 2000. The data indicate that new apartment structures accounted for the largest increase in housing units.

Housing projections are included in the current LUPP Planning Base and are updated to reflect the low and the high population projections noted above. These projections assume a slightly declining number of persons per household and a stable occupancy rate. For the most part, total housing units is a direct function of population, minus those in group quarters and institutions.

Also included in this section is a projection of new housing types needed to accommodate the population projections. **Based on current trends, between 702 and 3,108 new single-family detached homes will be needed by 2030.** These projections of needed housing types were made for the low and the high end of the population projections. However, it should be noted that the ratio of multi-family to single-family units may be affected at the lower population projection because the lower level assumes a flat ISU enrollment.

---

<sup>1</sup> It should be noted that the current population projections, as well as the housing and employment projections that are found in the Land Use Policy Plan, were prepared by RM Plan Group, the consultant for the LUPP. These projections were done using proprietary methods for which the background report of the LUPP provides little information. Staff prepared projections for this update using a linear regression model and available historic data.

### Employment

The section in the proposed Planning Base amendments dealing with employment looks at changes in the occupational make-up of the Ames labor force from 2000 to 2009 based on available census data. Iowa Workforce Development data provides a snapshot of the size of the civilian labor force and employment rates in Ames. The situation is not much different than from the 2009 analysis—employment growth in Ames has not increased at the same rate as the population. The number of employed residents of Ames who are working increased 10 percent in the past decade compared to population growth in that same period of 15.7 percent.

Staff believes it might be useful to measure the current level and makeup of employment in the community. This type of information can allow the City Council to establish a target for certain types of employment sectors and monitor our progress towards reaching them as each update occurs. This information can also help us determine whether a sufficient amount of land area is available to accommodate the desired employment types.

However, given the fact that employment is influenced by such factors as local, state, and federal policies, the national and state economy, the segment of the population that is growing (students, retirees, etc.), and the success of economic development recruitment efforts, it is difficult to project this type of employment data through 2030. Furthermore, the background information of the Land Use Policy Plan provides little information to allow us to repeat the employment projections that were done in 1994. **Therefore, the City Council should decide whether employment projections still belong in the LUPP. If the City Council believes that a new set of employment projections would be useful, staff can work with appropriate technical experts to develop these projections. For now, the original employment projections remain in the plan.**

### Physical Expansion of the City

The amendments also include a summary of the growth of the corporate boundaries of the City through annexations since 1997. These comprise 2,164 acres, including the recent Rose Prairie annexation. It is important to note that capacity of the three allowable growth areas reflected in the LUPP can accommodate even the greatest of the prepared population projections.

### **NEXT STEPS**

If the City Council finds the attached amendments to the LUPP worthy of further consideration and gives direction regarding employment projections, staff will then process these LUPP amendments through the Planning and Zoning Commission with the required public hearing.



***CHAPTER ONE***  
***PLANNING BASE***

## DEVELOPMENT TRANSITIONS

**Major Growth Influences.** While many factors have contributed to Ames' development, three influences in particular have had a significant impact on the growth and composition of the community. These three influences are the railroad, the university, and regionalization of the economy. Each of these influences is important in understanding the precedents for change in the community and their implications for future development.

Railroad Influence. The first identified non-Indian settlers were the Reverend I.H. Rees and George H. Crossly who constructed home sites near Squaw Creek in 1854. Five years later, Iowa State Agricultural College was located further west of Squaw Creek. In 1864, the site of present-day Ames was laid out and a plat was recorded in 1865. The town was originally established as a railroad stop and named for Oakes Ames, a proprietor of the Cedar Rapids and Missouri River Railroad.

The railroad guided the early development pattern of Ames. Major streets and buildings paralleled the east-west route of the tracks. Most of the earlier, commercial sites were located near the railroad depot in establishing what is now Downtown.

The rich farmland surrounding Ames became a major producer of cash crops. The railroad provided the early means for delivering crops to market. The railroad also connected people with the nearby growth of the Agricultural College.

University Influence. Founded in 1859, Iowa State Agricultural College (now Iowa State University) was established to provide higher education opportunities and research in agricultural sciences. The campus originally stood alone and there was no physical connection with Ames. In 1891, the Ames and College Railroad, also known as "The Dinkey," began regular transit service between the campus and Downtown.

Enrollment at the College and the City's population remained modest until 1940. World War II created a prosperous new economy and a higher demand for professional training. Returning "G.I.'s" were offered incentives to enter college. Population in Ames increased from 12,555 in 1940 to 22,898 in 1950, driven in part by increased enrollment at Iowa State.

A second surge in the City's population occurred between 1960 and 1970 when it increased from 27,003 to 39,505. An enrollment increase of nearly 10,000 at ISU during the period accounted for 80 percent of the City's population change. The surge in enrollment created a housing shortage at the campus with the result that residents of Ames opened their homes to students. In helping meet the housing crisis, the City altered zoning in portions of its older single-family areas near Downtown to permit replacement by multi-family housing. The code was later changed to limit multi-family housing in the area due to concerns over the incompatibility of the larger structures on the historic character of these older neighborhoods.

Enrollment growth of ISU attracted commercial activities in the present location of Campustown. Expansion of large-scale multi-family housing occurred nearby. Development filled in the area surrounding the primary campus. "The Dinkey" was replaced by the automobile and Lincoln Way as the primary connection between the campus and Downtown.

Growth and advancement at ISU also attracted the establishment of three national laboratories in Ames. The National Animal Disease Center was established in 1961. The National Veterinary Services Laboratory, originally part of the National Animal Disease Center, became its own agency in 1978. The National Soil Tilth Laboratory was established in 1989. The combination of these labs with the University created a major teaching and research center that now employs approximately 47 percent of the 25,000 - plus workforce in Ames.

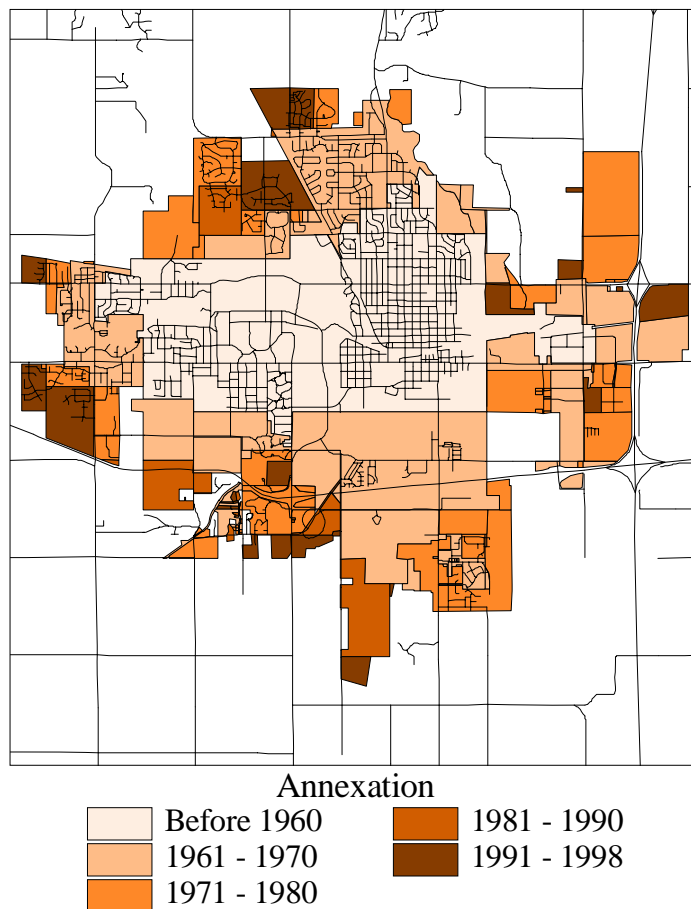
Regionalization of the Economy Influence. Enrollment at ISU stabilized between 1980 and 1990; however, the City's population continues to increase moderately. This population increase is due largely to regional influences in the economy that mark a new development era. The combining of the greater Des Moines and Ames economies is creating new growth and diversification. The presence of Interstate 35 links the two urban areas with convenient access. The recent emergence of major employment centers and residential areas along the I-35 corridor is evidence of the economy's regionalization. Evidence of the linkage within Ames can be found in the presence of new regional retail activities associated with the South Duff Avenue and Hwy. 30 connections. This regionalization of the economy provides both a new direction and composition for the development of Ames.

**Annexation.** Since its incorporation in 1869, Ames has experienced major expansion of its boundaries in accommodating growth. The first annexation occurred in the early 1890's when the City expanded to include the Iowa State campus and surrounding area. In 1930, the City still had a relatively compact configuration, which included the original urban core and ISU. The incorporated area consisted of 3,116 acres and a population of 10,261 or a population density of 3.3 persons per acre. Since then, there have been ~~three~~ four periods of major annexation.

In 1950, the City expanded north and west in including the suburbs that were required to meet the population surge after WWII. The incorporated area consisted of 3,982 acres and a population of 22,898 or a population density of 5.8 persons per acre.

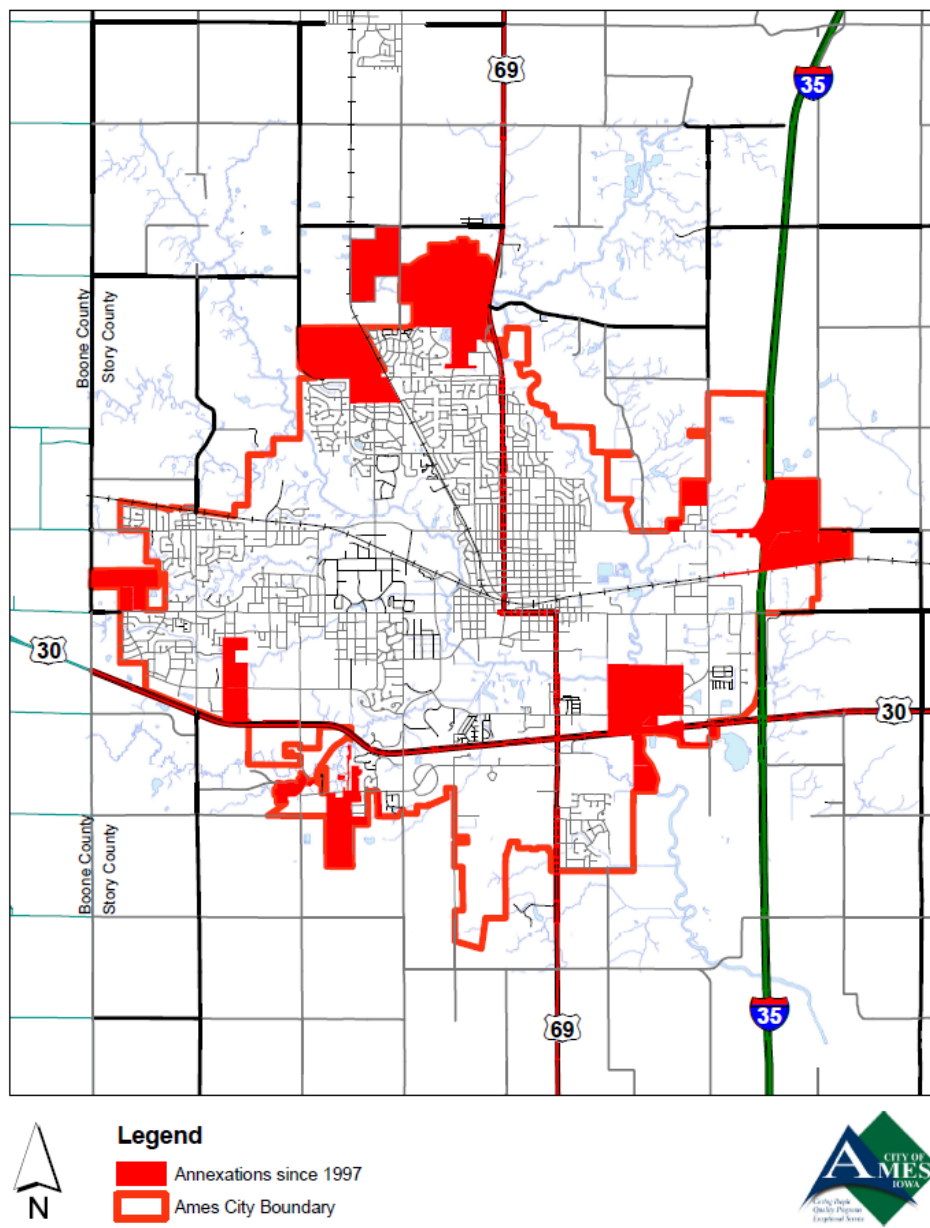
In 1975, the City undertook its largest annexation to meet a second major surge in population. Expanding in all directions, but especially to the south, the City annexed 5,620 acres. The incorporated area consisted of 9,602 acres and a population of 43,561 or a population density of 4.5 persons per acre.

In 1994, the City consolidated its boundaries in annexing several new suburban developments. The incorporated area consisted of 10,271 acres and a population of 47,198 or a population density of 4.6 persons per acre.



Since 2000, annexations to the north of Ames have occurred to allow for residential development and for recreational purposes. Part of this was a response to the demand for housing and the

unavailability of areas in the southwest for immediate development. Although the southwest was considered the priority growth area, the LUPP was amended to allow for the annexation of “near term lands,” which became the Northridge Heights development. By 2010, the area of the City had grown to 15,681 acres, including 2,164 acres since 1997. With a population of 58,965 in 2010, the gross density of the City is 3.76 persons per acre. The map below shows the areas annexed since the adoption of the Land Use Policy Plan.



**Planning Area.** Since 1930, Ames has increased in land area by 400 percent, adding approximately 9,300 acres through annexation. Between each annexation, the City has filled its boundaries. The degree of development between annexations has varied moderately based on comparison of population densities

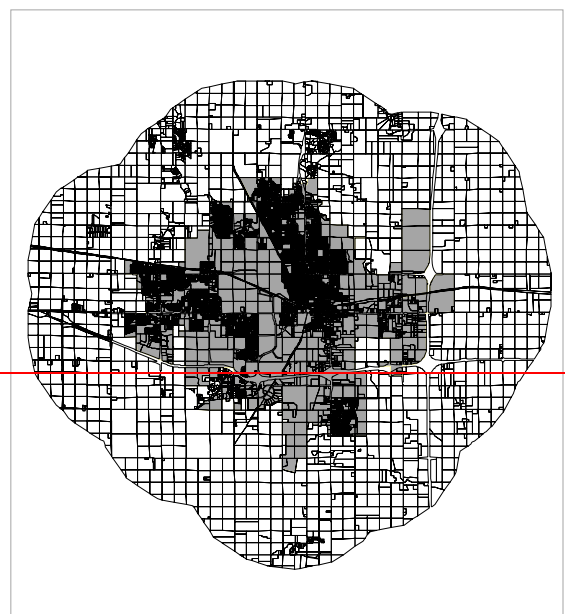
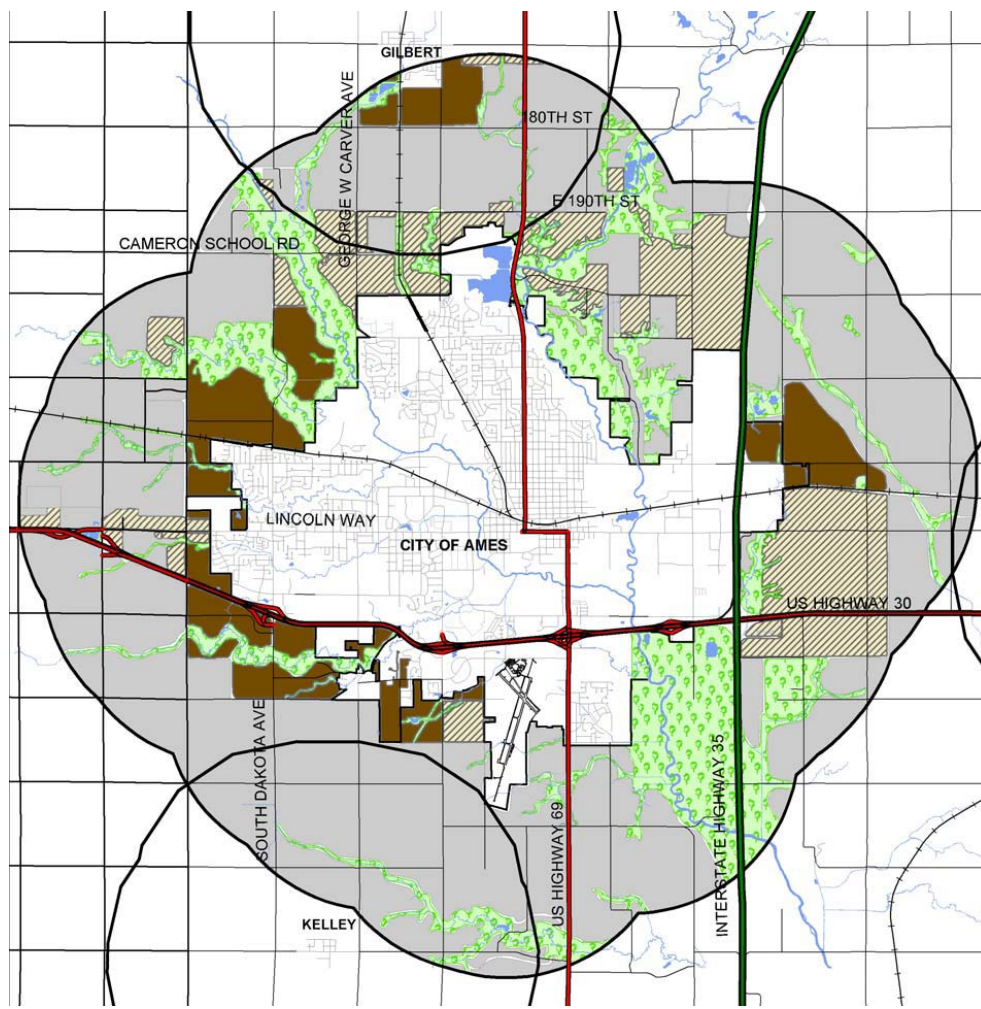
The unincorporated area adjacent to the City is important to the growth of Ames both in terms of future annexation and development compatibility. A *Planning Area* has been designated for addressing growth opportunities and development compatibility for the City. As of 1994, the

Planning Area, exclusive of the City, encompassed an area of 43,837 acres and a population of approximately 2,500 or a population density of 0.6 persons per acre. In 2006, Ames, Gilbert, and Story County adopted the Ames Urban Fringe Plan. This document defined the planning area as the two-mile area around the Ames corporate limits as those limits existed at that time. The Plan identified those areas in which the City is expected to grow into during the life of the Plan (to the year 2030). The policies of the Plan for these areas, known as the Urban Services Areas, will not allow for development unless and until the area is annexed and full City infrastructure and services are installed.

The Plan also identified those areas in which the City is not expected to grow in the long term, shown as Rural Service and Agricultural Conservation Areas. The policies of the Plan support only development that is consistent with the long-term preservation of the county's agricultural resources.

A third area of the Plan is the Rural/Urban Transitional Areas. These areas may be developed without being incorporated into the City but they will be designed so that if annexed, they will seamlessly be integrated into Ames. The policies of the Rural/Urban Transitional Areas may, in some areas, require development to city densities with full city infrastructure. Other areas may be allowed to develop with somewhat lesser densities and infrastructure.

The policies of the Ames Urban Fringe Plan are a departure from the expectations of the Land Use Policy Plan as it was adopted in 1997. The LUPP envisioned significant development of the rural areas outside the City limits—the policies of the Ames Urban Fringe Plan require most development on the periphery of the City to first be annexed, to be built to urban densities, and with full extensions of city services.



Planning Area

## GROWTH DETERMINANTS

**Regional Setting.** The table below shows the estimated population in 1997 as well as that of the decennial census years of 2000 and 2010. The percent change of population from 2000 and 2010 are also shown. Also shown are the population change for Ames, Story County, and Iowa. The growth rate of Ames exceeds the growth rate of Story County and of Iowa.

### POPULATION: LOCAL

|                       | <u>Ames</u>   | <u>Story County</u> | <u>Iowa</u>      |
|-----------------------|---------------|---------------------|------------------|
| <u>1997 (est)</u>     | <u>48,238</u> | <u>74,922</u>       | <u>2,854,396</u> |
| <u>2000</u>           | <u>50,731</u> | <u>79,981</u>       | <u>2,926,324</u> |
| <u>2010</u>           | <u>58,965</u> | <u>89,542</u>       | <u>3,046,355</u> |
| <u>2000-10 change</u> | <u>15.7%</u>  | <u>11.6%</u>        | <u>4.1%</u>      |

It is also useful to compare Ames's population to that of the surrounding counties of Story, Boone, Hamilton, Hardin, Marshall, and Polk counties. The more rural counties of Boone, Hamilton, and Hardin have lost population or growth has been flat. The more populous counties of Marshall and Polk have grown. However, while the Polk County growth rate exceeds that of Story County, the growth rate of Ames exceeds that of Polk County. These trends are reflective of statewide and national trends of urban migration.

### POPULATION: NON-METRO REGIONAL

|                       | <u>Boone</u>  | <u>Hamilton</u> | <u>Hardin</u> | <u>Marshall</u> |
|-----------------------|---------------|-----------------|---------------|-----------------|
| <u>1997 (est)</u>     | <u>26,179</u> | <u>16,040</u>   | <u>18,492</u> | <u>38,776</u>   |
| <u>2000</u>           | <u>26,224</u> | <u>16,438</u>   | <u>18,812</u> | <u>39,311</u>   |
| <u>2010</u>           | <u>26,306</u> | <u>15,673</u>   | <u>17,534</u> | <u>40,648</u>   |
| <u>2000-10 change</u> | <u>0.3%</u>   | <u>-4.7%</u>    | <u>-6.8%</u>  | <u>3.4%</u>     |

Following the 2000 census, Ames exceeded the population threshold of 50,000 persons, allowing Story County to become a Metropolitan Statistical Area. Below are data showing the population growth of the adjacent Des Moines metropolitan counties of Polk, Dallas, Warren, Madison, and Guthrie. Story County grew at a rate comparable to Polk, Warren, and Madison counties. However, all were outpaced by the growth of Dallas County.

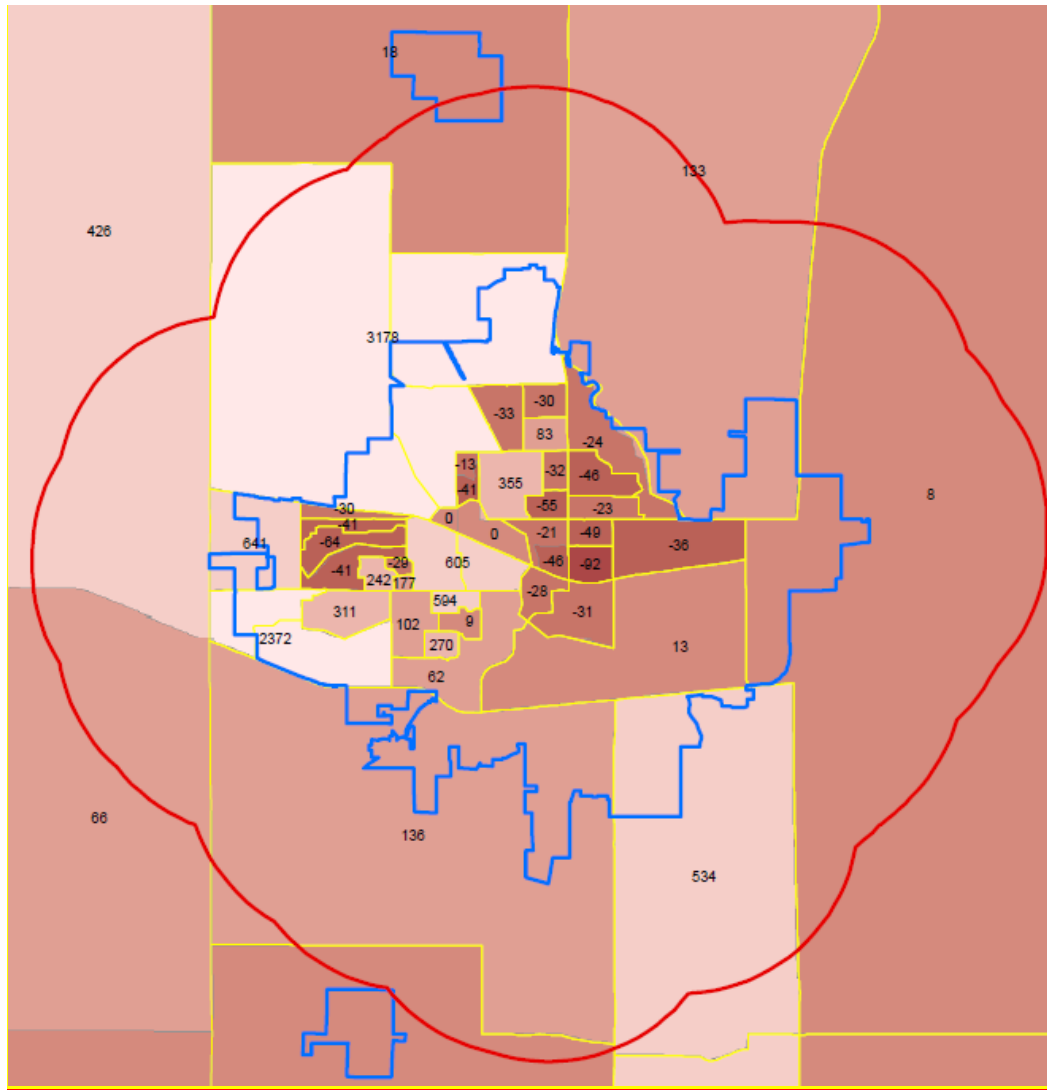
### POPULATION: METRO REGIONAL

|                       | <u>Polk</u>    | <u>Dallas</u> | <u>Warren</u> | <u>Madison</u> | <u>Guthrie</u> |
|-----------------------|----------------|---------------|---------------|----------------|----------------|
| <u>1997 (est)</u>     | <u>356,245</u> | <u>35,783</u> | <u>39,784</u> | <u>13,740</u>  | <u>11,474</u>  |
| <u>2000</u>           | <u>374,601</u> | <u>40,750</u> | <u>40,671</u> | <u>14,019</u>  | <u>11,353</u>  |
| <u>2010</u>           | <u>430,640</u> | <u>66,135</u> | <u>46,225</u> | <u>15,679</u>  | <u>10,954</u>  |
| <u>2000-10 change</u> | <u>14.6%</u>   | <u>62.3%</u>  | <u>13.6%</u>  | <u>11.8%</u>   | <u>-3.5%</u>   |

Within the corporate limits of Ames and its fringe area, data from the US Census Bureau can help determine where that population increase has occurred. Data at the block and block group level comparing 2000 and 2010 population were obtained. The bulk of the population growth occurred in a single block group in the northwest of Ames and one in the southwest, accounting for a combined increase of 5,550 persons. Population growth in the northwest was facilitated by the annexation and development of the "near term lands." Growth in the southwest followed the rezoning and development of the many high-density residential structures there. An additional 534 persons were found in a block group in southeast Ames following several high-density



residential construction projects there, too. The data also show a net loss of between 13 and 64 persons in selected block groups. These are clustered mostly near the center of the city and are likely due to demolition of obsolete structures and conversions of multi-family to single-family structures.



### Housing Changes

The table below shows the changes in housing, as measured by the decennial census of 2000 and 2010. The total number of housing units rose by 27.3 percent. This rate of housing growth exceeded the growth of population, resulting in two outcomes noted below in the table: a slight decrease in the occupancy rate (i.e., a higher vacancy rate) and a decrease in the number of persons per household.

#### HOUSING: TOTAL AND OCCUPANCY

|                              | <u>2000</u>   | <u>2010</u>   | <u>2000-10<br/>Change</u> | <u>2000-10<br/>Change %</u> |
|------------------------------|---------------|---------------|---------------------------|-----------------------------|
| <u>Total Housing Units</u>   | <u>18,709</u> | <u>23,876</u> | <u>5,119</u>              | <u>27.3%</u>                |
| <u>Total Occupied Units</u>  | <u>18,045</u> | <u>22,759</u> | <u>4,674</u>              | <u>25.8%</u>                |
| <u>Total Vacant Units</u>    | <u>664</u>    | <u>1,117</u>  | <u>445</u>                | <u>66.2%</u>                |
| <u>Owner-Occupied Units</u>  | <u>8,326</u>  | <u>9,703</u>  | <u>1,366</u>              | <u>16.4%</u>                |
| <u>Renter-Occupied Units</u> | <u>9,719</u>  | <u>13,056</u> | <u>3,308</u>              | <u>33.9%</u>                |

|  |              |              |  |  |
|--|--------------|--------------|--|--|
| <u>Housing Occupancy Rate</u>                            | <u>96.5%</u> | <u>95.3%</u> |  |  |
| <u>Average Household Size (persons per housing unit)</u> | <u>2.30</u>  | <u>2.25</u>  |  |  |
| <u>Average Household Size: Owner-Occupied</u>            | <u>2.52</u>  | <u>2.40</u>  |  |  |
| <u>Average Household Size: Renter-Occupied</u>           | <u>2.11</u>  | <u>2.13</u>  |  |  |

The available data on housing unit types show a shift in the types of housing structures. The number of units that are in three- and four-unit buildings decreased nearly 30 percent. Other decreases in housing types are in the categories of duplexes and mobile homes.

The number of housing units in larger apartment or condominium buildings, however, has greatly outpaced single-family units. The number of housing units in buildings that contain more than 20 units increased 54 percent. An even greater increase in housing units is found in structures containing between 10 and 19 units, which increased over 72 percent.

#### **HOUSING: UNIT TYPE**

|                            | <u>2000<sup>1</sup></u> | <u>2009<sup>2</sup></u> | <u>2000-09 Change</u> | <u>2000-09 Change %</u> |
|----------------------------|-------------------------|-------------------------|-----------------------|-------------------------|
| <u>Total Housing Units</u> | <u>18,709</u>           | <u>22,003</u>           | <u>3,294</u>          | <u>17.6%</u>            |
| <u>1-unit, detached</u>    | <u>8,050</u>            | <u>8,654</u>            | <u>604</u>            | <u>7.5%</u>             |
| <u>1-unit, attached</u>    | <u>1,214</u>            | <u>1,485</u>            | <u>271</u>            | <u>2.2%</u>             |
| <u>2 units</u>             | <u>1,180</u>            | <u>1,128</u>            | <u>-52</u>            | <u>-4.4%</u>            |
| <u>3 or 4 units</u>        | <u>1,358</u>            | <u>957</u>              | <u>-401</u>           | <u>-29.5%</u>           |
| <u>5 to 9 units</u>        | <u>1,613</u>            | <u>1,841</u>            | <u>228</u>            | <u>14.1%</u>            |
| <u>10-19 units</u>         | <u>1,835</u>            | <u>3,167</u>            | <u>1,332</u>          | <u>72.6%</u>            |
| <u>20 or more</u>          | <u>2,642</u>            | <u>4,078</u>            | <u>1,436</u>          | <u>54.4%</u>            |
| <u>Mobile home</u>         | <u>817</u>              | <u>693</u>              | <u>-124</u>           | <u>-15.2%</u>           |
| <u>Boat, RV, van, etc.</u> | <u>0</u>                | <u>0</u>                | <u>0</u>              | <u>0</u>                |

~~Ames shares an economic region with the greater Des Moines area. Within the six contiguous counties of Boone, Hamilton, Hardin, Marshall, Polk and Story, the City of Ames represents 47,198 people or 9.5 percent of the 500,019 population of the region as of 1990. The City of Des Moines is the largest population center with a population of 193,000 as of 1990.~~

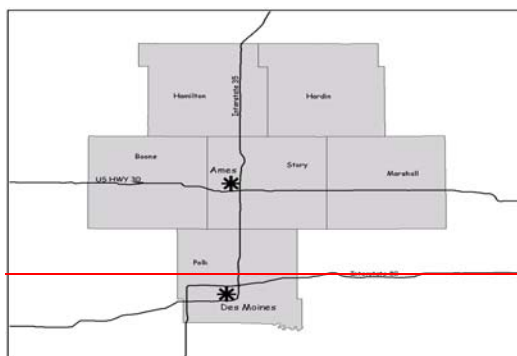
~~The six counties constitute a growing region due mainly to the growth within Des Moines and Ames. Since 1970, the region's population increased by 42,958, of which growth in Ames contributed 7,693 or 18 percent. The dominant factor in Ames' growth between 1970 and 1985 was an enrollment increase of 6,909 at Iowa State University.~~

~~While the Des Moines area provides a more diversified employment and commercial base, Ames has its own sustaining economy. In 1990, the City provided an employment base of~~

<sup>1</sup> Data are US Census Bureau SF-3 sample data from the 2000 decennial census. These sample data are collected for the ~~former-now-discontinued~~ "long form" and do not necessarily equate to the number of housing units obtained from the "short form."

<sup>2</sup> Data are American Community Survey data from surveys collected 2005-2009. These are sample data collected from mail-in surveys. It is a "rolling average" from five years of data collection.

~~25,307 of which ISU comprised approximately 8,200 or 32.4 percent. Although highly specialized in government/educational services, Ames comprised approximately 8 percent of the employment in the six county region, which was slightly less than the City's share of the region's population.~~



~~**Local Setting.** Ames is the largest population and economic center within Story County. Population has increased steadily within Story County and Ames since 1940, with most of the growth occurring within the City. Between 1940 and 1990, the County's total population increased by 40,818 with an annual growth rate of 2.9 percent during the first 40 years and 0.3 percent during the last 10 years. During the fifty year period, the City increased its share of the County's total population from 37.6 percent in 1940 to 63.5 percent in 1990.~~

~~The City also increased its share of the County's total employment. As of 1990, Ames included approximately 56 percent of all private wage workers and 95 percent of all government workers. Iowa State University provided annual employment for approximately 8,200 workers, most of whom were living in Ames.~~

### Employment Changes

The table below shows occupation data from the US Census Bureau<sup>3</sup>. The total number of persons in the labor force in Ames grew by nearly 11 percent. However, there was variation among the different occupations that comprise that population. Persons in a service occupation increased over 32 percent while those in other occupations increased at a lesser rate. Except for service occupations, all other occupations grew at a rate smaller than overall employment growth.

<sup>3</sup> Data from 2000 are obtained from the decennial "long-form" and are found in the SF-3 data tables. Data from 2005-2009 are, as noted previously, from the American Community Survey and are "rolling 5-year averages." Respondents self-select the occupation in which they are employed.

**EMPLOYMENT: BY OCCUPATIONS IN AMES**

|  | <u>2000</u>   | <u>2005-09</u> | <u>2000-09</u><br><u>Change</u> | <u>2000-09</u><br><u>Change %</u> |
|--|---------------|----------------|---------------------------------|-----------------------------------|
| <u>Civilian Employed Population 16 years and over</u>                | <u>28,883</u> | <u>32,028</u>  | <u>3,145</u>                    | <u>10.9%</u>                      |
| <u>Management, professional, and related occupations</u>             | <u>13,670</u> | <u>14,413</u>  | <u>743</u>                      | <u>5.4%</u>                       |
| <u>Service occupations</u>   | <u>4,510</u>  | <u>5,960</u>   | <u>1,450</u>                    | <u>32.2%</u>                      |
| <u>Sales and office occupations</u>                                  | <u>7,078</u>  | <u>7,316</u>   | <u>238</u>                      | <u>3.4%</u>                       |
| <u>Farming, fishing, and forestry occupations</u>                    | <u>338</u>    | <u>358</u>     | <u>20</u>                       | <u>5.9%</u>                       |
| <u>Construction, extraction, maintenance, and repair occupations</u> | <u>1,363</u>  | <u>1,450</u>   | <u>87</u>                       | <u>6.4%</u>                       |
| <u>Production, transportation, and material moving occupations</u>   | <u>1,924</u>  | <u>2,531</u>   | <u>607</u>                      | <u>3.2%</u>                       |

The table below shows employment by industry from the U.S. Census Bureau.<sup>4</sup> Total job growth has risen 7.8 percent in the decade for which the most recent data are available. The industry with the greatest overall job growth is Health care and social assistance while the industry with the greatest job loss is Professional, scientific, and technical services.

**EMPLOYMENT: BY INDUSTRY IN AMES MSA**

| <u>Industry</u>   | <u>1998</u><br><u>Jobs</u> | <u>2009 Jobs</u> | <u>1998-2009</u><br><u>Change</u> | <u>1998-2009</u><br><u>Change %</u> |
|---|----------------------------|------------------|-----------------------------------|-------------------------------------|
| <u>Total</u>  | <u>26,903</u>              | <u>28,999</u>    | <u>2,096</u>                      | <u>7.8%</u>                         |
| <u>Forestry, fishing, hunting, agricultural support</u>                         | <u>95</u>                  | <u>152</u>       | <u>57</u>                         | <u>0.6%</u>                         |
| <u>Mining</u>   | <u>65</u>                  |                  | <u>-65</u>                        |                                     |
| <u>Utilities</u>  |                            | <u>41</u>        | <u>41</u>                         |                                     |
| <u>Construction</u>   | <u>1,913</u>               | <u>1,727</u>     | <u>-186</u>                       | <u>-9.7%</u>                        |
| <u>Manufacturing</u>  | <u>3,864</u>               | <u>4,350</u>     | <u>486</u>                        | <u>12.6%</u>                        |
| <u>Wholesale trade</u>  | <u>839</u>                 | <u>889</u>       | <u>50</u>                         | <u>6.0%</u>                         |
| <u>Retail trade</u>   | <u>5,008</u>               | <u>4,903</u>     | <u>-105</u>                       | <u>-2.1%</u>                        |
| <u>Transportation and warehousing</u>   | <u>265</u>                 | <u>468</u>       | <u>203</u>                        | <u>7.7%</u>                         |
| <u>Information</u>  | <u>551</u>                 | <u>735</u>       | <u>184</u>                        | <u>3.3%</u>                         |
| <u>Finance and insurance</u>  | <u>765</u>                 | <u>895</u>       | <u>130</u>                        | <u>17.0%</u>                        |
| <u>Real estate and rental and leasing</u>                                       | <u>406</u>                 | <u>392</u>       | <u>-14</u>                        | <u>-3.4%</u>                        |
| <u>Professional, scientific, and technical services</u>                         | <u>2,065</u>               | <u>1,241</u>     | <u>-824</u>                       | <u>-40.0%</u>                       |
| <u>Management of companies and enterprises</u>                                  | <u>459</u>                 | <u>329</u>       | <u>-130</u>                       | <u>-28.3%</u>                       |
| <u>Administrative and support and waste management and remediation services</u> | <u>619</u>                 | <u>1,195</u>     | <u>576</u>                        | <u>93.1%</u>                        |
| <u>Educational services</u>   | <u>67</u>                  | <u>159</u>       | <u>92</u>                         | <u>137.3%</u>                       |
| <u>Health care and social assistance</u>  | <u>3,996</u>               | <u>4,881</u>     | <u>885</u>                        | <u>22.1%</u>                        |
| <u>Arts, entertainment, and recreation</u>                                      | <u>242</u>                 | <u>524</u>       | <u>282</u>                        | <u>116.5%</u>                       |
| <u>Accommodation and food services</u>  | <u>3,770</u>               | <u>4,297</u>     | <u>527</u>                        | <u>14.0%</u>                        |

<sup>4</sup> County Business Patterns are data reported by businesses. The data do not include self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees.

|  |              |              |            |              |
|--|--------------|--------------|------------|--------------|
| <u>Other services (except public administration)</u> | <u>1,780</u> | <u>1,749</u> | <u>-31</u> | <u>-1.7%</u> |
| <u>Industries not classified</u>                     | <u>7</u>     |              | <u>-7</u>  | <u>na</u>    |

As the following table indicates, employment in the Ames Metropolitan Statistical Area, when seen in broad sectors of the economy<sup>5</sup>, has been flat since 2000. The most significant growth has been in federal government employment. For clarity, total nonfarm equals goods production and service providing; service providing comprises private service providing and government; and goods production plus private service providing equals total private employment.

#### **EMPLOYMENT: BY SECTOR IN AMES MSA**

|                                  | <u>2000</u>   | <u>2010</u>   | <u>2000-2010<br/>Change</u> | <u>2000-2010<br/>Change %</u> |
|----------------------------------|---------------|---------------|-----------------------------|-------------------------------|
| <u>Total Nonfarm</u>             | <u>48,500</u> | <u>48,600</u> | <u>100</u>                  | <u>0.2%</u>                   |
| <u>Goods Producing</u>           | <u>5,600</u>  | <u>5,600</u>  | <u>0</u>                    | <u>0.0%</u>                   |
| <u>Service Providing</u>         | <u>42,900</u> | <u>43,000</u> | <u>100</u>                  | <u>0.2%</u>                   |
| <u>Private Service Providing</u> | <u>21,700</u> | <u>22,200</u> | <u>500</u>                  | <u>2.3%</u>                   |
| <u>Government</u>                | <u>21,200</u> | <u>20,800</u> | <u>-400</u>                 | <u>-1.9%</u>                  |
| <u>Federal Government</u>        | <u>1,000</u>  | <u>1,100</u>  | <u>100</u>                  | <u>10.0%</u>                  |
| <u>State Government</u>          | <u>15,600</u> | <u>14,900</u> | <u>-700</u>                 | <u>-4.5%</u>                  |
| <u>Local Government</u>          | <u>4,600</u>  | <u>4,800</u>  | <u>200</u>                  | <u>4.3%</u>                   |
|                                  |               |               |                             |                               |
| <u>Total Private</u>             | <u>27,300</u> | <u>27,800</u> | <u>500</u>                  | <u>1.8%</u>                   |

The table below is a measure of Ames residents in the labor force<sup>6</sup>. It also includes the unemployment rate. The total number of Ames residents in the labor force increased 12.5 percent in the decade 2000 to 2010. The unemployment rate nearly doubled in that time frame and reflects the current (2008-2011) economic decline. However, 2,800 more persons living in Ames were employed in 2010 than a decade previously in Ames. These data do not indicate where that person is employed.

#### **EMPLOYMENT: LABOR FORCE IN AMES**

|                                      | <u>2000</u>   | <u>2010</u>   | <u>2000-10<br/>Change</u> | <u>2000-10<br/>Change %</u> |
|--------------------------------------|---------------|---------------|---------------------------|-----------------------------|
| <u>Resident Civilian Labor Force</u> | <u>28,700</u> | <u>32,300</u> | <u>3,600</u>              | <u>12.5%</u>                |
| <u>Resident Employed</u>             | <u>28,100</u> | <u>30,900</u> | <u>2,800</u>              | <u>10.0%</u>                |
| <u>Resident Unemployed</u>           | <u>600</u>    | <u>1,300</u>  | <u>700</u>                | <u>117%</u>                 |
| <u>Resident Unemployed %</u>         | <u>2.1%</u>   | <u>4.1%</u>   |                           |                             |

#### **Population Projections.**

~~—The six county region, Story County and the City of Ames are projected to grow through the planning horizon year of 2030. The major factor in the region's projected increase of 107,000~~

<sup>5</sup> Data are obtained from Iowa Workforce Development and compiled in conjunction with the U.S. Bureau of Labor Statistics.

<sup>6</sup> These data are obtained from Iowa Workforce Development and are based on place of residence regardless of where that person is employed.

~~is economic growth within the Des Moines area and the shared effect with Story County and Ames.~~

~~Story County. Total population within Story County is projected to grow from 74,252 in 1990 to between 94,000 and 96,000 by the year 2030. The population increase is 19,748 to 21,748 or 28 to 29 percent. The annual rate of growth is 0.7 to 0.8 percent, which approximates the rate between 1980 and 1990.~~

~~City of Ames and the Unincorporated Planning Area. Population within the City of Ames and the unincorporated Planning Area is projected to grow from approximately 50,000 in 1990 to between 65,000 and 67,000 by the year 2030. The population increase is 15,000 to 17,000 or 30 to 34 percent. The annual rate of growth is 0.7 to 0.8 percent, which represents an increase from the rate between 1980 and 1990. The higher growth rate is due to increases in births and in migration.~~

~~Population is projected collectively for the City of Ames (as presently configured) and the unincorporated Planning Area because some annexation of the latter by Ames is anticipated. Near term growth is anticipated to be higher within the presently configured City, while long-term growth will likely involve more of the presently unincorporated area.~~

|             | <b>City of<br/>Ames/Planning Area</b> |             | <b>Story County</b> |             |
|-------------|---------------------------------------|-------------|---------------------|-------------|
| <b>Year</b> | <b>Low</b>                            | <b>High</b> | <b>Low</b>          | <b>High</b> |
| <b>1990</b> | —50,000                               | —50,200     | —74,252             | —74,252     |
| <b>1995</b> | —51,850                               | —52,300     | —76,180             | —78,180     |
| <b>2000</b> | —53,750                               | —54,400     | —78,400             | —80,400     |
| <b>2005</b> | —55,700                               | —56,500     | —80,700             | —82,700     |
| <b>2010</b> | —57,600                               | —58,600     | —93,100             | —85,100     |
| <b>2015</b> | —59,500                               | —60,800     | —85,600             | —87,600     |
| <b>2020</b> | —61,400                               | —62,900     | —88,100             | —90,100     |
| <b>2030</b> | —65,000                               | —67,000     | —94,000             | —96,000     |

~~Population projections are a key component in planning for the future of Ames. Population projections were prepared for the 1997 Land Use Policy Plan for the purposes of determining a “target” population in five-year increments to the year 2030. These target populations have been used to determine annexation policies for the City, most recently in discussions about allowable and incentivized growth areas. However, this target population may not accurately account for projected population both in and around city limits based upon regional growth trends.~~

~~The 1994 LUPP population projections contain a major assumption that has not held in the 14 years since its adoption. That is, that student enrollment at Iowa State University “will remain~~

relatively stable.” ISU enrollment has, in fact, grown from 25,834 students in 1997 to a record enrollment of 29,887 in 2011—a nearly 18 percent increase.

For this 2011 update, projections are done using a linear regression function to determine the trend line of available data points and project them to the year 2030. The first projection (Forecast Model 1) uses data points from the US Census Bureau estimates and decennial census counts for the period 1997 to 2010. This results in a projection of 72,771 persons in 2030. A second projection (Forecast Model 2) uses the decennial census data from the post-WWII years (1950-2010). Using this more historical perspective results in a projection of 70,895 persons by 2030.

Knowing that the ISU enrollment is a significant component of Ames’s population and that ISU enrollment can fluctuate independent of the Ames economy, another approach is to, first, back out ISU enrollment from the Ames population. It is then possible to separately forecast future ISU enrollment and Ames population. One projection (Forecast Model 3) assumes enrollment at ISU will follow historic trends using the linear regression model. This approach forecasts a population of 74,424 persons in 2030 using the 1997-2010 data points. A second projection (Forecast Model 4) assumes enrollment will remain relatively flat following the record enrollment of 2011. This approach projects a population of 61,270 persons in 2030.

Using these same two approaches but stretching back to the historical data points of the post-war years results in a projection 70,895 if ISU population grows based on past trends (Forecast Model 5); and a projection of 62,266 if ISU population remains flat at the 2011 levels (Forecast Model 6).

A final projection (Forecast Model 7) begins with the Woods and Poole population projections for Story County. Then, using the US Census Bureau data to determine the ratio of Ames population to the county, apply that ratio to the Woods and Poole projections.

#### **POPULATION: PROJECTIONS TO 2030**

|  | <b><u>Ames in 2030</u></b> | <b><u>Story Co. in 2030</u></b> | <b><u>Iowa in 2030</u></b> |
|--|----------------------------|---------------------------------|----------------------------|
| <u>Forecast Model 1 (1997-2010)</u>                            | <u>72,771</u>              | <u>108,898</u>                  | <u>3,284,066</u>           |
| <u>Forecast Model 2 (1950-2010)</u>                            | <u>70,895</u>              | <u>104,737</u>                  | <u>3,117,598</u>           |
| <u>Forecast Model 3 (Ames and ISU growing: 1997-2010)</u>      | <u>74,424</u>              |                                 |                            |
| <u>Forecast Model 4 (Ames growing and ISU flat: 1997-2010)</u> | <u>61,270</u>              |                                 |                            |
| <u>Forecast Model 5 (Ames and ISU growing: 1950-2010)</u>      | <u>70,895</u>              | <u>n/a</u>                      | <u>n/a</u>                 |
| <u>Forecast Model 6 (Ames growing and ISU flat: 1950-2010)</u> | <u>62,266</u>              | <u>n/a</u>                      | <u>n/a</u>                 |
| <u>Forecast Model 7 (Woods and Poole)</u>                      | <u>70,218</u>              | <u>103,737</u>                  | <u>3,327,270</u>           |

In the spring of 2008, the City planning staff prepared a report that analyzed the capacity of the fringe areas of Ames to accommodate future growth. That report led to changes in policies of the City to create “allowable growth areas” to the north, northwest, and southwest of Ames. Under any of these projection scenarios, these allowable growth areas would accommodate the growth of the City to the year 2030 and even beyond. These policies are found in Chapter 6-Implementation of the LUPP.

The table below summarizes the capacity of the allowable growth areas to accommodate the existing population of Ames, the capacity of vacant land within the existing limits of Ames, and the capacity of the identified allowable growth areas for future population<sup>7</sup>.

**CAPACITY FOR GROWTH: AMES AND ALLOWABLE GROWTH AREAS**

|  |               |
|--|---------------|
| <u>City of Ames population</u>   | <u>58,965</u> |
| <u>Capacity for growth inside city limits</u>                              | <u>3,000</u>  |
| <u>Capacity for growth within North Allowable Growth Area</u>              | <u>3,000</u>  |
| <u>Capacity for growth within Northwest Allowable Growth Area</u>          | <u>8,995</u>  |
| <u>Capacity for growth within Southwest Allowable Growth Area</u>          | <u>9,375</u>  |
| <u>Total Population of existing City and Fringe Area at total buildout</u> | <u>83,372</u> |

This apparent excess in capacity above even the largest population projection will account for a comfortable housing market factor. This market factor ranges from a low of 12 percent to a high of 36 percent and is necessary to allow for market choices and consumer preferences.

---

<sup>7</sup> These data were based on the 2008 Analysis of the Costs and Development Possibilities of Growth Targeted to the Southwest, Northwest, and North, updated to reflect the recent annexation of Rose Prairie.



**Employment Projections.** While employment within Story County and the City of Ames is dominated by government/educational services, expansion and diversification of the local economy is occurring. Story County, including the City of Ames, increased its private wage employment by 12,520 jobs or 107 percent between 1973 and 1991. The County also increased its share of the region's total employment in Manufacturing, Retail Trade, and Services. Based in part on the growing regional economic attraction provided by Des Moines, further expansion and diversification of the Story County and Ames economy is projected.

Story County. Total employment within Story County is projected to grow from approximately 35,200 in 1991 to between 50,800 and 52,300 by the year 2030. The increase is 15,600 to 17,100 or 44.3 to 48.6 percent. The annual rate of growth is 1.2 percent, which represents a slowing trend compared to the 3.5 percent rate for the six-county regional between 1973-1991.

City of Ames and the Unincorporated Planning Area. Total employment within the City of Ames and the unincorporated Planning Area is projected to grow from approximately 25,698 in 1990 to between 33,700 and 35,050 by the year 2030. The increase is 8.393 to 9.352 or 33.2 to 36.4 percent. The annual rate of growth is 0.8 percent, which approximates recent trends.

The most significant changes occur in Services, which is projected to increase by 3,500 to 3,800 jobs and Retail Trade, which is projected to increase by 2,020 to 2,220 jobs during the forty-year planning period.

It is assumed that employment at ISU will remain near current levels over the next ten years based on the University's projections for relatively stable enrollment.

| <b>City of Ames</b>       |              |              |              |
|---------------------------|--------------|--------------|--------------|
|                           | <b>1990</b>  | <b>2030</b>  |              |
|                           |              | <b>Low</b>   | <b>High</b>  |
| <b>Government</b>         | 9980         | 10500        | 10800        |
| <b>Services</b>           | 5480         | 8900         | 9200         |
| <b>Retail</b>             | 5180         | 7200         | 7400         |
| <b>Manufacturing</b>      | 1301         | 2400         | 2500         |
| <b>Finance/R.E.</b>       | 978          | 1800         | 1900         |
| <b>Construction</b>       | 850          | 1100         | 1200         |
| <b>Transpo./Utilities</b> | 778          | 1100         | 1200         |
| <b>Agriculture</b>        | 782          | 100          | 115          |
| <b>Wholesale Trade</b>    | 399          | 600          | 700          |
| <b>Mining</b>             | 50           | 0            | 35           |
| <b>Total</b>              | <b>25778</b> | <b>33700</b> | <b>35050</b> |

| <b>Story County</b>                                 |              |              |              |
|---|--------------|--------------|--------------|
|   | <b>1990</b>  | <b>2030</b>  |              |
|   |              | <b>Low</b>   | <b>High</b>  |
| <b>Government</b>                                   | 11843        | 12600        | 12900        |
| <b>Services</b>                                     | 8432         | 14200        | 14600        |
| <b>Retail</b>                                       | 8621         | 13100        | 13400        |
| <b>Manufacturing</b>                                | 2821         | 5400         | 5600         |
| <b>Finance/R.E.</b>                                 | 1089         | 2200         | 2300         |
| <b>Construction</b>                                 | 490          | 700          | 750          |
| <b>Transpo./Utilities</b>                           | 703          | 900          | 950          |
| <b>Agriculture</b>                                  | 115          | 100          | 115          |
| <b>Wholesale Trade</b>                              | 1032         | 1600         | 1650         |
| <b>Mining</b>                                       | 54           | 0            | 35           |
| <b>Total</b>  | <b>35200</b> | <b>50800</b> | <b>52300</b> |
| <i>Source: RM Plan Group, Nashville, April 1994</i> |              |              |              |

## Housing Projections.

Determining future housing needs is based on expectations of future population in Ames. The table below provides projections for housing units in Ames based on each of the Forecast Models shown above. As can be expected, a future that includes increased ISU enrollment will require a greater number of additional housing units—7,903 additional units under the greatest population projection (Forecast Model 3).

### HOUSING UNITS: PROJECTIONS TO 2030<sup>8</sup>

|                         | <u>2030 Population</u> | <u>2030 Housing Units</u> | <u>Additional Units Needed</u> |
|-------------------------|------------------------|---------------------------|--------------------------------|
| <u>Forecast Model 1</u> | <u>72,771</u>          | <u>29,893</u>             | <u>7,134</u>                   |
| <u>Forecast Model 2</u> | <u>70,895</u>          | <u>29,201</u>             | <u>6,262</u>                   |
| <u>Forecast Model 3</u> | <u>74,424</u>          | <u>30,662</u>             | <u>7,903</u>                   |
| <u>Forecast Model 4</u> | <u>61,270</u>          | <u>24,544</u>             | <u>1,785</u>                   |
| <u>Forecast Model 5</u> | <u>70,895</u>          | <u>29,021</u>             | <u>6,262</u>                   |
| <u>Forecast Model 6</u> | <u>62,266</u>          | <u>25,007</u>             | <u>2,248</u>                   |
| <u>Forecast Model 7</u> | <u>70,218</u>          | <u>28,706</u>             | <u>5,947</u>                   |

The table below forecasts the need for additional housing types in 2030 based on the housing projections above. Projections for additional housing types in 2030 were done for the lowest population forecast (Forecast Model 4) and the highest (Forecast Model 3). New single-family detached housing needs range from a low of 702 to a high of 3,108.

### HOUSING UNITS BY TYPE: PROJECTIONS TO 2030<sup>9</sup>

|                            | <u>2009 Housing Units</u> | <u>2030 Housing Units Low</u> | <u>2030 Housing Units High</u> | <u>2030 Additional Units Needed Low</u> | <u>2030 Additional Units Needed High</u> |
|----------------------------|---------------------------|-------------------------------|--------------------------------|---|--|
| <u>Total Housing Units</u> | <u>22,003</u>             | <u>23,788</u>                 | <u>29,906</u>                  | <u>1,785</u>                            | <u>7,903</u>                             |
| <u>1-unit, detached</u>    | <u>8,654</u>              | <u>9,356</u>                  | <u>11,762</u>                  | <u>702</u>                              | <u>3,108</u>                             |
| <u>1-unit, attached</u>    | <u>1,485</u>              | <u>1,605</u>                  | <u>2,018</u>                   | <u>120</u>                              | <u>533</u>                               |
| <u>2 units</u>             | <u>1,128</u>              | <u>1,220</u>                  | <u>1,533</u>                   | <u>92</u>                               | <u>405</u>                               |
| <u>3 or 4 units</u>        | <u>957</u>                | <u>1,035</u>                  | <u>1,301</u>                   | <u>78</u>                               | <u>344</u>                               |
| <u>5 to 9 units</u>        | <u>1,841</u>              | <u>1,990</u>                  | <u>2,502</u>                   | <u>149</u>                              | <u>661</u>                               |
| <u>10-19 units</u>         | <u>3,167</u>              | <u>3,424</u>                  | <u>4,305</u>                   | <u>257</u>                              | <u>1,138</u>                             |
| <u>20 or more units</u>    | <u>4,078</u>              | <u>4,409</u>                  | <u>5,543</u>                   | <u>331</u>                              | <u>1,465</u>                             |
| <u>Mobile home</u>         | <u>693</u>                | <u>749</u>                    | <u>942</u>                     | <u>56</u>                               | <u>249</u>                               |

<sup>8</sup> Two major assumptions went into this linear regression model. The first is that non-household populations will remain relatively stable at 8,500 persons, meaning that regardless of ISU enrollment, on-campus housing will not increase or decrease, not will the total number of Ames residents in institutional or group homes. The second is that the average number of persons per housing unit will continue to decline at the same rate and fall to 2.15 in 2030.

<sup>9</sup> These forecasts assume that the percent of each of housing type to the total of housing units in the City in 2009 will remain the same through 2030.

Housing projections for Story County and the City of Ames assume that some students will continue to seek private rental housing as an alternative to on-campus housing. Housing projections also assume a constant five percent vacancy rate for all units in order to encourage some elasticity in the housing market.

Story County. Total housing within Story County is projected to grow from 26,847 dwelling units in 1990 to between 35,800 to 36,600 dwelling units by the year 2030. The increase is 8,953 to 9,753 dwelling units or 33.4 to 36.3 percent. The annual rate of growth is 0.8 percent.

City of Ames and the Unincorporated Planning Area. Total housing within the City of Ames and the unincorporated Planning Area is projected to grow from approximately 17,200 units in 1990 to between 25,000 and 25,800 by the year 2030. The increase is 7,800 to 8,600 units or 45 to 50 percent. The annual rate of growth is 1.1 to 1.3, which is higher than the population growth rate in order to increase elasticity in housing supply.

Because of the university-based market, there will probably continue to be a higher demand for multi-family housing than single family. Multi-family is projected to account for 48 percent of all new units and single family for 45 percent. Based on total housing projections, the demand for additional types of units is estimated by the year 2030 as follows:

- Multi-family = 3,744 to 4,128;
- Single-family = 3,510 to 3,810; and,
- Other residential = 546 to 602.

| <b>Year</b> | <b>City of Ames/Planning Area</b> |             | <b>Story County</b> |             |
|-------------|-----------------------------------|-------------|---------------------|-------------|
|             | <b>Low</b>                        | <b>High</b> | <b>Low</b>          | <b>High</b> |
| <b>1990</b> | 17200                             | 17300       | 26847               | 26847       |
| <b>1995</b> | 18300                             | 18500       | 29000               | 29800       |
| <b>2000</b> | 19000                             | 19200       | 29900               | 30700       |
| <b>2005</b> | 19700                             | 20000       | 30800               | 31600       |
| <b>2010</b> | 20400                             | 20700       | 31700               | 32500       |
| <b>2015</b> | 21000                             | 21500       | 32600               | 33400       |
| <b>2020</b> | 21700                             | 22200       | 33600               | 34400       |
| <b>2030</b> | 25000                             | 25800       | 35800               | 36600       |

**Land Use Projections.** There are currently 15,677 acres of land within the City limits, an increase from 1999 when there were 13,727 acres. A previous study<sup>10</sup> estimated there are approximately 240 net developable acres remaining in the City for residential development. This can accommodate housing for about 3,000 persons. This is insufficient to meet any but the lowest population projections for Ames within the current City limits.

~~Of the approximately 10,271 acres within the City of Ames currently, all but 1,096 acres of Agriculture and 250 acres of Vacant classification are permanently utilized. The remaining 13.1 percent is insufficient to meet growth projections for Ames. While some further intensification of existing land or land swap involving current ISU-controlled land may be feasible, additional land for projected growth through the year 2030 will come mostly from the approximate 43,837 acres of unincorporated land within the Planning Area. The unincorporated portion of the Planning Area has 34,226 acres of Agriculture and 757 acres of Vacant classification or a combined 79.8 percent of the total land that potentially can be utilized for more permanent or urban use.~~

~~An additional 3,000 to 3,500 gross acres of land are needed to meet projected growth of the City and the unincorporated portion of the Planning Area by the year 2030. The following are projections by type of land use. All projections involve gross acres, which means that they include requirements for future streets, utility easements, drainage, etc.~~

**Residential.** It is estimated that an additional Based on a projected population of 65,000 67,000 and an accompanying 25,000 25,800 housing units for the collective Planning Area, another 1,700 2,050 acres are required for residential growth. The projection assumes an average density of approximately 6 dwelling units per gross acre (approximately 4.5 dwelling units per net acre). 219 to 1,426 acres of land will be needed to accommodate the 2030 projected population. This projection does not include a residential market factor..

**Commercial.** Based on the projected population increase for the collective Planning Area, another 800 900 acres are required for commercial growth. The projection also assumes an increase in regional attraction. It is estimated that an additional 64 to 427 acres of land will be needed to accommodate the commercial needs to serve the projected population in 2030. This assumes that the current ratio of commercial acreage per capita is to be maintained in the future.

**Industrial.** Based on a projected manufacturing-related employment increase of 1,300 to 1,700 jobs for the collective Planning Area, another 300 to 375 acres are required for industrial growth. An additional 56 to 363 acres will be needed to accommodate the industrial needs to support a population predicted between the low and high estimates in 2030. This projection assumes that the current ratio of industrial acreage per capita is to be maintained in the future.

**Public.** Based on a projected government-related employment increase of 1,100 to 1,300 jobs for the collective Planning Area, another 125 to 175 acres are required for public use. The increase does not consider any change in Iowa State University land holdings. In order to accommodate the ISU, government, schools, and park and open space needs of the increased population, an increase of between 232 and 1,510 acres of land will need to be zoned for government purposes. Again, this assumes that the existing ratio of public lands to the population will be maintained.

<sup>10</sup> 2008 Analysis of the Costs and Development Possibilities of Growth Targeted to the Southwest, Northwest, and North, updated to reflect the recent annexation of Rose Prairie.

~~Parks/Open Space. Based on the projected population increase for the collective Planning Area and the City's recreation standards, another 400-450 acres are required for parks and open space.~~

**Table 4**  
**LAND USE PROJECTIONS**  
**City of Ames/Planning Area**  
**1994-2030**

|                         | 1994  | 2030  |       |
|-------------------------|-------|-------|-------|
|                         |       | Low   | High  |
| <b>Residential</b>      | 9103  | 10800 | 11150 |
| <b>Commercial</b>       | 732   | 1530  | 1630  |
| <b>Industrial</b>       | 852   | 1150  | 1230  |
| <b>Public</b>           | 5489  | 5620  | 5670  |
| <b>Parks/Open Space</b> | 1851  | 2250  | 2300  |
| <b>Other</b>            | 36081 | 32785 | 32128 |
| <b>TOTAL</b>            | 54108 | 54135 | 54108 |

## A NEW VISION

**A Change in Planning Policies.** Ames has reached a turning point with regard to its earlier planning policies. While previous efforts have guided development with reasonable success, the existing community has limited capacity for further growth. Competition is keen for remaining capacity. In seeking new resources, the community has expanded in several directions. Various obstacles have limited the extent of expansion. In maximizing the use of existing areas and seeking expansion areas, planning policies have treated both areas as though they are the same. In reality, existing and expansion areas for development are distinctly different, and it is the challenge of the next generation of planning to address their unique qualities. Planning must also address ways to integrate existing and new development in intensification areas.

There are several new precepts represented by the change in planning policies. The four precepts with the greatest significance include the following:

- ~~Targeting-Allowable~~ growth areas;
- Seeking more expansion areas while limiting intensification of existing areas;
- Addressing existing and new development areas differently; and,
- Providing connections for people, places and activities.

~~Targeting-Allowable~~ Growth Areas. Beginning in the late 1960's, north was the first major direction for expansion of Ames. Since then, additional expansion has occurred to the west and, more recently, to the south. Planning has been, in part, a response to this growth. In many cases, the provision of public infrastructure has followed the location decisions of private development as evidenced by the City's policy of paying for over-sizing of extension lines such as wastewater. Further information on the City's capital investment strategy and these "incentivized growth areas" can be found in Chapter 6-Implementation.

Under the new planning policies, growth ~~will be targeted~~ is allowed for specific areas based on the provision of public infrastructure in coordination with the release of land and support by the development community. ~~Within targeted areas, support for development is to be accelerated and more cost effective in attracting growth. Development within other areas may continue as is, only the public funding for infrastructure may be limited for supporting lower priority extensions outside these "allowable growth areas" will be permitted provided it is consistent with the Ames Urban Fringe Plan.~~

Seeking More Expansion Areas in Limiting Intensification of Existing Areas. Since about 1967, public policy has supported, on a selective basis, the intensification of older areas. The limited availability of developable land within the incorporated area has led to pressures for intensification. Contributing to the relatively landlocked pattern has been the presence of major institutions, major thoroughfare barriers and withholding of large private properties in key locations.

The new planning policies will incorporate the provision of additional areas for development. Provisions will include both expansion areas and removal of barriers to key locations within the present incorporated area. To the extent that additional areas are made available, the reliance on intensification of existing developed areas will be reduced; however, this does not totally preclude the need for intensification. In assuring vitality, the continuing intensification of existing areas shall be required on a selective and limited basis.

Addressing Existing and New Development Areas Differently. ~~The adoption of a new zoning ordinance in 2000 creates a~~ ~~Current zoning requirements make little~~ distinction between ~~their~~ its application in older existing areas and new development areas. ~~In reality, there~~ There are now distinct requirements for compatibility, parking and supporting facilities in older areas that differ from the requirements of newly developing areas.

The new planning policies identify three unique and distinct areas for development consideration. The three are identified as follows:

- Urban core;
- University-impacted; and,
- New lands

In recognizing the unique qualities of each, different planning objectives and implementation techniques are recommended for the three areas.

Providing Connections for People, Places and Activities. On the neighborhood level, traditional planning policies have favored mostly separation of residential areas from supporting uses such as convenience commercial and community facilities. Separation of these uses has encouraged more reliance on automobiles for daily types of activities.

On the community level, traditional planning policies have not provided appropriate public spaces for social interaction. There are also inadequate connections between existing public spaces, neighborhoods and other activity areas that are needed in creating a community-wide fabric.

The new planning policies stress provision of public spaces that are designed to encourage social interaction. The new policies also encourage the mixing of uses in new development to create a “village” concept involving closer proximity of uses and more pedestrian activities. These public spaces and villages are further connected in creating an integrated community and sense of place.



**COUNCIL ACTION FORM**

**SUBJECT: PUBLIC HEARING ON SUBMITTAL OF 2010-11 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

**BACKGROUND:**

The federal government's Community Development Block Grant regulations require that, within 90 days from the end of its fiscal year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER). This report must be submitted to the Department of Housing and Urban Development (HUD) by September 30, 2011.

The 2010-11 CAPER reports accomplishments in relation to goals and objectives identified in the City's 2009-2014 Consolidated Plan and in the Annual Action Plan for fiscal year July 1, 2010, through June 30, 2011. The CAPER provides statistical information not captured by HUD's Integrated Disbursement and Information System (IDIS). The regulations require that the CAPER be available for a 15-day public review and comment period, which occurred September 9 - 23, 2011.

Attached for Council review and approval is a copy of the 2010-11 CAPER's Executive Summary. A full copy of the CAPER and attachments are available for review on the City's web site at: [www.cityofames.org/housing](http://www.cityofames.org/housing).

**ALTERNATIVES:**

1. The City Council can authorize submittal of the City's 2010-11 Consolidated Annual Performance and Evaluation Report (CAPER) as prepared by staff.
2. The City Council can direct that changes be made to the City's 2010-11 Consolidated Annual Performance and Evaluation Report (CAPER).

**MANAGER'S RECOMMENDED ACTION:**

The CAPER report summarizes the City's CDBG activities over the past fiscal year, and must be submitted to remain compliant with HUD regulations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving submittal of the City's 2010-11 Consolidated Annual Performance and Evaluation Report (CAPER).



# Second Program Year CAPER

The CPMP Second Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 2 CAPER Executive Summary response:

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the next five-year plan period of 2009-14 that provides a continued strategic vision for the community. The Plan has been approved by the Department of Housing and Urban Development (HUD). Information regarding program rules, regulations, and other related information can be found on the HUD web site at [www.hud.gov/offices/cpd/index.cfm](http://www.hud.gov/offices/cpd/index.cfm). The Executive Summary and other materials regarding the program in the City of Ames can be found on the City of Ames web site at [www.cityofames.org/housing](http://www.cityofames.org/housing). Please contact the City of Ames Planning & Housing Department at (515) 239-5400 for additional information.

As part of this Consolidated Plan and Annual Action Plan period, the City of Ames' strategies toward serving the needs of extremely low-income, low-income, and moderate-income families are to continue to seek public input, to continue to invest resources both physical and financial, and to continue to implement programs that will address the community's priority needs. The main areas of focus anticipated over the five (5) years will be **to continue** to utilize CDBG and other local and/or state funds to address the following priority need categories listed below:

1. CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing;
2. CDBG funds should be used to promote "one community" by implementing programs that support a continuum of new or expanded housing and services targeted for the homeless, transitional housing clients, and persons with special needs; and
3. CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

Based on community input, and after examining the five priority needs that were created in the 2004-2009 strategic planning period, it was clear that the above priority needs provided the most positive impacts on addressing the needs of very low-, low- and moderate-income households in the community. The City, as a new entitlement community during that period, was very successful in implementing the program activities that led to having exceeded the 70% low- and moderate-income benefit expenditure requirement by approximately 25%. Therefore, over the next five-year period (2009-14) the City will continue to administer and focus its programming in the above three priority need areas.

One of the City Council goals continues to be to "Strengthen Neighborhoods." Therefore, the 2010-11 Action Plan projects' primary focus was to implement programs that would strengthen neighborhoods by implementing housing-related activities for both rental and owner-occupied (e.g. homeownership assistance, rehabilitation, rental-related assistance, etc.); by implementing public facilities activities (e.g., non-profit housing rehabilitation, sidewalks, street and curb repair, water, sewer improvements, etc.); by implementing public service one-time activities for new or expanded services for various human service agencies; and to continue to focus on the ASSET process as a vehicle for providing financial assistance for the needs of and service delivery to persons with incomes at 50% or less of the Story County median income limit and to the homeless.

The City of Ames' Consolidated Annual Performance and Evaluation Report (CAPER) covers progress in carrying out the City's Consolidated Plan and the above-named Annual Action Plan Projects for the fiscal year 2010-11. This Action Plan is the second plan based on the five-year Consolidated Plan for the fiscal years 2009-2014.

The following is a brief summary of the Annual Action Plan projects and expenditures that were accomplished in conjunction with the priority goals for the July 1, 2010, to June 30, 2011, program year. **However, due to an unforeseen flooding event that occurred in the City of Ames in August 2010 which destroyed and/or damaged both residential and commercial properties, only minimal project activities were able to be implemented during the 2010-11 Action Plan period. The budget allocated for these activities was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.** Those were in the areas of public infrastructure and rental-occupied activities.

1. PUBLIC SERVICES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

Under the Renter Affordability Program, activities were implemented to assist families/households with gross annual incomes at or below 50% of the AMI with funds to cover the cost for rent and/or utility deposits, transportation, and utility bill assistance in order to improve access to affordable rental housing and gain economic stability.

For the 2010-11 program year, approximately \$85,132 was allocated, of which \$1,313 was spent and 12 families/households were served through the implementation of the following activities:

- Transportation Assistance – 9 families/households served, \$462 was expensed (5 for Fuel Assistance – \$252; 4 for Bus Passes – \$210.00)
- Utility Bill Assistance – 3 families/households served, \$852.00 was expensed

2. HOUSING ACTIVITIES OBJECTIVES: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

The Neighborhood Sustainability Program is the umbrella program that contains the following core program components: Homebuyer Assistance, Acquisition/Re-use, Slum and Blight, and Neighborhood Home Improvement Program. For the 2010-11 program year, \$441,200 was allocated to cover the implementation of all or some of the above component programs. The budget breakdown will be outlined for each component that was proposed for implementation for the 2010-11 program year.

a) The Homebuyer Assistance Program was designed to assist low- and moderate-income first-time homebuyers (80% or less of AMI) with the purchase of a single-family home. Although for the 2010-11 program year \$50,000 was allocated, this activity was canceled due to an unforeseen flooding event that occurred in the City of Ames in August 2010. The budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

b) The Acquisition/Reuse Program (ARP) was designed to acquire and/or demolish/remove single-family properties and/or lots for reuse/resale to non-profit organizations to provide affordable housing to assist low- and moderate-income (80% or less of AMI) families. For the 2010-11 program year, \$138,696 was allocated, of which approximately \$37,945 was spent on property maintenance for houses waiting to be rehabilitated and sold to first-time homebuyers and/or a non-profit organization. However, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

However, one (1) property that was acquired in 2009-10 that was sold to Habitat for Humanity of Central Iowa has been sold to a Habitat low-income first-time homebuyer in the 2010-11 program year.

c) The Neighborhood Housing Improvement Program was designed to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially-zoned areas. For the 2010-11 program year \$252,504 was allocated. However, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

3. PUBLIC FACILITIES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

The Public Facilities Program is the umbrella program that contains the following core program components: Public Facilities Improvement Program and the Neighborhood Public Infrastructure Program. For the 2010-11 program year, \$590,000 was allocated to cover the implementation of all or some of the above component programs. The budget breakdown will be outlined for each component that was proposed for implementation for the 2010-11 program year.

a) The Public Facilities Improvement Program for non-profit organizations was designed to assist with the repair and/or replacement of facilities that house and/or provide services to the homeless, extremely low-, and low-income residents. For the program year 2010-11, \$265,000 was allocated. This activity was not able to be implemented due to an unforeseen flooding event that occurred in the City of Ames in August 2010. The budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

b). The Neighborhood Infrastructure Improvement Program was designed to improve and enhance the viability and aesthetics of our core existing neighborhoods by replacing the deteriorated infrastructure such as streets, curbs and gutters, driveway approaches, and installing handicapped accessible sidewalks and dome pads. For the program year 2010-11, \$325,000 was allocated, of which \$367,575 was spent installing 3,064 linear feet (lf) of curb and gutter, 1,605.40 lf of new street paving, 100.56 square yards of driveway approaches, 61.2 square yards of sidewalk ramps, and 5 truncated domes.

The 2010-11 proposed Action Plan Expenditure Budget was as follows:

| <u>Programs</u>                                     | <u>Budget</u>  |
|---|----------------|
| Renter Affordability Program                        | \$ 85,132      |
| Neighborhood Sustainability Program                 | 138,696        |
| Neighborhood Housing Improvement Program            | 252,504        |
| Homebuyer Assistance Program                        | 50,000         |
| Public Facilities Improvement Program (Non Profits) | 265,000        |
| Neighborhood Infrastructure Improvement Program     | 325,000        |
| 2010-11 Program Administration                      | <u>129,083</u> |
| Total   | \$1,245,415    |

The 2010-11 activity expenditures were as follows:

|  |                  |
|--|------------------|
| Renter Affordability Program               | \$ 1,313.47      |
| Neighborhood Sustainability Program        | 37,945.42        |
| Neighborhood Public Infrastructure Program | 367,575.43       |
| 2010-11 General Program Administration     | <u>68,589.44</u> |
| Grand Total for All Programs               | \$ 475,423.76    |

Approximately \$10,853.49 of program income was generated in 2010-11, which reduced the overall expenditure outcome.

Of the \$406,834.32 (not including administration costs) that was able to be spent on the above programs during the program year, \$39,258.89 was spent on housing-

related activities and \$367,575.43 was spent on Neighborhood Sustainability Infrastructure-related activities.

In addition to the above programs, in 2010-11 the City utilized other funding sources for the fiscal year: it administered the Section 8 Housing Choice Vouchers in the amount of approximately \$1,183,385 (of which \$91,444 was for administration).

AMI=Area Median Income



# Memo

Legal Department

**TO:** Honorable Ann H. Campbell and Members of the Ames City Council

**FROM:** Doug Marek, City Attorney

**DATE:** September 17, 2011

**SUBJECT:** Ordinance Updating the List of Designated Snow Routes

At the City Council meeting of August 23 you requested an ordinance updating the list of designated snow routes for 2011. The attached ordinance amends the current snow routes by adding two streets: Hayes Avenue from 20<sup>th</sup> Street to 24<sup>th</sup> Street; and George Washington Carver Avenue from its intersection with Stange Road to the north corporate limits.

With these additions to the designated snow routes, the ordinance will match the City's snow route maintenance maps. The updated snow routes will maximize efficiency of snow removal and provide the highest possible level of customer service.

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

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY MODIFYING SECTION 22.9 THEREOF, FOR THE PURPOSE UPDATING SNOW ROUTES DESIGNATED TO MAXIMIZE THE EFFICIENCY OF SNOW REMOVAL; 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 modifying Section 22.9 as follows:

**“Sec. 22.9. SNOW ROUTES DESIGNATED**

On the following streets or portions of streets designated in this section, it shall be unlawful, when official signs have been erected giving notice of such as a "Snow Route--Tow-Away Zone", to operate a motor vehicle contrary to Section 22.8:

| <b>Street Name</b> | <b>Location</b>   | <b>Citation</b>   |
|--------------------|---|---|
| Airport Road       | From the west line of Duff Avenue to the east line of University Boulevard                        | <i>Ord. No. 3307, 11-22-94</i>                          |
| Allan Drive        | From Fifth Street to Northwestern Avenue  | <i>Ord. No. 3812, 12-14-04</i>                          |
| Ash Avenue         | From the south line of Lincoln Way to the north line of Mortensen Parkway                         | <i>Ord. No. 3307, 11-22-94, Ord. No. 3642, 12-11-01</i> |
| Beach Avenue       | From the south line of Lincoln Way to the north line of Mortensen Parkway                         | <i>Ord. No. 3307, 11-22-94</i>                          |
| Bloomington Road   | From its intersection with Grand Avenue to the west corporate limits                              | <i>Ord. No. 3307, 11-22-94</i>                          |
| Buckeye Avenue     | From its intersection with South 16 <sup>th</sup> Street to its intersection with Chestnut Street | <i>Ord. No. 3869, 12-20-05</i>                          |
| Chestnut Street    | From its intersection with South Duff Avenue to its intersection with Buckeye Avenue              | <i>Ord. No. 3869, 12-20-05</i>                          |
| Clark Avenue       | From the north line of Sixth Street to the south line of Ninth Street                             | <i>Ord. No. 3307, 11-22-94</i>                          |
| Crystal Street     | From its intersection with South Duff Avenue to its intersection with Opal Drive                  | <i>Ord. No. 3869, 12-20-05</i>                          |
| Dayton Avenue      | From the south line of Lincoln Way to the north corporate limits                                  | <i>Ord. No. 3307, 11-22-94</i>                          |
| Dickinson Avenue   | From Steinbeck Street to Mortensen Road   | <i>Ord. No. 3803, 9-28-04</i>                           |



|                                    |  |   |
|------------------------------------|--|---|
| Duff Avenue                        | From the north line of Lincoln Way to its intersection with Grand Avenue   | <i>Ord. No. 3307, 11-22-94</i>  |
| Emerald Drive                      | From the north line of Ken Maril Road to the south line of Jewell Drive  | <i>Ord. No. 3307, 11-22-94; Ord. No. 3321, 3-7-95</i>                       |
| Garden Road                        | From Garnet Drive to Viola May Avenue  | <i>Ord. No. 3600, 11-28-00</i>  |
| Garnet Avenue                      | From its intersection with Garden Road to the east line of Jewell Drive  | <i>Ord. No. 3307, 11-22-94</i>  |
| Grand Avenue                       | From the north line of Lincoln Way to the north corporate limits   | <i>Ord. No. 3307, 11-22-94</i>  |
| George Washington Carver Avenue    | From its intersection with Stange Road to the north corporate limits   | <i>Ord. No.</i>   |
| Hayes Avenue                       | From 20 <sup>th</sup> Street to 24 <sup>th</sup> Street  | <i>Ord. No.</i>   |
| Hayward Avenue                     | From the south line of Lincoln Way to the south line of Chamberlain Street; and on the east side only, from the south line of Chamberlain Street to Mortensen Road | <i>Ord. No. 3252, 12-14-93; Ord. 3307, 11-22-94; Ord. No. 3605, 1-23-01</i> |
| Hoover Avenue                      | From Twenty-Fourth Street to the north line of Bloomington Road  | <i>Ord. No. 3251, 11-9-93; Ord. No. 3307, 11-22-94</i>                      |
| Hyland Avenue                      | From Lincoln Way to the south line of Ontario Road   | <i>Ord. No. 3251, 11-9-93; Ord. 3307, 11-22-94</i>                          |
| Jewell Drive                       | From the east line of Duff Avenue to the south line of Garnet Drive  | <i>Ord. No. 3307, 11-22-94</i>  |
| Ken Maril Road                     | From Duff Avenue to Viola Mae  | <i>Ord. No. 3251, 11-9-93; Ord. No. 3307, 11-22-94</i>                      |
| Knapp Avenue                       | From the west line of Ash Avenue to its intersection with Sheldon Avenue   | <i>Ord. No. 3307, 11-22-94</i>  |
| Lincoln Way                        | From the east corporate limits to the west corporate limits  | <i>Ord. No. 3307, 11-22-94</i>  |
| Lynn Avenue                        | From the south line of Lincoln Way to the north line of Knapp Avenue   | <i>Ord. No. 3642, 12-11-01</i>  |
| Mortensen Road & Mortensen Parkway | From the west line of University Boulevard to the west end of Mortensen Road   | <i>Ord. No. 3252, 12-14-93; Ord. No. 3307, 11-22-94</i>                     |
| Ninth Street                       | From the west line of Duff Avenue to the east line of Northwestern Avenue  | <i>Ord. No. 3307, 11-22-94</i>  |
| North Dakota Avenue                | From the north line of Lincoln Way to the north corporate limits   | <i>Ord. No. 3307, 11-22-94</i>  |

|                        |  |   |
|------------------------|--|---|
| North Loop Drive       | From its western terminus with Airport Road, east, to its eastern terminus with Airport Road         | <i>Ord. No. 3898, 1-23-07</i>   |
| Northwestern Avenue    | From its intersection with Main Street to Thirtieth Street   | <i>Ord. No. 3307, 11-22-94</i>  |
| Oakwood Road           | From its intersection with State Avenue, east, to its intersection with University Boulevard         | <i>Ord. No. 3252, 12-14-93; Ord. No. 3307, 11-22-94; Ord. No. 3898, 1-23-07</i> |
| Ontario Street         | From its intersection with Hyland Avenue to the west corporate limits                                | <i>Ord. No. 3307, 11-22-94</i>  |
| Opal Drive             | From its intersection with Jewell Drive to its intersection with Crystal Street                      | <i>Ord. No. 3869, 12-20-05</i>  |
| Ridgewood Avenue       | From Sixteenth Street to the south line of Twentieth Street  | <i>Ord. No. 3307, 11-22-94</i>  |
| Roy Key Avenue         | From Thirtieth Street to Wheeler Avenue  | <i>Ord. No. 3151, 11-9-93; Ord. No. 3307, 11-22-94</i>                          |
| Sheldon Avenue         | From the intersection of Knapp Street to the intersection of Hyland Avenue                           | <i>Ord. No. 3307, 11-22-94</i>  |
| Sixteenth Street       | From the west line of Duff Avenue to Ridgewood Avenue  | <i>Ord. No. 3307, 11-22-94</i>  |
| Sixth Street           | From the west line of Duff Avenue to the west line of Brookside Park                                 | <i>Ord. No. 3307, 11-22-94</i>  |
| South Fourth Street    | From its intersection with Beach Avenue, east, to its intersection with South 3 <sup>rd</sup> Street | <i>Ord. No. 3307, 11-22-94; Ord. No. 3898, 1-23-07</i>                          |
| South Fifth Street     | From the west line of Duff Avenue to the west line of Walnut Avenue                                  | <i>Ord. No. 3307, 11-22-94</i>  |
| South Sixteenth Street | From the west line of Duff Avenue to the east line of University Boulevard                           | <i>Ord. No. 3307, 11-22-94; Ord. No. 3898, 1-23-07</i>                          |
| South Third Street     | From the west line of Duff Avenue to its intersection with South Fourth Street                       | <i>Ord. No. 3307, 11-22-94</i>  |
| South Bell Avenue      | From its intersection with Lincoln Way to South East Sixteenth Street                                | <i>Ord. No. 4022, 1-26-10</i>   |
| South Dayton Avenue    | From the south line of Lincoln Way to the U.S. 30 Bypass   | <i>Ord. No. 3307, 11-22-94</i>  |
| South Dayton Place     | From its intersection with South Dayton Avenue to its southern end                                   | <i>Ord. No. 4022, 1-26-10</i>   |

|                             |   |   |
|-----------------------------|---|---|
| South Duff Avenue           | From the south line of Lincoln Way to the south corporate limits                        | <i>Ord. No. 3307, 11-22-94</i>  |
| South Dakota Avenue.        | From the south line of Lincoln Way to the south corporate limits                        | <i>Ord. No. 3307, 11-22-94</i>  |
| South East Fifth Street     | From South Duff east to its eastern end   | <i>Ord. 3251, 11-9-93; Ord. No. 3307, 11-22-94</i>                            |
| South East Third Street     | From its intersection with South Duff Avenue, east, to its eastern terminus             | <i>Ord. No. 3898, 1-23-07</i>   |
| South East Sixteenth Street | From its intersection with South Duff Avenue, east, to its eastern terminus             | <i>Ord. No. 3898, 1-23-07</i>   |
| South Grand Avenue          | From its intersection with Lincoln Way to its southern end                              | <i>Ord. No. 4022, 1-26-10</i>   |
| Stange Road                 | From the north line of Thirteenth Street to its northerly terminus                      | <i>Ord. No. 3307, 11-22-94</i>  |
| State Avenue                | From its intersection with Lincoln Way, south, to its intersection with Oakwood Road    | <i>Ord. No. 3307, 11-22-94; Ord. No. 3898, 1-23-07</i>                        |
| Steinbeck Street            | From Dickinson Avenue to South Dakota Avenue  | <i>Ord. No. 3803, 9-28-04</i>   |
| Storm Street                | From its intersection with Hayward Avenue, east, to its intersection with Welch Avenue  | <i>Ord. No. 3251, 11-9-93; Ord. No. 3307, 11-22-94; Ord.No. 3898, 1-23-07</i> |
| Thackeray Drive             | From its intersection with Todd Drive to the south line of Lincoln Way                  | <i>Ord. No. 3307, 11-22-94</i>  |
| Thirteenth Street           | From the east corporate limits to Hyland Avenue   | <i>Ord. No. 3307, 11-22-94</i>  |
| Thirtieth Street            | From the west line of Grand Avenue to its intersection with Hoover                      | <i>Ord. No. 3307, 11-22-94</i>  |
| Todd Drive                  | From its intersection with Thackeray Drive to its intersection with South Dakota Avenue | <i>Ord. 2913, 12-18-94; Ord. No. 3307, 11-22-94</i>                           |
| Twentieth Street            | From its intersection with Duff Avenue, west to its western terminus                    | <i>Ord. No. 3307, 11-22-94; Ord. No. 3898, 1-23-07</i>                        |
| Twenty-Fourth Street        | From the west line of Duff Avenue to the west line of Stange Road                       | <i>Ord. No. 3307, 11-22-94</i>  |
| University Boulevard        | From the south line of Lincoln Way to the south corporate limits                        | <i>Ord. No. 3307, 11-22-94</i>  |
| Viola Mae                   | From Ken Maril Road to Garden Road  | <i>Ord. No. 3251, 11-9-93; Ord. No. 3307, 11-22-94</i>                        |

|                |   |   |
|----------------|---|---|
| Walnut Avenue  | From the south line of Lincoln Way to South Fifth Street                                  | <i>Ord. No. 3251, 11-9-93; Ord. No. 3307, 11-22-94</i>                          |
| Welch Avenue   | On the east side from the south line of Hunt Street to its intersection with Storm Street | <i>Ord. No. 3307, 11-22-94; Ord. 3375, 3-5-96</i>                               |
| West Street    | From the west line of Sheldon to its intersection with Hyland Avenue                      | <i>Ord. No. 3307, 11-22-94</i>  |
| Wheeler Avenue | From Hoover Avenue to Grand Avenue  | <i>Ord. No. 3251, 11-9-93; Ord. No. 3252, 12-14-93; Ord. No. 3307, 11-22-94</i> |

*(Ord. No. 2686, 10-17-78; Ord. No. 2836a, 12-7-82; Ord. No. 3231, 7-27-93; Ord. No. 3251, 11-9-93; Ord. No. 3252, 12-14-93; Ord. No. 3307, 11-22-04; Ord. No. 3600, 11-28-00; Ord. No. 3642, 12-11-01; Ord. No. 3803, 9-28-04; Ord. No. 3869, 12-20-05; Ord. 3898, 1-23-07; Ord. No. 4022, 1-26-10)."*

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

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

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

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

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