



# Mini Conference Board

515 Clark Avenue  
Ames, Iowa 50010  
Phone (515) 239-5370  
Fax (515) 239-5376

Minutes for Thursday, October 6, 2011 **(UNAPPROVED)**  
Room 233, Ames City Hall, 515 Clark Avenue, Ames, IA

- Call to Order: 3:03 p.m. by Chairperson Jami Larson.
- Members Present:
  - Jami Larson, Ames City Council
  - Bill Talbot, Ames School Board of Directors
  - Rick Sanders, Story County Board of Supervisors
  - Greg Lynch, Ames City Assessor
- Also Present:
  - Paul Overton, Chief Deputy Assessor, Ames City Assessor's Office
  - Brenda Swaim, Deputy Assessor, Ames City Assessor's Office
  - Dawn Tank, Office Assistant II, Ames City Assessor's Office
  - Doug Marek, City Attorney, City of Ames Legal Department
- Minutes from January 5, 2011, Mini Conference Board Meeting.
  - Moved by Sanders, seconded by Talbot to approve the minutes. Motion declared carried unanimously.
- Other Business
  - New member Talbot was welcomed to the Board.
  - Larson brought up ideas related to compensation pool – did not discuss.
- Discussion of City Assessor's Proposed Amendment of the 2011-2012 Budget – Court Costs
  - Lynch – directed the member's attention to green sheet of 22 PAAB and District Court assessment appeals – stating that when the budget was prepared in January the office had not anticipated the number of appeals.
  - Marek – gave background on PAAB history and inception – spoke about prior 3-year history – allowance of evidence is different/difficult in PAAB compared to District Court. Spoke of additional time and money spent for PAAB cases as compared to District Court. Discussed the importance of appraisals in these proceedings.
  - Larson – asked for a minimum assessed value before hiring an appraiser.
  - Marek – mentioned that there are several well qualified appraisers in our area.
  - Lynch – directed members to review document that shows reduction of tax collected vs. cost of appraisal.
  - Sanders – what is a normal number of appeals to PAAB?
  - General discussion about number of appeals to PAAB, cost and allocation of expenses on the current budget.
  - Sanders – questioned if all are worth defending. Lynch – affirmed that they are.



- Talbot spoke of concern that if we start making deals with owners then be prepared to see many more asking for similar treatment.
- Marek left the meeting @3:18 P.M.
- General discussion of validity of settling cases and where additional funding would come from to make up the ending fund balances.
- Mini-Board decided to handle each item separately.
- Sanders moved for additional funding of \$50,000 for PAAB and District Court appeal expenses in the assessment appeal (\$20,000) and contingency (\$30,000). Talbot 2<sup>nd</sup>, Motion carries unanimously. Mini Board recommends support of additional funding for appeals.
- Discussion of City Assessor's Proposed Amendment – Pictometry
  - Lynch discussed the additional \$5,000 amount – 1 @ \$2,500 for scanning commercial and residential cards. He talked about the city's FMS scanning program.
  - Lynch talked about Pictometry and costs involved – the other \$2,500
  - Lynch directed the members to look at the Pictometry handout and discussed payments of contract over 3 years.
  - Larson questioned the different flight options and if we were locked in for the second flight, Lynch explained and assured that proper wording would be in the contract that we would only be obligated to the initial flight.
  - Lynch discussed moving from 5-year to 3 year flight plan.
  - General discussion about technologies and changes that have occurred.
  - Sanders – curious to understand what difference would be in cost if we waited to do during normal budget – not hearing desperation from Greg that aerials are needed at this time. Lynch – will talk to Doug Tonnemacher from Pictometry about contract terms and cost savings. Larson – trying to figure where the cost savings are and know what the price difference is if we wait until next year. How much more would the cost be if they didn't have Boone County's area and were to fly it separately?
  - Sanders – undecided about Pictometry.
  - Larson stated that our (Mini-Board) recommendation would be for the Assessor to gather more information and present that to the full Conference Board. Sanders affirmed – there was no vote on the topic at this time.
  - Swaim questioned when the flight would take place. Lynch – let him (Doug T.) know by November, would sign the contract now for a spring flight.
  - Larson – enough time for a full Conference Board meeting. Tank - October 25<sup>th</sup> is regular City Council meeting.
- Discussion of City Assessor's Proposed Amendment – Ending/Beginning Balances
  - Larson – important to see what balance is in the funds.
  - Sanders – wants a full explanation of \$90,000 vs. \$50,000 and the ending fund balance and assurance of expenditures not exceeding beginning balance.



- General discussion about funding streams and ending fund balances.
- Discussion of City Assessor's Proposed Amendment – Scanning and Pictometry
  - General discussion about FMS software.
  - Sanders – agrees with idea, but should be done during normal budgeting time.
  - Sanders moved to approve \$2,500 for FMS; Talbot 2<sup>nd</sup>. Motion passed unanimously. Mini Board recommends support of moving forward with this item.
- Adjournment
  - Moved by Sanders, seconded by Talbot to adjourn the meeting. The meeting adjourned at 3:59 p.m.

Minutes prepared October 13, 2011, by W. Paul Overton, Chief Deputy Assessor, Ames City Assessor's Office.

**AMES CITY ASSESSOR**  
**2011–2012 ADOPTED BUDGET PER CONFERENCE BOARD MEETING ON FEBRUARY 22, 2011**  
Proposed Amendment by Assessor after October 6, 2011, Mini Conference Board Meeting

Item	FY 10-11 Budget	FY 10-11 Actual Expenses	FY 11-12 1st Quarter Expenses	FY 11-12 Adopted Budget	FY 11-12 Amended Budget	% of Change Between Adopted & Amended
Assessor	\$ 110,550	\$ 110,550	\$ 30,646	\$ 113,938	\$ 113,938	0.0%
Deputies	154,685	155,318	42,924	160,022	160,022	0.0%
Staff	187,802	171,008	42,924	192,008	192,008	0.0%
GIS Coordinator	33,527	33,527	-	3,453	3,453	0.0%
Board of Review	5,500	4,113	-	6,600	6,600	0.0%
Taxable Fringe Benefits	3,360	3,090	774	4,560	4,560	0.0%
Employer's Flex Benefits	3,550	3,450	-	580	580	0.0%
F.I.C.A. @ 7.65% *	38,172	35,613	8,687	36,809	36,809	0.0%
I.P.E.R.S. @ 8.07% **	34,679	32,763	9,442	38,831	38,831	0.0%
Health Insurance & Workers' Comp	71,200	68,518	19,472	82,925	82,925	0.0%
Unemployment Compensation	500	-	-	500	500	0.0%
Life and Disability Insurance	4,000	3,482	820	4,000	4,000	0.0%
<b>Total Staff &amp; Related Expenses</b>	<b>\$ 647,525</b>	<b>\$ 621,432</b>	<b>\$ 155,689</b>	<b>\$ 644,226</b>	<b>\$ 644,226</b>	<b>0.0%</b>
Board of Review Expense	\$ 750	\$ 532	\$ 178	\$ 750	\$ 750	0.0%
Office Supplies	5,000	3,371	1,094	5,000	5,000	0.0%
Postage & Mailing	8,250	631	146	8,250	8,250	0.0%
Employee Mileage	5,640	2,413	779	5,640	5,640	0.0%
Telephone / Communication	9,000	7,742	1,111	9,000	9,000	0.0%
<b>Data Processing / Software</b>	<b>109,135</b>	<b>89,269</b>	<b>14,223</b>	<b>67,600</b>	<b>70,100</b>	<b>3.7%</b>
Education / Training / Certification	20,000	20,996	2,390	20,000	20,000	0.0%
Office Maintenance (City Hall)	17,825	14,906	3,916	17,825	17,825	0.0%
Equipment (includes maintenance)	18,000	22,919	1,789	9,000	9,000	0.0%
<b>Assessment Appeals / Court Costs</b>	<b>30,000</b>	<b>11,134</b>	<b>-</b>	<b>30,000</b>	<b>60,000</b>	<b>100.0%</b>
Contingency	1,500	779	206	1,500	1,500	0.0%
<b>Total Office Expenses</b>	<b>\$ 225,100</b>	<b>\$ 174,692</b>	<b>\$ 25,832</b>	<b>\$ 174,565</b>	<b>\$ 207,065</b>	<b>18.6%</b>
MAPS & GIS Project	\$ 24,150	\$ 11,318	\$ 7,300	\$ 7,943	\$ 7,943	0.0%
<b>Total Special Projects</b>	<b>\$ 24,150</b>	<b>\$ 11,318</b>	<b>\$ 7,300</b>	<b>\$ 7,943</b>	<b>\$ 7,943</b>	<b>0.0%</b>
<b>Total Expenses</b>	<b>\$ 896,775</b>	<b>\$ 807,442</b>	<b>\$ 188,821</b>	<b>\$ 826,734</b>	<b>\$ 859,234</b>	<b>3.9%</b>

**AMES CITY ASSESSOR**  
**2011-2012 PROJECTED SOURCE OF FUNDS AND BALANCES**

Item	Per 2011-2012 Adopted Budget			Per Proposed Amendment		
	Assessment Expense Fund	Special Appraiser Fund	Total Combined	Assessment Expense Fund	Special Appraiser Fund	Total Combined
<b>Beginning Balance 7-1-2010</b>	<b>\$ 137,193</b>	<b>\$ 98,250</b>	<b>\$ 235,443</b>	<b>\$ 137,193</b>	<b>\$ 98,250</b>	<b>\$ 235,443</b>
Estimated Property Taxes	572,415	314,140	886,555	572,415	314,140	886,555
Other Income (Misc, Credits, Etc.)	1,585	860	2,445	1,585	860	2,445
Transfers In	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
<b>Available Resources</b>	<b>\$ 711,193</b>	<b>\$ 413,250</b>	<b>\$1,124,443</b>	<b>\$ 711,193</b>	<b>\$ 413,250</b>	<b>\$1,124,443</b>
Expenses	(567,569)	(291,462)	(859,031)	(567,399)	(237,702)	(805,101)
<b>Ending Balance 6-30-2011</b>	<b>\$ 143,624</b> est.	<b>\$ 121,788</b> est.	<b>\$ 265,412</b> est.	<b>\$ 143,794</b>	<b>\$ 175,548</b>	<b>\$ 319,342</b>
<b>Beginning Balance 7-1-2011</b>	<b>\$ 143,624</b> est.	<b>\$ 121,788</b> est.	<b>\$ 265,412</b> est.	<b>\$ 143,794</b>	<b>\$ 175,548</b>	<b>\$ 319,342</b>
Property Tax Levy Proposed	474,730	284,245	758,975	474,730	284,245	758,975
Other Income (Misc, Credits, Etc.)	1,270	755	2,025	1,270	755	2,025
Transfers In	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
<b>Available Resources</b>	<b>\$ 619,624</b>	<b>\$ 406,788</b>	<b>\$1,026,412</b>	<b>\$ 619,794</b>	<b>\$ 460,548</b>	<b>\$1,080,342</b>
Expenses	(499,973)	(326,761)	(826,734)	(499,973)	(359,261)	(859,234)
<b>Ending Balance 6-30-2012</b>	<b>\$ 119,651</b> est.	<b>\$ 80,027</b> est.	<b>\$ 199,678</b> est.	<b>\$ 119,821</b>	<b>\$ 101,287</b>	<b>\$ 221,108</b>

**2011-2012 EXPENSES TO BE PAID VIA THE SPECIAL APPRAISERS FUND**

	FY 11-12 Adopted Budget	FY 11-12 Amended Budget
Chief Deputy/Appraiser/Property Review Personnel	\$ 185,454	\$ 185,454
GIS Coordinator Salary	3,453	3,453
Flex Benefit/Insurance (GIS Coordinator)	580	580
Taxable Fringe Benefits (Chief Deputy/Appraiser/GIS Coordinator)	1,680	1,680
FICA (Chief Deputy/Appraiser/Property Review Personnel and GIS Coordinator)	14,624	14,624
IPERS (Chief Deputy/Appraiser/Property Review Personnel and GIS Coordinator)	15,427	15,427
Data Processing	67,600	70,100
Assessment Appeals/Legal Services	30,000	60,000
GIS MAPS Projects Total	7,943	7,943
<b>Total Expenses for Special Appraisers Fund</b>	<b>\$ 326,761</b>	<b>\$ 359,261</b>

### 2011 PAAB and District Court Cases

Property ID or MAP ID	Address	Appellant	PAAB or District	Assessed Value	Asking	Difference (AV-Asking)	Tax Loss Asking	Estimated Cost of Appraisal
05-27-476-035	3015 Grand Avenue	Walmart Property Tax Dept	PAAB	\$5,804,000	\$3,579,500	\$2,224,500	\$71,852	\$ 4,000.00
05-34-227-120	2719 Grand Avenue	Walgreens #12108	PAAB	\$2,964,600	\$2,208,600	\$756,000	\$24,419	\$ 4,000.00
09-07-430-060	4541 Steinbeck Street	University West Property Owner LLC	PAAB	\$465,600	\$255,776	\$209,824	\$3,289	\$ 4,000.00
09-07-430-070	4533 Steinbeck Street	University West Co-Op I Inc	PAAB	\$373,900	\$255,776	\$118,124	\$1,852	\$ 4,000.00
09-07-430-100	4509 Steinbeck Street	University West Property Owner LLC	PAAB	\$479,200	\$255,776	\$223,424	\$3,502	\$ 4,000.00
09-07-430-110	4501 Steinbeck Street			\$479,200	\$255,776	\$223,424	\$3,502	\$ 4,000.00
09-07-445-030	4518 Steinbeck Street	University West Property Owner LLC	PAAB	\$464,000	\$255,776	\$208,224	\$3,264	\$ 4,000.00
09-07-445-045	4502, 4510 Steinbeck Street	University West Property Owner LLC	PAAB	\$970,400	\$511,552	\$458,848	\$7,193	\$ 4,000.00
09-08-303-000	800 Pinon Drive	University West Co-Op Inc	PAAB	\$8,495,100	\$8,165,928	\$329,172	\$5,160	\$ 4,000.00
09-08-355-025	1405, 1415, 1425 Coconino Road (Condo)	University West Property Owner LLC	PAAB	\$8,070,000	\$6,798,072	\$1,271,928	\$19,938	\$ 4,000.00
09-08-360-010	1300 Coconino Road (Condo)	University West Property Owner LLC	PAAB	\$8,181,200	\$6,650,176	\$1,531,024	\$23,999	\$ 4,000.00
09-08-360-015	1400 Coconino Road (Condo)	University West Property Owner LLC	PAAB	\$4,401,000	\$3,325,088	\$1,075,912	\$16,865	\$ 4,000.00
09-08-360-025	4305, 4315, 4325, 4335, 4345 Maricopa Drive (Condo)	University West Property Owner LLC	PAAB	\$6,128,000	\$4,220,304	\$1,907,696	\$29,904	\$ 4,000.00
09-11-100-115	620 Lincoln Way	Midwest Centers, L.P.	PAAB	\$15,007,500	\$9,000,000	\$6,007,500	\$194,043	\$ 4,000.00
09-11-210-020	320 S. Duff Avenue	Target Corporation (Dayton Hudson)	PAAB	\$8,123,000	\$6,559,408	\$1,563,592	\$50,504	\$ 4,000.00
09-11-251-300	534 S. Duff Avenue	Walmart Property Tax Dept	PAAB	\$20,300,000	\$17,642,515	\$2,657,485	\$85,837	\$ 4,000.00
09-11-375-100	1315 Buckeye Avenue NKA: 1311 Buckeye Ave 1333	FHS Ames 2, LP	PAAB	\$7,442,000	\$6,500,000	\$942,000	\$30,427	\$ 4,000.00
09-11-380-030	1404 Buckeye Avenue	FHS Ames 2, LP	PAAB	\$300,800	\$150,000	\$150,800	\$4,871	\$ 4,000.00
09-11-380-040	1410 Buckeye Avenue	FHS Ames 2, LP	PAAB	\$330,700	\$165,000	\$165,700	\$5,352	\$ 4,000.00
09-14-175-025	305 Airport Road	Walmart Property Tax Dept	PAAB	\$7,450,000	\$6,832,264	\$617,736	\$19,953	\$ 4,000.00
09-21-205-060	2312 Cottonwood Road	William Arce	PAAB	\$53,300	\$40,000	\$13,300	\$208	\$ 700.00
10-06-400-010	3311 E Lincoln Way	Barilla America Inc	District	\$41,260,000	\$32,200,000	\$9,060,000	\$292,639	\$ 17,000.00
<b>PAAB CASES ONLY</b>				<b>\$106,283,500</b>	<b>\$83,627,287</b>	<b>\$22,656,213</b>	<b>\$605,933</b>	<b>\$ 80,700.00</b>
<b>ALL CASES</b>				<b>\$147,543,500</b>	<b>\$115,827,287</b>	<b>\$31,716,213</b>	<b>\$1,504,506</b>	<b>\$ 97,700.00</b>

### How the City Assessor's Office Will Cover Appraisal Expense if Amended Budget is Approved

Line Item	Fund	Amended Budget	Amount Allocated for Appraisal Expense	Amount Remaining
Assessment Appeals / Court Costs	Special Appraisers Fund	\$50,000	\$50,000	\$0
Staff: Interns	Special Appraisers Fund	\$33,000	\$20,000	\$13,000
Contingency	General Fund	\$31,500	\$30,000	\$1,500
<b>Totals</b>		<b>\$114,500</b>	<b>\$100,000</b>	<b>\$14,500</b>



PROPOSAL FOR

CITY of AMES IA - 2012

OPTION A

1 FLIGHT OVER 3 YEARS

**\$24,750.00**

OPTION B

2 FLIGHTS OVER 6 YEARS

FLIGHT #1

**\$21,528.00**

FLIGHT #2

**\$24,750.00**

200 SEATS/1000 USERS POL FREE FOR FIRST YEAR, FREE MOSAICS FROM FIRST FLIGHT, PRICE PROTECTION, COUNTY OPT OUT CLAUSE INCLUDED

PRICING IS GUARANTEED UNTIL THE DATE SHOWN BELOW FOR THE PICTOMETRY ECONOMIC ALLIANCE PARTNERSHIP

Wednesday, November 30, 2011



# PROPOSAL FOR CITY OF AMES IA - 2012

**Contract Proposal Amount**  
**\$46,278.00**

## 2 FLIGHTS OVER 6 YEARS

PRICING IS GUARANTEED UNTIL  
 November 30, 2011  
 FOR THE PICTOMETRY EAP PROGRAM



### NEIGHBORHOOD

STANDARD DELIVERY	ELITE		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	4"	104	4 Dir
Individual Ortho Images	4"	52	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$360	Sectors 44	Total Cost \$15,840
SECOND FLIGHT →	\$400	44	\$17,600



### COMMUNITY

STANDARD DELIVERY	PREMIER - 4 Dir		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	12"	16	4 Dir
Individual Ortho Images	12"	8	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$54.00	Sectors 97	Total Cost \$5,238.00
SECOND FLIGHT →	\$60.00	97	\$5,820

### OPTIONAL ORTHO TILES? Y

Mosaic Tiles: JPG	4	NADIR	
Standard Area Wide Mosaic: ECW	N/A	NADIR	
FIRST FLIGHT →	\$2	44	\$88
SECOND FLIGHT →	\$22.00	44	\$968

Number of Images/Sector: → 160 Images  
 Total Number Images: → 7,040 Images  
 HD Requirement → 37 GB

**Storage Requirement (GB)**  
 54

465G USB	Hard Drive(s)	Qty:	1	\$199	ECW
0	Pictometry Future View Adv Training			\$0	N
200	Pictometry Online Seats for 1 Year			\$0	N
-	Pictometry Self Hosting			\$0	
N	Onsite Installation/Training - 1 Day			\$0	
N	WebEx Training Session (1-hour)			\$0	
N	S-Hosted Hard Drive 465G USB			\$0	
	*Annual Maintenance Fee			\$0	

\*Annual Maintenance Fee amount not included in proposal

**Total Number of Images**  
 9,465

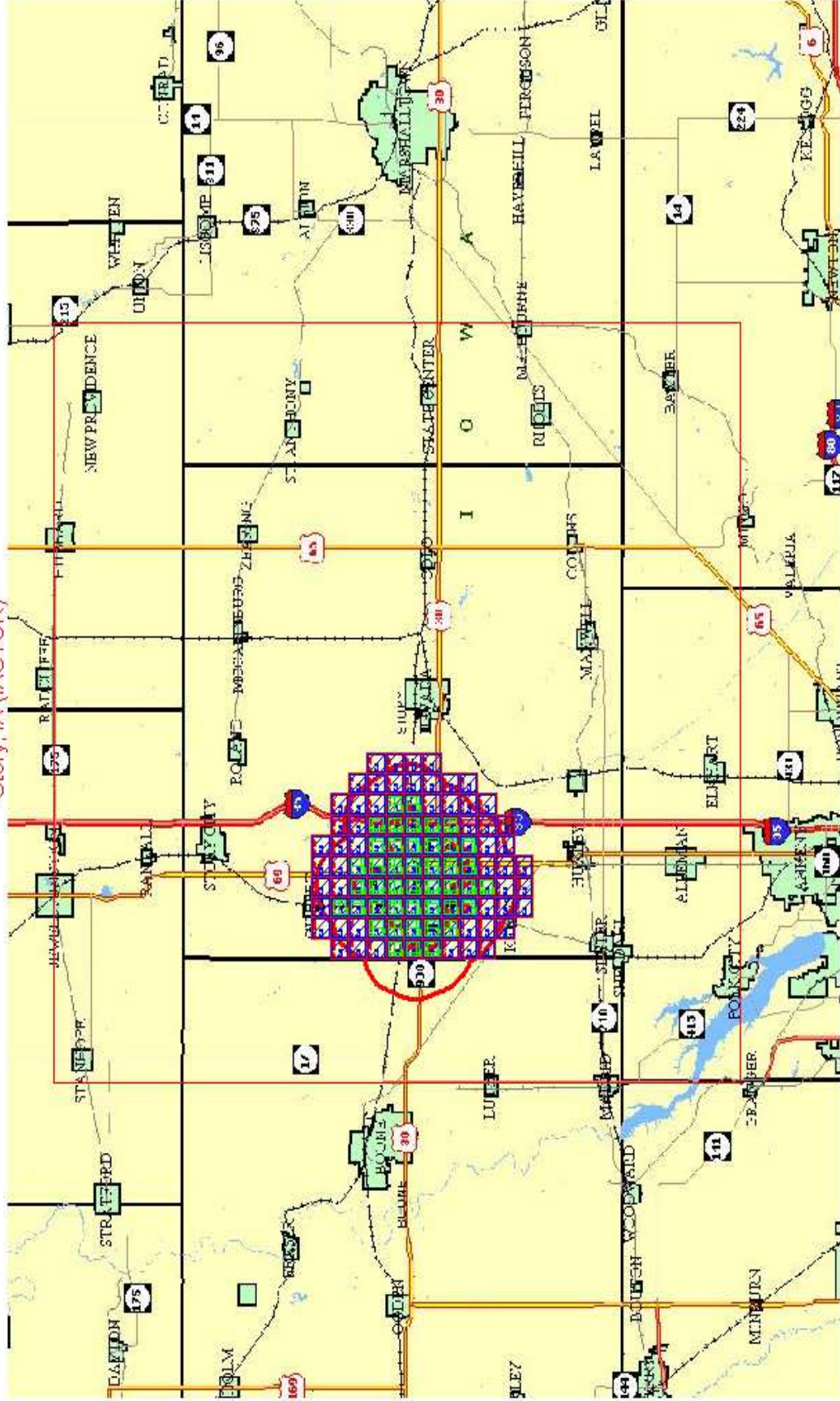
Combined SID or ECW	\$114.50
Compressed Image Mobile Depl	\$0
LiDAR 1.0M Bare Earth M <sup>2</sup>	\$0
Mobile Training Lab	\$0
Estimated Shipping	\$0
Change Analysis Software	\$0
Seats: 0	\$0
E-911 PSAP Integration	\$0
Seats: 0	\$0

### PROPRIETARY & CONFIDENTIAL INFORMATION



# Sector Map

Story, IA (IASTOR)



Community Sectors: 97 Neighborhood Sectors: 44



PROPOSAL FOR

CITY of AMES IA - 2013

OPTION A

1 FLIGHT OVER 3 YEARS

**\$30,384.50**

OPTION B

2 FLIGHTS OVER 6 YEARS

FLIGHT #1

**\$26,406.50**

FLIGHT #2

**\$30,384.50**

200 SEATS/1000 USERS POL FREE FOR FIRST YEAR, FREE MOSAICS FROM FIRST FLIGHT, PRICE PROTECTION, COUNTY OPT OUT CLAUSE INCLUDED

PRICING IS GUARANTEED UNTIL THE DATE SHOWN BELOW FOR THE PICTOMETRY ECONOMIC ALLIANCE PARTNERSHIP

Wednesday, November 30, 2011



# PROPOSAL FOR CITY OF AMES IA - 2013

**Contract Proposal Amount**  
**\$56,791.00**

## 2 FLIGHTS OVER 6 YEARS

PRICING IS GUARANTEED UNTIL  
 November 30, 2011  
 FOR THE PICTOMETRY EAP PROGRAM



**NEIGHBORHOOD**



**COMMUNITY**

STANDARD DELIVERY	ELITE		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	4"	104	4 Dir
Individual Ortho Images	4"	52	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$360	Sectors	Total Cost
SECOND FLIGHT →	\$400	55	\$19,800
		55	\$22,000

PREMIER - 4 Dir	COMMUNITY		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	12"	16	4 Dir
Individual Ortho Images	12"	8	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$54.00	Sectors	Total Cost
SECOND FLIGHT →	\$60.00	113	\$6,102.00
		113	\$6,780

OPTIONAL ORTHO TILES?	Y
Mosaic Tiles: JPG	4
Standard Area Wide Mosaic: ECW	N/A
FIRST FLIGHT →	\$2
SECOND FLIGHT →	\$22.00
	55
	\$1,210

NEIGHBORHOOD	ELITE		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	4"	4	NADIR
Individual Ortho Images	4"	N/A	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$2	Sectors	Total Cost
SECOND FLIGHT →	\$22.00	55	\$1,210

COMMUNITY	PREMIER - 4 Dir		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	12"	1	NADIR
Individual Ortho Images	12"	N/A	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$0.50	Sectors	Total Cost
SECOND FLIGHT →	\$0.50	113	\$56.50
		113	\$56.50

Number of Images/Sector: → 160 Images  
 Total Number Images: → 8,800 Images  
 HD Requirement → 46 GB

Number of Images/Sector: → 25 Images  
 Total Number Images: → 2,825 Images  
 HD Requirement → 20 GB

Storage Requirement (GB)	
66	

Total Number of Images	
11,625	

465G USB	Hard Drive(s)	Qty:	ECW
0	Pictometry Future View Adv Training	1	ECW
200	Pictometry Online Seats for 1 Year	\$0	N
-	Pictometry Self Hosting	\$0	N
N	Onsite Installation/Training - 1 Day	\$0	
N	WebEx Training Session (1-hour)	\$0	
N	S-Hosted Hard Drive 465G USB	\$0	
	*Annual Maintenance Fee	\$0	
	*Annual Maintenance Fee amount not included in proposal		

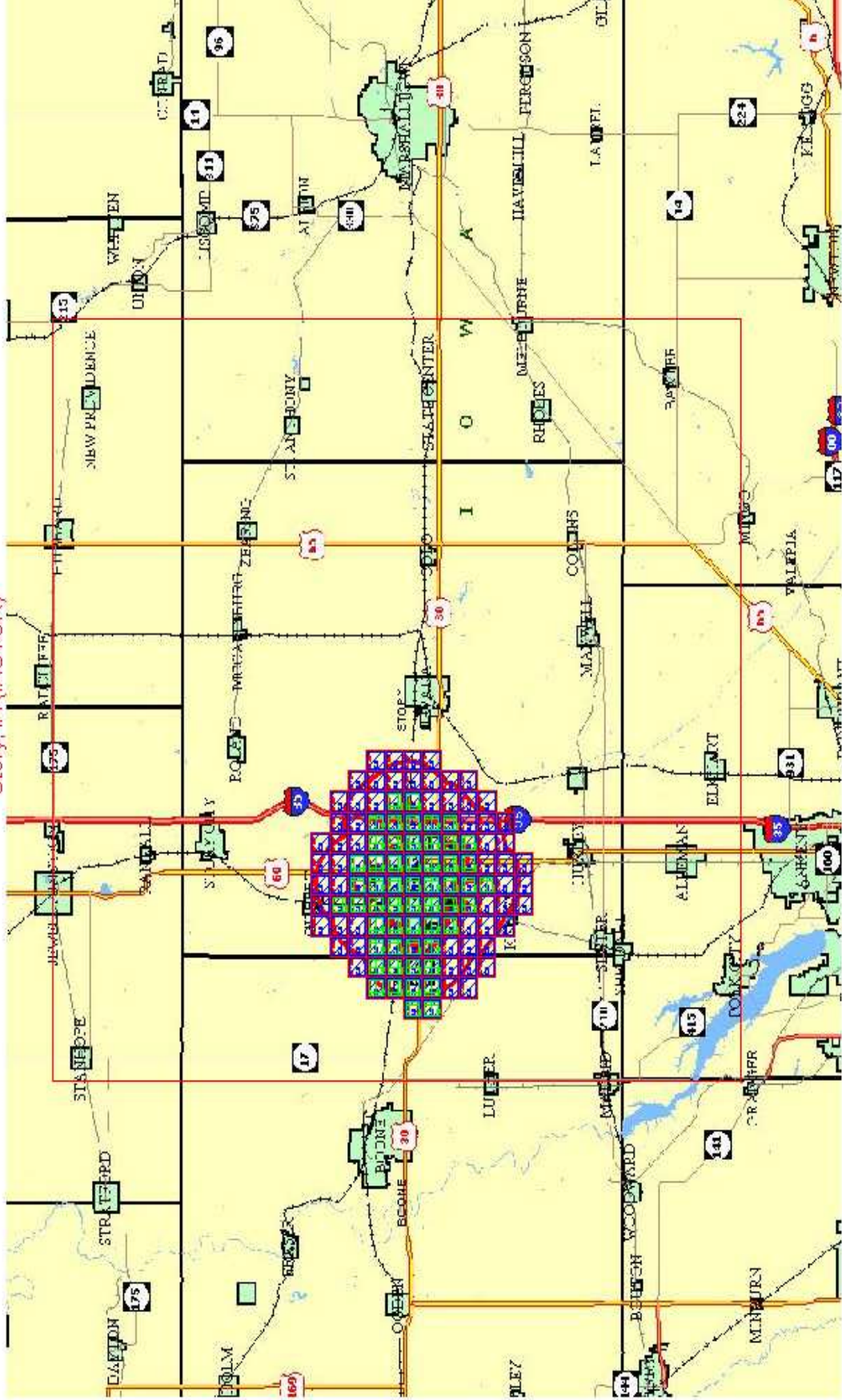
Combined SID or ECW	\$139.00
Compressed Image Mobile Depl	\$0
LiDAR 1.0M Bare Earth M1 <sup>2</sup>	\$0
Mobile Training Lab	\$0
Estimated Shipping	\$0
Change Analysis Software	\$0
Seats:	0
E-911 PSAP Integration	\$0
Seats:	0

**PROPRIETARY & CONFIDENTIAL INFORMATION**



# Sector Map

Story, IA (IASTOR)



Community Sectors: 113 Neighborhood Sectors: 55

**Total Parcels with Exterior Changes  
January 2009 thru August 2011**

New Construction	182
Demolition	142
Additions	98
<hr/>	
<b>Total Parcels</b>	<b>422</b>

Jurisdiction	Flight Schedule	Vendor
Cedar Rapids	2	Pictometry
Clinton	4	Sidwell
Davenport	4	Bid
Dubuque	2	Bid
Iowa City	2	Pictometry
Mason City	3	Bid
Sioux City	2	Pictometry
% 2 Year	57%	
% 3 Year	14%	
<u>% 4 Year</u>	<u>29%</u>	
Total	100%	

10/06/2011

## **REGULAR MEETING OF THE AMES CONFERENCE BOARD**

The regular meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 6:30 p.m. on January 23, 2007. Present from the Ames City Council were Doll, Goodman, Larson, Mahayni, Popken, and Rice. Story County Board of Supervisors present were Clinton, Halliburton, and Strohman. Representing the Ames School Board were Brown and Today. Gilbert and United School Districts were not represented.

**MINUTES OF THE FEBRUARY 28, 2006, SPECIAL MEETING:** Moved by Mahayni, seconded by Clinton, to approve the minutes of the special meeting of February 28, 2006. Vote on Motion: 3-0. Motion declared carried.

**APPOINTMENTS TO BOARD OF REVIEW:** Moved by Larson, seconded by Brown, to adopt RESOLUTION 07-017 approving appointment of Joan Burrell and Lowell Greimann to the Board of Review. Roll Call Vote: 3-0. Resolution declared carried unanimously.

**DISCUSSION OF CITY ASSESSOR'S BUDGET PROPOSALS:** City Assessor Greg Lynch advised that the overall change in valuation for Fiscal Year 2006 was 2.0% (more taxable value). He also stated that a total residential re-valuation will not be done this year based on a Median Sales Ratio Study performed by the Iowa Department of Revenue. It is believed that the Median Sales Ratio for Ames is 96.4%; the range to not get equalization orders is 95 to 105%. Also, the average sales price for existing homes within the City of Ames did not increase between 2004 and 2005. The Assessor's Office is concentrating on different neighborhoods to determine if there are properties that need to be re-valued.

Regarding commercial re-valuation, Mr. Lynch advised that the Median Sales Ratio is at 98.5%. He said that it is estimated that there will be 12 sales to be used by the Department of Revenue to determine if re-valuation is necessary. According to Mr. Lynch, the Department of Revenue also does equalization studies. They have chosen 12 properties in the City of Ames to do appraisals on; they will come up with an appraised value and compare same to the assessed value. Those 12 sales will be entered into the Assessor's Sales Analysis, and the Median Ratio of those is where commercial property will be set. Commercial assessed values experienced a net decrease of about 1.9% overall.

Mr. Lynch advised that he has assumed responsibility for all commercial valuations, and Deputy Assessor Paul Overton is now responsible for residential valuations.

The Conference Board was told that, due to new software, all commercial data and sketches will be on the City Assessor's website. Residential sketches will also be on their website; the residential data is already available. Regarding Geographic Information Systems and Mapping, they have set a strategic planning goal to have aeriels done every two years. The goal had been every four to five years; however, the cost is coming down dramatically. These photos have been very beneficial, and they are accessible to the public.

Chairperson Campbell advised that Mr. Lynch had already met with the Mini-Board (comprised of a representative from each of the entities of the Conference Board).

Supervisor Clinton commented on the Minutes of the Mini-Board meeting, stating that he did not recall the discussion exactly as it was expressed in the document. He asked that the other



Mini-Board members be asked for their interpretations. Specifically, Mr. Clinton pointed to a recommendation made by the Assessor for a proposed salary for the Deputy Assessor, with which the Mini-Board did not agree. The Mini-Board had suggested that the Deputy Assessor's salary be 80% of the Assessor's salary and take into consideration any additional increases based upon further education. According to Mr. Clinton, at no time was 86% mentioned as a goal approved by the Mini-Board. Members Larson and Todey agreed that any additional increase would be based on further education. Chairperson Campbell pointed out that the proposal before the Conference Board is to set the Deputy Assessor's salary at 80% of the Assessor's salary. Supervisor Clinton acknowledged that fact, but said the Mini-Board Minutes become a working document year after year when they look at past practices, and they need to be accurate.

Discussion ensued on the conversion of apartment buildings to condominiums. Council Member Popken said that the budget shows a 5% reduction due to conversion of apartments to condominiums. Mr. Lynch advised that there were 22 properties converted in 2006. The current value of those 22 properties is approximately \$17,795,000 (assessed as commercial). After conversion to co-operatives (residential rollback is applied), it would end up with a taxable value of \$9,613,000. The change in value would be approximately \$8,000,000; the revenue change would be \$400,000 less.

Regarding staff salaries, Supervisor Clinton stated that it was the intent of the Mini-Board to agree to the percentages shown on Page 8 of the Assessor's Annual Report. He said that the Conference Board oftentimes has asked the Assessor to attempt to mirror Assessor's staff salary increases to those of City staff. That was discussed this year, however, no directive was given. Mr. Clinton stated that, after discussion with City staff members, it appears that the Assessor's proposal is slightly higher than what City staff will be receiving. It is proposed that the staff and deputy salaries include adjustments for full-time employees of 3.25% cost of living increase with a merit pay increase not to exceed 1.25% of their total salaries. Mr. Lynch stated that he based his proposal on what he was told would be in place for most City departments. According to Mr. Larson, the Mini-Board held a lengthy discussion on the amount of merit, and the Board actually lowered the requested merit proposal significantly.

Moved by Mahayni, seconded by Clinton, to approve the recommendations of the Assessor's report.

Vote on Motion: 3-0. Motion declared carried.

Moved by Mahayni, seconded by Clinton, to receive the proposed budget (adoption of budget will occur after the hearing is held).

Vote on Motion: 3-0. Motion declared carried.

Moved by Mahayni, seconded by Clinton, to set 6:30 p.m. on February 27, 2007, as date of public hearing on proposed FY 2007/08 City Assessor's budget

Vote on Motion: 3-0. Motion declared carried.

**ADJOURNMENT:** The meeting adjourned at 6:53 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Chair

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Gregory Lynch, City Assessor



**NOTICE OF PUBLIC HEARING -- AMENDMENT OF CURRENT BUDGET**

The \_\_\_ Ames City Assessor Conference Board \_\_\_\_\_ of \_\_\_\_\_ City of Ames \_\_\_\_\_  
(Board) (Municipality)

of \_\_\_ Story \_\_\_\_\_ County, Iowa will meet \_\_\_\_\_ Council Chambers, Ames City Hall, Ames Iowa 515 Clark Ave \_\_\_\_\_, on  
(Place of Meeting)

\_\_\_ November 22 \_\_\_\_\_ 2011 \_\_\_, at \_\_\_ 6:30 \_\_\_\_\_ p. m. for the purpose of amending the current \_\_\_ Ames City Assessor \_\_\_\_\_  
(Date) (Hour) (Municipality)

budget for the fiscal year ending June 30, 2012 \_\_\_, by increasing expenditures in the following funds:

\_\_\_ Special Appraiser \_\_\_\_\_ Fund from \$ \_\_\_ 326,761 \_\_\_\_\_ to \$ \_\_\_ 359,261 \_\_\_\_\_.

\_\_\_\_\_ Fund from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.

\_\_\_\_\_ Fund from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.

Reasons for increases: Legal fee and scanning software

\_\_\_\_\_

The increase in expenditures set out above will be met from increased receipts and/or cash balances not budgeted or considered in the current budget.

There will be no increase in taxes to be paid in the fiscal year ending June 30, 2012 \_\_\_. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts (other than taxes), cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing.

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(Clerk, Secretary)