

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**SEPTEMBER 25, 2012**

**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. Presentation of 2012 Healthy Iowa Community Award
2. Presentation of "Smart Choice" commercials

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

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meeting of September 11, 2012
5. Motion approving Report of Contract Change Orders for September 1 - 15, 2012
6. 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 – K Mart #3971, 1405 Buckeye Avenue
  - c. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
  - d. Class C Beer – Doc’s Stop No. 5, 2720 East 13<sup>th</sup> Street
  - e. Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 West Lincoln Way
  - f. Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way
7. Motion setting the following City Council meeting dates:
  - a. January 15, 2013, at 5:15 p.m. for CIP Work Session
  - b. February 1, 2013, at 2:00 p.m. for Budget Overview
  - c. February 5, 6, 7, and 12, 2013, at 5:15 p.m. for Budget Hearings/Wrap-Up
  - d. March 5, 2013, at 7:00 p.m. for Regular Meeting and Final Budget Hearing
8. Resolution approving and adopting Supplement No. 2012-4 to *Ames Municipal Code*
9. Resolution approving appointment of Shelby Ebel to fill vacancy on Zoning Board of Adjustment
10. Resolution approving 28E Agreement with the Alcoholic Beverages Division for enforcement of tobacco laws
11. Resolution approving preliminary plans and specifications for 2008/09 Traffic Signal Program (Lincoln Way & Sheldon Avenue); setting October 18, 2012, as bid due date and October 23, 2012, as date of public hearing
12. Resolution approving preliminary plans and specifications for 2009/10 Traffic Signal Program (Lincoln Way & Ash Avenue); setting October 18, 2012, as bid due date and October 23, 2012, as date of public hearing
13. Resolution approving preliminary plans and specifications for 2010/11 Traffic Signal Program (28<sup>th</sup> Street & Grand Avenue); setting October 18, 2012, as bid due date and October 23, 2012, as date of public hearing

14. Resolution approving preliminary plans and specifications for 2010/11 Traffic Signal Program (Southeast 16<sup>th</sup> Street & South Dayton Avenue); setting October 18, 2012, as bid due date and October 23, 2012, as date of public hearing
15. Resolution approving preliminary plans and specifications for Water Pollution Control Facility Pipe Painting Project; setting October 30, 2012, as bid due date and November 13, 2012, as date of public hearing
16. Resolution approving preliminary plans and specifications for 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive; setting October 17, 2012, as bid due date and October 23, 2012, as date of public hearing
17. Resolution approving contract and bond for 2012/13 CDBG Public Facilities Neighborhood Infrastructure (Beedle Drive and Aplin Road)
18. Resolution approving contract and bond for 2011/12 Asphalt Pavement Improvement Program (South Oak Avenue)
19. Resolution approving contract and bond for 2011/12 Downtown Street Pavement Improvements (Douglas Avenue)
20. Resolution approving contract and bond for Water Pollution Control Facility Equalization Basin and Biosolids Basin Repairs
21. Resolution accepting completion of 2010/11 Arterial Street Pavement Improvements (Duff Avenue from Lincoln Way to 7<sup>th</sup> Street)
22. Resolution revoking approval of Rasmussen Group Subdivision and approving Rasmussen Group Re-Plat of Outlot H Except Lot 1 of Gene Harris Second Subdivision, Boone County, Iowa
23. Resolution accepting completion of public utilities required of Final Plat for North Grand Mall

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

**PERMITS, PETITIONS, AND COMMUNICATIONS:**

24. Motion approving 5-Day licenses for Olde Main at the ISU Alumni Center, 420 Beach Avenue:
  - a. Special Class C Liquor (October 13-17)
  - b. Special Class C Liquor (October 26-30)
25. Motion approving 5-Day Class B Beer Permit & Outdoor Service for Whiskey River at WebFilings, 2625 North Loop Drive
26. Motion approving new Class C Liquor License for AJ's Ultra Lounge, 2518 Lincoln Way, pending Certificate of Occupancy and dram shop insurance
27. Inclement weather requests from Main Street Cultural District for Oktoberfest on October 6, 2012:
  - a. Motion approving extension of Blanket Temporary Obstruction Permit and Blanket Vending License
  - b. Resolution approving partial closure of CBD Lot Y

**PLANNING & HOUSING:**

28. Deery Subdivision:
  - a. Resolution approving waiver of subdivision requirements for sidewalk next to Outlot A
  - b. Resolution approving agreement for storm water flowage
  - c. Resolution approving Preliminary Plat
29. Resolution approving Minor Land Use Policy Plan Amendment for Evangelical Free Church on 2008-24<sup>th</sup> Street

**POLICE:**

30. Resolution approving placement of research cameras and sensors on city-owned property as part of ISU animal ecology research project on deer population

**PUBLIC WORKS:**

31. Resolution approving/motion denying request of Greek Alumni Association for temporary waiver of parking regulations on September 29, 2012, for display of classic cars

**WATER & POLLUTION CONTROL:**

32. Resolution approving Engineering Services Agreement with Stanley Consultants of Muscatine, Iowa, for construction phase services related to UV Disinfection System Construction Project at Water Pollution Control Facility

**ELECTRIC:**

33. Resolution approving preliminary plans and specifications for Steam Turbine No. 8 Overhaul; setting October 31, 2012, as bid due date and November 13, 2012, as date of public hearing

**ADMINISTRATION:**

34. Presentation of Residential Satisfaction Survey results

**HEARINGS:**

35. Hearing on Zoning Ordinance text amendment to add firearm sales as prohibited home occupation in Section 29.1304(1)c:
  - a. First passage of ordinance
36. Hearing on proposal to lease space from Midwest Centers, L.P., at Lincoln Center, Ames, for temporary relocation of Ames Public Library:
  - a. Resolution approving Lease with Midwest Centers, L.P.
37. Hearing on vacating alley west of the Ames Public Library:
  - a. First passage of ordinance vacating alley
38. Hearing on 2011-12 Consolidated Annual Performance and Evaluation Report (CAPER) pursuant to Housing and Community Development Act:
  - a. Resolution accepting Report
39. Hearing on Maintenance Facility Energy Efficiency Project - HVAC Improvements:
  - a. Resolution approving final plans and specifications and awarding contract to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount of \$97,440
40. Hearing on 2008/09 and 2009/10 Skunk River Trail Extension (Hunziker Youth Sports Complex to Southeast 16<sup>th</sup> Street):
  - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$252,409.75
41. Hearing on South Duff Avenue/Southeast 16<sup>th</sup> Street Frontage Road Rehabilitation:
  - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Brooklyn, Iowa, in the amount of \$73,333.00

**ORDINANCES:**

42. First passage of ordinance prohibiting parking on west side of Ash Avenue from a point 460 feet south of south line of Country Club Boulevard to Mortensen Parkway (second and third readings and adoption requested)
43. Second passage of ordinance to allow limited residential uses on first floor in Downtown Service Center (DSC) Zone

**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*.**



**JOINT MEETING OF THE AMES CITY COUNCIL  
AND PARKS & RECREATION COMMISSION  
AND REGULAR MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**SEPTEMBER 11, 2012**

**JOINT MEETING WITH PARKS & RECREATION COMMISSION**

The Ames City Council met in special session at 6:00 p.m. with the Parks & Recreation Commission on the 11<sup>th</sup> day of September, 2011, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Jeremy Davis, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. *Ex officio* Member Sawyer Baker was also present. Alisa Frandsen, Michaelleen Gerken, Leo Milleman, Edward Moran, Julie Johnston, and Jason Schaben representing the Parks & Recreation Commission, were present. Commission Member Victoria Feilmeyer was absent. Council Member Goodman arrived at 6:15 p.m.

**BEQUEST OF GEITEL WINAKOR:** Alisa Frandsen explained that Dr. Geitel Winakor, long-time resident and Iowa State University professor, passed away on August 15, 2011. Her estate included an unrestricted gift of approximately \$1.7 million to the Department of Parks and Recreation.

According to Ms. Frandsen, it was the Parks & Recreation Commission's understanding, after researching her life, that Dr. Winakor was a land preservationist and environmental enthusiast. The motivation that drove her donations to the City was her desire to enhance the quality of life of Ames residents. Based upon that understanding, the Commission established two overriding criteria for determining how best to utilize the gift: (1) enhance the quality of life for both current and future generations and (2) ensure an impressive, long-lasting investment in the community.

Ms. Frandsen reported that the Commission had held a public-input gathering meeting. Several emails had already been received by the Commission prior to that meeting. Thirty-two projects were identified through that process; of those 32, 25 were from residents of Ames. Seven of the projects met the first criterion, which meant that they had been included in an existing or previously adopted City plan. Those seven were: indoor warm-water recreational pool, gymnasiums, community gathering venue; and parks in West Ames, Northwest Ames, Southwest Ames, and Southeast Ames.

Nancy Carroll, Director of Parks and Recreation, explained the six criteria that were included in a Decision-Making Matrix. The Matrix had been created and used by the Parks and Recreation Commissioners to further assist them in making a recommendation. Ms. Carroll said that the seven projects were all very good projects and would be carried over to the budget discussion to occur in the fall with the City Manager.

Ms. Frandsen reported that, recently, land owners in West Ames had informed staff that they would be willing to sell a tract of approximately 80 acres to the City for the sole purpose of developing it into a passive/natural park. The owners had emphasized that they had no interest

in selling off parts of that total acreage. It was pointed out by Ms. Frandsen that the offer coincides with the Park Master Plan, which calls for a park to be developed in that part of Ames between the years of 2005 and 2015. Residential growth can continue in West Ames to the south, west, and northwest of the parcel in question, and the area is in the Ames School District.

Commission Member Leo Milleman stated that the Commissioners toured the site in June. He showed pictures of it, pointing out its natural beauty and existing park-like setting. There is a creek that runs through the parcel, as well as established prairie, wildflowers, and rolling pasture land. In addition, there are approximately 40 acres of existing row crop land that is a part of the parcel and an existing barn and corn crib that could be restored.

Ms. Frandsen said that the Commissioners believe “this is a once-in-a-lifetime opportunity,” and they are recommending that the City Council approve a resolution at its October 9 meeting to utilize the bequested funds to proceed with the purchase and subsequent development of an approximate 80-acre parcel of parkland in West Ames. If that is the Council’s desire, at its October 9 meeting, City staff will outline the necessary steps to accomplish the purchase and present a Conceptual Park Master Plan and project budget.

Ms. Frandsen indicated that if there were any members of the community who would like to see the prospective parkland, Director Nancy Carroll and/or Commission members would be happy to give a tour of the site.

At the inquiry of Council Member Orazem, Ms. Carroll defined passive/natural as being a “mixture between Ada Hayden Heritage Park and Moore Memorial Park.” She envisioned that it would probably be heavy in trails and have a restroom and a parking lot.

Council Member Larson said that he would like the City to receive input from the residents of West Ames as to whether they want just trails and prairie or if they would want recreational (soccer, basketball, etc.). Ms. Carroll indicated that the sellers probably would not sell the land in question to the City if it were going to be used for sports-related venues. Noting that Dr. Winafor had previously contributed funding for the construction of the dog park, Council Member Szopinski asked if any of the land could be used for another dog park. Ms. Carroll said that a dog park would not meet the desires of the sellers.

Council Member Larson said he was very appreciative of the bequest; however, he was not so impressed by the sellers’ demands unless they would donate the land or make the offer very appealing to the City.

After being questioned by Council Member Davis, Director Carroll stated that the 40 acres of cropland would continue to be farmed for about a year because it would take that long for the park to be developed.

Council Member Goodman noted that parks generally make an area more appealing for residential development, and in his opinion, that is a form of economic development. Council

Member Larson concurred; however, he wanted to ensure that the land in question provides the quality of life that the majority of community residents are wanting.

Council Member Orazem asked Ms. Carroll what options the prospective sellers would have if they wanted the land to remain in a natural state and the City was not interested in purchasing it. Ms. Carroll advised that she did not know what other options existed for the prospective sellers.

In the opinion of Council Member Goodman, the Decision-Making Matrix appeared to be a little vague. He would like the criteria to be weighted.

Council Member Larson reiterated that he did not like the prospective sellers dictating to the City how the property could be used, especially if the City has to pay market value for it. He especially did not understand the inclusion of the 40 acres of cropland. Council Member Orazem added that cropland is currently selling at a very high price, so if the City has to pay market value for that 40 acres, there might not be much left of the bequest to pay for the park development.

Council Member Szopinski added that Sawyer School playground has been used as a community park because there isn't any other play equipment in the vicinity. She feels that there is a contingency of families in West Ames who want that type of park.

Director Carroll advised that she would have a discussion with the prospective sellers in hopes of addressing the aforementioned concerns of the Council.

Council Member Goodman said that he would like to be told at the October 9, 2012, meeting if the Commission's vision was for a natural area park prior to the offer being extended. Ms. Frandsen replied that the Decision-Making Matrix had been created prior to the offer being received.

**ADJOURNMENT:** The meeting adjourned at 6:50 p.m.

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

The Ames City Council met in special session at 6:55 p.m. on the 11<sup>th</sup> day of September, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Davis, Goodman, Larson, Orazem, Szopinski, and Wacha. *Ex officio* Member Baker was also present

**PROCLAMATION:** Mayor Campbell read a Proclamation for 11 Days of Global Unity, which will be observed from September 11-21, 2012. Lynne Carey, Terry Lowman, Mary Nakadate, Sue Stanton, and Heather Withers accepted the Proclamation. Ms. Stanton said that the 11 Days of Global Unity represents a worldwide movement of optimism in the face of violence and terror. She described several events that will be occurring in the next 11 days.

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

1. Motion approving payment of claims
  2. Motion approving Minutes of Regular Meeting of August 28, 2012, and Special Meeting of August 30, 2012
  3. Motion approving Report of Contract Change Orders for August 16-31, 2012
  4. 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 – Whiskey River, 132-134 Main Street
    - c. Class C Liquor & Outdoor Service – Wallaby's Grille, 3720 W. Lincoln Way
    - d. Class C Liquor & Outdoor Service – Brewer's, 2704 Stange Road
    - e. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue
  5. RESOLUTION NO. 12-475 authorizing issuance of \$12,660,000 General Obligation Corporate Purpose Bonds, Series 2012, and providing for the levying of taxes
  6. RESOLUTION NO. 12-476 approving Annual Street Finance Report
  7. RESOLUTION NO. 12-477 approving FAA grant for construction of 2010/11 Airport Improvements Program for West Apron Rehabilitation
  8. RESOLUTION NO. 12-478 approving preliminary plans and specifications for Flood Damage - Bank Erosion (Near 326 N. Riverside and Stuart Smith Park); setting October 3, 2012, as bid due date and October 9, 2012, as date of public hearing
  9. RESOLUTION NO. 12-479 approving preliminary plans and specifications for South Duff Avenue/Southeast 16<sup>th</sup> Street Frontage Road Rehabilitation; setting September 19, 2012, as the due date and September 25, 2012, as date of public hearing
  10. RESOLUTION NO. 12-480 approving preliminary plans and specifications for Motor Control Center No. 1 Replacement Project; setting October 16, 2012, as bid due date and October 23, 2012, as date of public hearing
  11. RESOLUTION NO. 12-481 authorizing additional funding for the Sustainable Living Solutions contract to continue performing energy audits
  12. RESOLUTION NO. 12-482 approving contract and bond for WPC Facility Ultraviolet Wastewater Disinfection Project
  13. RESOLUTION NO. 12-483 approving contract and bond for Squaw Creek Pedestrian Bridge Project
  14. RESOLUTION NO. 12-484 approving contract and bond for WPC Facility Diesel Tank Replacement Project
  15. RESOLUTION NO. 12-485 approving contract and bond for WPC Facility Raw Wastewater Pumping Station Pipe Supports and Check Valve Replacement
  16. RESOLUTION NO. 12-486 approving Change Order 3 for Grand Avenue Extension (S. 16<sup>th</sup> Street - Coldwater Golf Links)
  17. RESOLUTION NO. 12-487 accepting completion of Resource Recovery Plant Secondary Feed System Project
  18. RESOLUTION NO. 12-488 approving completion of Heat Pump Replacement Project in City Hall
  19. RESOLUTION NO. 12-489 approving Plat of Survey for 129 South Duff Avenue
  20. RESOLUTION NO. 12-490 approving Plat of Survey for 1505 and 1511 Curtiss Avenue
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**PUBLIC FORUM:** Aaron Fultz, 1115 Orchard Drive, Ames, spoke as Chairperson of the Ames Human Relations Commission. He invited the public to attend FACES, its annual diversity celebration, which will be held in Downtown Ames on September 22, 2012 from 11 AM to 5 PM.

Dan Culhane, 1601 Golden Aspen Drive, Ames, President and Chief Executive Officer of the Chamber of Commerce, reported that the Chamber is one of the sponsors of the FACES celebration. He echoed Mr. Fultz's invitation for the community to attend the festivities.

Mr. Culhane also reported that a new company, Solum, Inc., a soil-testing company based in Mountainview, California, chose Ames as the location for a new production and research and development facility. According to Mr. Culhane, the project came together in a very short time frame; they needed to be in the building on South Bell Avenue in approximately 45 days from June 1. The general contractor, developer, and subcontractors collectively "pressed hard" on the City of Ames to make it happen. Mr. Culhane congratulated the City staff for the masterful job well done. He had heard the comment that the process had gone very smoothly. Council Member Goodman inquired as to the number of jobs created by Solum. According to Mr. Culhane, the average wage of employees at Solum is \$50,000/year. It currently employs 25, with plans to increase to 40.

**ART FESTIVAL ON SEPTEMBER 23, 2012:** Moved by Davis, seconded by Wacha, to adopt/approve the following:

- a. RESOLUTION NO. 12-491 approving closure of portions of Main Street, Burnett Avenue, Kellogg Avenue, and Douglas Avenue from 6:00 a.m. to 6:00 p.m.; waiver of fee for usage of electricity; and waiver of fee for Blanket Vending License
- b. Motion approving Blanket Temporary Obstruction Permit for the Central Business District
- c. Motion approving Blanket Vending License

Heather Johnson, 310 Topaz Court, Ames, representing the Octagon Center for the Arts, stated that this is the tenth year that the Festival will have been held in Downtown Ames. She invited all to attend the free family event.

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

**CAMPUSTOWN ACTION ASSOCIATION FRIDAY AFTERNOON CELEBRATION ON OCTOBER 26, 2012:** Moved by Davis, seconded by Larson, to adopt/approve the following:

- a. RESOLUTION NO. 12-492 approving closure of Welch Lot T from 12:00 to 9:00 p.m., waiver of parking meter fees, and waiver of fee for Blanket Vending License
- d. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
- e. Motion approving 5-day Class B Beer Permit with Outdoor Service

Ann Taylor, 217 Welch Avenue, Ames, explained events that will be part of the Friday Afternoon Celebration; this is part of the ISU Alumni Association's 100<sup>th</sup> Anniversary

celebration. Ms. Taylor introduced Kim Hanna, the new Director of the Campustown Action Association.

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

**NEW CLASS B BEER & B WINE PERMIT FOR A.J.'S LIQUOR III:** Moved by Goodman, seconded by Davis, to approve a new Class B Beer and B Wine Permit for A.J.'s Liquor III, 129 Welch Avenue.

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

**5-DAY LICENSES AT THE ISU ALUMNI CENTER, 420 BEACH AVENUE:** Moved by Davis, seconded by Larson, to approve the following 5-day licenses:

- a. Gateway Hotel & Conference Center - Class C Liquor (September 14-18)
- b. Olde Main Brewing Company - Special Class C Liquor (September 15-19)
- c. Christiani's Events - Class C Liquor (September 20-24)
- d. Gateway Hotel & Conference Center - Class C Liquor (September 25-29)
- e. Olde Main Brewing Company - Special Class C Liquor (September 28 - October 2)

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

**5-DAY CLASS B PERMIT FOR WHISKEY RIVER:** Moved by Davis, seconded by Goodman, to approve a 5-Day Class B Beer Permit for Whiskey River at the 3M Building, 900 Dayton Avenue.

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

**HEARING ON PROPOSAL TO ISSUE HOSPITAL REVENUE BONDS:** Mayor Campbell opened the public hearing. No one requested to speak, and the hearing was closed.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-493 approving taking additional action to enter into Loan Agreement.

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

**HEARING ON ZONING TEXT AMENDMENTS TO ALLOW LIMITED RESIDENTIAL USES ON THE FIRST FLOOR IN THE DOWNTOWN SERVICE CENTER (DSC) ZONE:**

Planning and Housing Director Steve Osguthorpe explained the request of Attorney William Talbot, on behalf of property owners Craig and Beth Marrs, to amend the Zoning Ordinance to allow limited residential use on the first floor in the Downtown Service Center Zone. The request was prompted by an application for a Building Permit to renovate the original McFarland Clinic building, which most recently has been used as the Ames Tribune business offices. The submitted floor plans for the renovation indicated four residential units that would be accessed from the second floor via a staircase on the back of the building, but with portions of two units being located on the first floor of the building.

Director Osguthorpe further stated that the proposed ordinance would allow residential use on the first floor in the Downtown Service Center Zone if 75% were on the second floor and at least the front 50% of the building was retained for non-residential purposes. This would ensure that it wasn't just a visual issue, but that practical functional space was available. According to Mr. Osguthorpe, staff believes that residential use in the Downtown is "a healthy thing."

It was noted by Mr. Osguthorpe that the Planning and Zoning Commission had recommended approval of the text amendment.

Council Member Wacha indicated his concerns about residential uses in commercial buildings. Recognizing that the proposed ordinance would allow flexibility in the use of buildings, he voiced his concerns about using commercially designed properties in Commercial Zoning Districts to be used for living space. He questioned the use of the words "commercial appearance" and asked for an exact definition. Director Osguthorpe said that that was the original language proposed by the applicant; staff had changed the language to state that at least the front 50% of the first story be maintained for non-residential use. He also noted that the only time building design enters into play is when there is a facade grant request.

Council Member Orazem said he had initially shared Mr. Wacha's concerns; however, the 75% requirement would mean the dominant use would be commercial.

The public hearing was opened by the Mayor. She closed same after no one came forward to speak.

Moved by Larson, seconded by Orazem, to pass on first reading an ordinance to allow limited residential uses on the first floor in the Downtown Service Center (DSC) Zone.

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Szopinski. Voting nay: Wacha. Motion declared carried.

#### **HEARING ON ZONING TEXT AMENDMENT PERTAINING TO MULTIPLE RESIDENTIAL BUILDINGS ON A SINGLE LOT:**

Director Osguthorpe explained that this item was being brought to the Council as a correction. There was some text inadvertently deleted the last time a change was made to this section; that needed to be put back in the ordinance. It was the request of Mr. Osguthorpe and the recommendation of the Planning and Zoning Commission that the City Council pass on the ordinance in question on all three readings at this meeting since there is a pending project that is dependent on the ordinance being adopted.

The Mayor opened the hearing. No one asked to speak, and the hearing was closed.

Moved by Davis, seconded by Larson, to pass on first reading an ordinance repealing Section 29.401(5) and adopting a new Section 29.401(5) for purposes of reinserting standards pertaining to multiple residential buildings on single lots.

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

Moved by Larson, seconded by Davis, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Larson, seconded by Davis, to pass on second and third readings and adopt ORDINANCE NO. 4122 repealing Section 29.401(5) and adopting a new Section 29.401(5) for purposes of reinserting standards pertaining to multiple residential buildings on single lots.

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

**HEARING ON ZONING TEXT AMENDMENT PERTAINING TO RE-ESTABLISHING DIMENSIONAL STANDARDS FOR COMPACT PARKING STALLS:** Director Osguthorpe told the Council that this item also represented a correction; text had been retained that should have been deleted.

Mayor Campbell opened the public hearing and closed same after no one came forward to speak.

Moved by Davis, seconded by Larson, to pass on first reading an ordinance repealing Table 29.406(9)-2 and adopting a new Table 29.406(9)-2 for purposes of re-establishing dimensional standards for compact parking stalls.

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

Moved by Davis, seconded by Larson, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Davis, seconded by Szopinski, to pass on second and third readings and adopt ORDINANCE NO. 4123 repealing Table 29.406(9)-2 and adopt a new Table 29.406(9)-2 for purposes of re-establishing dimensional standards for compact parking stalls.

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

**HEARING ON WPC FACILITY EQUALIZATION BASIN AND SLUDGE BASIN REPAIRS:** The public hearing was opened by Mayor Campbell. There was no one wishing to speak, and the Mayor closed the hearing.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-494 approving final plans and specifications and awarding a contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$105,900.00.

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

**REQUEST FROM DEERY BROTHERS FOR URBAN REVITALIZATION AREA DESIGNATION:** Planning and Housing Director Steve Osguthorpe stated that Brad Deery of the



Deery Brothers had submitted an application requesting the designation of four existing lots of SE 16<sup>th</sup> Street as an Urban Revitalization Area (URA) and approval of an Urban Revitalization Plan in accordance with the URA Policy for the area that was approved by the City Council on June 12, 2012. The lots are proposed to be reconfigured under a separate Preliminary Plat application, resulting in a 6.37-acre lot for the Deery Brothers automotive dealership site, two lots for future commercial development (2.77 and 3.34 acres, respectively) and a 11.10-acre outlot encompassing the floodway portion of the site. The requesting URA designation will allow the Deery Brothers to receive a property tax abatement incentive on their three developable lots.

According to Mr. Osguthorpe, normally, the application process requires submittal of a site plan approved by the Planning and Housing Director. The submitted site plan has not yet received final approval due to a few issues that still need to be addressed. Because the items are minor and easily satisfied and because compliance does not rely upon third-party cooperation outside the applicant's or City's control, the Director had granted tentative approval of the site plan to facilitate early submittal of the URA application. Director Osguthorpe stated that the site plan is complete enough for the City Council to determine compliance with the adopted criteria for the URA.

Council Member Szopinski asked for the history as to how it came to the point of recommending river channel straightening. Director Osguthorpe recollected that the channel straightening suggestion came from discussions around the dais about ways to mitigate flooding in the area.

Council Member Wacha noted that he was not an expert on flood mitigation; however, channel straightening has been used by many communities as a means to mitigate flooding because it allows for the water to move through more quickly, and therefore, mitigates flooding. Mr. Wacha recalled that he had had a strong opposition to allowing tax abatement for this project due to the past flooding of the area in question unless flood mitigation was a part of the improvement.

Director Osguthorpe clarified that staff was not asking for the Council's approval of the Urban Revitalization Area; but rather for the Council to decide whether or not to accept the application for an Urban Revitalization Area. If it accepts the application, Council would need to direct staff to prepare the Urban Revitalization Plan and to set a date for a public hearing on that Plan.

City Planner Charlie Kuester reviewed in detail the six Urban Revitalization Criteria that must be met in order for the City Council to consider designation of an Urban Revitalization Area. The Criteria had been approved by the City Council at its meeting held on June 12, 2012. Under Criteria No. 2, Mr. Kuester emphasized that, ultimately, the required elevation would need to be confirmed when the applicant submits an Elevation Certificate prior to occupancy of the building.

Council Member Goodman asked for clarification as to whether the fill plays any role in flood mitigation. Planner Kuester advised that the fill dirt itself does not mitigate flooding.

City Manager Schainker emphasized that if the Council approves the Urban Revitalization Plan and the Ordinance is adopted creating the Urban Revitalization Area, the affected lot will always receive the tax abatement. However, if the owner fails to meet all six of the criteria, they will have to pay the City back for the costs of that abatement.

Under Criteria No. 4, Planner Kuester pointed out that a sidewalk is not shown or proposed along the frontage of Proposed Outlot A. It was noted that the applicant had submitted a request with the Preliminary Plat application to formally waive the sidewalk requirement for the area along Proposed Outlot A. Mr. Kuester pointed out that the submitted site plan does show a sidewalk extending along the length of the Deery Brothers auto dealership site (proposed Lot 1) and the separately submitted Preliminary Plat provides for sidewalks along all of the proposed developed lots (Lots 1 - 3). Council Member Szopinski expressed her concerns over that since she believes the area will continue to develop and pedestrian traffic will increase. City Manager Schainker noted that a portion of the Outlot's frontage abuts the river and river bank and there is no pedestrian access across the bridge along that frontage. Mr. Kuester said that staff believes that a safer location to cross the road is at the east end of Proposed Outlot A rather than next to the bridge. Municipal Engineer Tracy Warner indicated that staff prefers what is being proposed by the applicant from a traffic safety standpoint. Planner Kuester told the Council that it should consider whether a sidewalk along a portion of the site's frontage meets the intent of the criterion to have a public sidewalk constructed "adjacent to the property." Council Member Goodman noted that the sidewalks for the future development lots could be required at the time of lot development per the provisions of the Preliminary and Final Plats.

Under Criterion No. 5, Planner Kuester noted the uses that would not be permitted on the land in question. He advised that there had been no evidence that any of the non-permitted uses would be located on the lot; however, the Development Agreement would need to address how long the use restrictions would be retained for the abated properties.

Mr. Kuester stated that the Council had included Criterion No. 6, which was to require the owners of the property abutting a river to perform channel improvements and provide certification from an engineer registered in Iowa that the improvements will mitigate flooding. Those improvements must be approved by the DNR, Army Corps of Engineer, and the City of Ames. According to Mr. Kuester, the Urban Revitalization Policy approved by the City Council did not provide a definition of "mitigate." Mr. Kuester said that the engineer had stated in his certification letter that the "project will mitigate flooding by providing an improved and stabilized channel in addition to the no-rise condition." That letter further stated that "the channel improvements will remove large trees that are in imminent danger of falling into the river during the next major flood event...will potentially lodge in the downstream Highway 30 Bridge and create blockages that will catch debris and severely restrict water flow through the Bridge." It was stated by Mr. Kuester that calculations submitted with the no-rise certificate indicate that although there would be up to 0.08 increase in the 100-year water surface elevation

(WSEL) resulting from the fill alone, the river channel realignment in combination with the fill will result in a 0.05 decrease in the WSEL.

City Manager Schainker reiterated that the City Council needed to consider whether the reduction of the Base Flood Elevation discharge by between 0.00 feet and 0.05 feet as a result of the channel project meets the Council's expectations to mitigate flooding as required under Criterion 6 and whether compliance with the no-rise requirement under Criterion 2 can also satisfy the requirement to mitigate flooding under Criterion 6.

Planner Kuester stated that, on September 6, 2012, the Iowa Department of Transportation issued a revised position regarding the approval of the proposed Deery development by stating: "It appears the Department will be able to meet DNR criteria for the 100-year flood on US 30 by lengthening our existing bridges when they are replaced in the future. Our analysis indicates that replacing the existing 320-foot structures with longer structures will allow us to meet DNR criteria for the 100-year flood. An overflow channel through the Deery site plan will not be necessary to meet the 100-year flood requirements. In addition, the Department does not have any concerns with the proposed channel excavation along the Skunk River just north of US 30. This channel excavation will require a work on ROW Permit from the Department."

City Manager Schainker explained that the policy adopted by the City Council on June 12, 2012, included criteria that must be met for the establishment of an Urban Revitalization Area along SE 16th Street. The nature of some of the criteria does not allow a determination to be made prior to the establishment of the URA and the property tax abatement. The policy also includes a requirement for a Development Agreement that would ensure that the value of the property tax abatement (the City's portion of the abatement) would be repaid to the City if the owner failed to meet or maintain any of the criteria. In order to proceed with the URA request, the City Council must conclude from the information provided that the applicant has a viable plan for meeting all of the six qualifying criteria in an acceptable time frame.

Mr. Schainker asked the Council to provide direction on the following: (1) Whether the developer's intent not to construct a sidewalk along the undeveloped outlot is consistent with the Criterion 4, which states that, "A public sidewalk is to be constructed along the south side of the Southeast 16<sup>th</sup> Street adjacent to the property." (2) The City Council should determine whether the channel straightening proposed by the developer will "mitigate flooding" as stated in Criterion 6.

It was noted that the developer's engineer had provided projections that the channel straightening would reduce base flood discharges between 0.00 feet and 0.05 feet (0.6 inch). The engineer also maintains that the removal of the trees along the bank will prevent their dislocation during a flood event and the subsequent blocking of water through the US Highway 30 bridge.

Moved by Larson, seconded by Davis, to approve the application and direct staff to develop the Urban Revitalization Plan and Ordinance.

Council Member Wacha said that it was clear to him that the developers had definitely met three of the six criteria. He stated that he was also comfortable that the sidewalk requirement was being met by what the applicant was proposing and that the work that was being done on the channel suffices for the no-rise requirement.

Council Member Szopinski reminded the other Council members that they had other options to suggest criteria for development of the area without it being attached to tax abatement.

Council Member Goodman reiterated that, to him, it was a matter of equity and fairness. However, one of the most compelling arguments for him was that the developer would be receiving “\$1 million to \$1.2 million for one-quarter of an inch in flood mitigation;” that was not enough of a benefit. Council Member Larson pointed out that there would be a lot more benefit than that if you consider what would actually happen if the property didn’t develop over the next five years.

Vote on Motion: 4-2. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Goodman, Szopinski. Motion declared carried.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-495 setting October 23, 2012, as the date of public hearing.

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

City Manager Schainker explained that in order to protect the City, should it be determined at a later date that not all of the required qualifying criteria had been met, staff would need to negotiate a Development Agreement with the Deery Brothers for approval prior to the October 23, 2012, public hearing that ensures the City will be reimbursed (if Deery fails to satisfy all six criteria) for the amount the developer receives in tax abatement. Mr. Schainker explained in detail ten specific issues and asked for City Council concurrence and direction on what to specifically address in the Development Agreement.

Moved by Wacha, seconded by Orazem, to direct staff to negotiate a Development Agreement based on the information submitted in the staff report (Item 32C) presented on this item.

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

The meeting recessed at 8:30 p.m. and reconvened at 8:40 p.m.

**EASTERN ANNEXATION:** City Manager Schainker noted that the adopted Fiscal Year 2012/13 Budget included infrastructure improvements for extension of water and sewer utilities for eastern industrial growth. He noted that Council members had requested that the need for industrial land be confirmed and that a financial analysis be performed.

Dan Culhane, Executive Director of the Ames Economic Development Commission (AEDC), presented the Industrial Land Needs Analysis. He reported that communities are competing for fewer projects and the communities that successfully land projects are those that have been prepared with the necessary infrastructure to facilitate development. According to Mr. Culhane, in the last six years, the AEDC, in partnership with the City, has landed 17 projects resulting in 1,185 jobs and over \$217,900,000 in capital investment. If Ames had not had the necessary sites ready for those companies, most likely they would have located elsewhere. Mr. Culhane contended that the proposed annexation east of Interstate 35 would give Ames a competitive advantage long into the future for large-scale projects. One reason is the fact that Phase I of the proposed annexation would provide the community with sites that could facilitate companies that need railroad access. Mr. Culhane pointed out that Ames has missed and will continue to miss out on jobs and capital investment because it does not have a site that can clearly meet the needs of many potential large-scale businesses.

A map identifying industrially zoned properties that are currently vacant was shown by Mr. Culhane. It has been determined that there are 53 vacant properties remaining, totaling 254.66 acres. Those properties range in size from 0.36 acres to 55 acres, with the mean average being 4.80 acres. The AEDC has found that out of the 254 acres, only 58.15 acres are available for development with the largest property at 10.62 acres in size. It was pointed out that when the mall development across Interstate 35 did not come to fruition, the opportunity to connect to the agreed-upon infrastructure east of I-35 was lost.

Mr. Culhane referenced the 2002 Industrial Study, which clearly pointed to the area east of I-35 as the most viable location for industrial expansion. He stated that the benefit of pursuing annexation along the Lincoln Way corridor is that it allows for incremental growth from the Union Pacific Railroad south to U. S. Highway 30. In addition, the AEDC has already met with landowners in Phase I and the majority of land owners have committed to voluntary annexation. It is also known that the owners of the major parcels are willing sellers.

In summary, Mr. Culhane stated that, if voluntary annexation is combined with willing sellers, railroad access, proximity to two I-35 interchanges, the pieces of a successful development come together very well. He noted that the other very visible benefit to this corridor is that there are anchor industrial tenants in this area: Barilla is located on one end and DuPont's new cellulosic ethanol plant and Lincoln Way Energy area are located on the other end of the corridor. This indicates that the area in question is poised for further industrial growth and development. The AEDC firmly believes that this is a viable location for companies of the future to create employment opportunities and deploy large sums of capital investment in facilities that will generate significant tax base.

Management Analyst Brian Phillips presented the staff report on the Financial Analysis of Industrial Growth. It was noted by City Manager Schainker that the estimated costs to deliver service to the 590-acre area are \$800,000 (water) and \$3.5 million (sewer). The adopted FY 2012/13 Budget includes increases to water and sewer rates to pay debt service for the utility extensions.

Mr. Phillips reviewed the current industrial valuations. He presented four development assumptions: (1) The focus was on 40 parcels that are currently in industrial use. (2) The industrial property tax structure will remain unchanged into the future and that the City's tax levy and water and sewer use charges will remain stable. (3) The level of water consumption, sewer use, and land area historically used by industrial properties will equal their 2012 totals. (4) when considering a property with the several structures, the year that the largest structure was built is used as the year the property was absorbed. Three different absorption scenarios were then given: 10.25 acres/year, 16.03 acres/year, and 20.04 acres/year.

Mr. Phillips said that, if the City Council approves extension of water and sewer utilities, the City will issue General Obligation Bonds; repayment of the debt will be made from water and sewer revenues. The debt for proposed water and sewer lines will most likely be placed on a 20-year repayment schedule. Annual estimated debt service payments are \$54,000 for the water line and \$235,000 for the sewer line, for a total of \$289,000/year.

The Analysis indicated that the anticipated new water revenues are likely to be sufficient to pay back the capital investment for a new water line in a reasonable period of time provided that new development occurs at or above Ames' historical absorption rates. However, if elevated water storage is required for fire protection early on in the development of the area, the payback could lengthen considerably. Council Member Orazem noted that if elevated water storage is necessitated, it means that the project is very successful.

It was also noted by Mr. Phillips that, due to the higher cost of sewer infrastructure, sewer revenues are less likely to be sufficient to cover the debt service in fewer than 20 years. Only if development includes heavier sewer uses at the more rapid absorption rates does the breakeven point occur before 20 years.

The property tax analysis was then reviewed by Mr. Phillips, which provided some insight into the overall value added to the community by the industrial growth.

Regarding sales tax, purchases of materials that are not used in production would be taxable and 1% would return to the City through the Local Option Sales Tax. Mr. Phillips noted that, due to a lack of individual-level data on Local Option Sales Tax, it was difficult to determine how large a contribution the increase in sales tax would have on City revenues.

Pertaining to jobs, it is estimated that 590 acres of development with a similar lot-building coverage ratio would produce between 3,900 and 7,100 direct jobs. However, due to the varied industries that might locate in the tract, the number of jobs associated with industrial expansion could not be precisely estimated.

Council Member Orazem noted that he had checked Internet sites to see what communities had shovel-ready locations to place industry. Ames showed no sites. He believes it is a fundamental issue as to whether Ames wants to be "in the game or not."

Council Member Szopinski noted that what the Analysis pointed out was that the payback period would be long. She also pointed out that the issue with Central Iowa Water Association has not been resolved; at this point, it has not been confirmed that water can even be provided to the area in question. Council Member Larson pointed out that, by a binding agreement, Central Iowa Water has to provide water to the area; if it is not capable of doing so, the Agreement would not be binding.

Council Member Goodman said he believes Ames “wants to be in the game,” but he wants to know exactly what the long-term costs will be to extend infrastructure across the Interstate.

Seana Perkins, Business Development Coordinator, informed the Mayor and City Council on the next steps needed to bring the project to fruition. Ms. Perkins noted that the project is complex “with many moving parts.” Some need to occur simultaneously, and some cannot overlap. She explained the project flowchart in an attempt to clarify expectations of the time frame for development of the area. This includes a revision to the Urban Fringe Plan, annexation, rezoning, and land consolidation. Ms. Perkins advised that she had had discussions with the property owners within the annexation area. She explained potential incentives that had been discussed with the City’s Legal Department, which included partial tax exemption and/or waiver of water and/or sanitary sewer connection fees. Three affected residential property owners had been contacted and presented with the opportunity of offering partial tax exemption and waiving connection fees. The response from one property owner continues to be non-consenting. It was noted by City Manager Schainker that the incentive of waiver of water connection fees may not be possible if the water is provided by the Central Iowa Water Association.

Assistant City Manager Bob Kindred advised that a response had been received from Central Iowa Water Association (CIWA). Due to the fact that CIWA has outstanding loans from the USDA’s rural Utilities Programs, CIWA has a protected right to provide service to the proposed annexed lands. However, federal law excuses CIWA from the responsibility to provide fire protection to the area. City Manager Schainker said that the Council should not stall its decision on this because the City will find a way to resolve the issue.

Water and Pollution Control Director John Dunn told the Council that the City’s current capacity is 12 million gallons/day. The peak this year was 9.5 million gallons/day. Long-term plans call for an additional capacity of six million gallons/day. Mr. Dunn also stated that the City had already secured land for additional well sites, if needed.

Moved by Orazem, seconded by Larson, to approve the following four steps: (1) Direct staff to initiate an amendment to the Urban Fringe Plan to reflect the new industrial uses planned for this area. (2) Authorize the AEDC staff to secure signed annexation agreements with consenting property owners to include only the sanitary sewer hook-up fee waiver for future Council consideration. (3) Direct staff to solicit engineering proposals for design of this infrastructure. (4) Direct staff to continue discussions with CIWA and to bring back viable options for providing potable water and fire flow protection to this area, in anticipation of using the \$3.5

million to build a sewer main across the Interstate, which implies that the City is committed to moving toward allowing development of an Industrial Park on the east of Interstate 35.  
Motion withdrawn.

Moved by Orazem to commit \$3.5 million to build a sewer main across the Interstate. Motion died for lack of a second.

Moved by Davis, seconded by Goodman, to approve the following four steps: (1) Direct staff to initiate an amendment to the Urban Fringe Plan to reflect the new industrial uses planned for this area. (2) Authorize the AEDC staff to secure signed annexation agreements with consenting property owners to include only the sanitary sewer hook-up fee waiver for future Council consideration. (3) Direct staff to solicit engineering proposals for design of this infrastructure. (4) Direct staff to continue discussions with CIWA and to bring back viable options for providing potable water and fire flow protection to this area.

Council Member Wacha said that he was very supportive of the proposal. Council Member Davis indicated that he was also supportive of the proposal, but requested to have a concrete cost estimate from staff. Council Member Goodman expressed his disapproval in that there was no expectation of jobs to be provided.

Council Member Goodman withdrew the second to the motion.

Moved by Davis, seconded by Larson, to approve the following four steps: (1) Direct staff to initiate an amendment to the Urban Fringe Plan to reflect the new industrial uses planned for this area. (2) Authorize the AEDC staff to secure signed annexation agreements with consenting property owners to include only the sanitary sewer hook-up fee waiver for future Council consideration. (3) Direct staff to solicit engineering proposals for design of this infrastructure. (4) Direct staff to continue discussions with CIWA and to bring back viable options for providing potable water and fire flow protection to this area.

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

**LIBRARY RENOVATION PROJECT:** Interim Library Director Lynne Carey told the Council that, due to the complexity of the major renovation and expansion project, the Library must relocate its public operations and business offices during the construction. Ms. Carey stated that space had been identified in two stores in the Lincoln Center, 620 Lincoln Way, which were formerly occupied by Hastings and Harrison Sports. Based on the projected construction time line, the existing building at 515 Douglas Avenue must be vacated prior to December 3, 2012.

Moved by Wacha, seconded by Szopinski, to adopt RESOLUTION NO. 12-496 proposing to lease space from Midwest Centers, L.P., at Lincoln Center, Ames, for temporary relocation of Ames Public Library and setting the date of public hearing for September 25, 2012.

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



Ms. Carey gave an update on the building renovation project. She specifically highlighted temporary locations, delegation of authority for the public bidding process, the budget and cash flow, and anticipated upcoming contracts. The proposed project time line was shared with the Council. Conceptual designs for the interior of the new and renovated spaces were shown.

Municipal Engineer Warner advised that it had been determined that the library project needed an area at the south end of the north/south alley between Kellogg Avenue and Douglas Avenue on the west side of the Library in order to construct a new Bookmobile facility. Therefore, the southern portion of the public alley needed to be vacated.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-497 setting the date of public hearing for September 25, 2012, on vacating an alley west of the Ames Public Library. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Construction Manager Brad Heemstra, Integrity, Inc., explained the different phases of the project.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-498 approving preliminary plans and specifications for Asbestos Abatement at Ames Public Library; setting October 11, 2012, as bid due date and October 23, 2012, as date of public hearing. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**COUNCIL COMMENTS:** Moved by Wacha, seconded by Orazem, to refer to staff the letter dated August 27, 2012, from Pat Brown, representing the South Duff Business Association, proposing to work with City staff to create a design to improve the entrance into Ames on Duff Avenue from Highway 30.

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

Moved by Goodman, seconded by Davis, to refer to staff the letter from the Ames Human Relations Commission pertaining to reducing the size of the Commission from seven to five members.

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

In light of receiving many email messages indicating concerns over the changes to the City's Lighting Ordinance as a result of the Deery Brothers' request, Council Member Szopinski requested that staff provide pictures of what parking lots would look like with the changes for auto/marine lots, e.g., what having the glare shields would mean. Director Osguthorpe indicated that staff would attempt to provide examples to the Council. Council Member Goodman clarified that Council was asking that staff provide locations that currently exist that will model what the changes made will look like.

Moved by Szopinski, seconded by Goodman, to direct staff to provide pictures of parking lots that indicate what the lighting changes would look like.

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

Mayor Campbell noted that a request had come in from Stumbo & Associates requesting a waiver of LUPP density requirements for property located at 3618 Cedar Lane.

Moved by Goodman, seconded by Szopinski, to direct City Manager Schainker to notify Stumbo & Associates that the City Council had seen its request and chose not to refer it to staff.

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

*Ex officio* Member Baker told the Council that Iowa State University had a record enrollment this fall of 31,040 students, which was an increase of 4%. Ms. Baker also made the Council aware that the College of Design had opened a satellite office on Main Street. She highlighted the upcoming September 14, 2012, presidential installation ceremony for Steven Leath as the 15<sup>th</sup> President of Iowa State University.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 10:40 p.m.



# REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – end of month
Month and year:	September 2012	
For City Council date:	September 25, 2012	

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
Electric Services	Purchase of aluminum cable	1	\$64,007.40	Wesco Distribution	\$0	\$206.81	D. Kom	ES
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



# Memo

Police Department

**6 a-f**

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

**FROM:** Commander Geoff Huff – Ames Police Department

**DATE:** August 28, 2012

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
September 25, 2012

The Council agenda for September 25, 2012, 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 – K Mart #3971, 1405 Buckeye Avenue
- Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
- Class C Beer – Doc’s Stop No. 5, 2720 East 13<sup>th</sup> Street
- Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 W. Lincoln Way (*wine tasting*)
- Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way (*wine tasting*)

A routine check of police records found no violations for Hickory’s Hall, K Mart, Hy-Vee Gas #5018, Doc’s Stop #5, Hy-Vee Food Store #1, or Hy-Vee Food & Drugstore #2. In addition, current wine tasting plans are on file for Hy-Vee Food Store #1 and Hy-Vee Food and Drugstore #2.

The Police Department would recommend renewal of all six liquor licenses.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING AND ADOPTING  
SUPPLEMENT NO. 2012-4 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of October 1, 2012, as Supplement No. 2012-4 to the Ames Municipal Code.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

Attest:

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



# Memo

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## MAYOR'S OFFICE

**TO:** Members of the City Council

**FROM:** Ann H. Campbell, Mayor

**DATE:** September 21, 2012

**SUBJECT:** Appointment to Fill Vacancy on the Zoning Board of Adjustment

Due to Bruce Calhoun's resignation from the Zoning Board of Adjustment, it will be necessary to appoint an individual to fill this vacancy. I have chosen Shelby Ebel to fill the unexpired term of office.

Therefore, I recommend that the City Council approve the appointment of Shelby Ebel to the Zoning Board of Adjustment.

AHC/jlr

Attachment

-----  
Name: Shelby Ebel

Are you a resident of Ames?

Yes ☒

No ☐

Address: (home): 327 22nd Street

Home Phone: (515) 450-6186

Email Address: shelbarama@gmail.com

Occupation: stay-at-home mom

Education: B.A. - Political Science

List the name of the board and/or commission to which you wish to be appointed (in the order of preference):

1. Zoning Board of Adjustment

Please state any particular qualifications, expertise, or experience you have that you believe to be relevant. My degree is in Political Science but I took several planning and urban geography classes in college. I spent my last semester in college (Spring 2000) working as a planning intern for the City of Fresno (CA) and upon graduation, I was hired to work full time as a planner. I worked as a city planner for 7 years before quitting my job and moving to Ames, Iowa in 2007. At the city of Fresno, I worked in both current and advance planning and some of my duties included processing site plan reviews, conditional use permits, variances, plan amendments, rezones, tract maps, annexations, addressing, minor deviations and design review applications as well as the update of the General Plan. I believe my experience working as a planner makes me a good fit for the open position on the Zoning Board of Adjustment.

Please state your reasons for wishing to be appointed to the above. As I stated above, I used to be a city planner and I really miss working in planning. I am a stay-at-home mom now and have been for the last 4+ years but I would like to be involved with development and planning in the city of Ames somehow. I think my experience and expertise in planning could be a benefit to the Board and something that I would personally enjoy doing. My husband and I have been here in Ames for over 5 years now and I think it is time for me to get involved in my community and give back and the Zoning Board is a great place for me to do that.

**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 that the Alcoholic Beverages Division will pay the City of Ames \$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:** 2008/09 TRAFFIC SIGNAL PROGRAM (LINCOLN WAY & SHELDON AVENUE)

**BACKGROUND:**

The Traffic Signal Program is the annual program that provides for replacing older traffic signals with new traffic signals. This program will result in improved visibility, reliability, and appearance of the signals.

Although recent advances in technology have elongated the normal, useful life for traffic signal installations well past the previously expected 25 years, some of the older generation traffic signals still in use exceed their functional age. Components at those installations (including conduits, wiring, signal heads, and poles) need to be completely replaced. This program provides funding for those maintenance needs. In addition, this program provides for the necessary upgrades to the traffic signal system as technology continues to change. In recent years, the traffic signal replacements have included radar detection systems instead of the typical in-pavement loop detection system that frequently was the point of vehicle detection failure. Another advantage of the radar detection system is that it detects bicycles in addition to vehicles.

Staff has completed plans and specifications for the 2008/09 Program with estimated construction costs of \$164,000. Engineering and construction administration is estimated in the amount of \$17,000, which brings the total estimated project cost to **\$181,000**. This particular project received \$50,000 from an Iowa Department of Transportation Traffic Safety Improvement Program grant. The Capital Improvements Plan also provides \$175,000 from the Road Use Tax Fund, which brings total project funding to **\$225,000**.

**ALTERNATIVES:**

1. Approve the plans and specifications for the 2008/09 Traffic Signal Program (Lincoln Way & Sheldon Avenue) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.
2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

Approval of the plans and specifications will initiate the letting process and should allow for the project to be completed by July 15, 2013, which is prior to the beginning of the 2013 fall semester for Iowa State University.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the plans and specifications for the 2008/09 Traffic

Signal Program (Lincoln Way & Sheldon Avenue) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.

**COUNCIL ACTION FORM**

**SUBJECT:** 2009/10 TRAFFIC SIGNAL PROGRAM (LINCOLN WAY & ASH AVE.)

**BACKGROUND:**

The Traffic Signal Program is the annual program that provides for replacing older traffic signals by constructing new traffic signals in the City. This program will result in improved visibility, reliability, and appearance of the signals.

Although recent advances in technology have elongated the normal, useful life for traffic signal installations well past the previously expected 25 years, some of the older generation traffic signals still in use exceed their functional age. Components at those installations (including conduits, wiring, signal heads, and poles) need to be completely replaced. This program provides funding for those maintenance needs. In addition, this program provides for the necessary upgrades to the traffic signal system as technology continues to change. In recent years, the traffic signal replacements have included radar detection systems instead of the typical in-pavement loop detection system that frequently was the point of vehicle detection failure. Another advantage of the radar detection system is that it detects bicycles in addition to vehicles.

Staff has completed plans and specifications for the 2009/10 Program with estimated construction costs of \$145,000. Engineering and construction administration are estimated in the amount of \$15,000, which brings total project cost to **\$160,000**. This project received \$50,000 from an Iowa Department of Transportation Traffic Safety Improvement Program grant. The Capital Improvements Plan also provides \$175,000 from the Road Use Tax Fund, which brings total project funding to **\$225,000**.

**ALTERNATIVES:**

1. Approve the plans and specifications for the 2009/10 Traffic Signal Program (Lincoln Way & Ash Avenue) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.
2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

Approval of the plans and specifications will initiate the letting process and should allow for the project to be completed by July 15, 2013, which is prior to the beginning of the 2013 fall semester for Iowa State University.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the plans and specifications for the 2009/10 Traffic Signal Program (Lincoln Way & Ash Avenue) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.

**COUNCIL ACTION FORM**

**SUBJECT:** 2010/11 TRAFFIC SIGNAL PROGRAM (GRAND AVENUE & 28<sup>TH</sup> STREET; S. DAYTON AVENUE & S.E. 16<sup>TH</sup> STREET)

**BACKGROUND:**

The Traffic Signal Program is the annual program that provides for replacing older traffic signals by constructing new traffic signals in the City. This program will result in improved visibility, reliability, and appearance of the signals.

Although recent advances in technology have elongated the normal, useful life for traffic signal installations well past the previously expected 25 years, some of the older generation traffic signals still in use exceed their functional age. Components at those installations (including conduits, wiring, signal heads, and poles) need to be completely replaced. This program provides funding for those maintenance needs. In addition, this program provides for the necessary upgrades to the traffic signal system as technology continues to change. In the 2010/11 Capital Improvements Plan (CIP), there are two locations shown. One is for replacement of an existing signal; and the other is for a new signal installation, due to a traffic signal warrant study performed after the realignment of S. Dayton Avenue. This study resulted in the need to signalize the intersection with S.E. 16<sup>th</sup> Street.

**Grand Avenue and 28<sup>th</sup> Street**

Staff has completed plans and specifications for Grand Avenue and 28<sup>th</sup> Street with the estimated construction costs of \$155,000. Engineering and construction administration are estimated in the amount of \$16,000, which brings the total project cost to \$171,000. This location also received \$155,000 from an Iowa Department of Transportation (Iowa DOT) Traffic Safety Improvement Program (TSIP) grant. The local share of this project will require \$16,000.

**S. Dayton Avenue & S.E. 16<sup>th</sup> Street**

Similarly, plans and specifications were completed for S. Dayton Avenue & S.E. 16<sup>th</sup> Street with the estimated construction costs of \$145,000. Engineering and construction administration are estimated in the amount of \$15,000, which brings the total project cost to \$160,000. The local share for this project will required \$160,000,

The total estimated cost for both locations is \$331,000 with \$176,000 needed from the Road Use Tax Fund for the local match. The 2010/11 CIP includes \$200,000 from the Road Use Tax Fund for these projects.

**ALTERNATIVES:**

- 1a. Approve the plans and specifications for the 2010/11 Traffic Signal Program (Grand Avenue & 28<sup>th</sup> Street) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.

- b. Approve the plans and specifications for the 2010/11 Traffic Signal Program (S. Dayton Avenue & S.E. 16<sup>th</sup> Street) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.
2. Approve plans and specifications for either Grand Avenue and 2th Street or S. Dayton and S.E. 16<sup>th</sup> Street.
3. Reject the projects.

**MANAGER'S RECOMMENDED ACTION:**

Approval of the plans and specifications will initiate the letting process and should allow for the project to be completed by August 1, 2012, which is prior to the beginning of the 2013 fall semester for Iowa State University.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the plans and specifications for the 2010/11 Traffic Signal Program (Grand Avenue & 28<sup>th</sup> Street) and the 2010/11 Traffic Signal Program (S. Dayton Avenue & SE 16<sup>th</sup> Street) by establishing October 18, 2012, as the date of letting and October 23, 2012, as the date for report of bids.

**COUNCIL ACTION FORM**

**SUBJECT:** WATER POLLUTION CONTROL FACILITY RAW WASTEWATER  
PUMPING STATION PIPE REPAINTING PROJECT

**BACKGROUND:**

The Water Pollution Control (WPC) Facility's Raw Wastewater Pumping Station (RWPS) was constructed in 1989. The existing RWPS piping and pipe coatings are original to the initial construction. Piping in the RWPS grit removal and bar screening rooms is exposed to a harsh wastewater environment, and the pipe coatings have failed, causing the piping to show signs of surface corrosion. Sand-blasting and repainting of the piping is necessary to protect the piping from further corrosion.

The project costs for sand-blasting and recoating the piping are as follows:

Engineer's Estimate	\$111,000
<u>15% Construction Contingency</u>	<u>17,000</u>
Total Estimated Construction Cost	\$128,000

The current year CIP budget includes \$128,000 for sand-blasting and recoating of the RWPS piping.

**ALTERNATIVES:**

1. Grant preliminary approval of plans and specifications and issue a Notice to Bidders, setting October 30, 2012, as the bid due date and November 13, 2012, as the date of public hearing and award of contract.
2. Do not approve plans and specifications at this time.

**MANAGER'S RECOMMENDED ACTION:**

The original coating on the RWPS piping has failed; and due to its exposure to a wastewater environment, the piping has begun to show signs of corrosion. Sand-blasting and recoating of the piping is necessary to protect the piping from further corrosion and to ensure the long-term integrity of the WPCF equipment.

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

**COUNCIL ACTION FORM**

**SUBJECT:** 2010/11 STORM WATER FACILITY REHABILITATION PROGRAM –  
SPRING VALLEY SUBDIVISION (UTAH DRIVE/OKLAHOMA DRIVE)

**BACKGROUND:**

In accordance with requirements in the Municipal Code, new developments within the community are required to provide storm water management quantity control. This involves regulating storm water runoff discharge to pre-developed conditions through extended detention and/or retention. Through the establishment of development agreements, the City has accepted responsibility for the long-term maintenance of many of these facilities. This is because these facilities handle storm water from a large area, which is considered “public” water. As these facilities age, sediment accumulates, vegetation becomes more prevalent, and structures need to be improved. This annual CIP program addresses these concerns.

The 2010/11 Storm Water Facility Rehabilitation Program location identified in the Capital Improvements Plan is the Spring Valley Subdivision (Utah Drive/Oklahoma Drive). The project consists of cleaning up overgrown vegetation, removal of excess silt from an overflow structure, improvements to the overflow structure, installation of new storm sewer piping, and planting new woodland plants. The project also has alternate bid items for a different style of permanent erosion control.

Clapsaddle-Garber Associates has completed plans and specifications with estimated construction costs of \$101,137. The additional option for an alternative type of bank stabilization material is estimated to cost \$5,350. This alternate will only be accepted if the bids allow for the additional expense. Engineering and construction administration is estimated to be \$20,000, bringing total estimated project costs to **\$121,137**. The project will be financed with a 2010/11 Storm Water Utility Fund appropriation of \$100,000 and a 2011/12 Storm Water Utility Fund appropriation of \$25,000, bringing total available funding to **\$125,000**.

**ALTERNATIVES:**

1. Approve the 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) by establishing October 17, 2012, as the date of letting and October 23, 2012, as the date for report of bids.
2. Do not proceed with this project.

**MANAGER'S RECOMMENDED ACTION:**

By approving plans and specifications and setting the letting date, it may be possible to move forward with the rehabilitation of this area in the fall or early winter of 2012 with project completion in the spring of 2013.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) by establishing October 17, 2012, as the date of letting and October 23, 2012, as the date for report of bids.





# Memo

City Clerk's Office

**TO:** Mayor and Members of the City Council

**FROM:** City Clerk's Office

**DATE:** September 21, 2012

**SUBJECT:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 17 through 20. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jlr

**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.

This project on Duff Avenue from Lincoln Way to 7<sup>th</sup> Street included curb and gutter repairs and an asphalt overlay of the roadway. Construction was bid and administered through an Iowa Department of Transportation (Iowa DOT) contract, due to federal funding.

On September 28, 2010, City Council awarded this construction services contract to Manatts, Inc. of Ames, Iowa, in an amount of \$601,858.19. Construction was completed in the amount of \$653,116.51. The additional costs, previously approved by Council through change orders, were due to the addition of a Radar Detection System for the traffic signals at Duff Avenue and Lincoln Way, and adjustments to actual field installed quantities. Engineering and construction administration costs were \$97,967, bringing total estimated costs to \$751,084.

This program was 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. Accept the 2010/11 Arterial Street Pavement Improvement (Duff Avenue from Lincoln Way to 7<sup>th</sup> Street) project as completed by Manatts, Inc. of Ames, Iowa, in the amount of \$653,116.51.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

The project has now been completed in accordance with the approved plans and specifications and has passed an audit by the Iowa DOT.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the 2010/11 Arterial Street Pavement Improvements (Duff Avenue from Lincoln Way to 7<sup>th</sup> Street) as completed by Manatt's, Inc. of Ames, Iowa, in the amount of \$653,116.51.

**COUNCIL ACTION FORM**

**SUBJECT:** MINOR FINAL PLAT FOR SUBDIVISION TITLED AS “*RASMUSSEN GROUP RE-PLAT OF OUTLOT H EXCEPT LOT 1 OF GENE HARRIS SECOND SUBDIVISION, BOONE COUNTY, IOWA*”.

**BACKGROUND:**

The Rasmussen Group proposed to subdivide an industrial property in Boone County at the intersection of Lincoln Way (230<sup>th</sup> Street in Boone County) and X Avenue. The applicant recently submitted the proposed subdivision to the City under the title, *Rasmussen Group Subdivision, First Addition*. The City Council granted final plat approval to the proposed subdivision on August 8, 2012.

The applicant then submitted the final plat to Boone County for its approval and recording. However, the Boone County Auditor notified the applicant that the plat must be retitled as *Rasmussen Group Re-Plat of Outlot H Except Lot 1 of Gene Harris Second Subdivision, Boone County, Iowa*. (See attached submittals by Brian Torresi, representing the Rasmussen Group).

The applicant is now requesting that the City Council approve the plat with the revised name change. Except for the name change, the plat is the same as was approved by Council on August 8<sup>th</sup>.

**ALTERNATIVES:**

1. The City Council can approve the Minor Final Plat known as *Rasmussen Group Re-Plat of Outlot H Except Lot 1 of Gene Harris Second Subdivision, Boone County, Iowa*.
2. The City Council can deny the Minor Final Plat known as *Rasmussen Group Subdivision, First Addition*, 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:**

City staff and City Council previously reviewed this proposed subdivision and found that it complied with City Standards. The plat proposed under this action is the same plat as previously approved by the City Council, except for the name change. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.



REPLY TO AMES OFFICE

September 21, 2012

The Honorable Ann H. Campbell, Mayor, and  
Members of the Ames City Council  
City of Ames, Iowa  
515 Clark Avenue  
Ames, IA 50010

ATTN: Department of Planning and Housing

Re: Rasmussen Group Re-Plat of Outlot H Except Lot 1 of Gene  
Harris Second Subdivision, Boone County, Iowa

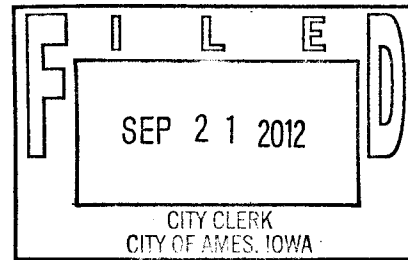
Dear Mayor Campbell, Ms. Voss and  
Members of the Ames City Council:

On behalf of The Rasmussen Group, Inc., we are seeking re-approval  
of the Final Plat of Rasmussen Group Re-Plat of Outlot H Except Lot 1 of  
Gene Harris Second Subdivision, Boone County, Iowa (the "Revised  
Subdivision Name"), which is legally described as:

Outlot H of Gene Harris Second Subdivision, except Lot One (1) of  
Outlot H of Gene Harris Second Subdivision of part of the South Half  
(S½) of the Southwest Quarter (SW¼) of Section One (1), Township  
Eighty-three (83) North, Range Twenty-five (25) West of the 5<sup>th</sup> P.M.,  
Boone County, Iowa, as shown on the Plat of Survey recorded in Plat  
Book 30, Page 245 of the Boone County, Iowa, records

On August 28, 2102, the Ames City Council approved the Final Plat  
Approval of a Minor Subdivision (Application Form) for Rasmussen Group  
Subdivision, First Addition, Boone County, Iowa (the "Original Subdivision  
Name") and issued Resolution No. 12-456 (the "Resolution") to evidence said  
approval. After review of the Resolution and other documents submitted for  
approval to Boone County, Iowa, the Boone County Auditor determined that  
the Original Subdivision Name was not acceptable and demanded that the  
Revised Subdivision Name be used for subdivision purposes.

DAVIS BROWN KOEHN SHORS & ROBERTS P.C.



John D. Shors  
Robert A. Gamble  
Michael O. Kulik  
Frank J. Carroll  
Bruce I. Campbell  
Jonathan C. Wilson  
Steven L. Nelson  
David B. VanSickel  
Gene R. La Suer  
Deborah M. Tharnish  
Kent A. Herink  
Robert J. Douglas, Jr.  
Mark D. Walz  
Gary M. Myers  
Stanley J. Thompson  
David M. Erickson  
Lori Torgerson Cheaser  
Jo Ellen Whitney  
Becky S. Knutson  
Julie Johnson McLean  
Beverly Evans  
Margaret Van Houten  
Thomas E. Starberry  
Christopher P. Janes  
Sharon K. Malheiro  
Kris Holub Tilley  
William A. Boatwright  
Thomas J. Houser  
Kendall R. Watkins  
Joseph A. Happe  
Scott M. Brennan  
William E. Hanigan  
Debra Rectenbaugh Pettit  
Matthew E. Laughlin  
Judith R. Lynn Bôca  
William P. Kelly  
Susan J. Freed  
Jason M. Ross  
Jason M. Stone  
Amy M. Landwehr  
John C. Pietila  
Emily E. Harris  
B. J. Miller  
Jodie Clark McDougal  
Jeffrey D. Ewoldt  
Tara Z. Hall  
Courtney Strutt Todd  
Nichole Miras Mordini  
Mark D. Wickham  
Kelly A. Deters  
Brian D. Torres  
Krystle L. Campa  
Sarah K. Franklin  
Christopher E. James  
Robert W. Dixon  
Michael C. Richards  
Christopher S. Talcott  
Elizabeth R. Meyer  
Michele L. Warnock  
Sarah E. Cane  
Jana M. Lultenegger  
Ann E. Naffier  
Matthew Warner-Blankenship

Intellectual Property  
Kent A. Herink  
Emily E. Harris  
Sean D. Solberg  
Matthew Warner-Blankenship

Of Counsel  
Jeffrey A. Baker  
Donald J. Brown  
Denise R. Claton  
C. Carleton Frederici  
Robert F. Holz, Jr.  
Dennis D. Jerde  
William J. Koehn  
Stephen M. Morain  
Joseph M. Pawlosky  
Richard E. Ramsey  
Stephen W. Roberts  
Thomas B. Salisbury  
Neal Smith  
Sean D. Solberg

A. Arthur Davis  
1928-1997

Accordingly, we hereby re-submit the documents that the Ames City Council has already approved except that the documents contain the Revised Subdivision Name instead of the Original Subdivision Name. The ONLY change made to these documents is that the Revised Subdivision Name is used in lieu of the Original Subdivision Name.

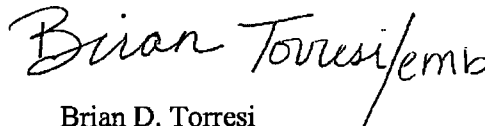
We hereby re-submit the following documents for your review and approval:

1. Sixteen (16) copies of the Final Plat;
2. Two (2) 8½ x 14 inch black line copies of the Final Plat;
3. One (1) computer diskette containing a computer design drawing of the Final Plat (to be delivered);
4. Three (3) originals of the proposed Resolution to be adopted by the City Council, accepting the Final Plat;
5. Two (2) originals of the Consent;
6. Two (2) originals of the Attorney's Opinion;
7. Two (2) originals of the Certificate of County Treasurer; and
8. Two (2) originals of the Easements.

We are requesting that this matter be presented at the earliest possible Ames City Council meeting. Please direct any questions to me. Please notify me when this matter has been approved by the Ames City Council and when the Resolution has been executed so that we may assist in getting the documents recorded.

Thank you for your assistance in expediting this matter.

Very truly yours,

  
Brian D. Torresi

Enclosures

Cc: Chuck Winkleblack



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

**23**

September 14, 2012

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

Ladies and Gentlemen:

I hereby certify that the public utilities as a condition for approval of the final plat for **North Grand Mall** have been completed in an acceptable manner by Ames Trenching, Inc of Ames, IA. The above mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City be released in full.

Sincerely,

John Joiner, P.E.  
Public Works Director  
City of Ames

JJ/jc

cc: Finance, Contractor, Construction Supervisor, PW Senior Clerk, Planning & Housing

***Applicant***

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: ISU Alumni Center, 420 Beach Ave. Second Floor

City: Ames County: Story Zip: 50010

Business Phone: (515) 232-0553

Mailing Address: 316 Main St

City: Ames State: IA Zip: 50010

***Contact Person***

Name: Jamie Courtney

Phone: (515) 291-8346 Email Address: jcourtney@oldemainbrewing.com

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

Term: 5 days

Effective Date: 10/13/2012

Expiration Date: 10/17/2012

Privileges:

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

***Status of Business***

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID # 770613629

***Ownership***

**Len Griffen****First Name:** Len**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Vice President**% of Ownership** 25.00 %**U.S. Citizen****Scott Griffen****First Name:** Scott**Last Name:** Griffen**City:** Ames**State:** Iowa**Zip:** 50010**Position** President**% of Ownership** 50.00 %**U.S. Citizen****Sue Griffen****First Name:** Sue**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Treasure**% of Ownership** 25.00 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** Founders Insurance Company**Policy Effective Date:****Policy Expiration Date:****Bond Effective Continuously:****Dram Cancel Date:****Outdoor Service Effective Date:****Outdoor Service Expiration Date:****Temp Transfer Effective Date:****Temp Transfer Expiration Date:**



**Applicant**

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: ISU Alumni Center, 420 Beach Ave. Second Floor

City: Ames County: Story Zip: 50010

Business Phone: (515) 232-0553

Mailing Address: 316 Main St

City: Ames State: IA Zip: 50010

**Contact Person**

Name: Jamie Courtney

Phone: (515) 291-8346 Email Address: jcourtney@oldemainbrewing.com

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

Term: 5 days

Effective Date: 10/26/2012

Expiration Date: 10/30/2012

Privileges:

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

**Status of Business**

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID # 770613629

**Ownership**

**Len Griffen****First Name:** Len**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Vice President**% of Ownership** 25.00 %**U.S. Citizen****Scott Griffen****First Name:** Scott**Last Name:** Griffen**City:** Ames**State:** Iowa**Zip:** 50010**Position** President**% of Ownership** 50.00 %**U.S. Citizen****Sue Griffen****First Name:** Sue**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Treasure**% of Ownership** 25.00 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** Founders Insurance Company**Policy Effective Date:****Policy Expiration Date:****Bond Effective Continuously:****Dram Cancel Date:****Outdoor Service Effective Date:****Outdoor Service Expiration Date:****Temp Transfer Effective Date:****Temp Transfer Expiration Date:**

***Applicant***

Name of Applicant: Whiskey River on Main, Inc.

Name of Business (DBA): Whiskey River

Address of Premises: 2625 N Loop Dr.

City: Ames County: Story Zip: 50010

Business Phone: (515) 612-4949

Mailing Address: 134 Main St.

City: Ames State: IA Zip: 50010

***Contact Person***

Name: Nicole Romare

Phone: (515) 419-7124 Email Address: drink@whiskeyriveronmain.com

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

Term: 5 days

Effective Date: 09/27/2012

Expiration Date: 10/01/2012

Privileges:

Class B Beer (BB) (Includes Wine Coolers)  
Outdoor Service

***Status of Business***

BusinessType: Privately Held Corporation

Corporate ID Number: 371596 Federal Employer ID # 26-3742479

***Ownership***

**Nicole Romare**

First Name: Nicole Last Name: Romare

City: Ankeny State: Iowa Zip: 50023

Position Owner

% of Ownership 100.00 % U.S. Citizen

***Insurance Company Information***

Insurance Company: Founders Insurance Company

Policy Effective Date: 09/27/2012 Policy Expiration Date: 10/02/2012

Bond Effective Continuously: Dram Cancel Date:

Outdoor Service Effective Date: Outdoor Service Expiration Date:

Temp Transfer Effective Date: Temp Transfer Expiration Date:

***Applicant***Name of Applicant: Cris and Bryan Number 2 LLCName of Business (DBA): AJ's Ultra LoungeAddress of Premises: 2518 Lincoln AvenueCity: AmesCounty: StoryZip: 50010Business Phone: (515) 290-4657Mailing Address: 2518 Lincoln AvenueCity: AmesState: IAZip: 50010***Contact Person***Name: Ravi (Ben)Phone: (515) 290-4657

Email Address:

Classification: Class C Liquor License (LC) (Commercial)Term: 12 monthsEffective Date: 10/01/2012Expiration Date: 09/30/2013

Privileges:

Class C Liquor License (LC) (Commercial)  
Sunday Sales***Status of Business***BusinessType: Limited Liability CompanyCorporate ID Number: 00000

Federal Employer ID #

***Ownership***

**Andrea Singh**First Name: AndreaLast Name: SinghCity: AmesState: IowaZip: 50014Position Member% of Ownership 30.00 %

U.S. Citizen

**Ravinder Singh**First Name: RavinderLast Name: SinghCity: AmesState: IowaZip: 50014Position Member% of Ownership 40.00 %

U.S. Citizen

**Ruben Ramirez**First Name: RubenLast Name: RamirezCity: AmesState: IowaZip: 50010Position Member% of Ownership 30.00 %

U.S. Citizen

***Insurance Company Information***

Insurance Company:

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

**COUNCIL ACTION FORM**

**SUBJECT:** RAIN LOCATION REQUESTS FOR OKTOBERFEST ON MAIN

**BACKGROUND:**

On July 24, Council approved street closures and permits for the Main Street Cultural District's Oktoberfest on Main. This event is scheduled to be held from 7 p.m. to midnight on October 6<sup>th</sup>. At its planned location on Main Street, event planners would be prohibited from placing tents or other structures that could not be easily removed in the event of an emergency. Therefore, the Main Street Cultural District (MSCD) is requesting approval for a rain location in the Central Business District (CBD) lot where tents and other shelter could be used.

For the rain location, MSCD requests modification of the following requests previously approved by the Council on July 24:

- Extension of the Temporary Obstruction Permit to CBD Lot Y
- Extension of the Blanket Vending License to CBD Lot Y
- Closure of the north side of CBD Lot Y if needed

In addition to these closure and permit requests, Olde Main Brewing Company would need its Outdoor Service Privilege extended to the south side of the building.

It should be noted that the closure of Lot Y would not extend to the two southernmost rows of parking, one of which is permit parking.

**ALTERNATIVES:**

1. Authorize modification of the requests previously approved by Council to approve a rain location for Oktoberfest, including modifying the outdoor service privilege, temporary obstruction permit, blanket vending license, and authorizing the closure of CBD Lot Y.
2. Do not authorize the rain location requests.

**MANAGER'S RECOMMENDED ACTION:**

Council was supportive of the requests for Oktoberfest when it was initially proposed. The rain location requests would help facilitate this event in the event of inclement weather, with minimal disruption to the downtown area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving modification of the requests previously approved by Council to approve a rain location for Oktoberfest, including modifying the outdoor service privilege, temporary obstruction permit, blanket vending license, and authorizing the closure of CDB Lot Y.



September 21, 2012

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is hosting a new, annual Oktoberfest Fundraiser on Saturday, October 6 from 7pm to 12pm. We want to secure a back-up rain location where tents can be set up to host the event. At this time, MSCD requests the council to consider three specific requests:

1. The MSCD requests the closure of CBD Lot Y on the North side, including the median, between parking spaces 349 through 381 on October 6 from 1pm to 1am (event to run from 7pm-12am) to place tents for Oktoberfest. The beer garden will be behind and attached to Olde Main Brewing Company at the rear entrance. The South side of CBD Lot Y would remain open.
2. The MSCD requests a temporary obstruction permit for the North half of CBD Lot Y including the median. The beer garden will be surrounded by double fencing or impassable structures on all sides. MSCD requests the permit for October 6 between the hours of 1pm and 12am.
3. The MSCD requests a temporary vending permit for the North half of CBD Lot Y including the median for food vendors to setup. MSCD requests the permit for October 6 between the hours of 7pm and 12am and further request that the permit fee be waived.

Thank you for your consideration of these requests and continued support of the Main Street Cultural District. We look forward to a prosperous inaugural year of Ames' first annual Oktoberfest fundraiser and your assistance in making this event a success. Please save the date to attend on October 6, 2012.

Sincerely,

A handwritten signature in purple ink that reads "Rachel Miller".

Rachel Miller  
Events Coordinator  
Main Street Cultural District

Cc: Jeff Benson



**COUNCIL ACTION FORM**

**SUBJECT:**      **APPROVAL OF PRELIMINARY PLAT FOR DEERY SUBDIVISION**

**BACKGROUND:**

**Project Description.** Pyle Land L.L.C. is requesting approval of a Preliminary Plat for Deery Subdivision, located at 1400, 1500, 1598 and 1698 Southeast 16<sup>th</sup> Street. The proposed subdivision includes 24.02 acres of land divided into four lots. Lot 1 includes 6.37 acres, Lot 2 has 2.77 acres, Lot 3 is 3.34 acres, and Outlot A, which is reserved for floodway, includes 11.10 acres. (See attached Preliminary Plat for Deery Subdivision).

The purpose of this subdivision is to reconfigure four existing lots into the four proposed lots in order to (a) accommodate the development of an automobile dealership on proposed Lot 1 and (b) establish Lots 2 and 3 for future commercial development. The developer has separately submitted a Minor Site Development Plan for the development of the dealership on proposed Lot 1. This site plan can be approved by City staff once the City Council approves the Final Plat for Deery Subdivision.

**Use and Designation of Surrounding Properties.** The proposed subdivision is bordered on the north by S.E. 16<sup>th</sup> Street with undeveloped land zoned as "HOC" abutting the north side of the street, the Skunk River flood plain to the west, the U.S. Highway 30 on-ramp to the south, and South Dayton Avenue to the east with undeveloped "HOC" land abutting the east side of the street.

**Applicable Law.** Laws pertinent to the City Council's decision on the proposal are described in "***Attachment A.***"

**Utilities, Easements, and Sidewalks.** Public improvements available to serve the proposed subdivision are described as follows:

**Water.** An 8-inch water main exists in the S.E. 16th Street right-of-way abutting the north boundary of the subdivision.

**Sanitary Sewer.** An 8-inch sanitary sewer main exists in the S.E. 16th Street right-of-way abutting the north boundary of the subdivision.

**Storm Sewer.** The storm water plan for the subdivision includes a network of underground pipes to convey the storm water for discharge to a detention basin on Outlot A at the west end of the subdivision. The Public Works Department has reviewed the proposed storm water management plan for the subdivision and found it to be in conformance with City standards.

***In conjunction with City Council action on the Preliminary Plat, it is necessary that the attached 'Floating Future Stormwater Drainage Easement' be accepted by the City Council. The floating easement remains in effect until the current owner or any***

*future owner of Lot 2 provides a storm sewer easement as needed for conveyance of storm water from Lot 3 across Lot 2, prior to site plan approval of Lot 2, and prior to issuance of occupancy permits on Lot 3. This future easement on Lot 2, along with a defined stormwater easement on Lot 1, provides a conveyance route to the stormwater detention area on Outlot A.*

**Electric.** The City of Ames will provide electric service to the subdivision from the S.E. 16<sup>th</sup> Street right-of-way, and via public utility easements (10 feet wide) following the lot line between proposed Lots 1 and 2.

**Public Sidewalk.** Installation of public sidewalk by the developer is required along the entire street frontage of S.E. 16<sup>th</sup> Street of this proposed subdivision. The sidewalk is to be constructed of concrete and be a minimum of four feet wide. [See Section 23.403(14(a))]

Sidewalks are required along each side of any street within commercially zoned areas. A multi-use path, 8 feet wide, exists on the north side of S.E. 16<sup>th</sup> Street and extends the entire distance between Dayton Avenue and Duff Avenue. **The developer proposes to construct sidewalk, five feet wide, along the street frontage of Lots 1, 2 and 3. A letter requesting that the City Council grant a waiver of the requirement for sidewalk along Outlot A, a distance of approximately 1,217 feet, has been received from the developer and is included in this report as “Attachment B.”**

The Municipal Code, Section 23.103(1), allows the granting of waivers from the subdivision requirements provided the City Council finds that one of the two following criteria is met:

1. Strict compliance with the requirements of the regulations would result in extraordinary hardship to the applicant, or
2. It would prove inconsistent with the purpose of the regulations because of unusual topography or other conditions.

According to the Municipal Code, if the City Council waives or modifies any one of the subdivision regulations, it must find that “substantial justice [has been] done and the public interest [will be] secured,” and that “such modification or waiver shall not have the effect of nullifying the intent and purpose of the regulations.”

If the City Council determines that one, or both, of the two criteria listed above have been met, then the regulation(s) can be completely waived or modified by the establishment of certain conditions.

Reasons given by the applicant for the granting of a waiver from sidewalk requirements along Outlot A are described as follows:

- A portion of Outlot A’s frontage on S.E. 16<sup>th</sup> Street is in the river and river Bank;
- The remainder of Outlot A does not have access to the bridge crossing for

pedestrians over the Skunk River as the pedestrian crossing is on the north side of S.E. 16<sup>th</sup> Street;

- If a sidewalk were installed along Outlot A, pedestrians would have to cross S.E. 16<sup>th</sup> Street at the bridge in order to use the pedestrian bridge crossing on the other side of the street;
- The applicant would prefer to have pedestrians cross S.E. 16<sup>th</sup> Street at a safer location, which is the east end of Outlot A (or the west end of Lot 1) than crossing S.E. 16<sup>th</sup> Street at the bridge. The site distance is better at this location than placement of a crossing adjacent to the bridge.

***To approve the Preliminary Plat, the developer's request for a waiver from the requirement to extend sidewalk along the frontage of Outlot A will require City Council approval. Without granting of the waiver for sidewalk, the Developer will be required to construct sidewalk along the entire frontage of Deery Subdivision along S.E. 16<sup>th</sup> Street.***

Standard procedures in the subdivision code for sidewalks require installation of sidewalks prior to Final Plat approval unless the Council approves deferral of installation subject to the provision of financial security. However, standard practice has been to defer sidewalk installation under the provisions of a sidewalk agreement that requires sidewalk installation prior to occupancy of each fronting lot. That allows for construction activity to occur between the lot and fronting street without damage to newly installed sidewalks. The City Council will have to determine, as part of its Preliminary Plat decision, if installation will be required prior to Final Plat approval, or if it should be deferred under either a financial guarantee or occupancy provision in the developer's agreement.

## **FINDINGS OF FACT:**

Staff makes the following findings of facts:

1. The site of the proposed Deery Preliminary Plat is designated as “Highway-Oriented Commercial” on the Land Use Policy Plan Map.
2. The Preliminary Plat shows that the three buildable lots have frontages that exceed 200 feet for each lot. The minimum standard for lot frontage in “HOC” zone is 50 feet.
3. Because the stormwater plan for the re-subdivision conveys stormwater to Outlot A across intervening lots, easements will be necessary to facilitate stormwater conveyance across these lots.
4. Sidewalk is not proposed along the entire frontage of the proposed subdivision along S.E. 16<sup>th</sup> Street. The applicant has submitted a request (***see Attachment B***) to waive the sidewalk requirements along Outlot A and has addressed the waiver criteria. Facts pertinent to this request include:
  - a. Outlot A will have no development to which access is necessary from a public sidewalk.
  - b. Requiring sidewalks along Outlot A will lead the sidewalk to the S.E. 16<sup>th</sup> Street bridge, which has no room for pedestrian crossing on the south side of the street.
  - c. The City engineer has determined that, because of the crown in the bridge deck, visibility for pedestrians attempting to cross the bridge on the south side will be limited, and therefore hazardous.
  - d. Without a continuous sidewalk on the south side of S.E. 16<sup>th</sup> Street, it is necessary to facilitate pedestrian crossings in safe locations to access the share use path on the north side of S.E. 16<sup>th</sup> Street. The City Engineer has determined that crossing the street at the western edge of Lot 1’s frontage is a safe location, and will require tapered sidewalk approaches for ADA access on both sides of So. 16<sup>th</sup> Street at this location.
5. The Public Works Department has reviewed the stormwater management plan for the proposed subdivision and found it to be adequate, provided that provisions are made for conveyance across each lot as anticipated in the stormwater plan.
6. The Public Works Department has reviewed the traffic impact of the proposed subdivision and found that the streets serving the subdivision can accommodate the traffic generated by development of the lots in the Deery Subdivision.

## **CONCLUSIONS:**

Based upon the findings of fact, as described above, staff has the following conclusions:

1. The proposed subdivision will facilitate uses consistent with the Land Use Policy Plan and the associated Land Use Policy Plan map designation of the site. Staff is not aware of any other inconsistencies with the Land Use Policy Plan; therefore, staff concludes that *Code of Iowa* Chapter 354, Section 8 has been satisfied.
2. The proposed subdivision complies with the minimum frontage standards of the *Ames Municipal Code*, Section 29.804(3).
3. The proposed subdivision will meet the relevant and applicable design standards in Section 23.302(6)(a) of the *Municipal Code*, provided that (a) an agreement for a floating storm water drainage easement from Lot 3 across Lot 2 is approved by the City Council in conjunction with approval of the Preliminary Plat; (b) the City Council grants the request for waiver of the requirement for sidewalk along the frontage of proposed "Outlot A"; and, (c) easements for all public utilities identified on the plat are included as part of the Final Plat approval for Deery Subdivision.
4. The requested waiver is consistent with criteria necessary for the granting of a waiver. Specifically: a) strict compliance with the requirements of the regulations would result in extraordinary hardship to the applicant, and b) it would prove inconsistent with the purpose of the regulations because of unusual topography or other conditions, provided that the developer construct a handicap accessible ramp at the east end of Outlot A between the sidewalk and the street pavement, and directly across the street in the same location to provide access to the existing multi-use path.

**Recommendation of the Planning & Zoning Commission.** At its meeting of September 5, 2012, with a vote of 6-0, the Planning and Zoning Commission recommended approval of the Preliminary Plat for Deery Subdivision with the stipulations as stated by staff.

## **ALTERNATIVES:**

1. The City Council can approve the Preliminary Plat for Deery Subdivision based upon the findings of facts and conclusions in this report, conditioned on:
  - a) The preparation of easement documents for all public utilities in the proposed subdivision, for submittal with the Final Plat.
  - b) The acceptance of the attached "Floating Future Stormwater Drainage Easement", ***in conjunction with approval of the Preliminary Plat for Deery Subdivision.***
  - c) Approval of a request for a waiver from the requirement for construction of a sidewalk on the south side of the right-of-way for S.E. 16<sup>th</sup> Street next to proposed "Outlot A", as specified in Section 23.403(14)(a) of the *Municipal Code*, ***in conjunction with approval of the Preliminary Plat for Deery Subdivision.***

- d) The required sidewalk along the frontages of Lots 1, 2, and 3 shall be installed per the standard sidewalk agreement submitted with the Final Plat Application. This agreement will require sidewalk construction prior to occupancy of structures on each lot as they develop.
  - e) The construction of handicap ramps facilitating pedestrian crossing from the sidewalk on the south side of S.E. 16<sup>th</sup> Street to the multi-use path on the north side of the street at the end boundary of Outlot A, at the time of construction of the sidewalk along the street frontage of Lot 1. This includes construction of handicap ramps by the developer on both sides of S.E. 16<sup>th</sup> Street.
2. The City Council can approve the Preliminary Plat for Deery Subdivision, as illustrated on Attachment B, subject to the same findings, conclusions and conditions of Alternative 1, except that it can deny the requested waiver of sidewalk requirements along Outlot A and require either installation of, or financial security for, sidewalks along Outlot A prior to final plat approval. Financial security would be of a type and amount approved by the Public Works Director.
  3. If the City Council finds that the proposed Preliminary Plat does not conform to all adopted standards and applicable law pertaining to subdivisions, the City Council can deny the Preliminary Plat for Deery Subdivision.
  4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information to be provided at a Planning and Zoning Commission meeting before October 5, 2012.

**MANAGER'S RECOMMENDED ACTION:**

The "Floating Future Stormwater Drainage Easement Agreement" addresses the need to plan for the conveyance of stormwater from Lot 3 across Lot 2, until such time as a site plan is approved for either lot.

The applicant has demonstrated that criteria for the granting of a waiver from the requirement for a sidewalk along the street frontage of Outlot A has been met. Strict compliance with the requirements of the regulations would result in extraordinary hardship to the applicant, and it would prove inconsistent with the purpose of the regulations because of unusual topography or other conditions to require sidewalk in this location.

Given the limitations for seeing oncoming eastbound traffic crossing the bridge from the south side of the street next to the bridge, it is necessary that the street crossing be located further to the east, at the property line between Outlot A and Lot 1, to provide adequate site distance to the west for the safety of pedestrians crossing the street to reach the multi-use path on the other side. The need to cross the street at this location provides justification for not installing sidewalk along Outlot A.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative No. 1, which is to approve the Preliminary Plat for Deery Subdivision, based upon the facts and conclusions stated herein, and conditioned on:

- a) The preparation of easement documents for all public utilities in the proposed subdivision, for submittal with the Final Plat.
- b) The acceptance of the attached “Floating Future Stormwater Drainage Easement”, ***in conjunction with approval of the Preliminary Plat for Deery Subdivision.***
- c) Approval of a request for a waiver from the requirement for construction of a sidewalk on the south side of the right-of-way for S.E. 16<sup>th</sup> Street next to proposed “Outlot A”, as specified in Section 23.403(14)(a) of the *Municipal Code*, ***in conjunction with approval of the Preliminary Plat for Deery Subdivision.***
- d) The required sidewalk along the frontages of Lots 1, 2, and 3 shall be installed per the standard sidewalk agreement submitted with the Final Plat Application. This agreement will require sidewalk construction prior to occupancy of structures on each lot as they develop.
- e) The construction of handicap ramps facilitating pedestrian crossing from the sidewalk on the south side of S.E. 16<sup>th</sup> Street to the multi-use path on the north side of the street at the end boundary of Outlot A, at the time of construction of the sidewalk along the street frontage of Lot 1. This includes construction of handicap ramps by the developer on both sides of S.E. 16<sup>th</sup> Street.

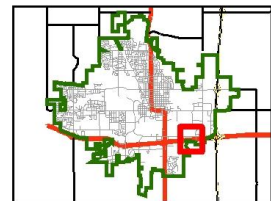
## ***Location Map***





## Location Map

1400 - 1698 S.E. 16th Street



ATTACHMENT A



## ***Applicable Law***

The laws applicable to this case file include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.103(1) describes criteria for granting a waiver/modification to the requirements of the regulations, as follows:

- (1) Where, in the case of a particular subdivision, it can be shown that strict compliance with the requirements of the Regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the Regulations because of unusual topography or other conditions, the City Council may modify or waive the requirements of the Regulations so that substantial justice may be done and the public interest secured provided, however, that such modification or waiver shall not have the effect of nullifying the intent and purpose of the Regulations. In no case shall any modification or waiver be more than necessary to eliminate the hardship or conform to the purpose of the Regulations. In so granting a modification or waiver, the City Council may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so modified or waived.

Ames Municipal Code Section 23.302(5):

- (3) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

- (4) *City Council Action on Preliminary Plat:*
  - (a) *Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for*

approval.

- (b) *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division III, provides the procedures for the subdivision of property; specifically Section 23.302 discusses Major Subdivisions.

Ames Municipal Code Chapter 23, Subdivisions, Division IV, identifies design and improvement standards for subdivisions.

Ames Municipal Code Section 23.403(14)(a) requires installation of sidewalks and walkways in new subdivisions on land that has been zoned as residential, commercial, or industrial, and is described as follows:

- (a) Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the City-wide sidewalk system. A minimum of a four-foot wide concrete sidewalk shall be installed in the public right-of-way along each side of any street within residentially and commercially zoned areas and along at least one side of any street within industrially zoned areas. Such a sidewalk shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area. Any required sidewalk shall be constructed of concrete and be at least four feet wide.

Ames Municipal Code Chapter 29, Zoning, Section 29.1202, includes standards for the Suburban Residential zone.

Ames Municipal Code Chapter 29, Zoning, Table 29.1202(5)-2 includes Residential Medium Density (FS-RM) Supplemental Development Standards.

Ames Municipal Code Chapter 29, Zoning, Table 29.1202(6) includes Suburban Residential Floating Zone Suburban Regulations.

Ames Municipal Code Section 23.107 reads as follows:

*In addition to the requirements of the Regulations, all plats of land must comply with all other applicable City, county, state and federal statutes or regulations. All references in the Regulations to other City, county, state or federal statutes or regulations are for informational purposes only, and do not constitute a complete list of such statutes or regulations. The Regulations are expressly designed to supplement and be compatible with, without limitation, the following City plans, regulations or ordinances:*

- (1) *Land Use Policy Plan*
- (2) *Zoning Ordinance*

- (3) Historic Preservation Ordinance*
- (4) Flood Plain Ordinance*
- (5) Building, Sign and House Moving Code*
- (6) Rental Housing Code*
- (7) Transportation Plan*
- (8) Parks Master Plan*
- (9) Bicycle Route Master Plan*

*Plats may be disapproved on the basis of the above, and other City Council approved plans and policies that may be adopted from time to time.*

ATTACHMENT B

(Page 1 of 2)

***Letter Requesting Waiver of Sidewalk Requirements***



Aspen Business Park | 414 South 17<sup>th</sup> Street, Suite 107 | Ames, Iowa 50010

September 4, 2012

**Honorable Mayor and City Council**

City of Ames  
515 Clark Avenue  
Ames, Iowa 50010

**RE: Request for Waiver from Sidewalk Requirements**  
**Deery Preliminary Plat**  
FOX Ref. No. 5174-12a.410

Honorable Mayor and City Council:

The Deerys' are requesting a waiver of the sidewalk requirement along Outlot A of the proposed Deery Subdivision in accordance with the City's ordinance in 23.103(1). A portion of Outlot A's frontage on S.E. 16<sup>th</sup> is in the river and river bank. The remainder does not have access to the pedestrian bridge as the bridge is on the north side of the road. If a sidewalk was installed along Outlot A, then the pedestrians would have to cross the road at the bridge in order to use the bridge. We would prefer to cross the road to the bike path at a safer location which is the east end of Outlot A (or the west end of Lot 1) than crossing at the bridge. The site distance is better at this location than placement of a crossing adjacent to the bridge. See the attached display for the location of the sidewalk waiver shown in yellow.

Thank for consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Renaud".

Scott Renaud, P.E.

Cc: Planning & Housing Department  
Fred Rose

K:\proj\5000\5174-12a car dealership\Correspondence\2012 09 04 sidewalk waiver.docx

800.433.3469 | 515.233.0000 | [www.foxeng.com](http://www.foxeng.com)

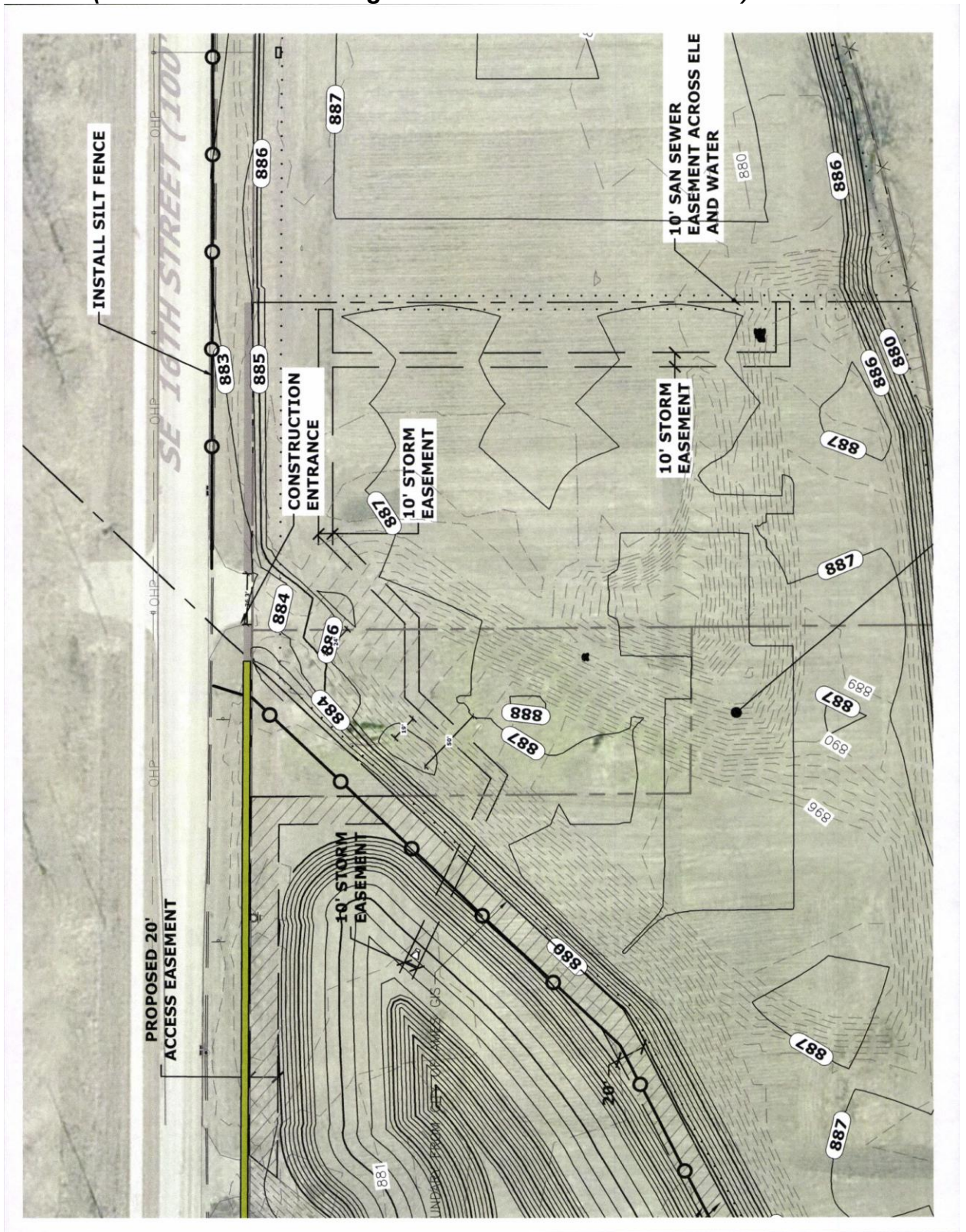


ATTACHMENT B

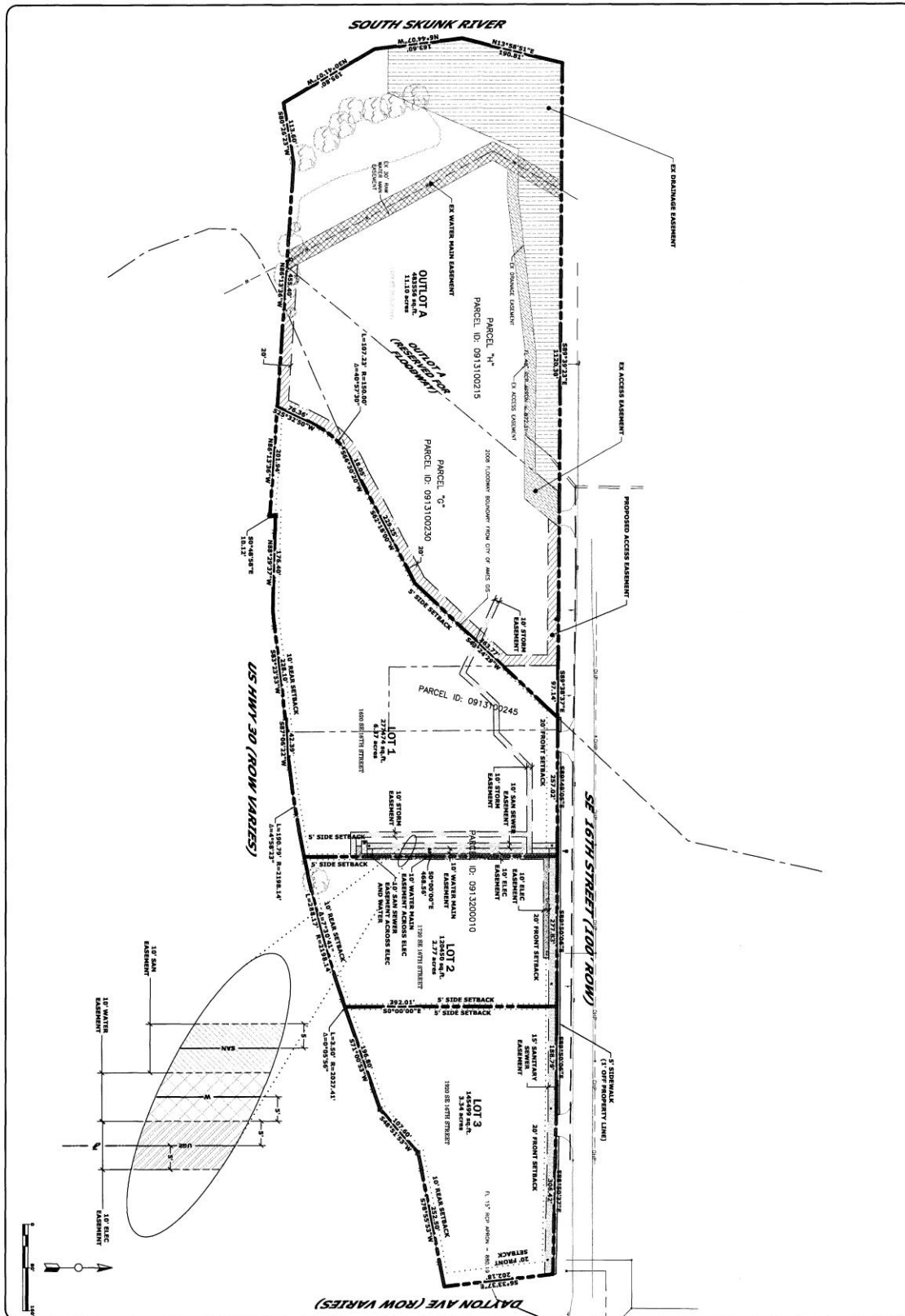
(Page 2 of 2)

**Location for Waiver of Required Sidewalk**

*(See Double Lines Along SE 16<sup>th</sup> Street Next to Outlot A)*



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PLOT STYLE TABLE	LAYER NAME NAME	LAYOUT NAME
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**PROPOSED PRELIMINARY PLAT**  
DEERY SUBDIVISION  
PRELIMINARY PLAT  
SOUTH 16TH AND DAYTON  
AMES, IOWA

**FOX Engineering**

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

DATE	REVISION	BY	CHK
		DESIGNED: SRS	08/12
		DRAWN: SRS	08/12
		CHECKED:	
		LAST UPDATE: 08/03/12	

PROJECT NO.  
3174/124

SHEET  
P3

<b>INSTRUMENT PREPARED BY:</b>	Brian D. Torresi, 2605 Northridge Pkwy., Ste.101, Ames, IA 50010 (515) 288-2500
<b>RETURN TO:</b>	Davis Brown Law Firm, 2605 Northridge Pkwy., Ste.101, Ames, IA 50010

**FLOATING FUTURE STORMWATER DRAINAGE EASEMENT**

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

(a) "Grantor" means Deery, Deery and Deery, LLC, and includes Grantor's successors and assigns, whose mailing address for purposes of this Agreement is: 7404 University Avenue, Cedar Falls, Iowa 50613.

(b) "Agreement" means this instrument as signed by the Grantor.

(c) "Benefited Property" means the real property described as follows:

Lot Three (3), Deery Subdivision, Ames, Story County, Iowa

(d) "Burdened Property" means the real property described as follows:

Lot Two (2), Deery Subdivision, Ames, Story County, Iowa

(e) "City" means the City of Ames, Iowa.

**2. GRANT OF FUTURE EASEMENT RIGHTS.** Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, and conveys to the City, the right to require the Grantor to establish an easement upon, over and across any portion of the Burdened Property, at a future date in accordance with Paragraphs 3 and 4 herein, for the purpose of stormwater drainage, for the benefit of the Benefited Property, together with all other rights and appurtenances thereto.

**3. PURPOSE.** This Agreement: (a) allows the City to require the establishment of a stormwater drainage easement upon, over and across the Burdened Property for the benefit of the Benefited Property; (b) does not represent the actual stormwater drainage easement area, but only an agreement to a future easement to be enacted prior to occupancy of an improvement on the Burdened Property; and (c) is being established due to the Grantor's desire to phase the site development. Notwithstanding anything in this Agreement to the contrary, any and all rights or privileges granted or purportedly granted herein, whether present or future, are all subject to and conditioned upon the Benefited Property being developed prior to the Burdened Property.

4. **TIMING AND REVIEW.** The final stormwater drainage easement authorized and contemplated under this Agreement shall be reviewed and approved by the City prior to being recorded in the office of the Story County Recorder. The rights granted herein shall terminate upon the earlier to occur of: (a) the location and establishment by the City of an identifiable stormwater drainage easement area on the Burdened Property; or (b) the commencement date of construction of an improvement on the Burdened Property.

5. **NONEXCLUSIVE EASEMENT.** The rights granted under this Agreement to the City are not exclusive. This Agreement shall not preclude Grantor from granting similar easement rights to third parties upon terms and conditions that do not impair or diminish the rights granted under this Agreement to the City.

6. **TITLE WARRANTY.** Grantor warrants to the City that Grantor holds the Burdened Property by title in fee simple; that Grantor has good and lawful authority to grant the easement rights herein provided for; and that any prior liens or encumbrances on the Burdened Property will either be released forthwith or will be subordinated to the easement rights granted herein by a duly executed and recorded subordination agreement.

7. **RIGHTS RESERVED.** Grantor reserves any and all rights to continue to use and enjoy the Burdened Property for any and all purposes that do not unreasonably interfere with or interrupt the enjoyment of the easement rights as referenced herein.

8. **OBSTRUCTIONS PROHIBITED.** Except as may be provided in this Agreement, unless the prior written consent of the City is obtained: (a) no buildings, structures or improvements, either permanent or temporary in nature, may be installed on the Burdened Property; (b) no building permits or site development plans may be approved for the Burdened Property; (c) no terrain of the Burdened Property may be altered; and (d) no utilities may be placed in, on, through, over or across the Burdened Property.

IN WITNESS OF THIS AGREEMENT Grantor has executed this Agreement on this \_\_ day of \_\_\_\_\_, 2012.

**DEERY, DEERY AND DEERY, LLC**, Grantor

By: \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
NAME TITLE

STATE OF IOWA, \_\_\_\_\_ COUNTY, ss:

This instrument was acknowledged before me on this \_\_ day of \_\_\_\_\_, 2012, by \_\_\_\_\_, the \_\_\_\_\_ of Deery, Deery and Deery, LLC.

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



**COUNCIL ACTION FORM**

**SUBJECT:** LAND USE POLICY PLAN FUTURE LAND USE MAP AMENDMENT  
FOR PROPERTY LOCATED AT 2008 24<sup>TH</sup> STREET FROM LOW-  
DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL

**BACKGROUND:**

**Referral & Application.** On June 7, 2012, First Evangelical Free Church (property owner) and Northcrest Community (applicant) submitted a letter to the Ames City Council requesting a Land Use Policy Plan Map Change from “Low-Density Residential” to “High-Density Residential” for land located at 2008 24<sup>th</sup> Street. **(See Attachments B & C.**

On July 10, 2012, the City Council directed staff to process the requested Land Use Policy Plan Map Change as a “minor amendment.” On August 2, 2012, the applicant submitted a completed application for a Land Use Policy Plan (LUPP) Map Change on 4.80 acres of land at 2008 24<sup>th</sup> Street.

**Land Use Designation/Zoning.** The subject property and other surrounding properties are designated on the LUPP Map and on the Zoning Map as follows:

<b>Direction from Subject Property</b>	<b>LUPP Map Designation</b>	<b>Zoning Map Designation</b>
Subject Property	Low-Density Residential	“RL” (Residential Low-Density)
North	Village/Suburban Residential	“S-GA” (Government/Airport)
East	High-Density Residential	“RH” (Residential High-Density)
South	Low-Density Residential	“RL” (Residential Low-Density)
West	Low-Density Residential	“RL” (Residential Low-Density)

**Existing Land Use.** Land uses that occupy the subject property and other surrounding properties are described in the following table:

<b>Direction from Subject Property</b>	<b>Existing Land Uses/ Ownership of Properties</b>
Subject Property	Church/ First Evangelical Free Church
North	Vacant Land/ Ames Community Schools
East	Senior Housing/ Northcrest Community
South	Single-Family Homes/ Individual Home Owners
West	Single-Family & Two-Family Homes/ Individual Home Owners

**Information Provided by the Applicant.** The narrative, submitted with the application, describes Northcrest, as a “Continuing Care Retirement Community (CCRC)” located on 22 acres of land between 20<sup>th</sup> Street and 24<sup>th</sup> Street, and adjacent to the east property line of the subject property. It is the home of 176 residents in a mixed housing development consisting of townhomes, apartments, a health care center and a facility that specializes in Alzheimer care.

If the LUPP Map change to High-Density Residential, followed by rezoning of the property to “RH” is approved by the City Council, it is the intention of Northcrest to purchase the subject property and consolidate it with their existing property into a single parcel of land. Although no final decisions have been made, it is their vision to develop the property in a manner that is consistent with the architecture and outdoor environment of the existing senior housing development.

The applicant anticipates no adverse impacts on the surrounding properties, and envisions less traffic and noise than is presently the case with use of the property for church events. Northcrest believes this property provides the opportunity to continue the mission of service to older adults and broaden their range of senior living options.

The applicant asserts that redevelopment of the church site with single-family homes in an “RL” zoning district, would require the extension of public streets and utilities, as well as, the demolition of the existing church building and parking lots. They see Northcrest as uniquely positioned to redevelop the land because it is immediately adjacent to their existing senior housing development.

**Land Use Policy Plan Goals and Policies.** In reviewing the proposal to change the LUPP Future Land Use Map, staff has examined applicable goals and policies of the Land Use Policy Plan. Based upon this analysis, staff finds no inconsistencies between the Plan and the proposed amendment. The subject property is in a prime location as an infill site for high-density residential development given the access to 24th Street (a minor arterial).

**Moreover, existing development around the site provides for effective transitioning between the proposed high density land use and the abutting low density zone.** Prairie View subdivision abuts the subject site on both the south and west side. On the west side, it abuts eight duplex lots, which provide a good transition to the single family lots across the street from the duplexes. The only area where the site abuts single family homes is along the south side. There are only three homes abutting this property line and they have relatively deep back yards to help buffer them from the subject site.

It could be reasoned that existing use of the subject site as a church is more intense in terms of traffic and operation than the proposed senior housing facilities. The openness of the existing Northcrest Community development and the integration of landscaped spaces for pedestrian access and buffering are in sharp contrast to the large amount of impervious surface (buildings and parking lots) on the developed church site. **If the current development pattern of Northcrest were extended onto the subject site, it would significantly increase the on-site open space and landscaped areas, which would also provide areas for on-site storm water infiltration. This additional open space and landscaping, in combination with the existing landscaped back yards of the abutting single-family homes in Prairie View subdivision, would greatly enhance the transition between the two land uses.**

Public utility mains and streets are immediately adjacent to the subject property with capacity to serve an expansion of senior housing facilities. Sufficient land area for the future growth of senior housing sites is limited throughout the community. Other sites in the community suited for senior housing are also in high demand for development as apartment buildings to provide housing for students attending Iowa State University.

**In conclusion, staff believes that the requested land use change would be a logical extension of the high-density residential land use designation, and would transition well to surrounding low-density residential development, provided that the site is redeveloped for senior housing similar to the Northcrest development pattern.**

If the land use designation is changed to High-Density Residential but the subject property is not developed as senior housing, apartment buildings could be constructed on this land, provided the zoning designation is also changed to "RH" (Residential High-Density). **If this is a concern, the City Council could delay the LUPP change until a development agreement is prepared to address the Council's concerns. The Planning and Zoning Commission was also presented with this alternative to**

require a development agreement, but were confident that the future use of the subject property would be for an expansion of the Northcrest senior housing development. Therefore, they did not see a need for a development agreement associated with the amendment.

**Recommendation of the Planning & Zoning Commission.** At its meeting of September 5, 2012, with a vote of 6-0, the Planning and Zoning Commission recommended approval of the LUPP Future Land use Map to change the land use designation of the property at 2008 24<sup>th</sup> Street from Low-Density Residential to High-Density Residential, as recommended by staff.

**ALTERNATIVES:**

1. The City Council can approve an amendment to the LUPP Future Land Use Map to change the land use designation of the property at 2008 24<sup>th</sup> Street from Low-Density Residential to High-Density Residential.
2. The City Council can deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of the property at 2008 24<sup>th</sup> Street from Low-Density Residential to High-Density Residential.
3. The City Council can defer approval of the LUPP change until a development agreement is prepared to assure that the property is developed only for senior housing.
4. The City Council can refer this request back to staff or the applicant for more information.

**MANAGER'S RECOMMENDED ACTION:**

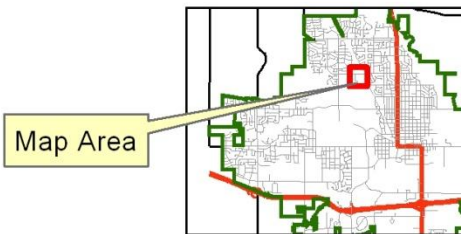
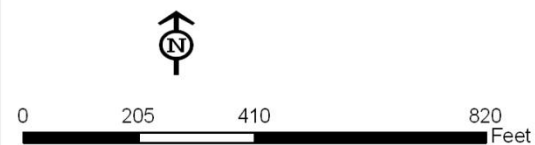
If the City Council believes that the proposed change to the LUPP Future Land Use Map is a logical extension of the high-density residential land use, Northcrest senior housing, then the City Council should approve Alternative #1.

However, if the City Council wants to ensure that the subject property will be redeveloped only as part of the Northcrest senior housing development, and not be redeveloped as an apartment complex as permitted by Residential High-Density zoning, then the City Council should approve Alternative #3.

# Attachment A

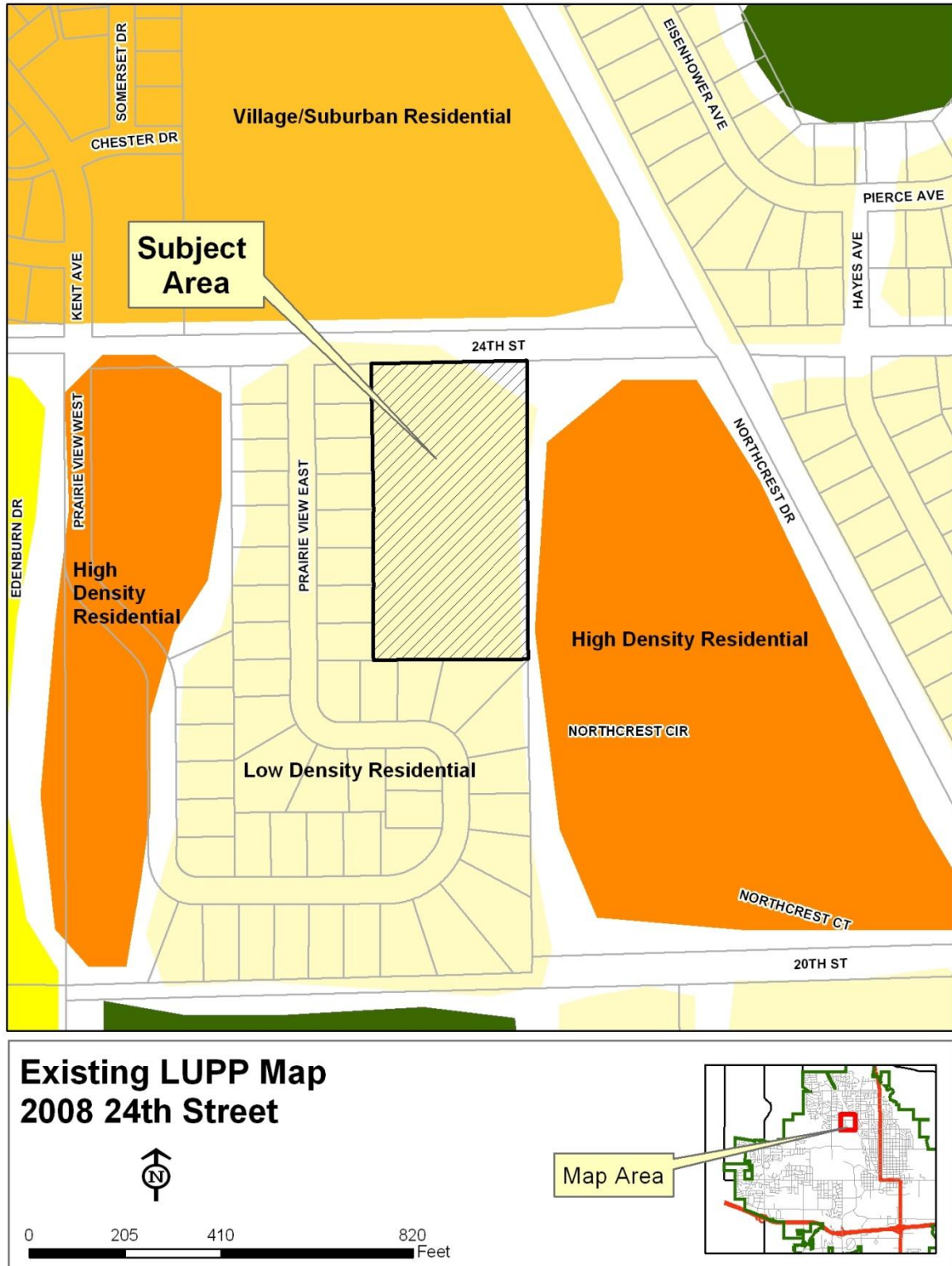


**Location Map  
2008 24th Street**

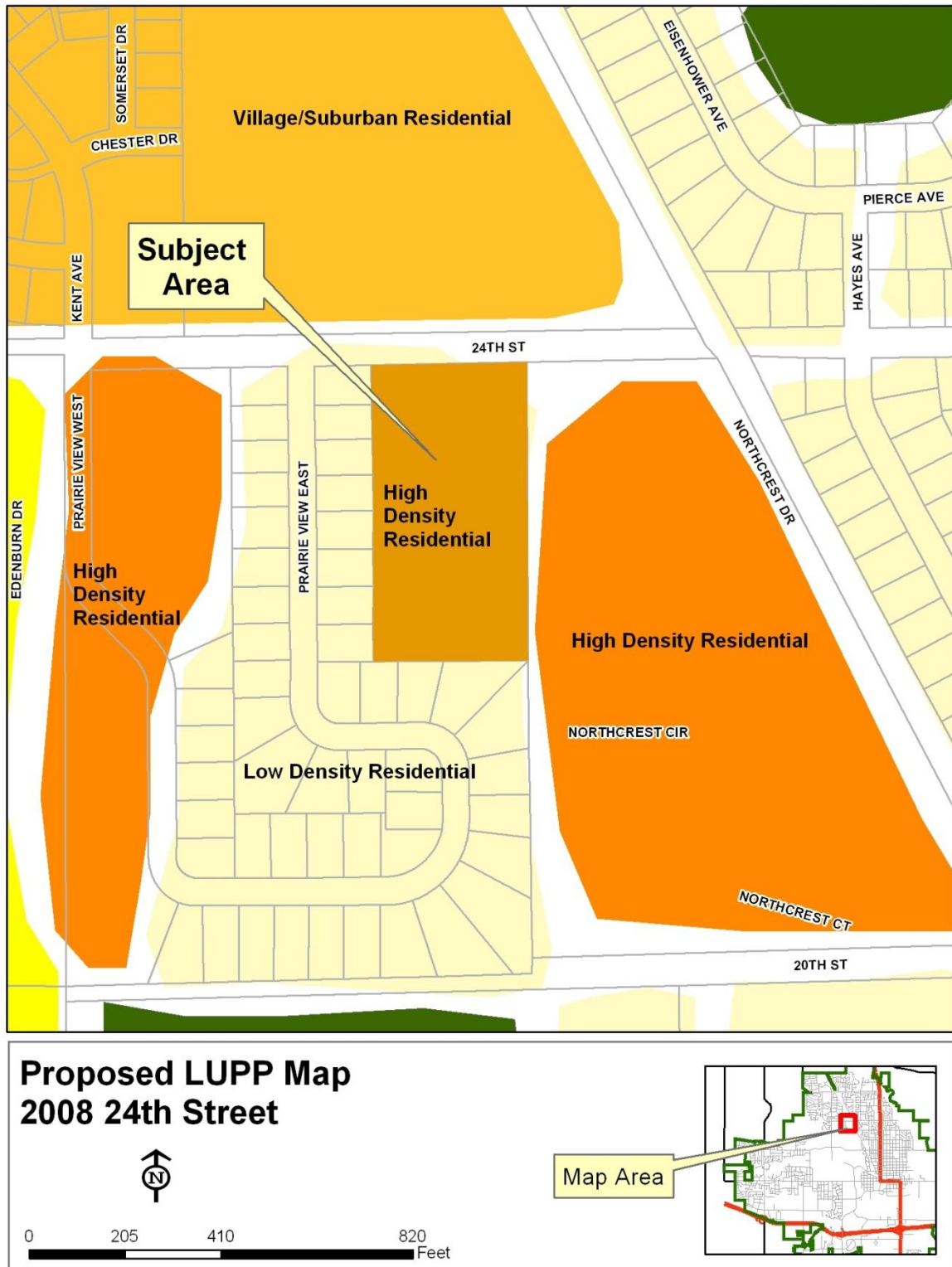




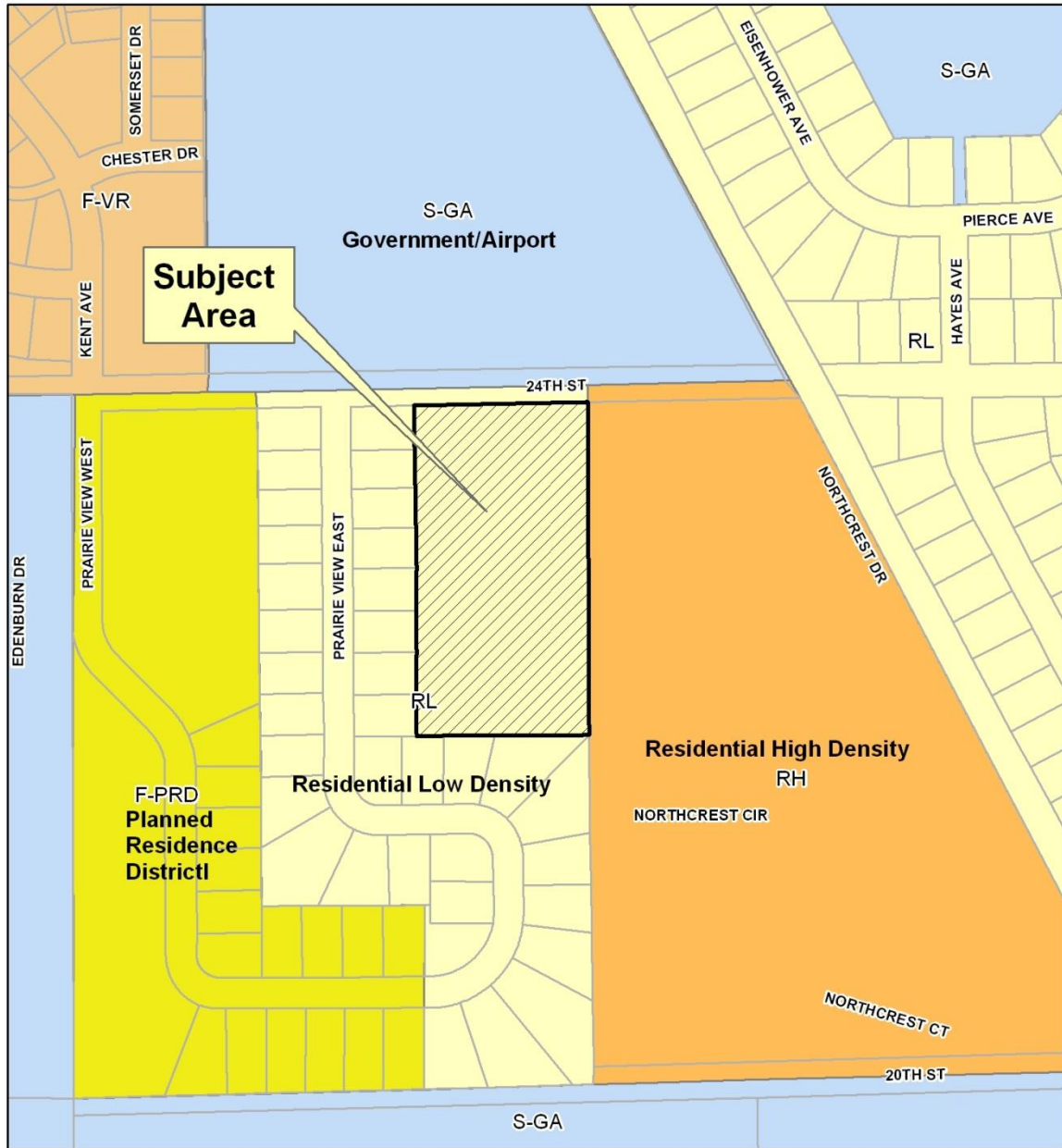
## Attachment B



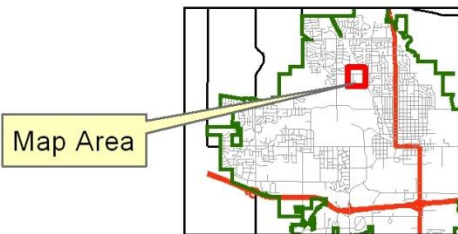
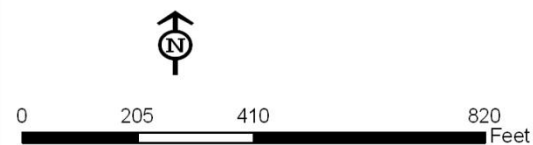
## Attachment C



# Attachment D



**Existing Zoning Map  
2008 24th Street**







June 7, 2012

Ames City Council  
Department of Planning and Housing  
Room 214 City Hall  
515 Clark Avenue  
Ames, IA 50010

TO: Ames City Council

As the property owner for land and improvements located at 2008 24<sup>th</sup> Street Ames, Iowa, please accept this letter as notification of our request that the City of Ames grant a Land Use Policy Plan (LUPP) Map Change and a Rezoning of the same property to the applicant, the Northcrest Community located at 1801 20<sup>th</sup> Street Ames, IA 50010. This request is for a change from low density residential to high density residential.

The council should be advised that First Evangelical Free Church Ames, Iowa and the Northcrest Community have entered into a contingency purchase agreement for the sale of church property to the Northcrest Community. One contingency of this agreement is the effective completion of Land Use and Rezoning processes with the City of Ames.

This letter to the Council is intended to fulfill the requirements of notification to the Council and to support the Land Use and Rezoning processes with confirmation from the property owner (seller), First Evangelical Free Church of Ames, that the applicant (buyer), Northcrest Community, would be authorized to pursue these processes as the owner's agent.

Formal applications and supporting documents will be submitted as required.

Sincerely,

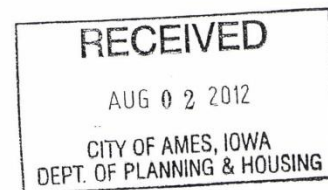
A handwritten signature in black ink, appearing to read "Terry DeZonia".

Terry DeZonia, Pastor of Missional Operations  
(On behalf of the First EFC Ames, Property Owner)

A handwritten signature in black ink, appearing to read "Linda Doyle".

Linda Doyle, CEO / Administrator  
(On behalf of the Northcrest Community, Applicant)

A handwritten signature in black ink, appearing to read "David J. Miller by [illegible]".



*Changing Lives*

FIRST EVANGELICAL FREE CHURCH • 2008 24th Street, Ames, Iowa 50010 • (515) 232-2765 • [www.amesefc.org](http://www.amesefc.org)

**COUNCIL ACTION FORM**

**SUBJECT:**            **URBAN DEER MANAGEMENT PROGRAM RESEARCH STUDY**

**BACKGROUND:**

The Special Urban Deer Task Force (SUDTF) was convened in 2006 in an attempt to respond to citizen complaints about deer damage. Since that time, Task Force recommendations have included an annual survey of deer population, a ban on deer feeding, public education, and limited urban bow hunting of deer. Various sources of data have been used to establish trends in deer populations. The primary tool in estimating the deer populations has been an aerial survey conducted in January each year.

For the past two years, the ISU Wildlife Ecology and Management class, taught by Professor Sue Fairbanks, has conducted browse surveys and a camera trap study of deer in the City. Professor Fairbanks and her class have once again offered to conduct an update of this study. The proposed study is a more detailed study of deer population structure and compares deer habitat in different areas and at different densities. Like other data collection strategies, this effort becomes more valuable as it is repeated because it gives us trend information.

A more detailed study of the deer population structure, fall habitat use and travel patterns will assist the Task Force, as well as the larger community, in understanding the deer dynamics and recommending future solutions. This study will also increase the value of the information by identifying trends in population dynamics within the study areas.

Conducting this study will require placement of digital wildlife cameras in the study areas. The proposed areas currently involve City-owned property in the following locations: Hunziker Youth Sports Park, Homewood Golf Course, and Munn Woods, along with Iowa State University property in the Applied Science area. This request, if granted, will grant permission to place this study equipment on City-owned property for three weeks during the fall of the year.

**ALTERNATIVES:**

1. Approve placement of research cameras and sensors on City-owned property as part of an Iowa State University animal ecology research project.
2. Do not approve placement of research cameras and sensors on City-owned property as part of an Iowa State University animal ecology research project. **This option would be supported if the City Council believes that placement of cameras on**

**City property would be perceived as a possible intrusion into the private lives of any of our citizens who are in these areas.**

**MANAGER'S RECOMMENDED ACTION:**

In response to citizen concerns, the Iowa DNR, Special Urban Deer Task Force, Parks and Recreation Commission, staff members within Parks and Recreation, the Police Department, and the Animal Control Division have collaborated in the design and implementation of the Urban Deer Management program. Deer population data is critical to the development of recommendations from the Special Urban Deer Task Force.

Therefore, it is the recommendation of the City Manager that Council accept Alternative #1, thereby approving placement of cameras and sensors to conduct research on the population dynamics of deer populations within the designated City locations.

**COUNCIL ACTION FORM**

**SUBJECT: TEMPORARY WAIVER OF PARKING REGULATIONS**

**BACKGROUND:**

On September 13, 2012, City staff received a letter from the Greek Alumni Alliance requesting the temporary suspension of Municipal Code Section 18.15, Parking in Front Yards, for a Classic Car Show to showcase the Iowa State University (ISU) Greek System during the September 29, 2012 football game with Texas Tech. The request would allow the display of approximately one to eight classic cars in the front yards of around 10-15 participating Greek Houses.

The event is planned to take place during the approximate hours of 8:00 a.m. to 10:00 p.m. and would include only cars that are dated 1987 or older. The car would be owned by ISU Greek Alumni, who would display their classic cars at the house they lived in while attending ISU. The requested hours of the event are an estimate, since the car show would end approximately two hours after the end of the football game.

While staff routinely gives administrative approval to one-time front yard parking waiver requests, this request is unique in that it is for the display of vehicles, and that it covers 10-15 different properties. Staff suggests that the following criteria be included, as appropriate, into waivers involving front yard parking for display and/or related purposes:

- Applicant should display the waiver on site.
- A car show should provide advance publicity or a publicity plan in their application.
- Vehicles must clearly be positioned for display, not for parking. Cars must be available for public viewing during the proposed time.
- Cars must be moved to legal parking or storage immediately at the conclusion of the event.
- Public visitors must be allowed.
- Fire lanes and emergency access must be planned and maintained.
- Approval lasts for one specific time period, typically on weekends and ending at 8 p.m. or, if later, at a specified time related to the conclusion of festivities.

- Cars to be displayed must be more than the individual vehicles licensed to the property owner or tenant. Applicant must list the number of cars that are proposed for each participating property - the maximum number displayed shall be part of the approval and vehicles in excess of this number may be cited for front yard parking.
- This approval specifically excludes front yard storage, front yard convenience parking and sale of front yard parking spots.

### **ALTERNATIVES:**

1. Approve the temporary suspension of Municipal Code Section 18.15 to allow parking in front yards for a Classic Car Showcase at Iowa State University Greek fraternities and sororities only, on September 29, 2012 during the hours of 8:00 a.m. to 10:00 p.m. using the criteria suggested by staff.
2. Approve the temporary suspension of parking regulations without the criteria suggested by staff.
3. Reject the request to temporarily suspend parking regulations for this car show.

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

Staff would have administratively approved this request had it not been for the scale of the waiver and the novelty of waiving front yard parking for a car show. With inclusion of the protections noted above, this event can be an opportunity to showcase the Greek portion of Ames and to attract visitors to the City during this ISU football weekend.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the temporary suspension of Municipal Code Section 18.15 to allow parking in the front yards for a Classic Car Showcase at Iowa State University Greek fraternities and sororities only, on September 29, 2012 during the hours of 8:00 a.m. to 10:00 p.m. in accordance with the criteria suggested by staff.

ΑΒΓΔΕΖΗΘΙΚΑΜΝΞΟΠΡΣΤΥΦΧΨΩ

## Greek Alumni Alliance

*Mission: Provide support for the long-term viability and growth of the Greek community for students attending Iowa State University.  
Represent the collective interests of the Corporate Housing, Alumni Boards, and other interested parties as authorized by the members.  
Serve as an advocate for issues important to the Greek community at Iowa State University, the University, and other governmental bodies.*

---

September 13, 2012

City of Ames  
Public Works  
515 Clark Avenue  
Ames, Iowa 50010

Attn: Damion Pregitzer  
Traffic Engineer

Re: Temporary Waiver of Parking Regulations Request

Dear Damion,

The Greek Alumni Alliance was formed several years ago to promote and support the long-term viability and growth of the fraternity and sorority system at Iowa State University by encouraging alumni of Iowa State and the Greek community to continue to be involved in their chapters at Iowa State.

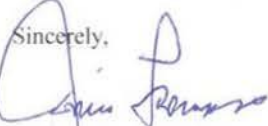
In an effort to positively showcase the Iowa State University Greek System and to provide an entertainment event for both visitors and citizens of Ames, the Greek Alumni Alliance is attempting to organize an event on Saturday, September 29, 2012 that would allow alumni of various Iowa State Greek fraternities and sororities to display their classic cars in the front yards of the Greek houses that they lived in while attending ISU.

It is anticipated that as many as 10 to 15 houses might participate in this event, and that anywhere from one to eight cars might be temporarily parked in front of various fraternities and sororities before and after the ISU football game against Texas Tech on that Saturday. Since a game time has not yet been announced, we would suggest that various houses be allowed to park classic cars only (1987 or older) in front yards from 8:00 am until 10:00 pm (or two hours after the game ends, should it be a night game) on Saturday, September 29<sup>th</sup>.

We respectfully request that a temporary waiver of parking regulations be granted to those fraternities and sororities that are participating in this event. We will be able to provide a detailed list of participating houses and addresses as the date gets closer, should this request be granted.

If you have any questions related to this event or our request, please address them to Jami Larson at [jl Larson101@aol.com](mailto:jl Larson101@aol.com) or telephone 515-451-4350. Thank you for considering our request.

Sincerely,



Jami Larson  
Greek Alumni Alliance  
President

Copy: Jenn Plagman Galvin  
Office of Greek Affairs  
Iowa State University

### Greek Alumni Alliance Executive Committee

P.O. Box 1937, Ames, Iowa 50010

Jami Larson, President, Delta Upsilon    Stephen Jones, Vice President, Delta Tau Delta    Beverly Madden, Treasurer, Alpha Delta Pi  
H. Dana Bentzinger, Secretary, Pi Kappa Alpha    William Good, Past President, Phi Kappa Psi

**COUNCIL ACTION FORM**

**SUBJECT: CONSTRUCTION PHASE ENGINEERING SERVICES FOR WATER POLLUTION CONTROL FACILITY DISINFECTION CONSTRUCTION PROJECT**

**BACKGROUND:**

Disinfection of the effluent from the Water Pollution Control (WPC) Facility is a new treatment requirement as part of the City's 2010 NPDES discharge permit. The permit also contains a compliance schedule to construct the disinfection system. In February 2010, Council awarded Stanley Consultants a contract to design the new disinfection system for WPC Facility. The design was completed, and the project was put out for bids to construct the system. On August 14, 2012, Council awarded a bid for construction of an ultraviolet disinfection system.

While department staff will conduct the project administration and oversee the daily construction activities, assistance is needed to ensure the project conforms to construction documents by reviewing submittals, assisting with contractor questions, and inspecting portions of the construction. Stanley has proposed a scope of work and fees to complete this work. The design contract did not include construction services, and the amount of work is largely dependent on the construction contractor's methods and construction schedule in general.

Stanley Consultants has provided a proposed scope of work for construction phase services in the amount of \$99,395. The consultant's time would be billed on an hourly basis with a limit not to be exceeded. Department staff has control over how much the consultant's budget is used. Site visits will be made at staff's request, and documents will be reviewed only when needed. Staff has carefully reviewed the scope of work proposed and finds it to be reasonable. Staff also finds the proposed fee, at 4.9% of the construction cost, to be consistent with construction phase engineering fees on previous projects of this nature.

The anticipated construction phase expenses are as follows:

Construction Engineering Services	\$ 99,395
Construction Contract (Construction and 90% of UV equipment cost)	\$1,984,600
10% of UV Equipment (City to pay after approved submittals)	\$ 37,180
Contingency (~10% of construction cost)	\$ 202,178
<b>TOTAL ESTIMATED PROJECT CONSTRUCTION COST</b>	<b>\$2,322,750</b>

The authorized budget for the remainder of the project is \$2,325,503. Funding for the project will be through a low-interest loan from the Clean Water State Revolving Fund, with repayment of the loan coming from the Sanitary Sewer Fund.

**ALTERNATIVES:**

1. Authorize an amendment to the design contract of Stanley Consultants of Muscatine, Iowa to include construction phase engineering services billed on an hourly basis in an amount not to exceed \$99,395.
2. Do not award construction phase engineering services contract at this time.

**MANAGER'S RECOMMENDED ACTION:**

Successful construction and startup operation of the disinfection system is a requirement of the NPDES discharge permit. Failure to construct a functioning system may result in a violation of the permit. Staff relies on the expertise of consultants to ensure the project is constructed according to design documents.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing an amendment to the design contract of Stanley Consultants of Muscatine, Iowa to include construction phase engineering services billed on an hourly basis in an amount not to exceed \$99,395.



**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT STEAM TURBINE NO. 8 OVERHAUL**

**BACKGROUND:**

This project is for the overhaul of the steam turbine on Unit 8. This unit is scheduled to be disassembled and inspected after over 27,000 hours of operation during the spring 2013 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. Repairs and replacement of worn parts will be completed as the inspection progresses. Experience has shown that certain parts require replacement every outage and some parts become unusable during the disassembly process.

This overhaul and parts replacement is required and recommended by boiler and machinery insurance carriers and follows accepted industry standards. During this turbine outage, parts suppliers will be invited in to inspect the steam path internals and take measurements so as to accurately bid parts in the future. It is anticipated that steam path components will require replacement during the next 5-year overhaul, but can be repaired one more time during this upcoming overhaul.

**This portion of the project is for the procurement of an experienced turbine contractor to perform all the disassembly, cleaning, repairing and reassembly of Unit 8 Turbine Generator. Council may recall that bids have been issued for the purchase of the parts expected to be used during the overhaul.**

The engineer's estimate for anticipated overhaul replacement parts is \$533,000 based on preliminary quotes. Council may recall that this is currently being bid with a due date of September 26, 2012. Parts are required to be ordered earlier due to the potential of long delivery items. The estimate to perform the overhaul work required with a contractor and a reasonable amount of repair is \$1,830,000.

The approved FY 2012/13 Budget and Capital Improvements Plan includes \$3,500,000 for the turbine generator overhaul including parts, professional technical assistance, and contractor services. This budget includes the cost of the inspection and normal and reasonable repairs anticipated after 27,000 hours of operation. **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 services are being bid with optional pricing for work that may be necessary once the unit is opened up.**

Upon City Council approval and receipt of favorable bids, the work would begin during the 2013 spring outage.

### **ALTERNATIVES:**

1. Approve the preliminary plans and specifications for the Steam Turbine No. 8 Overhaul and set October 31, 2012, as the bid due date and November 13, 2012, as the date of hearing and award of contract.
2. Delay the overhaul.

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

The Unit 8 Turbine-Generator is scheduled for a major overhaul starting in the spring of 2013. 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. Without this overhaul, the Power Plant's performance would degrade considerably over time and the risk of catastrophic failure will increase. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

In order to avoid the same problems we experienced the last time we overhauled Unit 8 the City Council should be aware that we intend to:

- 1) give greater emphasis on a company's proven expertise when evaluating preferred bidder;
- 2) gain a tighter control on costs by requiring bids for optional work should it be identified once the unit is opened; and
- 3) dedicate a staff engineer to oversee the project.

## 30<sup>th</sup> Annual Report

# Ames Residential Satisfaction Survey

# 2012



## 30<sup>TH</sup> ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of community residents. In early 2012, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population=20,164). Additionally, 1,000 Iowa State University students were randomly selected from a mailing list generated by the ISU Office of the Registrar. Utility bill customers received a 16-page survey booklet via U.S. Mail. The booklet included standard benchmarking questions, as well as issue-related questions written specifically for this survey. The ISU students received the same survey via email developed using the SurveyMonkey program. This questionnaire is different from previous years (some deletions and new questions were formulated). The analysis was completed with assistance from Nora Ladjahasan, Assistant Scientist II, Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 470 respondents who returned usable questionnaires (356 from the Ames residents (76%) and 114 from ISU students (24%)). Online survey for ISU students generated 145 surveys. However, only 114 surveys were used in the analysis due to incomplete surveys.

Response rate for Ames residents group was 26% and 14.5% for ISU students. Overall response rate for this year is 21%, which is almost the same as last year (22%).

The number of questionnaires mailed or emailed included an oversampling of students in order to come up with the desired sample size that would reflect target populations. The sample size needed to confidently generalize the findings was 381 for both groups (95% confidence level and a 5% confidence interval). Completed surveys of 470 indicated that we are 95% confident that the questions are within +/- 4.5% of the results if everybody participated in the study. In other words, the findings or the data significantly reflect the responses of the total population. For more details on calculating sample size, refer to: <http://www.surveysystem.com/sscalc.htm>.

### Respondents' Personal and Social Characteristics

Table 1 illustrates the personal and social characteristics of respondents who completed the questionnaire. Column 1 lists characteristics that respondents were asked in the survey. Column 2 shows personal and social characteristics of Ames residents during the 2010 census. Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2008 and 2012.

Of the respondents in this year's survey, there are more female respondents than male (52% and 48%, respectively). Male respondents are slightly lower than the 2010 population census (City data)) <http://www.city-data.com/city/Ames-Iowa.html>.

Sixty-seven percent (67%) of the respondents have a college degree, which is exactly the same as in 2011 and a little over 2010 census (59%). Forty-two percent of respondents are employed full-time and 25% are full-time students. Six percent fewer full-time students returned this year's survey compared to last year. Only 3% of the respondents are unemployed compared with 9% for 2011. More than a quarter (29%) of respondents reported their household income to be less than \$25,000, 19% report their income is between \$25,000 and \$49,999, 26% report earning \$50,000 to \$99,999, and 26% of respondents make more than \$100,000 annually. Compared to last year's survey, there are more respondents with a household income of \$100,000+ (26% for 2012 and 19% for 2011). Compared to 2010 census, only 14% of Ames households earn \$100,000+. In general, household income of our respondents is higher compared to last year and 2010 census.

**Table 1. 2012 Ames Resident Satisfaction Survey respondent characteristics (%)**

<u>Characteristics</u>	<u>2010 Census</u>	<u>Survey Year</u>				
		<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Years lived in Ames						
Less than 1 yr	-	1	<1	<1	<1	1
1-3 yr	-	28	39	31	27	21
4-6 yr	-	15	19	22	16	17
7-10 yr	-	10	6	8	8	10
More than 10 yr	-	47	36	39	49	51
Gender						
Female	47	46	48	51	49	52
Male	53	54	49	49	51	48
Age						
18-24	47	24	25	32	24	20
25-44	26	29	29	32	31	33
45-64	17	26	27	23	28	26
65-74	5	11	10	6	7	9
Over 75	5	10	9	7	10	12
Education						
Some HS	5	1	1	<1	1	<1
HS diploma	12	9	8	6	5	8
Some college	24	29	30	34	27	24
College degree	31	24	22	22	29	26
Some grad work	28	9	11	13	11	10
Graduate degree		28	29	25	27	31
Employment status						
Full-time student	-	30	32	47	31	25
Employed part-time	96	24	30	36	22	25
Employed full-time		41	53	29	43	42
Retired	-	21	25	13	20	22
Unemployed	4	7	9	9	9	3
Full-time homemaker	-	3	5	4	4	4
Household income						
Less than \$25,000	34	29	30	43	30	29
\$25,000-\$49,999	27	22	22	16	19	19
\$50,000-\$74,999	15	14	17	15	20	15
\$75,000-\$99,999	10	13	11	9	12	11
\$100,000 +	14	21	20	17	19	26

More than half (59%) respondents own their residence, the others (41%) rent. The majority of renters (56%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (53%), followed by little or no upkeep (31%). Reasons for renting are shown in Table 2.

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (26.7 years and 7.6 years, respectively). Of those who have lived in Ames more than 10 years, nearly nine in 10 (85%) are homeowners. Of those who have lived in Ames for four to 10 years, almost half (45%) own their home. More than half (60%) of renters have lived in Ames for four years or less.

Not surprisingly, respondents who are homeowners (55.7 years old on average) tend to be older than renters (31.2 years old on average). Of those between 25 and 44 years old, half (50%) are homeowners. Of those between the ages of 45 to 64, eight in 10 (80%) are homeowners. In contrast, 91% of those under 25 years old rent, and 88% of fulltime college students currently rent. For those who have at least completed college, 67% are homeowners and 33% are renters. Finally, homeowners typically have bigger household income than renters. Seventy-six percent of homeowners earn \$50,000 or more, whereas only 17% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

**Table 2. Housing characteristics**

	<u>Survey Year</u>					
<u>Characteristics</u>	<u>2006-2010 Census</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
		Percent				
<b>Housing type</b>						
Rent	57	40	42	51	40	41
Own	43	56	58	49	60	59
<b>If rent, for what reason?</b>						
Short term stay in Ames	-	62	63	63	58	56
Lack of adequate income	-	44	46	45	41	53
Little or no upkeep	-	37	35	38	32	31
More security	-	10	8	6	5	7
<b>Location of home</b>						
Northwest	-	50	53	49	48	46
Southwest	-	25	24	26	23	25
Northeast	-	12	9	13	16	17
Southeast	-	13	14	12	13	12

Respondents also were asked about the place where they live. As seen on Figure 1, a majority (46%) of the respondents reside at the northwest part of the city (48% in 2011), 25% from southwest (23% in 2011), 12% from southeast side (13% in 2011), and 17% from northeast (the same 17% in 2011).

The distribution of respondents based on residence is quite evenly distributed compared with previous years.

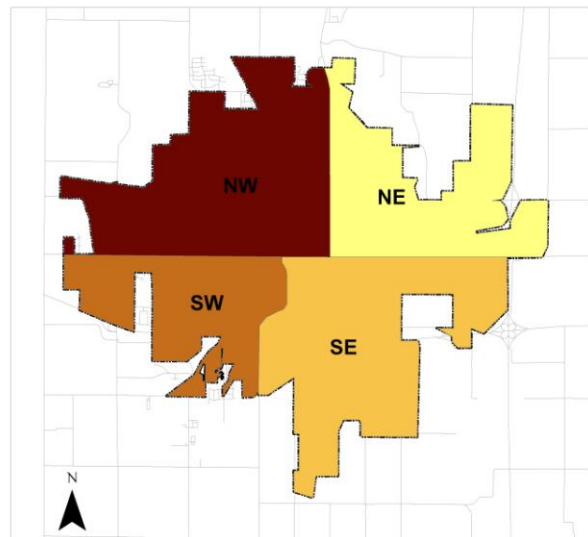
**Figure 1. Geographic Sections**

46% = Northwest

25% = Southwest

17% = Northeast

12% = Southeast



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

Respondents were asked to indicate how the city budget will be spent (less, same or more) on several services paid for by property or sales taxes. Funding amount for each of the services was indicated for each of the services. Spending priorities are shown in Table 3. A majority of respondents reported that they would like city to spend the same amount as previous year for all of the 11 services mentioned. The category “other” received 21 responses.

On a scale of 1 to 3 (1 being less spending, 2 as the same, and 3 as more), only three programs were rated below 2.0 These include land use planning (both current and long-term), neighborhood inspections, and arts programs. These programs got the highest rating on spending reduction (20%, 26% and 31%, respectively).

Of those selecting “spend more,” 25% of respondents wanted to spend more on CyRide (public transit), followed by 23% who would like to see more money spent on law enforcement and human service agency funding (ASSET), and public library (22%). These findings are summarized in Table 3.

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

On-going service	Should the city spend....?			Average
	Less(1)	Same(2)	More(3)	
CyRide (public transit) (n = 427)	10%	65%	25%	2.1
Law enforcement (n = 423)	13%	64%	23%	2.1
Fire protection (n=426)	6%	78%	16%	2.1
Recreational opportunities (n= 430)	15%	64%	21%	2.1
Human service agency funding (ASSET) (n=	18%	60%	23%	2.1
Parks activities (n = 428)	15%	65%	20%	2.0
Ames Animal Shelter & animal control (n =	16%	64%	20%	2.0
Ames Public Library (n = 426)	20%	58%	22%	2.0
Land use planning (both current and long-term) (n = 429)	20%	65%	15%	1.9
Neighborhood inspections (n = 422)	26%	62%	11%	1.8
Arts programs (n=430)	31%	54%	14%	1.8

Other (n=21)

- Arboreal establishment (more)
- Local history (more)
- Bicycle education/safety
- Bike facilities (more)
- Community garden (more)
- Deer pop. control
- Do we have adequate water for the amount of apartments, businesses and growth of existing businesses, hospital, clinics, etc.? (more)
- Flood control (more)
- Green land use planning
- House inspection for enforcement of city regulations (more)
- Making everything easier for wheelchair uses (more)
- Parking for library
- Places for kids to go. (more)
- Raise CyRide fares (more)
- Restaurants + leisure activities (more)
- Snow plowing + alley maintenance (more)
- Snow removal (more)
- Streets (more)
- That's a large budget for a city library
- Too much money is presently spent upon consultant activities - city staff can perform land use planning
- Tree trimming next to streets (more)



Table 4 shows trends in spending preferences, and looks at “spend more” responses.

Compared with other years (2009 to 2012), 2008 was the year wherein respondents wanted to spend more on majority of the services (7 out of 11 services). However, from 2009 to 2012, there was a consistent slight increase in more spending on the following services: CyRide, law enforcement, human service agency funding, Ames public library, Ames Animal Shelter and Animal Control, park activities, and fire protection. Spending more on recreational opportunities, land use planning, and art program were consistent in the four years. There was a 11% drop in more spending for neighborhood inspection (22% in 2011 vs. 11% in 2012).

The table also shows that recreational opportunities over the five year period is consistently getting at least 20% of the respondents indicating “more spending.”

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

Services	Survey Year				
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percent				
CyRide (public transit)	23	15	26	23	25
Law enforcement	18	19	24	20	23
Human Service Agency funding (ASSET)	23	20	20	19	23
Ames Public Library	23	19	18	21	22
Recreational opportunities	29	22	24	20	21
Ames Animal Shelter and Animal Control	22	16	16	20	20
Park activities	27	19	19	13	20
Fire protection	12	12	16	14	16
Land use planning (Both current and long-term)	16	13	19	15	15
Art programs	20	12	14	14	14
Neighborhood inspection (Sanitation/food inspections)	28	18	21	22	11

There were statistically significant differences noted between social characteristics and responses to some services. The data were examined for differences by age, years lived in Ames, gender, home ownership, employment status, education, and household income.

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

Arts Programs (Public Art & COTA)

- Younger respondent (37 years of age)
- Newer residents (10 years in Ames)
- Renter
- Student

Fire protection. There is no significant difference in support.

Human service agency.

- Older respondent (51 years of age)

Neighborhood inspection. There is no significant difference in support.

Law enforcement.

- Retired respondents, employed full-time, and unemployed
- Older respondent (49 years of age)
- Long-term residents (23 years in Ames)
- Female respondents

Ames Animal Shelter and Animal Control.

- Younger respondent (38 years of age)
- Newer residents (14 years in Ames)
- Female respondents
- Renter
- Unemployed
- Under \$25,000

Ames Public Library. There is no significant difference in support.

- Older respondent (51 years of age)
- Female respondents

Land use planning (both current planning and long term).

- Younger respondent (43 years of age)
- Renter
- Part-time
- Under \$25,000

Parks Activities.

- Younger respondent (39 years of age)
- Newer residents (11 years in Ames)
- Renter
- Student
- Under \$25,000

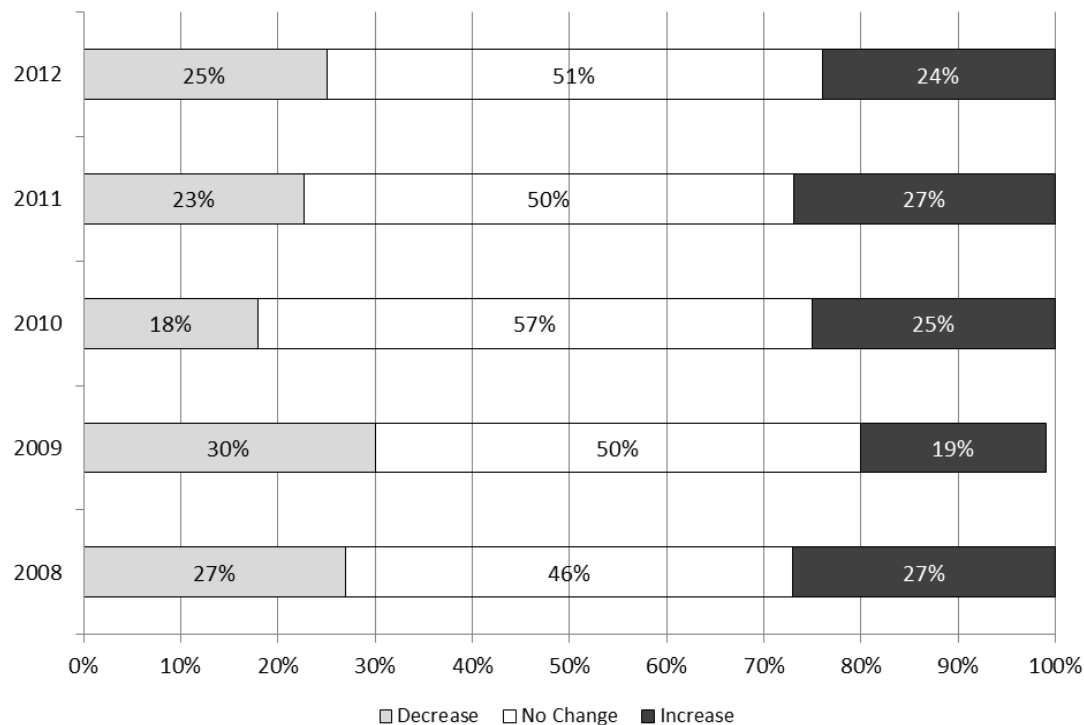
Recreational Opportunities.

- Younger respondent (38 years of age)
- Newer residents (10 years in Ames)
- Student
- Under \$25,000

Transit system (CyRide). There is no significant difference in support.

Residents were asked how much they thought property taxes should be adjusted next year in light of their spending priorities. Figure 2 illustrates how respondents have answered this question over the past 5 years. The figure shows variation in responses to this question over time. The 2012 results show a balance between increase and decrease when compared to 2011. More than half of respondents show a preference for no change in property tax rates with 51% respondents suggesting the rate stays the same. Twenty-five percent suggested a decrease in property tax (23% in 2011) and 24% suggest an increase (27% in 2011).

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



## Capital Improvement Priorities

Next, respondents were asked to rate the importance of six capital improvement projects and given the option of “other.”

As shown in Table 5, reconstructing existing streets was the top priority for capital improvement with a mean value of 3.2 based on a 1-4 scale (1 being not very important, 2 not important, 3 important and 4 very important). Reconstructing existing streets was rated as somewhat or very important by 84% of the respondents. Traffic flow improvement was noted as the second most important capital improvement projects, followed by storm water drainage improvements, bike path improvement, library improvements, and existing park improvements. Forty-three responses were given to “other.”

**Table 5. Capital improvement priorities.**

Capital Improvements	<u>Somewhat or Very Unimportant</u>	<u>Somewhat or Very Important</u>	<u>Average*</u>
Reconstructing existing streets (n = 460)	16%	84%	3.2
Traffic flow improvement (n = 462)	29%	71%	3.0
Storm water drainage improvements (n = 456)	26%	74%	3.0
Bike path improvements (n = 456)	37%	63%	2.8
Library facility improvements (n = 462)	39%	61%	2.7
Improvements to existing parks (n = 462)	35%	65%	2.7
Other (n = 43)			

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

Other responses:

- Parking
  - A very important issue to residents in my area of town is the availability of parking. We would like to see tax dollars go toward improving and expanding public residential parking.
  - 5-story parking ramp
- Utilities
  - Additional municipal utilities: cable TV, internet
- CyRide
  - More bus
- Street improvements
  - Duff + Main
  - Duff Ave crossing
  - Eliminate Main Street & have a waiting mall then build a
  - Sidewalks where none exist, particularly west Lincoln way
  - Add overpass over train tracks Duff + Lincoln way
  - Railroad crossing @ Duff
  - Need a left turn signal going down Lincoln way turning down Clark
  - The right lane should be removed from northbound South Dakota Ave at the intersection of Mortensen Rd - this is an invitation for competition, bad feelings, and asking for an accident. We should start ticketing this kind of driving, even if it is an insignificant fine (the time consumed should be enough of a deterrent).
  - There should be a turning signal for left turning drivers on Beach and Lincoln.
  - Improving intersection safety for bikes and pedestrians. Bike lanes to get bikes off sidewalks
  - Lighting Mortensen Road, as it is currently very dark and makes pedestrian travel very unsafe at night.
  - Would like to see NO graveled roads in town
  - Traffic light and mark for sidewalk
- Traffic
  - Speed limit
  - Speed - road light control
  - I think Ames traffic flow is above the standard for the city of its size.
  - Review speed limits (eliminate "speed" trap)

- Infrastructure improvement
  - Come up with a "common sense" plan to actually maintaining an infrastructure
  - Flood control
  - Stop construction in the flood plain
  - Green technology spaces
  - Hospital
  - Fix North Grand Mall
- Recreational facilities
  - Recreation space & facilities
  - Running paths
  - Walking paths in nature
- Downtown
  - I'm not sure if this is because of any ordinances or not, but pubs, cafes, and restaurants in downtown Ames rarely have outdoor seating, or they only have one table. It would be great if they were allowed to have more outdoor seating on the front sidewalks and back parking lot. Would promote better, more lively atmosphere downtown.
  - Revitalizing downtown/continue investment
- Although I want improvements, don't ruin existing buildings or architecture in the process.
- Ames Animal shelter improvements
- Deer control
- Diversity events
- Less government
- More clean energy
- Neighborhood schools
- Trash regulation enforcement
- Tree and other plant selection choices.
- Tree trimming next to streets

Table 6 illustrates trends in respondents' views about the importance of each of the capital improvement projects in the last five years. The top three important projects were quite consistent: reconstructing existing street as the most important project in the last 5 years followed by storm water drainage and traffic flow improvements as either 2<sup>nd</sup> or 3<sup>rd</sup> most important improvement projects. It is very notable that there was a 7% increase in the importance of bike path improvement from last year (56% for 2011 to 63% for 2012).

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

<u>Service</u>	Survey Year				
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percent very or somewhat important				
Reconstructing existing streets	84	84	87	84	84
Storm water drainage improvements	67	73	67	77	74
Traffic flow improvements	65	84	68	71	71
Improvements to existing parks	55	50	55	59	65
Bike path improvements	51	53	55	56	63
Library improvements	53	58	53	59	61

Table 7 shows the ranking distribution of capital improvements priorities. Reconstructing existing streets was ranked as first and second highest priorities with improvements to existing parks as the third choice. (Table 7)

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

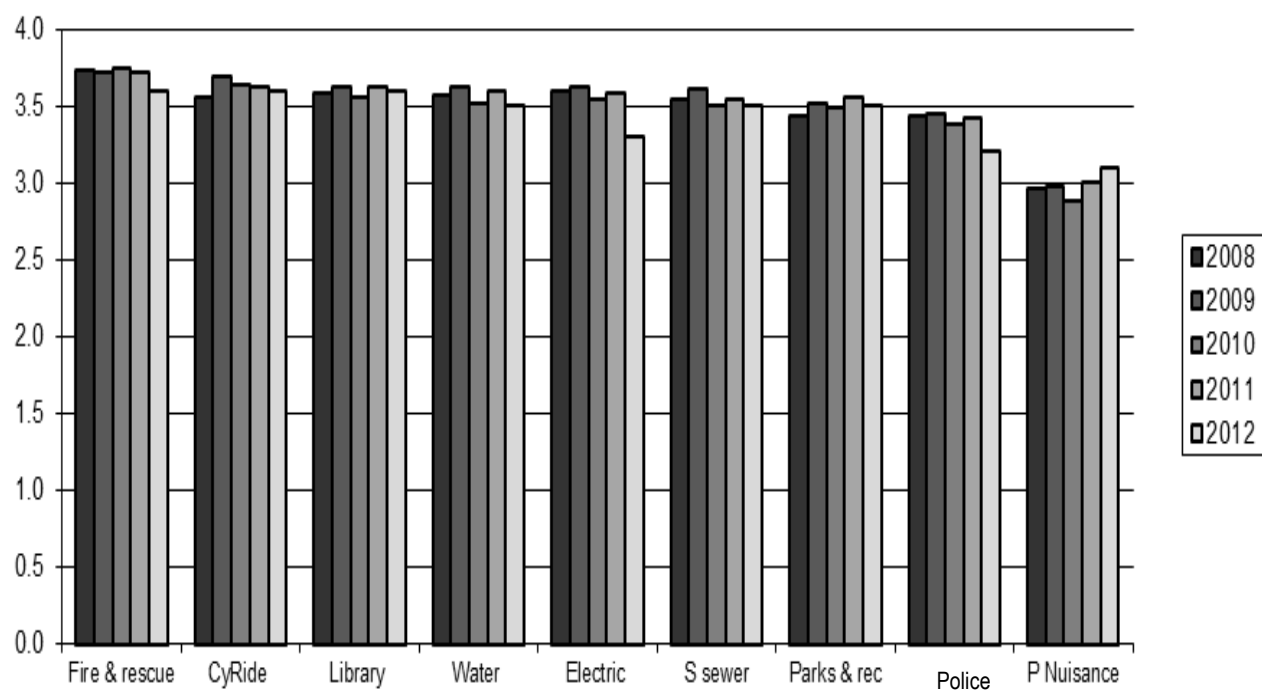
Capital Improvements	1st Priority (n=460)	2nd Priority (n=456)	3rd Priority (n=453)
Reconstructing existing streets	<b>37%</b>	<b>22%</b>	13%
Traffic flow improvements	23%	19%	15%
Bike path improvements	11%	12%	17%
Storm water drainage improvements	10%	21%	19%
Library improvements	9%	15%	15%
Improvements to existing parks	5%	10%	<b>21%</b>
Others	3%	1%	1%

## Resident Satisfaction with City Services

Respondents were asked to determine their level of satisfaction with services provided by the City. Based on a scale of 1 to 4 (1 = “very dissatisfied”, 2 = “somewhat dissatisfied”, 3 = “somewhat satisfied”, and 4 = “very satisfied”), Figure 3 shows the perceived satisfaction level on the services provided by the city over time. As in previous years, the level of satisfaction with City services continues to be high. From 2008 to 2012, all of the nine services were rated high (satisfied to very satisfied) by the respondents except for public nuisance enforcement. The level of satisfaction with public nuisance enforcement slightly increased from 2011 to 2012. However, the levels of satisfaction with other 8 services in Figure3 slightly decreased in 2012 compared to 2011.

Table 8 groups the responses into “very/somewhat dissatisfied” and “very/somewhat satisfied” with don’t know/don’t use removed.

**Figure 3. Perceived Satisfaction Levels on Services, 2008-2012.**



\*1 = very dissatisfied; 2 = somewhat dissatisfied; 3 = somewhat satisfied; 4 = very satisfied

Respondent satisfaction with City departments remained high in 2012, with seven out of service areas receiving 90% or more “somewhat or very satisfied” responses (Table 8).



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

City Services	Very/ Somewhat Dissatisfied	Very/ Somewhat Satisfied
Fire Department services	2%	98%
Library services	3%	97%
CyRide	3%	97%
Sanitary sewer system	4%	96%
Water Department services	4%	96%
Parks & Recreation services	8%	92%
Law enforcement services	8%	92%
Electric Department services	11%	89%
Public Nuisance Enforcement	18%	82%

## **Police Department**

Respondents’ preference for future emphasis for Police Department activities is shown in Table 9. In Table 10, the preferences are tracked over a period of several years to identify trends. When respondents were asked to report whether they thought specific activities by the Ames Police Department should receive less emphasis, the same emphasis, or more emphasis, more than half of respondents indicated emphasis should be the same for every category but one (illegal drug use and enforcement (46%)).

In the categories of illegal drug use prevention and enforcement, 45% of respondents said it should receive more emphasis and 9% suggested less emphasis. Just a little over 1/3 of the respondents (40%) said parking laws enforcement should receive less emphasis, 19% for speed limit enforcement, and 16% believed noise laws and nuisance party enforcement should receive less emphasis. None of the respondents believed that violent crime investigation should receive less emphasis (0%).

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

<u>Police Department activity</u>	<u>Less</u>	<u>Same</u>	<u>More</u>
Illegal drug use prevention and enforcement (n = 413)	9%	46%	45%
Sex-related offenses investigation (n = 411)	2%	58%	41%
Violent crimes investigation (n = 411)	0%	64%	36%
Domestic violence & family dispute resolution (n= 412)	2%	68%	30%
Crime prevention and education activities (n = 411)	5%	65%	30%
Alcohol-related crime enforcement (n=412)	13%	59%	29%
Bad checks, fraud & identity theft investigation (n = 407)	3%	70%	28%
Residential patrolling (n = 410)	7%	72%	21%
School resource officer services (n = 412)	8%	73%	19%
Juvenile crimes investigation (n = 412)	4%	78%	18%
Speed limit enforcement (n = 413)	19%	64%	17%
Noise law and nuisance party enforcement (n = 410)	16%	68%	16%
Traffic control and enforcement (n = 412)	7%	77%	16%
Animal control and sheltering (n = 414)	16%	75%	9%
Business district patrolling (n= 412)	10%	83%	7%
Parking laws enforcement (n = 413)	40%	55%	5%

Trends in opinions about Police Department activities are shown in Table 10. For the past several years, illegal drug use prevention and enforcement, and sex-related offenses investigation have continued to be the categories respondents desire “more emphasis.”

In 2009, an emphasis on violent crimes investigation showed a jump with 44% of respondents suggesting more emphasis. This year it decreased by 8% from 2009 and increased 1% from last year. On the other hand, respondents felt that the police department should concentrate more on sex-related offense investigation, crime prevention and education activities, alcohol-related crimes enforcement, fraud & identity theft investigation, school resource officer services, and business district patrolling. Responses on more emphasis on these activities range from 7% to 41%, which were higher than the 2011 data. Responses on more emphasis on other police activities decreased comparatively to 2011 data.

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

<u>Police Department activity</u>	Survey Year				
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percent				
Illegal drug use prevention and enforcement	46	43	45	43	45
Sex-related offenses investigation	40	46	43	40	41
Violent crimes investigation	36	44	41	35	36
Domestic violence/family dispute resolution	29	38	35	31	30
Crime prevention and education activities	33	35	35	27	30
Alcohol-related crimes enforcement	33	30	31	26	29
Bad checks, fraud & identity theft investigation	36	31	39	25	28
Residential patrolling	24	20	25	22	21
School resource officer services	22	18	17	18	19
Juvenile crimes investigation	23	23	20	23	18
Speed limit enforcement	17	20	16	18	17
Noise laws and nuisance party enforcement	17	18	24	20	16
Traffic control and enforcement	15	15	15	17	16
Animal control and sheltering	16	13	14	15	9
Business district patrolling	6	5	9	6	7
Parking laws enforcement	4	5	5	5	5

## Fire Department

Fire Department activities also were addressed in the survey. In Table 11, respondents’ satisfaction ratings are illustrated. Almost all of the respondents were somewhat/very satisfied with efforts at putting out fires (98%), ambulance assistance (98%), followed by 92% for fire prevention education and outreach and 90% for home business safety inspection. A substantial number of respondents indicated that they did not know how satisfied they were with each of these activities, and these individuals were excluded from the data in Table 11.

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

Fire Dept. Activity	Very/Somewhat Dissatisfied	Somewhat/Very Satisfied
Putting out fires (n=183)	2%	98%
Ambulance assistance (n=178)	2%	98%
Fire prevention education and outreach (n=209)	8%	92%
Home and business safety inspections (n=174)	10%	90%

### Ames Electric Service

The number of respondents who have experienced a power outage fluctuates every year. In 2008, 45% experienced power outage, that number rose to 55% in 2009. The increase in 2009 could be attributed to several factors included planned outages necessary for infrastructure improvements. In 2010, the percent of the respondents who experienced power outage reached a low of 37%. In 2011, after a year of challenging weather, the number climbed to 60% and it further increased to 65% in 2012 (Table 12)

Respondents observing a burned out street light increased from 38% in 2011 to 43% in 2012. 22% of respondents experienced power surge which affected their computer operation, 6% higher than the previous year. Of the 13% who reported a burned-out light, 68% said that the light was repaired within 10 days, while 11% can’t remember if it was fixed within 10 days..

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

<u>Service outage</u>	Survey Year				
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percent who responded “yes”				
Experienced power outage	45	55	37	60	65
Observed burned out streetlight	47	45	46	38	43
Experienced power surge which affected computer operations	16	12	15	16	22
Reported burned out light	12	18	9	14	13

Satisfaction with various services provided by the electrical department is shown in Table 13. Ninety-three percent of Ames customers were somewhat or very satisfied with power quality. When removing respondents who marked “Does Not Apply,” 53% of respondents were very satisfied with the ease of reporting an outage and 52% were very satisfied with the response of employees. More than half (54%) of those responding said they were very satisfied with the time to restore service after an outage.

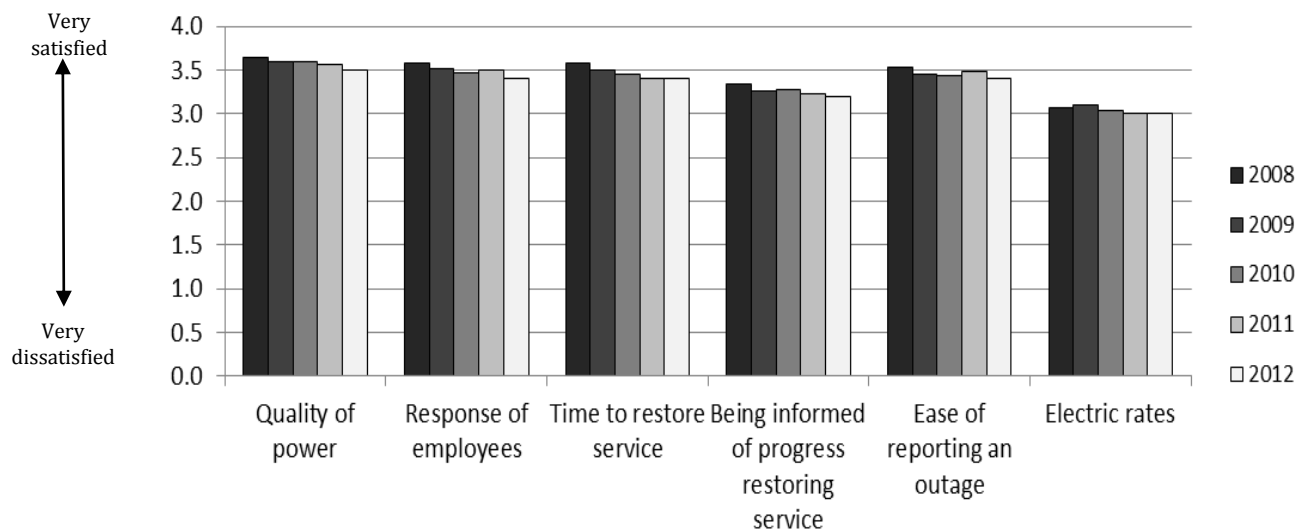
This trend is almost the same in the past five years from 2008 to 2012. Generally, the respondents were satisfied with the services received from electric department. The lowest rating was given to electric rates. (Figure 4)

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

Electric Department Services	<u>Very Dissatisfied</u>	<u>Somewhat Dissatisfied</u>	<u>Somewhat Satisfied</u>	<u>Very Satisfied</u>	<u>Does not Apply*</u>
The quality of power (n = 391)	2%	5%	33%	60%	9%
Time to restore service (n = 389)	2%	7%	37%	54%	25%
Ease of reporting an outage (n = 393)	3%	9%	35%	53%	32%
Response of employees (n = 390)	2%	5%	42%	52%	32%
Being informed of progress restoring services (n = 391)	4%	14%	44%	39%	29%
Electric rates (n = 391)	4%	20%	48%	28%	10%

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

**Figure 4. Satisfaction with City Electric Department activities, 2008-2012**



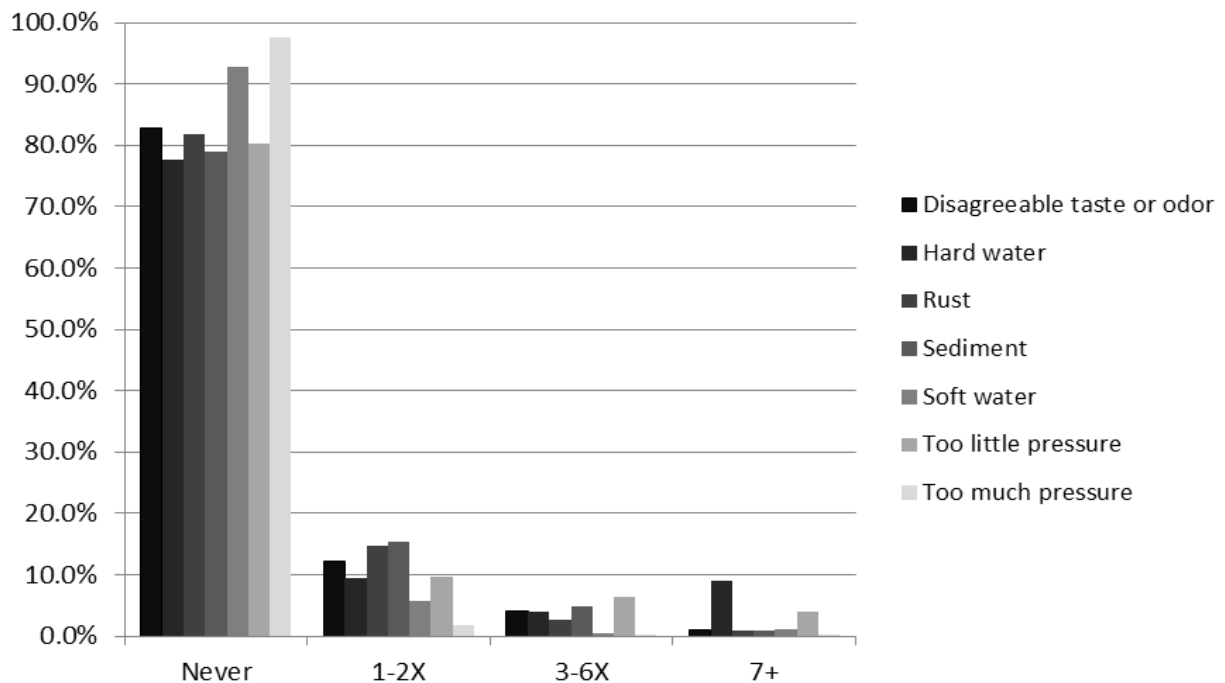
This year the respondents were also asked if they are willing to pay a premium on your utility bill to cover the higher costs of purchasing and producing renewable energy. Fifty-five percent of respondent said yes. Among those 55%, 51% respondents were willing to pay a 5% increase, 34% were willing to pay a 10% increase, and 8% were willing to pay a 20% increase.

## Water and Sanitary Sewer Utilities

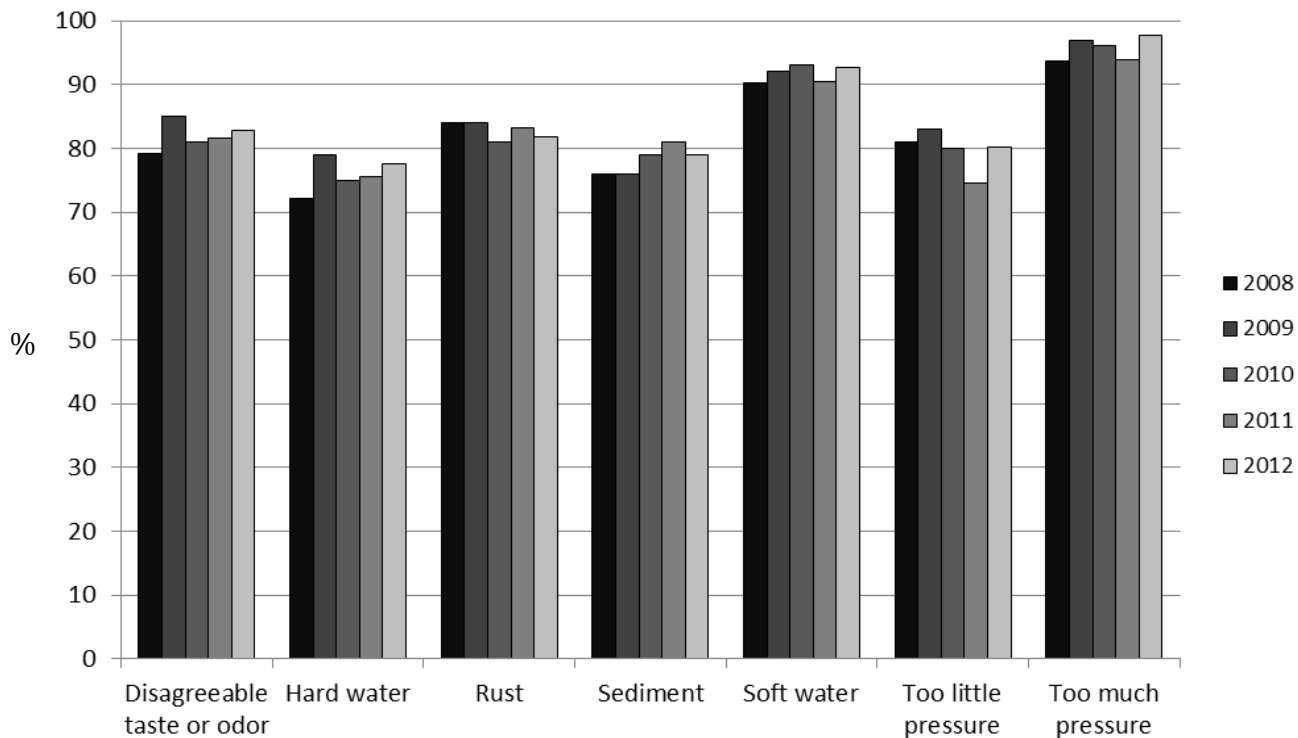
Nearly all of the respondents (90%) use City of Ames water and sewer services in their homes. Of those, majority reported never having problems such as too much pressure (98%), soft water (93%), disagreeable taster or odor (83%), rust (82%), too little pressure (80%), sediment (79%), and hard water (78%).

Only 2% to 15% have had any of those problems once or twice in the past year. Four percent said they had a problem with hard water three to six times, and another 9% occurring seven or more times last year. (Figure 5a) For the past five years, the frequency of occurrence of water problems is consistent. (Figure 5b)

**Figure 5a. Frequencies of water service problems, 2012**

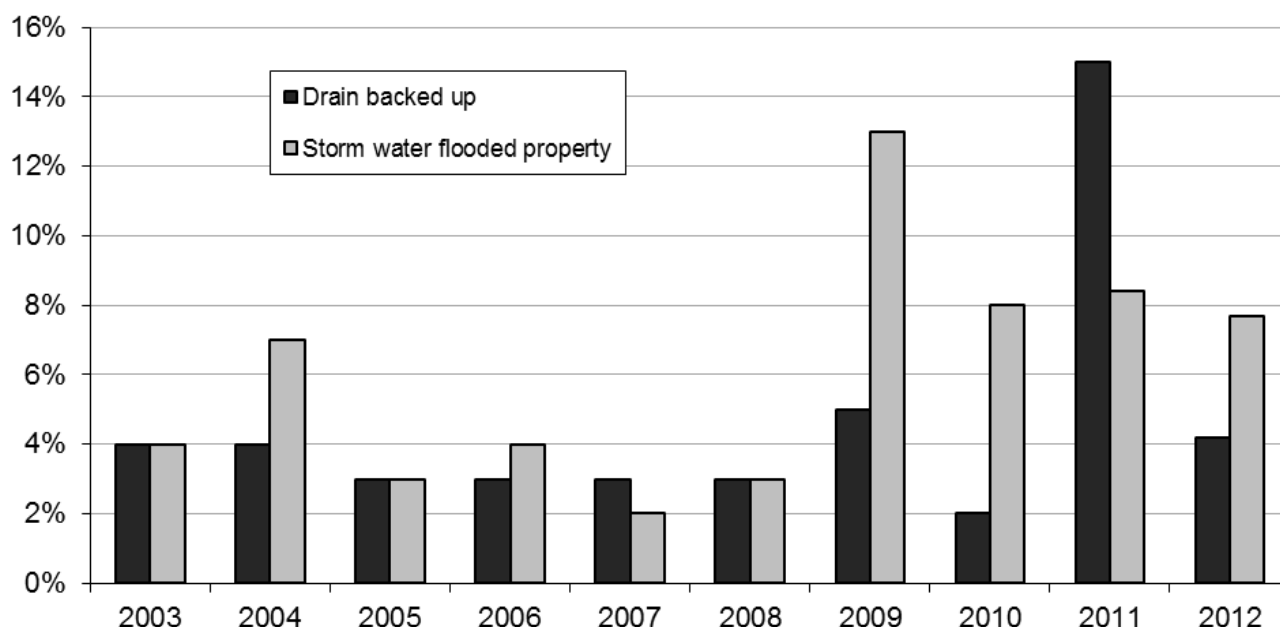


**Figure 5b. Respondents Reporting No Water Service Problems, 2008-2012**



Residents were also asked if the City sewer system caused a back-up in their basement/home. Only 4% (n=17) said yes. Of those who had a sewer problem, one-third (33%) reported the problem to the city. Finally, residents were asked whether the storm water flooded their property from a city street. In 2012, storm water flooding was reported by 32 respondents or 8% (Figure 6). Of the 32 respondents who experienced flooding, one-third reported the problem to the city. When asked how satisfied they were with the city's response to the flooding problem, 20% said they were satisfied (somewhat and very satisfied). The graph below indicates that problems related to city's sewer system decreased from 2011 to 2012.

**Figure 6. Respondents' experience with city sewer system problems, 2003-2012**



Satisfaction with services of City Water & Pollution Control Department is reported in Table 14. Ninety-one percent of the respondents were satisfied (somewhat and very satisfied combined) with water quality, when respondents who marked “Does not apply” are excluded. Three-fourths or more were satisfied with sewer and water rates (75% and 79%, respectively).

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

	<u>Very dissatisfied</u>	<u>Somewhat dissatisfied</u>	<u>Somewhat satisfied</u>	<u>Very satisfied</u>	<u>Does not apply*</u>
Water quality (n = 383)	3%	6%	24%	67%	4%
Water rates (n = 357)	6%	15%	51%	28%	11%
Sewer rates (n =351)	7%	18%	49%	26%	12%

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



## Neighborhood Nuisance Enforcement

Respondents' satisfaction with enforcement efforts against neighborhood nuisances is illustrated in Table 15. Among those who expressed opinions, more than two-thirds were "somewhat" to "very satisfied" with each enforcement effort related to front yard parking on residential property (76%) and noise limits (73%). More than half of the respondents were satisfied with property upkeep (63%), junk on property, such as old cars, tires, furniture, garbage (63%), over occupancy in rental property (62%), and yard upkeep (61%). The average satisfaction is moderate (level ranges from 2.70 to 2.98). Between 30% and 57% respondents indicated they did not have an opinion on each of these activities. These individuals were excluded from the denominator when percentages for "satisfied" and "dissatisfied" were calculated.

When satisfaction was compared against geographic characteristics of the respondents, those from southeast part of the town were more satisfied with the issue of property upkeep compared with those who live in the southwest parts of the town.

**Table 15. Satisfaction in neighborhood nuisances enforcement (No opinion removed)**

<u>Nuisance</u>	<u>Very/Somewhat</u> <u>Dissatisfied</u>	<u>Somewhat/Very</u> <u>Satisfied</u>	<u>No Opinion</u>
	Percent		
Front yard parking on residential property (n = 418)	24	76	45
Noise limits (417)	27	73	37
Property upkeep (n = 418)	37	63	33
Junk on property (n = 418)	37	63	32
Over-occupancy in rental property (n = 419)	38	62	57
Yard upkeep (n = 418)	38	61	30

## Transportation

Residents were given the opportunity to rate street and bike path maintenance using a four-point scale from "very good (4)" to "very poor (1)." The average values ranged from 2.8 to 3.2, meaning the road services were rated "good". When "very good" and "good" responses were combined, responses ranged from 73% for surface condition of major streets in the neighborhood to 93% for street sweeping in business areas. (Table 16)

**Table 16. Road service ratings**

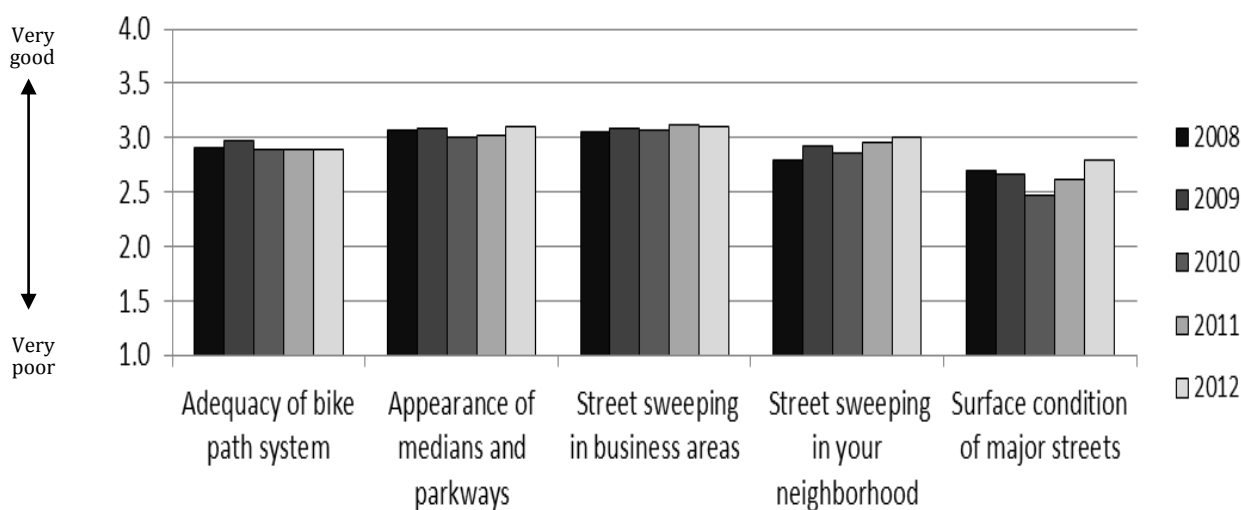
<u>Road Service</u>	<u>Very Poor/</u>	<u>Very Good/</u>
	<u>Poor</u>	<u>Good</u>
	<u>Percent</u>	
Street sweeping in business areas (n = 408)	7	93
Appearance of medians and parkways (n = 417)	8	92
Snow plowing on major streets (n = 420)	9	91
Street sweeping in your neighborhood (n = 407)	16	85
Adequacy of bike path system (n = 407)	19	81
Ice control at intersections (n = 416)	21	79
Snow plowing in your neighborhood (n = 417)	22	78
Condition of streets in your neighborhood (n = 417)	23	77
Surface condition of major streets (n = 418)	27	73

Figure 7a&b compares this year's road service ratings with ratings from previous years. Generally, the quality of street maintenance improved this year. However, snow plowing experienced a positive feedback in favorable responses. The rating of snow plowing in the neighborhood has improved considerably from 2.4 in 2010 to 2.9 in 2012. Six of the nine street maintenance features listed below increased from .1 to .2. The remaining three maintained the same ratings as last year: bike path system, street sweeping in business areas and street sweeping in your neighborhood. Surface condition of major streets had the lowest ratings ( $M = 2.8$ ) but had a considerable improvement compared to previous years.

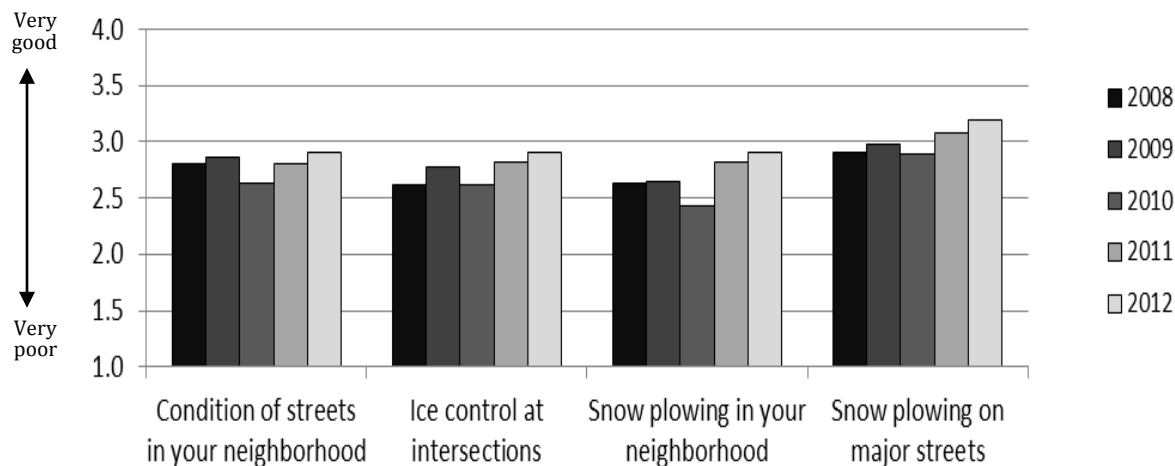
When looking at the age and length of residency of the respondents, four out of nine road service ratings were statistically significant (adequacy of bike path system, ice control at intersection, and snow plowing on both neighborhood and major streets). The older and the longer they live in the city, the higher they rate on these four road services.

In 2012, those living in northwest Ames had the highest rating for surface condition of street in the neighborhood ( $M=2.9$ ), which is statistically significant from those living in southwest ( $M=2.7$ ). The trend is the same as ice control at intersections, the snowplowing in business area and the neighborhood, and street sweeping in your neighborhood.

**Figure 7a. Quality of street maintenance features (2008-2012).**



**Figure 7b. Quality of street maintenance features (2008-2012).**



More than three-quarters of the respondents (79%) said that the number of traffic/stop signs along the city street they travel is about right (Table 17a). The response to this question is almost constant for the past five years (Table 17b). The survey also asked about the effectiveness of coordination between traffic signals. As seen in Table 18, while 46% of respondents said coordination was “often and/or always” effective, 48% said the coordination was “rarely to sometimes” effective.

**Table 17a. Traffic/stop signal placement along streets, 2012**

	Traffic signals along city street you travel	Stop sign along city street you travel	Traffic signs along major city street
	Percent		
Right number	79	83	82
Too many	16	11	14
Too few	5	6	4

**Table 17b. Traffic signal placement along streets that respondent travels**

	Survey Year				
Placement	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percent				
Right number	76	79	79	82	79
Too many	18	16	16	14	16
Too few	6	5	5	4	5

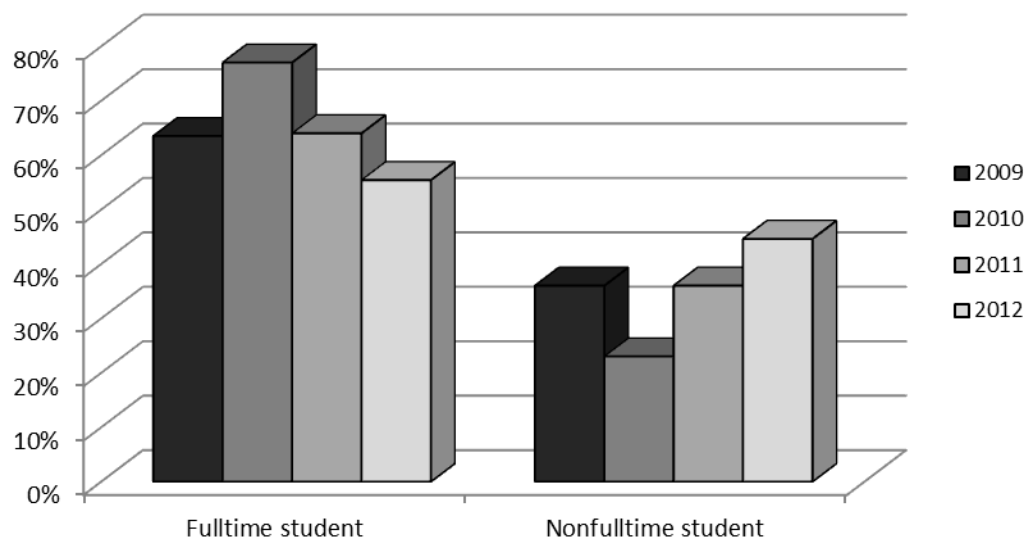
**Table 18. Signal Coordination Effectiveness, 2012**

	Percent
Sometimes effective	34
Often effective	30
Rarely effective	14
Almost always effective	16
Don't know	6

## CyRide

Ames' mass transportation system – CyRide – was addressed next in the questionnaire. Figure 8 shows how CyRide user/non-user differ by student status (fulltime versus non-fulltime students). Fulltime student respondents were more likely to use CyRide at least once a week (55%) when compared to non-fulltime students (45%).

**Figure 8. Use CyRide at least once a week, 2009-2012**



In 2012, 36% of respondents reported to be CyRide users to various degrees. In the past 5 years, the trend in the use of CyRide has shown a U-shaped curve. The percentage of respondents who said they had “never” ridden the bus decreased from 66% in 2008 to an all-time low of 44% in 2010. It is possible this result was influenced by the survey’s high ISU student responses. Also it was the first survey taken after fare-free CyRide was implemented (summer 2009). However, the percentage increased over the last two years. In 2012, 64% of respondents reported they never rode the bus. There was also a drop on the frequency of rides taken by some respondents compared to last year. For example, there was a 5% decrease of CyRide users who ride 2 to 6 times a week and a 2% decrease of those who ride more than 10 times a week (Table 19).

There is some correlation between resident demographics and CyRide usage. CyRide users are mostly younger (33 years of age) and have stayed in Ames for a shorter period of time (9 years). However, the non-CyRide users were older (average age 52) and have lived in Ames longer (average 25 years). The majority of those who used CyRide were students (55%) and were mostly renters (73%).

**Table 19. Respondents’ weekly CyRide usage**

Weekly use	Survey Year				
	2008	2009	2010	2011	2012
	Percent				
Never	66	64	44	57	64
2 to 6 time	13	15	24	21	16
7 to 10 times	9	8	4	9	9
More than 10 times	8	8	22	9	7
Once a week	4	5	6	4	4

Table 20 considers reasons CyRide is not used more often. Almost half (47%) of respondents indicated that they prefer to drive their own car, and another 19% attributed their low usage to an inconvenient route or schedule. Ten percent mentioned that private car is required to go to work. The category “other” was added to the survey in 2011 and was selected by 11% of respondents.

**Table 20. Trends in reasons CyRide not used more often, 2008-2012**

Reason	Survey Year				
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percent				
Prefer to drive own car	53	48	50	48	47
Inconvenient route or schedule	17	22	34	20	19
Car required for work	10	14	12	15	10
Lack of information about CyRide system	3	5	4	2	4
Too costly	2	2	1	4	3
Other	19	13	33	11	11

**Other responses:**

- Schedule
  - 20 minutes interval is too long. 10 minutes would be better.
  - Would not be available for my work hours if I go desired to ride. example: 4:30 am and 10:45 pm
  - Yellow route often does not coordinate with green & red at city hall. Long midday space with no service on yellow route. No Sunday service on yellow route. No evening service on yellow route.
- Other means of transportation
  - Bike
  - Can walk or bike many trips instead of car
  - Carpool with someone who drives
  - I like to walk.
  - I use a wheelchair and it is easier for me to drive my own van or call HRTA
  -
- Inconvenience
  - Carrying exact change
  - Crowded buses
  - Disability
  - Don't want to get sick-motion
  - Went to seats that were cushion to plastics that are uncomfortable
  - Shopping - too much ""luggage"" - and inconvenient routes for shopping
  - Transfers add 30-50 min to travel time. hours of work does not allow

- Route
  - We live far from any route
  - Doesn't run late enough to get home
  - Don't come to our area
  - Need yellow on Sundays to get to work by Sam clubs.
  - No bus in Northridge Heights
  - No stop nearby
  - Not on a route
  - Route does not compliment my route to class, it is faster to walk than to get to the bus and ride.
  - Some routes run not often, no brown on Sunday
  - Cannot walk very far
- Have to transport kids
- I think the rates are too high
- Incorporate errands on my trips around town
- Kids - drop off and pick up
- Need quick access to vehicle to get my young children from daycare
- Used for ACPC

## **Community recreation**

Residents were asked to rate their level of satisfaction with recreational facilities on a four-point scale from “very good (4)” to “very poor (1).” Individuals who did not use a facility are not included in Table 21 ratings.

Satisfaction with parks and recreational facilities continues to be high with 89% to 97% of facility users providing a combined “very good” and “good” ratings. The average rating ranges from 2.8 to 3.4 on the 4-point scale. “Restrooms” is the only recreational facility that was rated below 3.0 (good). Satisfaction level is lower this year compared to previous year in all parks and recreational features except wooded areas. (Figure 9a & 9b)

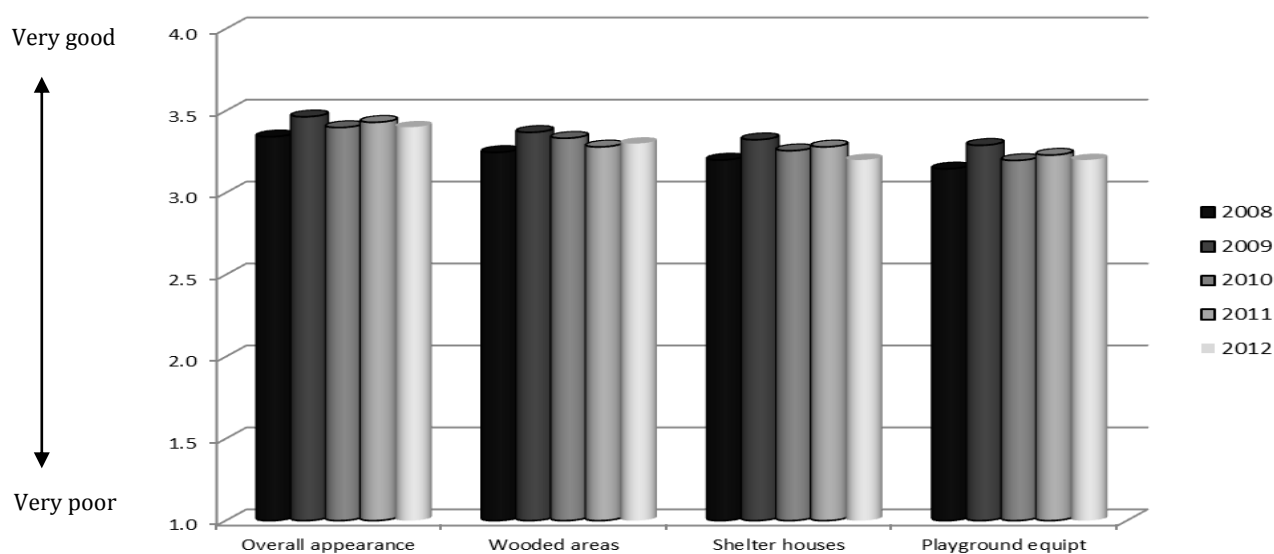
**Table 21. Users' satisfaction with parks and recreation facilities, 2012**

<u>Facility</u>	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average**</u>
	<u>Percent</u>					
Overall appearance of parks (n = 429)	<1	3	53	43	7	3.4
Wooded areas (n = 428)	1	5	59	35	20	3.3
Hard surface trails/crushed rock trails (n = 428)	1	5	63	31	22	3.3
Playground equipment (n = 430)	1	4	71	24	36	3.2
Shelter houses (n = 429)	1	4	71	24	22	3.2
Picnic areas (n = 430)	<1	11	65	24	19	3.1
Tennis courts (n = 430)	1	10	66	23	57	3.1
Restrooms (n = 429)	1	10	66	23	32	2.8

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

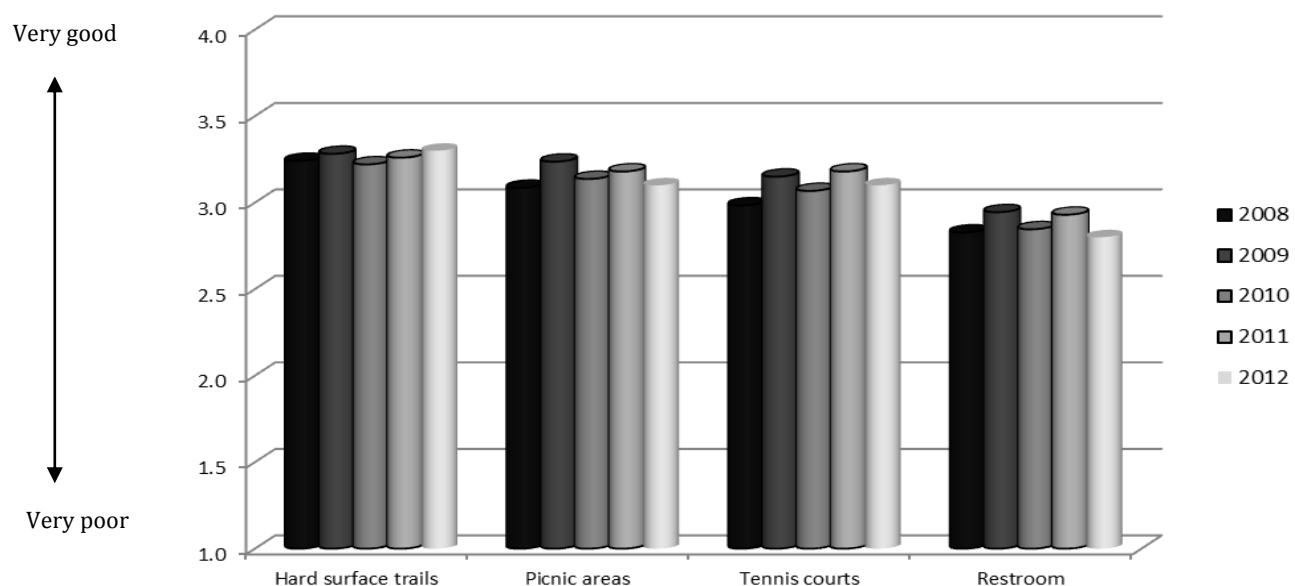
\*\*1=very poor; 2=poor; 3=good; 4=very good

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





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



## Ames Public Library

Generally, Ames Public Library was rated highly by the respondents. The 13 services provided by Ames public library were rated good/very good by 91% to 98% of the respondents. On the 4-point scale, average scores ranged from 3.2 to 3.6 (good to very good).

Features or services mostly used/visited and were rated highly (3.5 and higher) by respondents are customer service, use of library resources from home via computer, asking questions of staff by phone or in person, bookmobile service, programs (i.e. story hour, book discussions, concerts), welcoming atmosphere, and range of available materials.

**Table 22. Users' rating with Ames Public Library features, 2012**

<u>Feature</u>	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average*</u>
	Percent					
Customer service (n = 418)	1	1	40	58	33	3.6
Asking questions of library staff by phone (n = 417)	2	2	38	59	57	3.5
Use of library resources from home via computer (n = 416)	2	3	36	59	53	3.5
Bookmobile service (n = 416)	2	2	39	58	72	3.5
Programs (story hour, book discussions, concerts) (n = 416)	1	2	42	55	61	3.5
Welcoming atmosphere (n = 417)	1	4	41	53	30	3.5
Range of materials available (n = 417)	1	3	44	52	30	3.5
Availability of seating (n = 417)	1	7	44	47	45	3.4
Wait time for requests/holds (n = 416)	1	5	51	43	49	3.4
Handicapped accessibility (n = 413)	3	5	49	44	72	3.3
Page one - the library newsletter (n = 411)	2	2	55	41	75	3.3
Meeting/study rooms (n = 416)	2	4	60	35	57	3.3
Internet/computer services (n = 415)	2	7	59	32	63	3.2

[\\* Don't Use responses not included in calculating ratings and averages.](#)

Reasons for not using the library more often differ based upon whether the respondent is an Iowa State University student or not. Only 14% of Ames public library users were ISU students. The rest were not ISU students (86%).

The reasons why ISU students do not use the Ames Public Library were because they are able to use other sources (76%) and they didn't have time to go to the library (65%). On the other hand, non-ISU students' reasons were no time to go to the library (56%), and they use other sources (45%). While 31 percent of non-ISU students listed parking as a reason for not using the Ames Public Library more often, 11% of Iowa State students listed that as a reason. Problem with inconvenient hours was perceived by both ISU and non-ISU students as a hindrance (12% and 13%, respectively).

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

- I use ISU campus library
- Age + walking ability
- Inconvenient location
- Limited collection
- Safety issue of the surrounding area
- I work at ISU library
- Need more handicap parking on street fronting library
- Need to have more children archives
- Noise level of public and library staff! This is major and very annoying. What happened to common courtesy?!
- Poor airflow
- Small, if any, inter-library loans, and
- Was hard to look for books wanted, must use a cane and access to aisles difficult

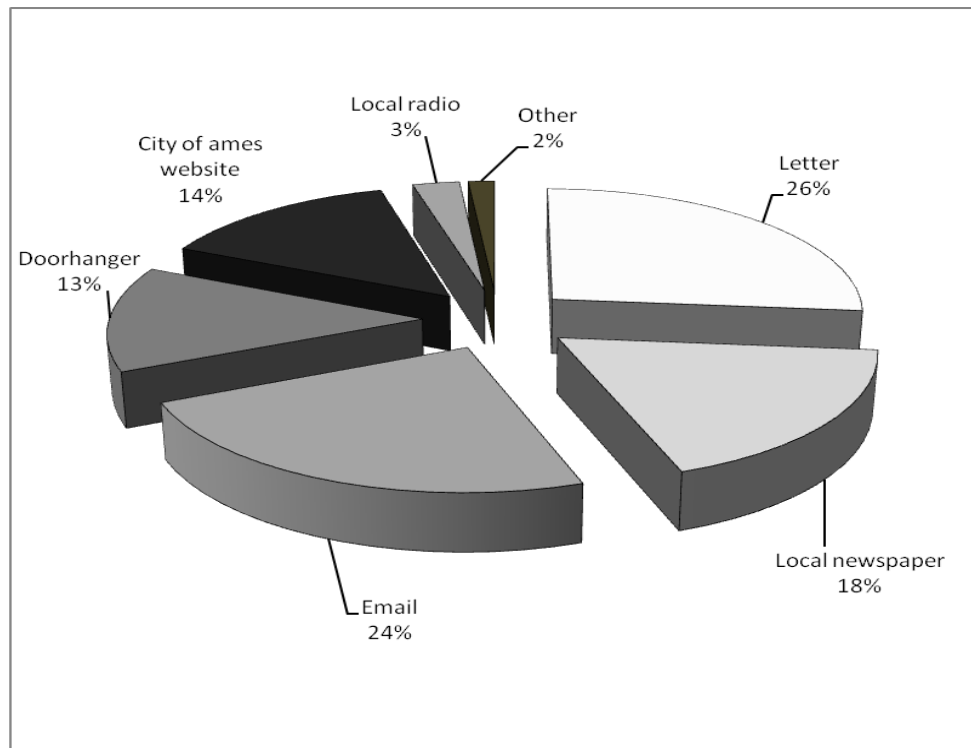
**Table 23. Comparing students & non-students' reasons for not using the Ames Public Library**

<u>Respondent status</u>	<u>Parking problem</u>	<u>Use other sources</u>	<u>Hours not convenient</u>	<u>Don't have time</u>
	Percent			
Iowa State University student (n= 66)	11	76	12	65
Non-ISU student (n=137)	31	45	13	56

## Information Dissemination

The next section of the questionnaire asked respondents how they want to learn about City of Ames services, programs and projects, as well as their thoughts on the usefulness of various media sources. Figure 10 shows that letter is still the most popular method of communication (26%) (the same as 2010), followed by email (24%), local newspaper (18%), city's website (14%), door hanger (13%), and local radio (3%). The trend is the same with 2010. For ISU students, email is still the best way to communicate, followed by website and local newspaper, letter, door hanger, and local radio, respectively. Other means of learning about community projects and meetings written by respondents were KCCI Ames office, major TV stations: 8 or 13, portable sign, word of mouth and tangible proof (I will see it when it happens- first hand experience).

**Figure 10. Preferred method to learn about City services, programs or projects, 2012**



In Table 24, the City Side (utility bill insert), The Sun, City of Ames Web site, Ames Tribune newspaper, and Des Moines Register newspaper were the most frequently cited sources of local government information.

When asked of the degree of usefulness of those sources, the most useful source was City of Ames website. The rest of the sources cited were rated somewhat useful: CitySide, KASI/KCCQ radio, Documents at the Ames Public Library, Ames Tribune newspaper, Ames NewsOnline, Cable TV12/Government Access Television, ISU Daily newspaper, The Sun newspaper, Des Moines Register newspaper, and the online news service ([www.patch.com](http://www.patch.com)). None of the identified media sources were perceived not useful to the respondents.

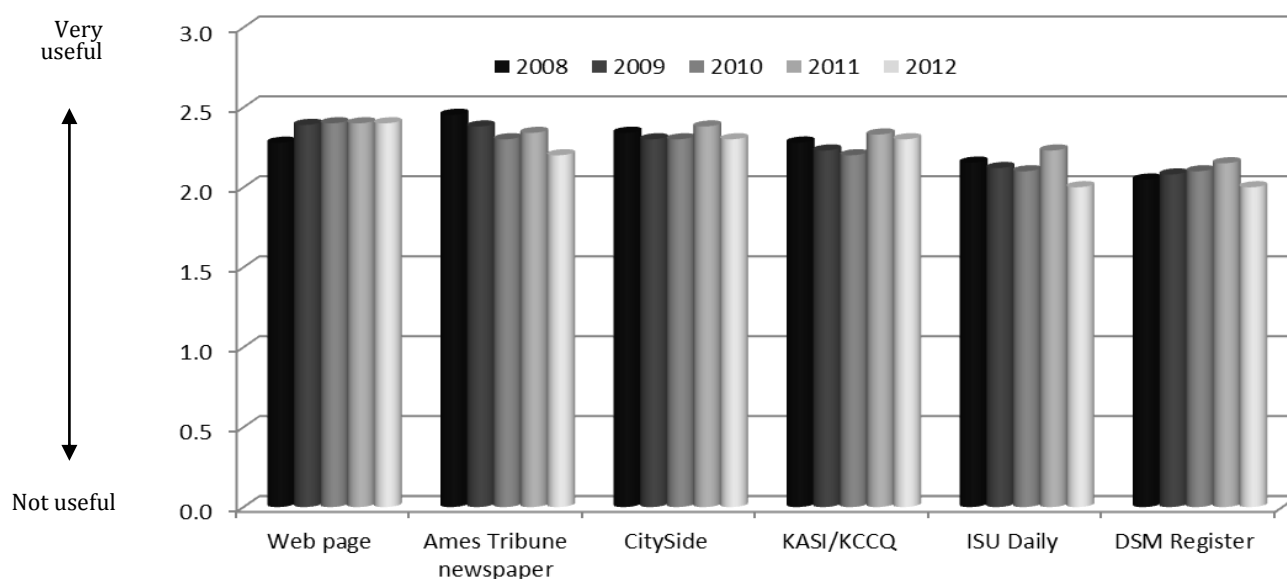
**Table 24. Usefulness of media sources for government information, 2012**

	<u>Don't Use</u>	<u>Use</u>	
	Percent	Percent	Average*
City of Ames Web page (n = 411)	35	65	2.4
CitySide (utility bill insert) (n = 411)	28	72	2.3
KASI/KCCQ radio (n = 410)	64	36	2.3
Documents at the Ames Public Library (n = 411)	71	29	2.2
Ames Tribune newspaper (n = 409)	39	61	2.2
<a href="http://www.AmesNewsOnline.com">www.AmesNewsOnline.com</a> (n = 410)	78	22	2.1
Cable TV 12/Government Access Television (n = 411)	68	32	2.1
ISU Daily newspaper (n = 412)	52	48	2.0
The Sun (direct mail newspaper) (n = 409)	32	68	2.0
Des Moines Register Newspaper (n = 413)	44	56	2.0
<a href="http://www.patch.com">www.patch.com</a> (n = 413)	87	13	2.0

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

Figures 11a&b illustrate the how useful these sources are in getting local information over a five-year period. Those rankings have stayed fairly consistent over the years with lower percentage this year compared to previous year.

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



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

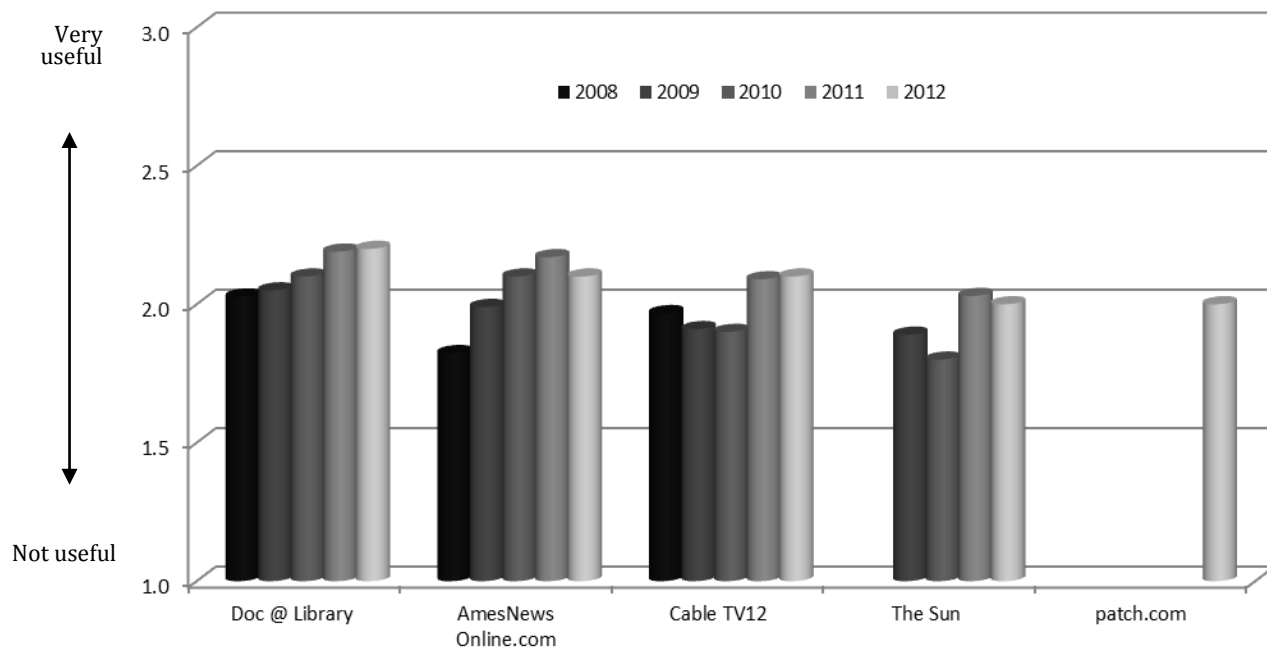


Table 25 indicates the usefulness of various communication tools based on the respondent's student status. There were statistically significant differences between student and non-student responses. CitySide is more useful to non-fulltime ISU students than to fulltime students. However, ISU Daily and Des Moines Register newspapers are more useful to ISU students than to non-fulltime students.

**Table 25. Usefulness of news sources for students and non fulltime students.**

Information Source	Non-fulltime student	Fulltime student
	Average	
CitySide (utility bill insert)	2.36*	2.13
ISU Daily newspaper	1.93*	2.16
Des Moines Register Newspaper	1.93*	2.18
City of Ames Web page	2.37	2.35
Cable TV 12/Government Access Television	2.01	2.19
Ames Tribune newspaper	2.21	2.29
Documents at the Ames Public Library	2.24	2.33
<a href="http://www.patch.com">www.patch.com</a>	1.92	2.09
KASI/KCCQ radio	2.28	2.05
<a href="http://www.AmesNewsOnline.com">www.AmesNewsOnline.com</a>	2.13	2.00
The Sun (direct mail newspaper)	2.03	1.92

\* Statistically significant at .05 level.

Note: average was compute using this value: 1=not useful; 2=somewhat useful; 3=very useful

## Mediacom Cable TV

About half (52%) of respondents were Mediacom cable TV subscribers. Among the Mediacom subscriber, 61% percent never watched TV12 and 39% do watch TV12 (Table 26), and 26% watched between 6 and 9 p.m. A majority of respondents (68%) watched Channel 12 for one hour or less per week and 17% watched 2 to 3 hours per week. (Table 27)

**Table 26. Time to watch Cable TV Channel 12 (n = 212)**

	Percent
Never watch TV 12	61
12:01 a.m. to 6:00 a.m.	<1
6:01 a.m. to noon	1
12:01 p.m. to 6:00 p.m.	7
6:01 p.m. to 9:00 p.m.	26
9:01 p.m. to midnight	5

**Table 27. Hours per week for those watch TV Channel 12 (n = 65)**

	Percent
0-1 hour	68
2-3 hours	17
4-5 hours	9
>5 hours	6

## Internet Access at Home

The survey asked questions about Internet connections at home. The number of respondents connected to Internet at home remains at nine of out 10 (94%), and high-speed connection with wireless continues to climb.

Respondents who had Internet access in their home have an average age of 44 years, whereas those without the Internet have an average age of 63. Fulltime students were more likely to have Internet access in their home (100%) than non-fulltime students (93%). These responses are consistent with the responses from 2011, although slightly higher.

**Table 28. Trend in Internet Service at Home**

	Survey Year				
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	Percentage responding "yes"				
Have Internet Connection	88	90	94	91	94
High-speed/broadband with wireless			65	73	78
High-speed/broadband	89	91	30	22	20
Dial-Up			4	5	1

Respondents were also asked if they had Internet access through a satellite connection or mobile/cell phone. Ten percent of respondents used a satellite connection to obtain Internet access and 23% for television. Among those who have a mobile/cell phone (n = 411), 52% of their phones had Internet capabilities.



**Table 29. Internet Capabilities of Mobile/Cell Phone**

	Percent
Yes	52%
No	48%
No cell phone	<1%

Table 30 shows respondents' use of several Internet services. Majority of respondents were registered user or used Facebook (70%), YouTube (63%), Twitter (22%) and only 6% of respondents followed City of Ames on Facebook or Twitter. Computer is the mostly used method to get access to these Internet services, followed by smartphone and tablet.

**Table 30. Use of Internet Service and Access Method**

	<u>Don't Use</u>	<u>Use</u>	<u>Access Method</u>		
			<u>Smartphone</u>	<u>Computer</u>	<u>Tablet</u>
Facebook (n = 411)	30%	70%	36%	89%	12%
YouTube (n = 405)	37%	63%	24%	91%	11%
Twitter (n = 400)	78%	22%	47%	69%	20%
Follow City of Ames on Facebook or Twitter (n = 395)	94%	6%	21%	79%	8%

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

Sixty-five percent (n=267) respondents used the City of Ames' website in 2012. The main purpose for using the websites were to check for notices, updates or news releases (55%, respectively), to check Ames public library card account or status materials (50%), sign up for parks and recreation classes (31%), to gather information for City Council meeting or other City meeting (7%), and to watch city council meeting or channel 12 programming on video- streaming (5%).

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

- Pay utility bills (11)
- Assessor office (9)
- Animal Shelter Information (2)
- City events (2)
- Get phone #, addresses(2)
- Ames police log
- Ask for protected light installation
- Browse for specific information (For example, ""what are the hours for the weight room in city hall?)

- Check building activity
- Checked fishing info before
- City planning division
- City clerk's office
- City employee
- Crime in neighborhoods, sex offenders in neighborhood
- Departmental hours
- Employment opportunities
- Find city services
- Find out general info
- Hours for pools and other offices
- Park& Rec info - schedules, etc.
- Property search
- Weather alerts that affect Ames
- Yard waste, dump site, recycling

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

- Construction projects, local businesses by location with maps
- Disaster info
- Easier way to use city assessor. It's stupid that you can't search by name.
- Free event information
- Front page needs to be organized with current information more prominent.
- Power outages and ETA of restoral.
- More on road construction projects, community events
- Navigation is tricky - should be improved upon, more intuitive, less cryptic.
- Quarterly residential and commercial annexation updates
- Social services
- Street repair progress (more detailed)
- Street closing, and
- Utility outages

## **e-Notification on the City's Website**

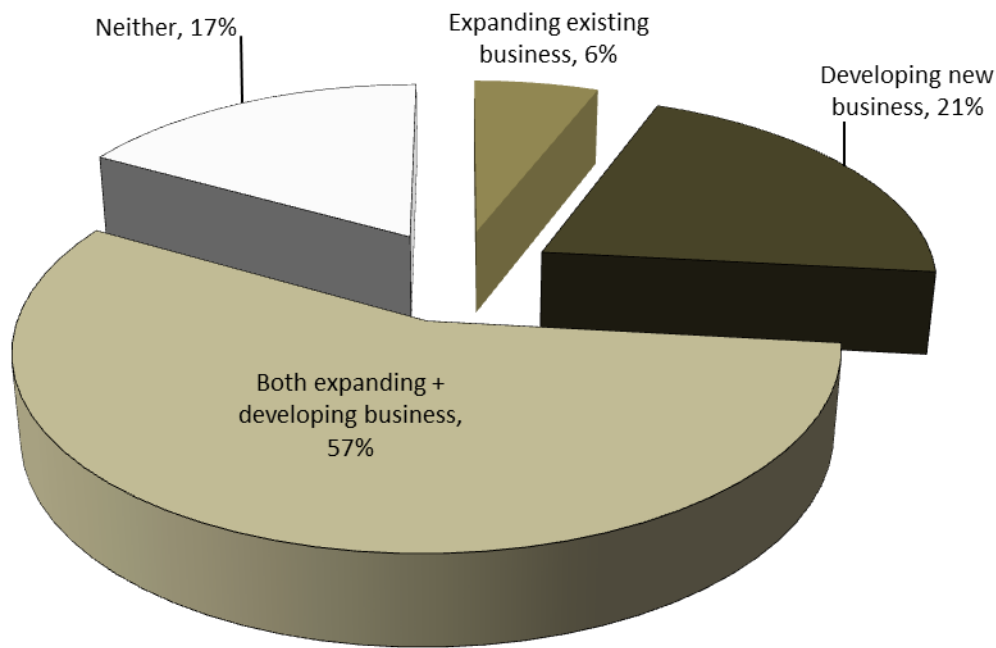
Six percent of (n =24) respondents subscribed for e-notification on the City of Ames' website. Mainly they were looking for information like street construction updates (67%), press release and water main breaks (58%), programs/events (46%), and City Council news (33%). Other type of information they would look for were crime in the neighborhood, CyRide, electrical outage, employment opportunities, registration documents, storm warnings and other emergencies.

## **Opinion on Economic Development**

This section of the questionnaire is new for 2012. The respondents were asked about their opinion on economic development.

A majority of respondents (57%) wanted to see tax dollars to be used as subsidies for both expansion of existing business and development of new business, 21% for only development of new business, and 6% just for expansion of existing business. However, seventeen percent of respondents did not want to see any tax dollars used in subsidizing any kind of business for economic development.

**Figure 12. Use of tax dollars for business subsidies**



If the City provides tax dollars as an incentive for economic development, the 1<sup>st</sup> priority project that the city should fund should be North Grand Mall (32%). The second priority is downtown, followed by campustown (3<sup>rd</sup> priority), South Duff Avenue (4<sup>th</sup> priority), Southeast 16<sup>th</sup> St. (5<sup>th</sup> priority), and Somerset as 6<sup>th</sup> and 7<sup>th</sup> priorities. (Table 31)

Other economic development priorities mentioned were: 1<sup>st</sup> priority (West Ames (6), E. 13th Street (2), I-35 + 13<sup>th</sup>, Airport road, clean industry, East industrial park, South Elwood, West Lincoln way, and West Mortensen), 2<sup>nd</sup> priority ( East 13th Street, Lincoln way, and new shopping center/mall), 3<sup>rd</sup> priority (E. 13<sup>th</sup> St., near downtown, South Dakota, West Ames, and West Lincoln way area), 4<sup>th</sup> priority (Airport road, East side by River Valley needs shopping on 13th besides gas station, north Ames, Sustainable mixed-use development, green development, redevelop existing rental housing vs. another giant new development, University Blvd., West Ames (2), and West/SW part of town), 5<sup>th</sup> priority (Colorado Junction, west Lincoln, South West -seems like this expansion makes the city bigger and therefore more expensive to maintain over time?, village concert, West Lincoln way, and Dayton Road), 6<sup>th</sup> priority (Out skirt of Ames, and West/south Ames), and 7<sup>th</sup> priority (West Ames (6), 13th St. by pizza ranch, E. 13th Industrial/commercial

only - NO MALLS!, new areas at edge of town - low priority, on something fun, South Dakota and Mortensen intersection).

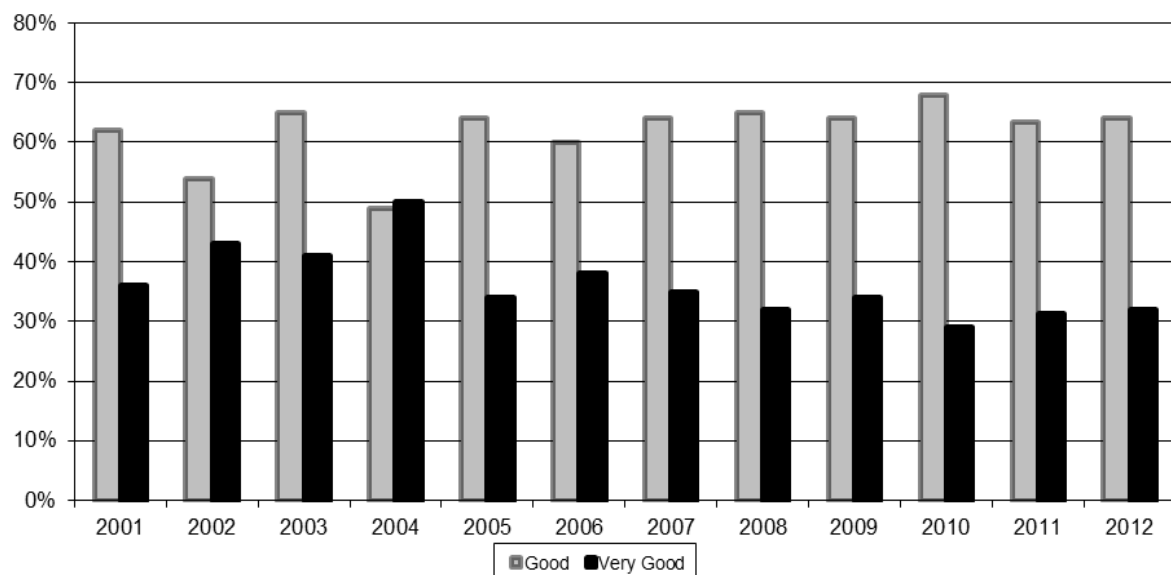
**Table 31. Economic Development Priority**

	First Priority (n = 376)	Second Priority (n = 361)	Third Priority (n = 352)	Fourth Priority (n = 339)	Fifth Priority (n = 337)	Sixth Priority (n = 334)	Seventh Priority (n = 46)
Downtown	32%	<b>27%</b>	21%	11%	7%	2%	4%
Campustown	15%	21%	<b>23%</b>	16%	13%	12%	2%
South Duff Avenue	6%	13%	14%	<b>24%</b>	20%	19%	13%
Southeast 16th street	2%	6%	11%	19%	<b>32%</b>	26%	17%
North Grand Mall	<b>36%</b>	22%	18%	10%	11%	2%	9%
Somerset	3%	11%	11%	18%	16%	<b>37%</b>	28%
Other	5%	1%	1%	2%	1%	1%	26%

### City of Ames Overall Service Quality

An overall evaluation of the quality of services they receive from the City of Ames is always asked every year. This year, almost one-third (32%) of respondents provided a “very good” rating, 31% for 2011. In comparison with the previous years, this rating represents a slight increase. The number of respondents rating the City of Ames as “good” was 64% in 2012 (63% in 2011). When the ratings are combined, 97% of Ames residents ranked their overall satisfaction with City services as good or very good. This is slight increase from the 95% good/very good rating from 2011.

**Figure 13. Trends in overall satisfaction with City of Ames service quality (good/very good)**



An open-ended question was asked on what other issues the city should focus on. Almost 50% (47%) expressed their opinion. In order to come up with categorization of the responses, content analysis was performed. Individual's responses were coded separately to track down different issues mentioned (i.e. each respondent mentioned several issues and those were coded separately in different columns). Then, a common team among the responses was identified and we called it "category". Each of the issue was then assigned a category. Then the categories were subjected to "tagcrowd.com" to visualize the responses and determine the frequency of the occurrence of each category.

For exact wording of the responses and categorization of the responses, please refer to the appendix.

Showing top 93 of 93 possible words

aesthetics (2) alcohol (1) ames-budget (1) animals (2) aquatic-center (1) arts (2) assistance (1) bike-path (5) biking (1)  
blue (1) budget-billing (1) business (33) cable (2) chicago-folks (1) city-employees-salaries (1) city-employees (1)  
city-entrance (2) city (2) clean (4) communication (3) connection (2) crime-prevention (11) cyride (6) deer (1) devt (1) disable (1) disaster (1) discrimination (1)  
downtown (8) drainage (1) driver-education (1) drugs (2) econ-devt (4) econ (1)  
education (7) elderly (3) employment (2) energy-saving (2) environment (2) everything (1)  
families (1) family-activities (1) farmers-market (1) flood-control (14) green-space (1) home-ownerhsip-  
decision (1) housing (9) hubs (1) improvement (2) infrastructure-improvement (1) involvement (1) irrigation (1) isu (2)  
land-use (1) library (1) mall (11) manufacturing (1) mental-health (1) neighborhood (2) newcomers (2) obesity (1)  
parking (3) parties (1) police (2) power-consistency (1) quality-of-life (1) railroad-crossing (2)  
recreation (10) recyding (1) rental (1) restroom-in-parks (1) running-trails (1) safety (2) sanitary (1) scam-issue (1)  
service (2) sewage-drainage (1) shopping (2) sidewalk (6) social-issues (1) somerset (1) stop-growth (4)  
street (18) sustainability-plan (1) tax-money (2) traffic (31) transportation-airport (1) utilities (1)  
volunteerism (1) wind-energy (1) wireless-access (1) zone (1)

## Best thing about living in Ames

Sixty-nine percent of the respondents mentioned good things about living in Ames. Their responses ranged from social, cultural, image, emotional attachment to the city up to economic features. The most common response is safety (feeling of being secured in their neighborhood because of low crime rate, and having an inviting/friendly neighborhood). It is followed by the attributes of people living in Ames (being educated, smart, friendly, hard-working, kind, nice and welcoming). The presence of the university (ISU) is one of the good features of the city. The campus activities, great programs/events such as sports, and employment opportunities provided by the university to the city make it an attractive place to stay. The size of the city being small but with diverse population and activities and its conveniences to different amenities such as parks, recreational facilities are additions to its attractive to live in. Thus, numerous respondents termed it as “small town with large city amenities”.

For exact wording of the responses and categorization of the responses, please refer to the appendix.

Showing top 66 of 66 possible words

A word cloud visualization showing the top 66 responses from a survey. The words are arranged in a grid-like fashion, with their size corresponding to their frequency. The most prominent words are 'safe' (57), 'big-amenities-in-small-town' (25), 'convenience' (29), 'size' (33), 'friendly' (15), 'education' (18), 'family-oriented' (10), 'location' (18), 'parks' (29), 'recreation' (26), 'services' (20), 'clean' (25), 'cultural' (25), 'employment' (9), 'environment' (3), 'good-community' (3), 'good-place' (2), 'green-space' (5), 'happy' (1), 'health-care' (5), 'image' (4), 'industry' (2), 'isu' (52), 'managed' (5), 'neighborhood' (6), 'opportunities' (3), 'of-life' (8), 'quiet' (14), 'relaxed' (7), 'support' (2), 'traffic' (5), 'trees' (2), 'unique' (1), 'volunteer' (3), 'walkability' (2), 'water' (8), 'wonderful-city' (1), and 'youthful' (1). Other words include 'activities' (8), 'affordable' (2), 'amenities' (12), 'arts' (7), 'beautiful' (9), 'bike-friendly' (12), 'business' (3), 'church' (1), 'city-services' (3), 'city' (6), 'clean-air' (3), 'community' (2), 'cost-of-living' (6), 'cyride' (8), 'dog-park' (1), 'downtown' (5), 'economy' (2), 'everything' (2), 'farmers-market' (2), 'food' (9), 'golf-course' (1), 'image' (4), 'managed' (5), 'neighborhood' (6), 'opportunities' (3), 'parks' (29), 'people' (51), 'police' (1), 'progressive' (2), 'quality-' (2), 'safe' (57), 'services' (20), 'shopping' (6), 'size' (33), 'staff' (1), 'summer' (1), 'support' (2), 'traffic' (5), 'trees' (2), 'unique' (1), 'volunteer' (3), 'walkability' (2), 'water' (8), 'wonderful-city' (1), and 'youthful' (1).

activities (1) activities (8) affordable (2) amenities (12) arts (7)  
beautiful (9) big-amenities-in-small-town (25)  
bike-friendly (12) business (3) church (1) city-services (3) city (6) clean-air (3)  
clean (25) community (2) convenience (29) cost-of-living (6)  
cultural (25) cyride (8) dog-park (1) downtown (5) economy (2)  
education (18) employment (9) environment (3) everything (2)  
family-oriented (10) farmers-market (2) food (9) friendly (15) golf-course (1)  
good-community (3) good-place (2) green-space (5) happy (1) health-care (5) image (4)  
industry (2) isu (52) location (18) managed (5) neighborhood (6)  
opportunities (3) parks (29) people (51) police (1) progressive (2) quality-  
of-life (8) quiet (14) recreation (26) relaxed (7) safe (57)  
services (20) shopping (6) size (33) staff (1) summer (1) support (2) traffic (5)  
trees (2) unique (1) volunteer (3) walkability (2) water (8) wonderful-city (1) youthful (1)

## APPENDIX – 2012

### Residential Satisfaction Survey Actual Open-ended Responses

#### One what other issue(s) do you think the City should focus its attention?

- 13th street needs a turn lane at Grand Ave. Need a traffic light at State & Mortensen
- A good mall - the "city within a city(Somerset)" draws away from mall, etc.
- A home is a home. Treat homeowner the same as renters
- A turning signal should be installed of Lincoln and Beach!
- A very small detail - I would love to see changing tables added to the restrooms in parks!
- A vibrant downtown with more cafes and restaurants
- Alerting college students of events happening in the city of Ames.
- All residents - young-old, wealthy - poor, treat people equal
- Allowing local businesses to thrive and allowing home owners to make decisions for "THEIR" property and home improvements.
- Allowing new/current businesses to grow/start with more ease! Don't make it harder. They will go elsewhere.
- Assisting families in need; customer services - city of Ames employees tend to be unpleasant
- At Grand & 13 the left turn signals only on lights on east/west streets
- Attracting and developing major, high-quality retail shopping
- Attracting business
- Attracting/keeping retail businesses upgrade
- Balancing employees with greatly increased area
- Beautification - many areas that visitors and residents see from the roads are unkempt, degraded, dirty and worn out. We can do better!
- Being willing to do budget billing!
- Better cable internet providers at a more reasonable cost. I question the need to test backslow devices on home/bus. Irrigation system.
- Better communication of citywide issues to on-campus residents
- Better shopping, safety
- Better traffic enforcement; Police need to be more attentive to complaints about scams.
- Bike facilities along State Ave & Oakwood to Mortensen
- Blue Zone initiatives, music venue - miss people's
- Bringing a Chick-Fil-A to Ames
- Bringing in new businesses
- Bringing in new businesses (not retail) to expand tax base
- Building up area such as campus town + main street to make them more hubs. Right now it feels half-built + underutilized
- Business
- Business development + city development
- business expansion- PLEASE, traffic problems
- Business opportunities
- Campus neighborhood slum improvement.
- Collaboration with Iowa State - arts, etc.

- Community involvement and development
- Completing/connecting existing sidewalk
- Continue environmental, arts, education, economic development
- Controlling /directing growth of rental housing developments, especially large ones; encourage updating/redevelopment of aging existing properties over new builds
- Crack down on vandalism, get the drug dealers out
- Crime (2)
- Crime and vengeance
- CyRide
- CyRide routes to S. 16th Street area and move bus-stop shelters to avoid bad weather.
- CyRide to big companies during shift changes only.
- Decrease the No. of city employees
- Deer population control!
- Develop wind energy
- Developing our existing mall area
- Developing strong neighborhoods, stopping growth to north, making roads safe for pedestrians
- Developing more business/restaurants too
- Disaster due to all the changes that have hit us with the environment affecting so much of Ames as a whole
- Do NOT sacrifice "needs" to pursue "wants".
- Dogs not on leashes
- Drainage system by Hilton Coliseum
- Duff Ave
- Economic - new jobs
- Economic development
- Economic development is top priority
- Eliminate Main street parking & have a walking mall then build a 4-5 story parking ramp. Driving thru can be risky as it's too cluttered.
- Employment opportunities for non-college educated
- Encourage new business!
- Encouraging patronage of local business
- Energy saving; preparation for a future of uncertain weather events & costs of energy; a focus on helping households save \$\$ on utilities; transportation, etc. SO they spend more at rest, games, stores, etc.
- Enforcing residential shoveling of sidewalks. there were several houses along 24th Street that never shoveled during the extremely snowy winter in 2010-'11
- Entrance to city
- Establishing procedures that would make it easier to start and operate a small business in Ames
- Everything
- Existing businesses
- Expanding the bike path up the west side of Stange to Bloomington
- Facilitating traffic; newer routes
- Feel it is a well-run city and the professionals, in charge make good decisions on what needs to be focused on
- Fewer apartments, more single family homes that are affordable
- Fixing Pot Holes much sooner!



- Fixing the cross-walk in front of the Everts Flowers
- Flood control (3)
- Flood control. Limiting S. Duff business expansion in flood zone
- Flood control/S. Duff congestion
- Flood plain management
- Flood plain, mental health
- Free, culturally - family based activities
- Gang related crimes, stop developing high density apartment + complex
- Getting more stores for a variety of people to come back or come to Ames. Examples being hot topic, anime stores, and so on.
- Getting business in vacant buildings or removing structure
- Handling crime
- I am generally pretty happy with Ames. It is a great place to live, even if rent is often outrageous.
- I don't know (2).
- I think the lights should be more synchronized
- I think the mall is a serious issue. The mall could bring in serious money if the city of Ames took the time to upkeep, update, or redo it. There are between 30,000 and 60,000 people in Ames during the year and if the mall was more accommodating and supported, the use would increase.
- I was really happy to hear that the initiative passed to upgrade and expand the public library. I can't wait to see a more energy efficient, space efficient, enjoyable public service building. I also love shopping locally- especially in the old downtown section. This area merits attention and money in order to continue attracting local and surrounding area customers.
- I would like to see more enforcement/attention to quality of life items - for non-student residents.
- I'd like to see the city of Ames become even more sustainable - green transportation, city-wide recycling, less urban sprawl and more emphasis on small business in the main street area. Also, I'd like to see Ames place more emphasis on being a cultural hub for the area through stronger promotion of arts and cultural activities.
- If you are going to have a boy and girl club, make it safe for all kids. You have too many bully and kid sex.
- I'm concerned that as new businesses on south Duff build up on higher ground, that flooding will adversely affect those on lower ground, as well as things west Ames that previously were not flooded?
- I'm concerning about the increase of Chicago residents
- I'm satisfied
- Improve bike routes + driver education about bikes
- Improve downtown & mall
- Improve parks - specifically the soccer facilities. This is especially needed after the fields were removed from the fields by the towers (due to the addition of the baseball fields and such).
- Increase of crime
- Infrastructure to east I35 & 13th St.
- Inhabitable/condemned properties
- Install concrete roads in areas of heavy traffic (heavy loads, like Manatt's and Hy-Vee access areas). Asphalt just does not handle the heavy loads adequately. The businesses responsible should be held accountable for the billing.
- Iowa games, all sport activity need support
- It would be nice to have a large department store
- Just use our city tax money wisely - avoid waste - do not spend more than we have

- Land development for residential homes in the Ames School District
- Left turn lanes - traffic control
- Left turn on Main from Duff after train. Does " Michigan Left" - use old Munn property
- Left turns (protected)
- Less regulation on economic development, and more enforcement of regulations with rental properties and trash
- Less social issues, more economic
- Let people know about the website + provide non-students with more things to do.
- Local business, practical recreation improvements (NO ART), and education support for youth.
- local support for Ames High
- Looking at the flood plain on S Duff. Does encouraging growth help? More drainage under US 30?
- Maintaining alleys; bringing in new business and making it easier for them to do so.
- Make entrance streets attractive (S. Duff, Dakota)
- Making Ames less desirable for the criminal class
- Making bike paths smoother and connected throughout town, continuing to increase bicycle accessibility and expanding forested recreation areas/making them more connected.
- Making both downtown and the Somerset area vibrant, places to live and enjoy. Promoting mixed use, or new urbanism type developments like Somerset. Promoting biking and the bus system over driving and supporting the farmer's markets and art projects in town.
- Manufacturing to add to tax roll
- More careful concern for needs of the elderly
- More consideration and help needs to be given to the businesses, especially in the downtown area. One example is when prolonged road construction drastically has affected business and sales.
- More green space and limiting sprawl
- More turning lanes on major streets
- Need for better retail, restaurants & recreation amenities. Tax abatement to stimulate growth!
- Need protected arrows at 13th and Grand, longer one at 16th and Duff.
- New businesses, things to do in this town
- New Disc Golf course
- New indoor pool
- New indoor pool - stopping sprawl and redevelop in existing neighborhoods
- New industries (Not government)
- New mall
- North - South traffic routes.
- Not allowing construction in or next to flood plains
- Not building in the flood plain
- not urban sprawl - build up downtown
- Obesity and Health
- Of the issues discussed, I think the City should take care of the roads, especially in the south of campus neighborhoods. So many pot holes exist, and black top coverage only lasts so long. It is just a matter of time before cars are damaged from having to drive over them repeatedly.
- On pedestrian safety, too many people walk in the streets in residential neighborhoods
- Overbuilding of rental property needs to be evaluated. City employee salaries. Often Ames employees have had to take 0 or low raises. City employees consistently get large raises and have very good benefits. City sanitary service - many need expansion.

- parties and over-drinking of Univ. Students
- Paving alley streets
- Peace and order.
- Physically disabled & legally blind & have no idea where to go in case of emergency shelter. Walking at intersections better!
- Plowing, garbage clean up
- Police: red light enforcement!
- Poor cable TV/internet access
- Promote more industry to broaden the tax base
- Promoting local business
- Provide discounts or budget payment plans for college students
- Providing CyRide to heavily student populations that recently began to exist eg. the Grove. Fixing the Bridge on the bike trail between 4th and SE 16th St.
- Public parking in residential areas in east Ames (surrounding S. Duff). The development of the mall. It is advertised on the highway, but it is full of stores which are closed or closing, and doesn't even have a food court (an important factor to many when choosing a mall)
- Quality of life- parks, beauty
- Rail road crossing on Duff
- Recreation outdoors, bike paths, fishing opportunities.
- Reducing carbon footprint, more clean, large scale business development
- Reducing excessive/mega alcohol consumption
- Reducing wasteful spending in Ames budget
- Refrain from working with other cities on delinquency issues (the importing of Chicago people increased the crime rate)
- Repair local streets
- Retail growth
- Ridgewood traffic by high school, a lot of no stop at sign
- Road conditions
- Road conditions, mostly
- Roads - make them better
- Roads and junk on property
- Running trails/shopping/Main street front+ open on Sundays, make Main street like old marketing Omaha
- Safety, maintaining + improving infrastructure
- Schools (2)
- School system + administrative customer service within that system
- Security at night
- Senior needs
- Sewage/drainage, traffic light management, power consistency
- Shopping mall
- Sidewalks (or bike trails) walkable community in particular west Lincoln way
- Smart growth, enhancing downtown/North Grand area.
- Someone has a question about a neighbor's fence being over on our lot line plus 2 ft. Telling us it's OK is not a good solution, after telling 5 or 6 Ames city Depts & people.

- Speeding on side streets - which affects us and our children when we are outside. I fear an accident from speeders who are also distracted with cellphones.
- staying out of people's business + focusing more on crime prevention + drug usage
- Stop allowing buildings in the flood plain
- Stop building in flood plain - raising foundations will only funnel water elsewhere. Most cities make green spaces after years of flooding but no - Ames gets rid of green along Skunk and Square
- Stop filling floodway
- Street construction, park maintenance
- street maintenance and repair
- Streets, safety, conditions, making better/easier to travel, Mall + what is has to offer
- Stronger controls on barking & biting dogs
- Sustainability plan - more recycling, more emphasis on strengthening existing infrastructure rather than expanding
- The city should diversify the music scene. There are virtually zero places for people under 21 to hang out.
- The CY-ride schedule on home FB games
- The impact of ex-cons in the community
- The intersection of Mortensen and S. Dakota. Why is there no curb and gutter? It seems unfinished and unsafe.
- The intersection of Mortensen and South Dakota. Why is there no curb and gutter? It seems unfinished and unsafe.
- The mall needs to be re-done so that consumers do not go out of town to shop
- The mall, the RRxing at Duff, retail variety (frequently travel to Ankeny)
- The police officers are complete jock asses
- There are some great local businesses - would like to see expansion of them and incentives for more.
- Too many SECTION 8 families temporarily moving into town resulting in crime, medical expense, problems for school system to deal with unprepared students (can't read at level, behavior problems, just generally they don't want to be in school to learn and are unprepared to learn) which add to school funding problems
- Too many services?
- Traffic - speeding is a major problem.
- Traffic control on duff and near campus town
- Traffic flow
- Traffic flow + signal coordination
- Traffic flow on game days/other busy times
- Traffic flow on S. Duff/RR crossing @ Duff Ave
- Traffic flow. open up Ontario to 4 lane traffic from Hyland to N Dakota
- Traffic route to get through Ames
- Traffic signal coordination. Fix the railroad crossing at Duff developing restaurants north of the railroad tracks.
- Traffic/autos
- Transportation of Ames to Airport
- Urban renewal - old apartments etc.
- Use metric measurement system signs beside or above the regular sign.
- Use of the aquatic center is cost prohibitive for low-income families. It is cost-prohibitive to mid-income families too!

- Volunteerism
- Waste of tax money!
- Wireless access
- Wish they'd grow farmers market + festivals
- Zoning - no more apartments. We can't fill the ones we have! They bring in undesirable people and can drive down property values. Curbside recycling.

### Categorized Responses on issues that the City should focus on

<i>Category</i>	<i>Focus Areas</i>
aesthetics	Beautification of Ames. Many areas that visitors and residents see from the roads are unkempt, degraded, dirty and worn out.
aesthetics	City development
alcohol	reducing excessive/mega alcohol consumption
Ames-budget	Reducing wasteful spending in Ames budget
animals	Dogs not on leashes
animals	Stronger controls on barking & biting dogs
aquatic-center	Use of the aquatic center is cost prohibitive for low-income families. It is cost-prohibitive to mid-income families too!
arts	Arts
arts	I'd like to see Ames place more emphasis on being a cultural hub for the area through stronger promotion of arts and cultural activities.
assistance to families	Assisting families in need
bike-path	Fixing the Bridge on the bike trail between 4th and SE 16th St.
bike-path	Bike facilities along State Ave & Oakwood to Mortensen
bike-path	Expanding the bike path up the west side of Stange to Bloomington
bike-path	Improve bike routes
bike-path	Making bike paths more smooth and connected throughout town, continuing to increase bicycle accessibility and expanding forested recreation areas/making them more connected.
biking	Promoting biking and the bus system over driving and supporting the farmer's markets and art projects in town.
blue zone	Blue Zone initiatives,
budget-billing	Being willing to do budget billing!
business	Allowing local businesses to thrive
business	Allowing new/current businesses to grow/start with more ease!
business	Attracting and developing major, high-quality retail shopping

business	Attracting new business
business	Attracting new business and making it easier for them to do so.
business	Attracting/keeping retail businesses upgrade
business	Bringing a Chik-Fil-A to Ames
business	Bringing new businesses (not retail) to expand tax base
business	Business development
business	Business expansion
business	Business opportunities
business	Developing more business/restaurants too
business	Encourage new business!
business	Encouraging patronage of local business
business	Establishing procedures that would make it easier to start and operate a small business in Ames
business	Existing businesses
business	Expansion of local businesses.
business	Getting more stores for a variety of people to come back or come to Ames
business	Getting business in vacant buildings or removing structure
business	Large scale business development
business	Limiting S. Duff business expansion in flood zone
business	Local business
business	More consideration and help needs to be given to the businesses, especially in the downtown area.
business	Need for better retail, restaurants & recreation amenities.
business	New business
business	New industry
business	Promote more industry to broaden the tax base
business	Promoting local business
business	Retail growth
business	Retail variety
business	To have a large department store
cable	Better cable internet providers at a more reasonable cost.
cable	Poor cable TV/internet access
chicago-folks	Refrain from working with other cities on delinquency issues (the importing of Chicago people increased the crime rate)
city-employees	Decrease the No. of city employees
city-employees-salaries	City employee salaries. Often Ames employees have had to take 0 or low raises. City employees consistently get large raises and have very good benefits.
city-entrance	Entrance to city
city-entrance	Make entrance streets attractive (S. Duff, Dakota)
clean up	Garbage clean up

clean up	Junk on property
clean up	More enforcement of regulation with trash
clean up	Reducing carbon footprint, more clean
communication	Alerting college students of events happening in the city of Ames.
communication	Let people know about the website
community involvement	Community involvement and development
connection between city & ISU	Better communication of citywide issues to on-campus residents
connection between city & ISU	Collaboration with Iowa State - arts, etc.
crime-prevention	Crack down on vandalism
crime-prevention	Crime
crime-prevention	focusing more on crime prevention
crime-prevention	Gang related crime
crime-prevention	Making Ames less desirable for the criminal class
crime-prevention	Peace and order.
crime-prevention	The impact of ex-cons in the community
customer-service	Customer services - city of Ames employees tend to be unpleasant
CyRide	Cyride
CyRide	Cyride routes to S. 16th Street area and move bus-stop shelters to avoid bad weather.
CyRide	Cyride to big companies during shift changes only.
CyRide	Newer routes
CyRide	Providing Cyride to heavily student populations that recently began to exist e.g. the Grove.
CyRide	The CY-ride schedule on home FB games
deer	Deer population control!
disable	Physically disabled & legally blind & have no idea where to go in case of emergency shelter.
disaster	Disaster due to all the changes that have hit us with the environment affecting so much of Ames as a whole
discrimination	Treat all residents (young-old, wealthy-poor) equal
downtown	A vibrant downtown with more cafes and restaurants
downtown	Enhancing downtown
downtown	Improve downtown
downtown	Main street front+ open on Sundays, make Main street like old marketing Omaha
downtown	Making both downtown vibrant, places to live and enjoy.
downtown	Making roads safe for pedestrians
downtown	Not urban sprawl - build up downtown

downtown	The old downtown section merits attention and money in order to continuing attracting local and surrounding area customers.
drainage	Drainage system by Hilton Coliseum
driver-education	Improve driver education about bikes
drugs	Drug usage
drugs	Get the drug dealers out
Econ-devt.	Tax abatement to stimulate growth!
econ-devt.	Economic development
econ-devt.	Less regulation on economic development
education	Education
education	Educational support for youth.
education	local support for Ames High
education	Provide discounts or budget payment plans for college students
education	School system + administrative customer service within that system
education	Schools
elderly	More careful concern for needs of elderly
elderly	Security at night
elderly	Senior needs
employment	Employment opportunities for non-college educated
employment	New jobs
energy-saving	Energy saving
energy-saving	Preparation for a future of uncertain weather events & costs of energy
environment	Continue environmental,
environment	I'd like to see the city of Ames become even more sustainable - green transportation, city-wide recycling, less urban sprawl and more emphasis on small business in the mainstreet area.
everything	Everything
family-activities	Free, chorally- family based activities
farmers-market	Growth of farmers market and festival
flood-control	Flood control
flood-control	Flood plain management
flood-control	Flood plain on S. Duff
flood-control	Flooding issues on South Duff with the development of new businesses.
flood-control	Not allowing construction in or next to flood plains
flood-control	Not building in the flood plain
flood-control	Stop building in flood plain
green-space	More green space and limiting sprawl



home-ownership-decision	Allowing home owners to make decisions for "THEIR" property and home improvements.
housing	Encourage updating/redevelopment of aging existing properties over new builds
housing	Fewer apartments, more single family homes that are affordable
housing	inhabitable/condemned properties
housing	More enforcement of regulation with rental properties
housing	Overbuilding of rental property needs to be evaluated.
housing	Stop developing high density apartment + complex
housing	Treat homeowner the same as renters.
housing	Zoning - no more apartments.
hubs	Building up area such as campus town + main street to make them more hubs.
infrastructure-improvement	Maintaining + improving infrastructure
irrigation	Irrigation system.
land-use	Land development for residential homes in the Ames School District
library	I was really happy to hear that the initiative passed to upgrade and expand the public library
mall	A good mall
mall	Developing our existing mall area
mall	Enhancing the North Grand area.
mall	Improve mall
mall	Mall
mall	The mall is a serious issue.
manufacturing	Manufacturing to add to tax roll
mental-health	Mental health
neighborhood improvement	Campus neighborhood slum improvement.
neighborhood improvement	Developing strong neighborhoods,
newcomers	I'm concerning about the increase of Chicago residents
newcomers	Too many SECTION 8 families temporarily moving into town resulting in crime, medical expense, problems for school system to deal with unprepared students
obesity	Obesity and Health
parking	Eliminate Main street parking & have a walking mall then build a 4-5 story parking ramp. Driving thru can be risky as it's too cluttered.
parking	Public parking in residential areas in east Ames (surrounding S. Duff)
parking	quality of life- parks, beauty
parks	Improve parks - especially the soccer facilities.
parks	Park maintenance
parties	parties and over-drinking of Univ. Students

police	Police: red light enforcement!
police	The police officers are complete jock asses
power-consistency	Power consistency
quality-of-life	More enforcement/attention to quality of life items - for non-student residents.
railroad-crossing	Fix the railroad crossing at Duff developing restaurants north of the railroad tracks.
railroad-crossing	Rail road crossing on Duff
recreation	music venue - miss people's
recreation	Iowa games, all sport activity need support
recreation	New Disc Golf course
recreation	New indoor pool
recreation	practical recreation improvements (NO ART)
recreation	Provide non-students with more things to do.
recreation	Recreation outdoors, bike paths, fishing opportunities.
recreation	The city should diversify the music scene. There are virtually zero places for people under 21 to hang out.
recreation	things to do in this town
recycling	Curbside recycling.
rental housing	Controlling /directing growth of rental housing developments
restroom-in-parks	I would love to see changing tables added to the restrooms in parks!
running-trails	Running trails
safety	If you are going to have boy and girl clubs make it safe for all kids. You have too many bullies and kid sex.
safety	Safety
sanitary service	City sanitary service - many need expansion.
scam-issue	Police need to be more attentive to complaints about scams.
services(too many)	too many services?
sewage-drainage	Sewage/drainage
shopping	better shopping, safety
shopping	Shopping
sidewalk	Completing/connecting existing sidewalk
sidewalk	Enforcing residential shoveling of sidewalks.
sidewalk	Fixing the cross-walk in front of the Everts Flowers
sidewalk	Maintaining alleys
sidewalk	Pedestrian safety,
sidewalk	Sidewalks (or bike trails) walkable community in particular west Lincoln way
stop-growth	Smart growth
social-issues	less social issues, more economic

Somerset	Making Somerset vibrant. Promoting mixed use, or new urbanism type developments like Somerset.
stop-growth	Stopping growth to north,
stop-growth	Stopping sprawl and redevelop in existing neighborhoods
stop-growth	Urban renewal - old apartments etc.
street	Duff Ave.
street	Fixing Pot Holes much sooner!
street	infrastructure to east I35 & 13th St.
street	Install concrete roads in areas of heavy traffic
street	Paving alley streets
street	plowing,
street	repair local streets
street	Road conditions
street	street maintenance and repair
street	Streets - safety, conditions, making better/easier to travel
street	Take care of the roads, especially in the south of campus neighborhoods.
street	The intersection of Mortensen and S. Dakota. Why is there no curb and gutter? It seems unfinished and unsafe.
street	The intersection of Mortensen and South Dakota. Why is there no curb and gutter? It seems unfinished and unsafe.
street	The lights should be more synchronized
sustainability-plan	Sustainability plan
tax-money	Use our city tax money wisely
tax-money	Waste of tax money!
traffic	Better traffic enforcement
traffic	Facilitating traffic
traffic	left turn lanes - traffic control
traffic	Left turn on Main from Duff after train.
traffic	left turns (protected)
traffic	Left-turn signals only on east/west streets at Grand & 13th street
traffic	More turning lanes on major streets
traffic	Need a traffic light at State & Mortensen
traffic	Need a turning signal at Lincoln & Beach.
traffic	Need longer turning signal at 16th street and Duff
traffic	Need turning signal at 13th street and Grand
traffic	North - South traffic routes.
traffic	Ridgewood traffic by high school, a lot of no stop at sign
traffic	S. Duff congestion
traffic	Speeding on side streets
traffic	The Rxing at Duff
traffic	Traffic - speeding is a major problem.
traffic	Traffic control on duff and near campus town

traffic	Traffic flow
traffic	Traffic flow on gamedays/other busy times
traffic	Traffic flow on S. Duff/RR crossing @ Duff Ave
traffic	Traffic flow. open up Ontario to 4 lane traffic from Hyland to N Dakota
traffic	Traffic light management
traffic	Traffic problems
traffic	Traffic route to get through Ames
traffic	Traffic signal coordination
traffic	Traffic signal coordination.
traffic	Traffic/autos
traffic	Walking at intersections. Better!
transportation-airport	Transportation of Ames to Airport
utilities	A focus on helping households save \$\$ on utilities; transportation, etc.
volunteerism	Volunteerism
wind-energy	Develop wind energy
wireless-access	wireless access

### What is the best thing about living in Ames?

- A beautiful, friendly town, great university, only 20 mins to large city
- A city government committed to continuously improving services to residents and guests.
- A family community
- A safe, family friendly place. But I feel that is changing.
- A very beautiful, quiet town.
- A wide variety of activities + friendly people
- A wonderful place to raise a family
- Access to campus activities, dog park, trails, people
- Access to cultural, recreational, and educational opportunities and facilities
- Access to ISU
- Access to stores
- Access to the performing arts
- Active life style because small enough, low traffic, low crime, clean air, low noise.
- Activities available
- All the nice people and the beauty of the town. Very well kept.
- Ames has a good standard of living with better than average city services
- Ames has much to offer for every phase of life. My husband and I have enjoyed the amenities during college life, starting a family & now with teenage children. It's a beautiful city to the eye, but the benefits within are golden!
- Ames is a diverse, safe community with a variety of activities available.
- Ames is a great community for having a family.
- Ames is a very good place to live but definitely needs the mall to be improved to keep shopper better avail for what their needs are & not go out of town.

- Ames is an amazing community- something for everyone. I benefit daily from this community- I run and bike on the trails, shop locally every week, use the library, attend various arts programs (especially the Central Iowa Symphony), have picnics and roller blade with my family at Ada Hayden, and enjoy the safe and inviting neighborhood we live in.
- Aquatic Center
- Atmosphere
- Availability of diverse eateries; small town feel; local employment opportunities
- Availability of cultural activities, green space, safe
- Beautiful streets and yards are full of trees, and plants
- Being able to get to many different parks from virtually anywhere in the city!
- Big city amenities in a small town
- Big town things with small town feel
- Bike paths - trails - parks - educational system - library
- Bike paths + library
- Bike riding place + some areas very nice and friendly
- Cheap motivated university support of the community.
- Children's Activities (soccer league, parks/recreation, aquatic center
- Clean
- Clean + friendly (2)
- Clean and safe
- Clean community
- Clean community with low crime rate and many cultural/educational opportunities
- Clean environment. Friendly people. Easy access to amenities.
- Clean roads, good water, great parks, great people
- Clean water, clean air, low stress level, pleasant neighbors
- Clean, best educator, good water, good air, good citizen
- Clean, quiet neighborhoods, small city but with lots of entertainment
- Clean, safe (2)
- Clean, thriving & active community, ISU athletic events & other programs at ISU, Mary Greeley HOSP & McFarland Clinic
- Clean. ISU has a good influence on everyone.
- Close tie to ISU
- Close to Des Moines
- Close to Des Moines and Ankeny
- Close to hospital
- Close to I35
- Close to my family in Des Moines. College activities
- Close to work + business
- Close to work, can get to most stores, easy, almost like living in a small town but has big city stores
- Commute minimum, low crime rate (safe), clean, beautiful, good food
- Convenience, ISU campus
- Convenience. Restaurants, grocery stores & gas stations are open 24 hours. It's close to Des Moines for day trips. It has a growing entertainment industry.
- Convenient access to everything. university, art
- Convenience - the way Ames is set up + mapped
- Cost of living

- Cultural advantages in a smaller city, nice parks, etc. Band concerts at the band shell. Many good restaurants.
- Cultural diversity, excellent water quality, low crime rate.
- Cultural diversity.
- Cyclone football + basketball
- CyRide (2)
- CyRide is so clean and has decent schedules, the university adds character to the city
- Decent public transportation system
- Diverse, culturally aware community; central location
- Diversity
- Diversity, medium size (has amenities but easy to get around)
- Ease at getting place to place. Having everything I need within 15 minutes. (need more entertainment though.
- Ease of community, finding things in town to do and very fun!
- Ease of doing things
- Ease of getting around
- Ease of getting places, # of parks, great community for families, generally concerned - sometimes too concerned - residents, knowledgeable, attractive town, nice attractions for size
- Easy accessibility; cultural events; general atmosphere, Ames is a great place to live.
- Easy to get around, friendly + clean
- Easy to get around, pretty safe, not much traffic, access to cultural events at ISU (sports, too)
- Educational + cultural opportunities
- Educated people/good people/jobs
- Educational resources, volunteer opportunities
- Events
- Events, ISU, farmers market
- Everything
- Everything in Ames
- Everything is close
- Everything is within walking/biking distance
- Excellent programs + services for retirees
- Fairly quiet + has most of what's needed available
- Family
- Family focus, recreational opportunities, ISU
- Friendliness of people and everything is nearby
- Friendly people
- Friendly people, able to bike, good bus system
- Friendly people, good services
- Friendly people, great community, clean
- Friendly, affordable, a university town, healthy environment
- Friendly, clean, university community, progressive, intelligent residents, Main street + activities there, (Art fair, farmer's market, bars, unique restaurants)
- Friendly, safe atmosphere
- Friendly, safe, convenient, bright population
- Friendly, small town, adequate and close-by shopping, well maintained, lots of parks, very good public art projects, best public library I've known.

- Friends, neighbors, interesting + informative things to do. Great people everywhere
- Generally well managed
- Good community, people are very friendly. A lot of parks.
- Good people, friendly local businesses, and many great job opportunities
- Good police presence, Hayden Lake & parks + other parks; nice size town,, city golf course
- Good schools, university setting
- Good services (2)
- Great bicycle access. But mainly, the fact that the city constantly focuses on making it better. If they suddenly said ""ok, bicycle access is great, we don't need to develop it any further", "that would be a terrible decision.
- Great city and friendly people
- Great city, but expensive
- Great community with many cultural opportunities.
- Great parks and library - a wonderful, friendly, safe community!
- Great shopping (downtown), parks + recreation
- Green space
- Green space (parks, bike trails etc.). Diversity of population, cultural venues show art etc. cost of living good/fair
- Hard working + well-educated people
- Have a job
- Hospital & clinic, community services, library, schools, ISU
- I don't know
- I like the availability of shopping & restaurants. I feel safe. Love the parks & activities sponsored by Ames.
- I love CyRide/public transportation. In general, Ames has a really great youthful/connected city vibe.
- I love that I can walk to work (ISU) and downtown Ames. And Ames has a great system of parks and bike routes
- I love the quaint feeling of being in Ames and the convenience of getting around town.
- ISU (4)
- In Iowa, ISU, clean industry, people!
- Iowa State University. Go Cyclones!
- It has a lot of opportunities for the arts and sports.
- It has a small town feel yet has the amenities of a city.
- It is a big city that feels like a small town.
- It is a college town and crime rate is low - a safe place to live
- It is a peaceful town.
- It is both small and peaceful but there is plenty to do
- It was a small community feel with large city options. Nice mix of things to do.
- It's a beautiful city, the parks are nice and it's a very relaxed little city
- It's a friendly "big" little town that lots of opportunities. Many provided by the university.
- It's a very well rounded town.
- It's safe & there are lots of activities for children (parks & Rec especially).
- It's diverse and has a lot of natural areas.
- It's like eating at McDonald's - neither great nor awful - but medium quality you can depend on.
- Its outdoor areas. All the parks are great.

- It's size, with quality of life.
- It's small town atmosphere
- Kind people, small - town feel but access to art, culture, good food; easy/quick to get around.
- Large town activities with small town atmosphere
- Library
- Living in a university community
- Living on campus. It has beautiful scenery which makes it a very pleasant place to be.
- Lots of trees.
- Low cost of living
- Low crime
- Low crime, job opportunities, clean town
- Low living expenses
- Many activities - university and city - and opportunities to volunteer
- Most of the available help is there for you.
- Mostly good people here
- My neighborhood. Working at DOT. Things to do/places to go.
- Near place we need to go
- Nice neighborhood and quiet
- Nice parks
- Nice size city, feels safe, jobs are available
- Nice, clean, low crime rate.
- No traffic
- Numerous activities, ISU sports, C.Y. Stephens, great parks, walking/biking trails
- Opportunities at ISU
- Opportunities for low-cost family fun, either through the city or ISU
- Opportunities for recreation
- Our city manager & professional staff are excellent, underappreciated and probably underpaid - we are very fortunate to live in such a well-run city!
- Overall safe community
- Parks - keep clean
- Parks, crimes rates
- Parks, easy to get around
- Parks, playgrounds, parks & Rec programs, bike paths
- Parks+ trails+ good arts
- Peace (3)
- People (3)
- People + university events + lived here since 1949 + chose to stay after graduation
- People are so friendly
- People, cultural opportunities, volunteer center
- People, quality of life, diversity, community support
- Pleasant, friendly, low traffic pressure, reasonable
- Plenty of activities/recreation (disc golf courses)
- Progressive
- Quality of life - medical, city services, education, entertainment
- Quality of life, ISU



- Quality of life, services, parks, bike paths
- Quality of life, university influence
- Quick, easy access to a variety of quality services and amenities
- Quiet and safe and affordable.
- Quiet, low crime level, friendly people
- Quiet, safe, relaxed.
- Rate of crime is very low. Quiet neighborhoods. In the middle of nowhere
- Relaxed atmosphere (except when driving)
- Safe (2)
- Safe city where people care for one another + are happy to be here
- Safe community
- Safe community for families
- Safe, good amenities, almost bike friendly
- Safe, secure, convenient, excellent schooling
- Safety (4)
- Safety and stores available
- Safety, clean water, easy commute times within the city
- School quality, small town with some large city amenities (culture, sports)
- Schools
- Schools, close to ISU, safe neighborhood, Churches
- Schools+ ISU+ good community services
- Sense of community (2)
- Sense of small community with big-city amenities
- Size + people
- Size, economy, low crime, good schools
- Slower pace
- Small town feel with all the necessary amenities. Easy to get around by car, bus, bike, and foot. Wheatsfield coop!
- Small + clean , not much crime
- Small college town with great parks and recreation department, plenty of restaurants to choose from (not chains, local places)
- Small community feeling
- Small community with good amenities. Proximity to ISU and its programs
- Small enough to get around easily, but large enough to offer some diverse services
- Small size
- Small town (2)
- Small town atmosphere with city convenience
- Small town feel
- Small town feel - big town opportunities.
- Small town feel but bigger city amenities. Just the right size
- Small town feel while still having access to everything I need
- Small town feel with bigger city amenities
- Small town feel with lots of bigger city opportunities, great place to raise kids!
- Small town feel, ISU
- Small town feeling in local neighborhood/communities; our parks - lots of great green space

- Small town friendliness, large city opportunities, cultural diversity, low crime rate
- Small town living but with more options
- Small town with diversity - promoting its distinctive culture as a knowledge and cultural hub of central Iowa.
- Small town, like it when the college students are here. then I like it when they leave for the summer.
- Smaller town feel, with bigger town amenities (restaurants, movie theaters)
- So far it was because of its safety. But lately people can hear that the police does not want to enforce safety i.e., car-chases. If somebody wants to run off, they have a reason. I want them to be caught.
- So pretty!
- Speed of life and all the things that are available
- Still provides smaller town/city atmosphere with the peaks of a much larger city due to ISU academic, athletic and cultural opportunities
- Summer time
- That the Lord our Dear Jesus is watching all of us and the spirit moves us because God loves us. You and I Believe and have faith.
- The Ames Public Library is fantastic!
- The atmosphere is really relaxing and the people are really friendly.
- The availability of services/restaurants but with a small town feel
- The CyRide, the public library, the farmer's markets, downtown, the parks, and the ISU campus.
- The diversity in such a simple city and not having to deal with crime rate being crazy. It's just safe.
- The diversity ISU brings
- The ease of access to services and the easiness of getting there.
- The environment
- The environment and pride it shares with the university
- The feeling of safety and reassurance that crime is not very prevalent.
- The friendly people
- The friendly people and activities available
- The library and overall small town feel
- The local places to eat (non- chain restaurants).
- The low crime rate and safety; public transportation.
- The many cultural opportunities
- The neighborhood we live is quiet and safe and close to all the local conveniences, but not too close to have to deal with traffic
- The people (5)
- The people - education - not too big/ not too small
- The people + relationship
- The people who live here
- The people- whatever they do
- The people, city, campus events, nice downtown, bicycle friendly
- The people, public amenities, such as parks + library
- The people, we have a good community and people care about Ames
- The schools, businesses, industries, restaurant, and entertainment options are excellent. A new mall would be great.
- The sense of community from its occupants
- The short travel between west/east/north Ames. You don't have to go far to get what you need.

- The size and cleanliness and the university input.
- The size of city - close to DM - McFarland Clinic, schools and culture
- The size, the location to I35 + I80, the parks, bike paths - always something to do. It's clean + mostly safe. A good place!
- The small business
- The tap water is amazing
- The university
- The university is the only reason we're here.
- The university+ the Main street district
- The variety of activities in a somewhat small town
- The walkability of Campustown, I'm a college student and from where I live it's easy to get to almost any entertainment.
- The welcoming people and resources availability
- There is more than one thing: 1) water, 2) Health care, 3) Size, 4) Ethical people
- Too many things to mention. Ames is a wonderful city!
- Tree + parks
- University activities and size of Ames
- University community - big 12, nice amenities, safe
- University community and all the advantages that offers.
- University, atmosphere in a small city
- Used to be quite crime free and all were respectful, and here to protect and serve. Now our crime rates are up. APD is much younger, and all they do is harass college students
- Utilities are cheap and reliable
- Variety of business
- Variety of services, presence/opportunities of ISU
- Very friendly place to live; arts
- Vibrancy associated with the college
- Walking/bike paths, recreational features
- We came to Ames from Wis. in 1954 and my husband went to IA State -while I worked - We both liked Ames and decided to stay here after he graduated.
- We have the amenities of a much larger community, thanks in part to the university and other government entities located here.
- We live close to West Ames Hy-Vee and find it very convenient and friendly. We are close to stations and everything we need.
- We love the individual things that make Ames unique, the things that give it character. That's why we stay here and support our community. It's also amazing to see the culture that's developing all around us, such as the Maximum Ames Festival!
- We really like our neighborhood and how there is a small town feel with most of the amenities of a larger city
- Woods
- Work
- Working at ISU and CyRide
- Youthful atmosphere, friendly neighborhood, university community

## Categorized Responses on best things about living in Ames

<i>Category</i>	<i>Best things about Ames</i>
activities	The variety of activities in a somewhat small town
activities	Activities
activities	Activities available
activities	Activities provided by ISU and the city
Affordable	Affordable
amenities	Access to quality services and amenities
amenities	All the things that are available
amenities	Ames has much to offer for every phase of life.
amenities	Atmosphere
amenities	Available help is there for you
amenities	Available resources
amenities	Facilities
amenities	Good amenities
amenities	Has most of what's needed available
amenities	Nice amenities
amenities	Places to go
amenities	Public amenities
arts	Access to the performing arts
arts	Arts
arts	Various arts programs
arts	Very good public art projects
beautiful	A beautiful city
beautiful	Attractive town
beautiful	Beautiful
beautiful	Beautiful city
beautiful	Beautiful streets and yards
beautiful	Beautiful town
beautiful	Pretty
big-amenities-in-small-town	Big city amenities in small town
big-amenities-in-small-town	Big city amenities with small town feel
big-amenities-in-small-town	Big city stores in a small town
big-amenities-in-small-town	Small city but with lots of entertainment
big-amenities-in-small-town	Small community with good amenities
big-amenities-in-small-town	Small town atmosphere with city convenience
big-amenities-in-small-town	Small town living but with more options
bike-friendly	Able to bike
bike-friendly	Bike friendly
bike-friendly	Bike paths
bike-friendly	Great bicycle access and constant efforts to make it better
bike-friendly	Walking/bike paths

business	Businesses
business	Small business
business	Variety of business
church	Churches
city	City
City manager & staff	Excellent city manager & professional staff
city-services	A city government committed to continuously improving services to residents and guests.
city-services	Better than average city services
city-services	City services
clean	Clean
clean	Clean roads
clean industry	Clean industry
clean-air	Clean air
community support	Cheap motivated university support of the community.
community support	Community support
convenience	24 hours open stores
convenience	Commute minimum
convenience	Convenience
convenience	Convenient access to everything
convenience	Ease of doing things
convenience	Ease of finding things to do and very fun
convenience	Ease of getting around
convenience	Easy access to amenities.
cost-of-living	Cheap and reliable utilities
cost-of-living	Cost of living
cost-of-living	Low-cost family fun
cultural	A diverse community
cultural	Cultural
cultural	Cultural activities
cultural	Cultural advantages in a smaller city
cultural	Cultural diversity
cultural	Cultural events
cultural	Cultural opportunities
cultural	Diversity
cultural	Diversity in a small city
cultural	Diversity ISU brings
cultural	Diversity of population
cultural	Events
CyRide	CyRide
dog-park	Dog park
downtown	Downtown
downtown	Great downtown shopping
downtown	Main Street district

downtown	Main Street and activities there
economy	Economy
economy	Thriving & active community
education	Best educator
education	Education
education	Educational opportunities
education	Educational system
education	Excellent schooling
education	Good schools
education	School quality
education	Schools
employment	Have a job
employment	Job opportunities
employment	Jobs
employment	Local employment opportunities
employment	Work
environment	Environment
environment	Healthy environment
everything	Everything
family-oriented	A family community
family-oriented	A family friendly place.
family-oriented	A wonderful place to raise a family
family-oriented	Activities for children
family-oriented	Children's activities
family-oriented	Family
family-oriented	Family focus
farmers-market	farmers market
food	Availability of diverse eateries
food	Good food
food	Good restaurants
food	Local places to eat
food	McDonald's
food	Restaurants
Friendly	Friendly
Friendly	Friendly "big" little town
Friendly	Friendly local businesses
Friendly	Friendly neighborhood
Friendly	Some areas very nice and friendly
golf-course	City golf course
Good-community	Ames is an amazing community- something for everyone.
Good-community	Good community
good-place	A very good place to live
good-place	Great place to live

Great city	Great city
Great city	Great community
green-space	Green space
green-space	Woods
happy	Happy
health-care	Health care
health-care	Hospital & clinic
health-care	Medical services
image	Pride it shares with the university
image	Sense of community
industries	Industries
ISU	Access to ISU
ISU	Campus activities
ISU	Campus events
ISU	Close tie to ISU
ISU	College town
ISU	Great university
ISU	ISU
ISU	ISU activities & events
ISU	ISU and its programs
ISU	ISU and opportunities provided
ISU	ISU campus
ISU	ISU sports
ISU	Living on campus
ISU	Lots of opportunities provided by ISU
ISU	Opportunities at ISU
ISU	University activities
ISU	University community
ISU	University events
ISU	University influence
ISU	University setting
ISU	University town
ISU	University input
ISU	Vibrancy associated with ISU
location	Central location
location	Close to Ankeny
location	Close to business
location	Close to Des Moines
location	Close to hospital
location	Close to I35
location	Close to I35 + I80
location	Close to place we need to go
location	Close to work

location	Easy commute times within the city
location	In Iowa
location	In the middle of nowhere
location	Only 20 minutes to large city
neighborhood	My neighborhood.
neighborhood	Nice
neighborhood	Nice neighborhood
neighborhood	Our neighborhood
neighborhood	Pleasant
neighborhood	Pleasant neighbors
parks	Parks
people	Bright population
people	Educated people
people	Ethical people
people	Friend and neighbors
people	Friendly people
people	Friendly place to live
people	Friendly town
people	Generally concerned residents
people	Great people
people	Hard working & well-educated people
people	Kind people
people	Nice people
people	People
people	Welcoming people
police	Good police presence
progressive	Progressive
progressive	Progressive, intelligent residents
quality-of-life	A good standard of living
quality-of-life	Quality of life
quality-of-life	Reasonable
quiet	low noise
quiet	Peace
quiet	Peaceful town
quiet	Quiet
quiet	Quiet neighborhood
recreation	Aquatic Center
recreation	Cyclone football + basketball
recreation	Entertainment
recreation	Growing entertainment industry
recreation	Interesting and informative things to do
recreation	Outdoor areas
recreation	Playgrounds



recreation	Plenty to do
recreation	Recreation
recreation	Recreation department
recreation	Recreation programs
recreation	Recreational opportunities
recreation	Sports
recreation	Things to do
recreation	Trails
recreation	Waking/biking trails
relaxed	Low stress level
relaxed	Relaxed
relaxed	Relaxed atmosphere
relaxed	Relaxed little city
relaxed	Slower pace
relaxed	Speed of life
safe	Low crime
safe	Safe
safe	Safe and inviting neighborhood
safe	Safe neighborhood
safe	Secure
services	Access to services
services	Availability of services
services	Community services
services	Excellent programs and services for retirees
services	Good community services
services	Good services
services	Library
services	Services
shopping	Access to stores
shopping	Adequate and close by shopping
shopping	Availability of stores
shopping	Availability of shopping & restaurants
shopping	Shop locally every week
shopping	Wheatsfield coop
size	Active life style because small enough
size	Medium size
size	Nice size city
size	Nice size town
size	Right size
size	Size
size	Small
size	Small city atmosphere
size	Small community feeling

size	Small enough to get around easily, but large enough to offer some diverse services
size	Small size
size	Small town
size	Small town atmosphere
size	Small town feel
size	Small town with diversity
summer time	Summer time
traffic	low traffic
traffic	No traffic
trees	Lots of trees
trees	Trees
unique	Individual things that make Ames unique
volunteer opportunities	Volunteer opportunities
walkability	Can walk to work (ISU) and downtown
walkability	Walkability of Campustown
water	Clean water
water	Excellent water quality
water	Water
water	Water quality
well managed	Very well kept
well managed	Well maintained
well managed	Well managed
well managed	Well rounded town
wonderful-city	Wonderful city
youthful	Youthful atmosphere

## Additional Comments

- (1) Ames does a good job with municipal water and electric - why not cable/internet? Cedar Falls is a good model. (2) Traffic flow is an embarrassment in a city full of traffic engineers. Stop paving alleys and work on the big picture.
- (1) page10, A-2, I cannot hear or understand audio on television without closed caption especially non-professional speakers that are at Channel 12 government meetings. Closed caption would be wonderful, but maybe not affordable. (2) Page3 A-1. Park paths - park Rec. The trails in N. River Valley Park have mulched covered paths. Once upon a time they were nice. Maintenance + repair needed. They have deteriorated to mud paths. A little maintenance would be help.
- 1) Please solve the shopping cart problem on S Duff. Ticket the people who take them; ticket the store who allows them to be taken. (2) I like the woodland clean up that has taken place at Brookside and Homewood! Keep it up. It keeps deer farther from streets.
- Access to and preservation of green space is wonderful. Cultural events (i.e. Farmer's market, festivals). Save North Grand (dying) mall. Develop west Lincoln way - it's always been abysmal except for taxes. Good jobs, Support the new radio station.
- Additional traffic control is needed on Ontario Street -- all hours, but especially early morning hours.

- Ames has started to go downhill ever since Title 8 Housing. We don't even send our kids to the Ames school any more. Stop allowing so many apartments to be built. It is making everything about Ames worse. I'm considering moving to a surrounding community.
- Ames is a beautiful city. We love it!
- Ames is a great city to live and work in. It isn't a great place to shop - it used to be a destination for shoppers from Jefferson, Carroll, Story city, Jewell and many other communities. Business development is critical to make the community attractive and keep our spending \$ in town, rather than always in Ankeny or DSM.
- Ames is a great city to live in. Keep up the good work.
- Ames is a great place to live. Lots of parks and good bicycle access. But it can always be better. There should be more bicycle accessibility and more connected/expanded forest recreation areas would be great. Law enforcement should be less focused on non-violent cannabis cases and more on theft.
- Ames needs a new development plan. The last one was changed often to meet demands. Put pressure on N. Grand to develop or shutdown. Shopping is leaving Ames for Ankeny. So emphasizing downtown, neighborhood shopping.
- Ames offers so many great activities but I think the talent within our community could really implement several creative strategies to woo more people to Ames. Help households save money; help households generate income from solar roofs; set benchmarks or goals for reducing total energy consumption from individuals to businesses; monitor pesticide levels in water; ensure water going to Nevada/Ethanol plant/etc. don't over extend the resources; Incentive institutions/nursing homes/etc. to work with farmers to use local foods; highlight local farms products at different events. Ex. local sausage @ 4th of July.
- Ames retail business company should respect all sport activity.
- Ames should work toward a better cooperation/partnership with Gilbert. Ames still needs to build a better retail base besides S Duff.
- As a college student living in West Ames, I fully utilize the Cy-ride daily and for the moonlight express. I find it unfortunate for the number of students who go out on Thursday nights and over summer break that have to find other means of getting home when there is no moonlight express. My friends and I have spoken frequently about this, and would even be willing to pay cash for one moonlight express schedule Th/Fri/Sat and throughout the summer.
- Better communication with permanent residents regarding street projects/major projects
- City seems to block anything that will help city grow. So more money goes to the tax roll.
- Could improve shopping resources. Don't ever let Paul Rhodes and Hoyberg go!!!
- CyRide needs to expand its route especially to service more of South Duff at a more variety of times during the day. It also needs to service 16th St. and Somerset more. You can't expect to expand it there is no or very little public transportation or very little.
- Developers run Ames and the town suffer because of it. Other towns this size have stronger downtowns and don't encourage stores like Walmart to take over. We have 2 Walmarts and a Sam's club way too many. Where's our independent book stores?
- Discourage business or residential development in the flood plain. No incentives for retail development.
- Do not want to pay more in taxes when the city council votes down potential property tax revenue for no good reason (car dealership)
- Due to the large number of new houses being built south of Oakwood and the number of school age children in that area I would hope that the city of Ames would see it beneficial to rebuild Oakwood and State Ave to include bike paths for kids attending the middle school. As well as those who attend or work at ISU.
- Get rid of the members of the City Council who are against any development in Ames
- Go back and actually read the comments.

- Good job!
- Good service from police + fire - need to fix streets more - too many Power Flashes - both at my home address + where I work - in the same zone - very upsetting to get at least 6 per year minimum.
- Great city & great city services. I believe the city needs to embrace ISU every way it can. Very few cities /towns have both an AA and university
- Has the city thought about its own cable service? Any change we could do a total review of speed limits?
- Have more restaurants
- Household income is ~\$66 for three science graduate students.
- I am concerned about the dramatic and dispiriting influx of low-income migrants to Ames, coming simply to fill multitude of cheap apartment complexes put up by speculating and calculating builders looking for rental income and the opportunity to build even more of the same. In my opinion this blight occurring in southwest Ames is grounds for a drift toward Gilbert on the part of our residents. The character of this university town is changing as well. For example, overcrowded schools, surging petty crime, and fewer local merchants. As a resident of Ames since 1960, I have the advantage of a long-range perspective on what Ames once was and what it is becoming. I think we could do better.
- I am very disappointed in the mall's inadequate facilities. Ames is large enough. It should be able to support a decent mall, enough so do not have to travel out of town - mainly for clothes shopping.
- I appreciate the effort required by city to develop + use this kind of instrument. Please publish results.
- I believe the future should be for our kids. Ames is a very nice place. Let's keep it nice and spend more time with our kids in church, or out think positive. God bless us all!
- I do enjoy living in Ames, I just wish that although I go to school part time at ISU and work at ISU, I wish I knew more about community events going on in downtown or at the bandshell, etc.
- I have been on many boards - school Boards, Coop elevator Boards, 4-11-Extension - church etc, and it is very easy to spend when it is not ours. It is time in these times that we live within our means. Meaning not always do we need new - but can live with what we have until or if we people get our country back to private sector instead of government prosperity.
- I like the size of Ames - always felt my children were safe - like library, parks, CyRide, wish there was more entertainment & more sense of community.
- I live close to North Grand mall area -the mall area is in serious need of road repair + development incentives. Would love to see a few restaurants + a coffee shop near here. I would rather have our penny go to support the Ames schools - let's keep our shopping here in Ames. Also, I really hope there is a plan for parking at the remodeled library. The library is a real asset to our community. + South 16th is getting really busy - any possibility of making it all 4 lanes? South 16 west of Duff. Ames is a great place to live.
- I love Ames but I have a full-time job in Iowa Falls & commute each day. I wish Ames would develop their business district more. And be more attractive to residents/business for a better night life.
- I love living in Ames and hope to retire here!
- I love living in Ames!! One and only thing, some foreigners need to be just as respectful to us as we are of them, they live in our country.
- I moved to Ames in 2002 with my husband who transferred here with 3M. I became a widow + stayed here because of the city + my job @ MGMC. I re-married 36 days ago and my new husband moved here because of my love of Ames + MGMC. He is commuting for 76 more days and then he will retire with Ipers from the DNR. We bought a house and all looking forward to living in Ames for several more years
- I never heard of patch.com before this survey. After checking it out, it looks like it will be very useful. Please promote it more.

- I think the biggest opportunity or need for Ames is better city planning. Ames feels disjointed & disconnected - poor flow among the various "zones", e.g. campus town, downtown, north Ames, etc. Also, we need more businesses - we are losing all sorts of possibilities for economic growth to Des Moines. I know many people from Hamilton, Wright, Webster, and Humboldt counties who go to Des Moines for major shopping - they could be doing their shopping in Ames!
- I think the city does a great job with parks & walking trails. The only thing that could be use improvement would be the access to Somerset area. It's a nice area but kind of out the way.
- I think you need to have the lights on Lincoln way and University be synchronziedand Lincoln way between the West Hy-Vee to university needs to have a turn lane to improve traffic flow and prevent car pile ups in the winter time.
- I wish Century Link/Quest internet would provide higher speed \_ more than the 1.5 mbs we get in our area. Probably not a city problem but they need to update our area
- I would also ask that the city survey residents and put more focus on city planning. I think we need to limit the placement and amount of apartment buildings. Otherwise, we have been very happy living in Ames and appreciate all of the work many people put into making it a great place.
- I would also like the city do more & better maintenance on the alleys. Grading is poorly executed and often the alleys need more than just grading, need paving or more gravel.
- I would like to see a shelter house built with a large meeting area/restrooms/ + a full sized kitchen where Carr Pool sits now. We already have a parking lot. We need more area to go for large events/family re-unions/graduation parties. It would be a great location for one.
- I would like to see business in West Ames + North Ames; less concentration in South Ames especially the flood plain areas. Also, traffic is horrible on Duff Ave. When will Stange be completed into four lanes?
- I would love to see a natural park/playscape in Ames with a wading pool/pond available
- I would love to see Ames grow & invest into business like Iowa City has. It's ridiculous Ames looks almost the same as it did 20 years ago. But with growth comes traffic & Ames can't handle the traffic even now! Roads + streets are awful!
- I would love to see an outdoor roller hockey rink now that the ISU one is gone. Also a way to check the condition at the ski trails and ice rink online!
- I would suggest moratorium on noise (including lawn mowing) one working day a week (at least 4-10 pm)
- I'm disappointed in the city of Ames in regard to obstacles in new businesses to come to Ames.
- I'm still looking for a comprehensive traffic management plan that provides better street continuity + better North/South connection particularly between Squaw CK + Dakota.
- I've lived in Ames my whole life and small businesses and the mall need attention! Walmart was a mistake. Bike paths must be improved. Kids need a safe (non-religious affiliated) place to hang out. Police need to focus on dangerous crimes not minor possessions.
- I've returned to Ames after 17 years living in other cities.
- Improving flood control is my primary concern at this point. I am also concerned about shopping in Ames. Attracting retail stores to any area of Ames would be appreciated.
- Improving the elementary and middle schools should also be a priority, if that is something the city has the authority to do. High schools too, but elementary and middle schools take priority. After school programs for children are also important.
- It is FOOL HARDY to have allowed + continue to allow development on S. Duff + S. 16th street flood plain. What are Planning + Zoning + the City Council thinking?!!! Economic development @ any cost! With no consideration of the environment!!! and future generations.
- It would be helpful if they did budget billing for families that are struggling with low income

- Just because there were activities we don't participate in or things we do not know about, doesn't mean we think they are not important to the other residents of Ames. It was fun to participate in this survey.
- Just graduated from ISU, but have been in the same apartment for 3 years. I like Ames overall, there are some minor flaws, but overall very nice city.
- Left turn arrows are needed (ex. 13th + Grand for 13th St. traffic). Need flashing red light at 16th + Duff to alert the stop sign. Turn Carr's pool building into 4 season indoor shelter for rental use like Colo and Huxley have. Please trim tall grass on curb along E 13th & Spray weeds on south side - this is by the parks BLDG and is a gate way to Ames -often is littered and weedy. **FIX THE DUFF RAILROAD CROSSING!**
- Less money should be handed out for "economic development" and instead used for repair of roads and bridges
- Long-term investment in building a vibrant community. Slow/stop building out. Make Ames more bike friendly. Address agriculture runoff effects in drinking water.
- Love the downtown events, library, art events, quiet life in Ames, great neighbors!
- Love the library, but always room for improvement. The same goes for bike paths/lanes on certain streets. Would like to know more about how to obtain info about city events - meetings, festivals, elections, etc. That being said I have thoroughly enjoyed living here.
- Make Michigan left at Main after train or at least make a left turn lane for Main St. Probably would be easier as city owns the all munn lumber area + you are not disturbing railroad crossing gates.
- Make utility payments easy and free on-line. The idea that it is too expensive or "unfair" because all people don't use it is ridiculous. You are one of last places with this attitude. Following this logic I shouldn't have any taxes sent for CyRide or the Animal Shelter because I don't use them.
- Many burned out of flickering streetlights in our neighborhood - I'll try reporting them. Contractor did a terrible job of grading/sodding after water main/sewer work last summer on Hughes& Graeber. I've called twice about this and am disappointed there has been no follow-up (although the trench in the road where Hughes& Graeber meet was fixed last week - thanks))
- My husband and I live in the central part of Ames. We enjoy being close proximity to Brookside Park and downtown. The recent renovations of the facades of several downtown stores greatly enhance the downtown district. It is also good to see progress being made on North Grand Mall. What we lack in Ames is a Campustown as lovely as our university. There is little reason for anyone to go to Campustown. More outdoor dining like Stomping Grounds would be a step in the right direction. We visited our children in Madison and Lawrence we enjoy the energy, liveliness and ambience that surrounds their campus/downtown.
- Need to stop CyRide on stopping and causing traffic jams and accidents
- Not enough parking. Merging north on 30 and 35 dangerous. Exits and entrances are too close together for the speed
- On storm damage in TOP-O-HOLLOW-Bloomington area - had at least 6 city vehicles (notice construction/clean up related) drive through the area when one person could have done the same thing and the rest help with clean up.
- Only real complaint about city of Ames is limited attention to bike and pedestrian traffic, enabling, promoting, and making it safe. That said, for its size, Ames is probably better than most US cities regarding bike & pedestrians. Still, it could be much better.
- Overall I have never live in a city with so many parks - we have really enjoyed using them. Since moving here from another state I have enjoyed the friendly atmosphere, great neighborhoods and beautiful parks.
- Overall I've really enjoyed living in Ames. I just wish Campustown could get re-vamped/cleaned up - it looks awful and I hated bringing friends/family here. I also wish there was more restaurants too!

- Overall, Ames is a great city/small town to live in. I'm proud to live here.
- Park system should not have trash cans. Place signs to carry in + carry out. It is a waste of tax payer money and an eye sore to have trash cans in parks.
- Parks need sidewalks
- Please consider discounts or budget payment plans for college students. I live paycheck to paycheck and it is extremely stressful
- Really want to comment on the staff at the City. Called last year to ask that a tree be removed - Mike was my contact and he was great. Sought him out again in the spring to confirm - tree was taken down, stump removed -they even seeded it & grass is already growing! Mike at 239.5341.
- Rental prices are a bit high for my tastes. Even with a roommate it is difficult to pay rent and bills and still be able to afford groceries. Not everyone is a college professor/professional or getting help from their parents.
- Some of the streets need to be repaired. The plowing of snow on side streets could be improved. By the time the plows go through, the snow is packed down and slippery.
- Some unreceptive sensors are not sensitive to bikes, such as Northwestern + 13th. Rubber mats at sidewalk intersection are extremely slippery when wet. Extend CyRide route to Northridge Heights.
- Stop building Apts. With growth of research park, we need a light at intersection of Univ. Blvd and Airport Rd.
- Spotlight needed at Mortensen + State. Snow removal on minor streets needs improvement. Need more business in West Ames (stores & food). A lot of apartments + people living out here.
- Thanks for doing this. I love Ames and its size, and hope we can resist spreading like a scene on the landscape, and instead build existing infrastructure. Would love to see a sustainability plan for the city and more "wild space" for wildlife.
- Thanks for seeking input. The only real complaint/criticism I have is the way too long term 'embarrassment' of North Grand Mall for our city .. and the wasted \$\$ and time spent over the "new mall" (though we were against it.) If these fall under #8 Land Use Planning ... there needs to be great improvement. We prefer to shop locally + think our city should have a functioning, usable mall with more choices than we've had for years!
- The Ames police department has prejudiced and rude cops. Not every drunk person is a criminal, and the Drug Tax Stamp Act is bullshit. Stop using obsolete laws to tack on extra charges to Pot-Smoking kids.
- The city council needs to be more forward thinking and not obstructionist.
- The city council seems more interested in trying to control the daily lives of Ames citizens rather than serve for the public's good thru passing/enforcing ordinances.
- The city does a terrible job at enforcing regulation with rentals + noisy tenants. It took years to get 311 Pearson in shape with bad landlords and tenants, and now 406 Pearson is a problem, next to the Mayor's house and nothing is being done. You need more teeth and hefty penalty for anti-social (noisy) behavior and loitering.
- The city has granted franchise rights to our cable provider - Mediacom. I think the city should be responsible to ensure Mediacom has the ability and desire to respond to citizen service complaints - a real person otherwise - allow competition on the cable service!
- The city of Ames has deteriorated in terms of safety and livability in the last ten years. I believe you can attribute this largely to the increase in rental properties along with the increase in low income residents. This is not racial class bias - it is simple about why someone is in Ames. If they are not here for employment or full-time student status, they are more likely to use a disproportionate level of all types of services - medical, fire and rescue, police etc.

- The city of Ames loses hundreds or thousands, if not millions, of retail tax revenue to Polk and Dallas counties to the south. This is unacceptable for an affluent city such as Ames. The council needs to welcome retail development in Ames in order to keep these precious tax dollars in town.
- The library is good as is and will be used less in future. Please stop wasting tax dollars on library and trying to buy companies to come to town. Business will pay their own way if left alone.
- The RR crossing at Duff & LW is terrible. It's uncomfortable, hard on my vehicle + slows traffic. The traffic light exiting Hy-Vee (not west store) takes too long to turn green. The blinking/counting down lights on some pedestrian crossing hit "0" yet the light stays green. It's unpredictable/confusing for motorists that know to look if a yellow light is imminent. People heading south on Duff often illegally try to turn Left for the Walmart + super center/Wendy's instead of using turning lane at intersection.
- The Zoning Dept. and Assessor offices need to be more helpful in finding lot lines and enforcing fence building in neighborhood. Fences need to be on the owner's lot not the neighbors'. The pins are there but was told they didn't mean anything put the fence where you want. This doesn't promote friendship!! If one call can find the line couldn't they find & mark lot lines with a small GPS unit? Now many would the city need - the council got Tablets ....\$\$\$
- This form is too long.
- Tickets should be given for drivers that pass on the right and expect to be allowed to merge. Please make this offense ticket-able.
- Upon retirement, my wife and I considered moving to a different part of the US, but decided Ames had most of the desirable attributes we considered important to us, as retirees.
- Very difficult to provide helpful information due to lack of involvement (my choice) in lots of city activities. Love Ames. I am most satisfied with all generally, but not one who gets involved. Do not have strong priority - one way or another. too many desirables to consider usually!
- We have lived in the same house for 36 years and we would like to see an end to kids coming to the Iowa State to party. Veishea has become an event where much disrespect is shown in Campus town. Loud music, litter everywhere. This event caused those irresponsible positions to turn their back and as an outcome we have had rioting, destruction of property etc.
- We love Ames - we can't find much to complain about - obviously we've been here a long time! And we are retired here, too, and try to contribute to the health/wealth of the community by volunteering & supporting our businesses.
- We need a new brewery. Old Main is awful and I make objectively better beer in my basement when it's not flooded (recognized BJCP beer judge). Less money for police, more money for schools
- We need a nice beach for swimming and sand volleyball. Ada Haydea would be perfect! We need a beach better than the "pits" please!!!!
- We need to remain focused on being competitive in terms of commercial + residential development. Appearing receptive to new development helps everyone in the long run. We offer a lot compared to the suburbs and keeping families here should always be a top priority.
- We really need to put a left turn arrow on the street light that turns off of Lincoln way + onto Clark Ave going both North and South.
- Would like to see more beautification efforts - follow spirit of Reiman Gardens + Fleur Drive + downtown Des Moines - medians could be so much nicer
- You should charge people \$3 for a parking pass at Gateway Park or \$50 for a summer season pass. Too many people disc golfing and throwing beer bottles on the ground. Would eliminate some maintenance and you guys would have another source of income. Also you should put in another disc golf course in Ames. Maybe 9 holes.



- Your survey is slanted to elicit only positive comments. Things I don't like about Ames include the huge uptick in crime courtesy of city council's section 9 + other vouchers. I also don't like the very limited hours and high price of admission to the water park. The continued focus on "Ames Main Street Cultural District" is really weird. Have you not noticed the majority of new development is occurring outside of that area? Why are we stuck with these weird conditions in this city? It could be a truly great place to live. I would also like to see the city council vote on an ordinance that directs the Ames Police Department to consider cannabis possession and relaxed issues as their lowest priority.

**COUNCIL ACTION FORM**

**SUBJECT: ZONING ORDINANCE TEXT AMENDMENT TO ADD FIREARM SALES TO THE LIST OF PROHIBITED HOME OCCUPATIONS**

**BACKGROUND:**

On April 25, 2012, the Zoning Board of Adjustment approved an application for a Home Occupation for home based firearm sales. The Zoning Board of Adjustment determined that in this case the Zoning Ordinance did not distinguish among the type of retail sales by type of merchandise, so the application was treated as any other retail request and approved under the ordinance. At that time the Board heard multiple concerns from neighboring residents who felt that the proposed use was a safety issue.

The Board, thereafter, approved the Home Occupation with conditions that included such items as 1) the business operating only by appointment during specific restricted hours, 2) that the address of the business not be listed in advertising, 3) that no ammunition sales be permitted as part of the business, 4) that proof of federal firearms licensing be provided, and 5) that the City be able to monitor appointment logs and gun transfers upon request.

This approval by the Board was granted for one year only. Should the owner wish to continue his home occupation after expiration, a new application would be required to be submitted for review under the then-existing Zoning Ordinance. Therefore, if the proposed text amendment is approved, the applicant would not be allowed to obtain a renewed home occupation permit for this use.

The list of stipulations on the approval was an effort to mitigate and monitor the concerns of the residents. The Zoning Board of Adjustment recommended to the residents that they raise their concerns with the City Council should they wish to request an amendment to the ordinance to list firearm sales as a prohibited use as a Home Occupation.

**On April 30, 2012, after approval of the previous home occupation, the City received a formal request from John and Kitty Lamont requesting that the City Council add “residential gun sales” to the prohibited list of businesses for home occupation permits. The City Council, at the May 8, 2012 meeting, referred the request to staff to address firearm sales as a prohibited use as a Home Occupation.**

Section 29.1304 of the Zoning Ordinance has the stated intent to “protect residential areas from potential adverse impacts of activities defined as home occupations; to permit residents of the community a broad choice in the use of their homes as a place

of livelihood in the production or supplementing of personal/family income; to restrict incompatible uses; to establish criteria and develop standards for the use of residential structures or dwelling units for home occupations.” **The Zoning Ordinance currently does not list firearm sales as either a permitted, special permitted, or prohibited home occupation.**

The uses specifically prohibited in Section 29.1304(1)(c) as home occupations are listed as follows:

- (i) Animal hospitals;
- (ii) Dancing studios or exercise studios;
- (iii) Private clubs;
- (iv) Restaurants;
- (v) Stables and kennels; and
- (vi) Repair or painting of motor vehicles, including motorcycles.

**Consistent with the City Council referral, staff is proposing that the text amendment (included in the attached draft ordinance) add a line item to Section 29.1304(1)(c) designating firearm sales as a prohibited home occupation.**

**Recommendation of the Planning & Zoning Commission.** At the meeting of September 5, 2012, the Planning and Zoning Commission heard public comment regarding the neighborhood concerns for having firearm sales as an allowed home occupation. Public comment was also voiced on behalf of the current resident who was approved by the ZBA for a Home Occupation permit for firearm sales. The Planning and Zoning Commission made three motions, two of which failed on 2 to 4 and 3 to 3 votes, and the third of which failed due to lack of second.

While the Planning and Zoning Commission submits no formal recommendation to the City Council, they suggested that the City Council review the conditions of the previously approved Home Occupation Permit along with comments from the Planning and Zoning Commission meeting. A copy of the Planning and Zoning Commission minutes on this item is attached.

#### **ALTERNATIVES:**

1. The City Council can approve the zoning code text amendment to add firearm sales to Section 29.1304(1)(c) Prohibited Home Occupations.
2. The City Council can choose not to adopt the proposed text amendments to add firearm sales to Section 29.1304(1)(c) Prohibited Home Occupations.
3. The City Council can refer this issue back to staff to consider drafting an amendment for a restricted use home occupation for firearm sales which would include the

criteria that were established for the Home Occupation Permit approved by the ZBA on April 25, 2012. (Per the Planning and Zoning Commission discussion.)

**MANAGER'S RECOMMENDED ACTION:**

In accordance with the City Council referral, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the Zoning Code text amendment to add firearm sales to Section 29.1304(1)(c) Prohibited Home Occupations.

of re-establishing dimensional standards for compact parking stalls. In addition the Planning and Zoning Commission recommends that the City Council suspend the rules and approve and adopt the ordinances upon first reading.

MOTION PASSED: 6-0

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Mr. Cloud made a motion to further delay the Preliminary Plat for Deery Subdivision.

MOTION: (Wannemuehler/Siefert) to delay the item number for the Preliminary Plat for Deery Subdivision and instead hear the Zoning Ordinance Text Amendment to Add Firearm Sales to Sec. 29.1304(1)(C) Prohibited Home Occupations.

MOTION PASSED: 6-0

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→ **Zoning Ordinance Text Amendment to Add Firearm Sales to Sec. 29.1304(1)(C) Prohibited Home Occupations**

Steve Osguthorpe, Director, gave an overview of the proposed text amendment and recommendation. He explained that in April of 2012, the Zoning Board of Adjustment reviewed and approved an application for a special home occupation permit to allow the sale of firearms from a home occupation. At that time, staff determined that the use was acceptable for review by the Zoning Board of Adjustment because it was neither listed as permitted nor as prohibited use in the home occupation section. Mr. Osguthorpe gave an overview of what is currently listed as a prohibited use per the Code. He explained that the Zoning Board of Adjustment approved the application in April, but with some conditions and limitations. One of the limitations was that it only be approved for one year. After this application was approved, there were a lot of concerns raised from property owners. The Council then referred a text amendment to staff to include firearm sales on the list of prohibited uses for home occupations.

Julie Gould asked if the applicant was required to provide proof of license to sell firearms when he went to the Zoning Board of Adjustment for approval of the home occupation.

Mr. Osguthorpe said he was unsure of the specific details.

Rob Bowers asked for a definition of home occupation and how many sales qualify for a home occupation.

Mr. Osguthorpe stated that home occupations are a provision in the Code that allows people to utilize their home for a limited type of business and the idea is that it doesn't have any outward appearance of a business, that the residential character of the neighborhood is retained, but allowing people some private use of their home for business purposes. He explained that some home occupations are outright permitted and others that are called a special home occupation require approval from the Zoning Board of Adjustment.

Ray Anderson, Planner, listed the permitted home occupations per the Code.

Mr. Osguthorpe explained that a home occupation also limits what percent of the home is used for the home occupation; he stated that no more than 25% of the home's floor area to be devoted to the home occupation.

Ms. Wannemuehler asked if a permit would be required for a home occupation.

Mr. Osguthorpe stated that a permit is required for both home occupations and special home occupations.

Mr. Bowers brought up his concern for creating an unintended consequence with the approval of this proposed ordinance.

Ms. Gould asked if it is typical for all special home occupations to be conditioned and not just the one case.

Mr. Osguthorpe stated that it isn't unusual for special home occupations to be conditioned.

There was a discussion on examples of different types of home occupations.

Mr. Cloud raised a discussion regarding types of goods being sold for a mail-ordered business and traffic issues.

Mr. Osguthorpe explained that if someone had a mail-ordered business involving the sale of one of the items on the list of prohibited home occupations, the mail-ordered business would not be approved. The list of prohibited home occupations would supersede the mail-ordered business allowance.

Mr. Cloud asked if there was any issue with traffic or if it was just an issue on what is being sold.

Mr. Osguthorpe stated that it's not an issue with traffic, but more with the product being sold.

John Lamont, 1005 Idaho Avenue, stated that the applicant is his next door neighbor and he is required to have a federal firearms license. Mr. Lamont said he turned in a petition with 129 signatures in opposition to the approval of the home occupation. He expressed his concern to the Council prior to the approval of the special home occupation by the Zoning Board of Adjustment. He explained that he put in a request to the Council to put forward this text amendment to add firearms to the list of Prohibited Home Occupations. He said the majority of the neighbors signed the petition and two or three didn't sign for a couple different reasons, one being they had neighbors that had a special home occupation permit for child care and were afraid the petition would affect them and the other being the neighbor felt no need for the action from the residents. He explained that the neighbors concern was not about the guns but whether they want a business running in their neighborhood. He explained some of the other concerns of the neighborhood.

Vaughn Seaton, father of special home occupation applicant, explained that his son does have all of the permits necessary for the home occupation.

Julie Gould asked Mr. Seaton if his son has a verification process for a person to purchase a firearm from him.

Mr. Seaton explained that that is also part of having all of his licenses.

Mr. Osguthorpe reviewed the stipulations of the special home occupation as approved.

Yvonne Wannemuehler asked if this is unusual to add firearms as a restriction to the code and if other cities have added it as well.

Mr. Osguthorpe explained that he is unaware as to how other cities have handled home occupations.

Debra Lee asked if this list of prohibited home occupations is just going to keep expanding as people have issues with particular instances that are approved.

Mr. Osguthorpe explained that often times that is how the code gets amended.

There was a brief discussion regarding the procedure for notification as there weren't many people in the audience concerning this case.

Ms. Gould asked if this is the first time a special home occupation for the sale of firearms has been approved.

Mr. Osguthorpe stated that he was unaware of any others.

Mr. Cloud asked for continuation of commission comments.

Rob Bowers explained that he checked with the City of Ames Police Department and he said there are a number of people in the city that have firearm licenses. Mr. Bowers stated his concern about this being more of a gun issue rather than a business issue. He stated that there are requirements for shipping firearms.

Ms. Wannemuehler asked if there are any restrictions if this type of business would go to a commercial district.

Mr. Osguthorpe stated that they would still need the appropriate licenses, but they wouldn't need to go through any special process for approval.

There was discussion pertaining to what would make a person with a valid permit to sale firearms be in violation and whether or not there was volume attached to this text amendment. Staff and commissioners discussed what would constitute a business by definition.

Ms. Gould stated her concern for creating a reactionary code.

Ms. Lee asked if the firearm sales could be included as permitted, but be codified to include limitations such as the ones adopted by the Zoning Board of Adjustment.

Mr. Osguthorpe stated that the question here is whether or not firearm sales are an appropriate use as a home occupation.

A brief discussion ensued regarding the limitation to the one year approval from the Zoning Board of Adjustment and the process of getting reapproved after the one year approval is expired.

Mr. Bowers said he would be interested in reviewing this at a later time. He would like to hear from all interested parties.

Ms. Gould stated that she likes the idea of alternative 3 and receiving more information.

Ms. Lee stated that she is hesitant to make a decision without having all of the information before her.

Mr. Cloud asked when the Zoning Board of Adjustment approved the special home occupation for the sales of firearms.

Mr. Osguthorpe stated that it was approved on April 25, 2012.

Mr. Cloud asked if that individual would be grandfathered in under the existing home occupation permit.

Mr. Osguthorpe that it would be grandfathered in until the one year is up.

Mr. Cloud stated that if the Commission isn't ready to vote, that this case can be brought back at the next Planning and Zoning Commission meeting.

Troy Siefert stated that he is looking at how a business, whether or not it's selling firearms or any other type of business, would affect the neighbors' quality of life.

MOTION: (Bowers/Gould) to accept a motion, which states:

The Planning and Zoning Commission recommends that the City Council not adopt the proposed text amendments.

MOTION FAILS: 2-4

MOTION: (Siefert/Wannemuehler) to accept a motion, which states:

The Planning and Zoning Commission recommends that the City Council approve the zoning code text amendment to add firearm sales to Section 29.1304(1)(c) prohibited home occupations.

MOTION FAILS: 3-3

Mr. Osguthorpe stated that if there are no other motions staff will report to City Council the action tonight of going forward with no approved motion.

Mr. Bowers stated that he is unsure of what information he would ask for if there is a motion for alternative 3.

Mr. Osguthorpe suggested that the motion include the Council to include more specific criteria to reflect the Zoning Board of Adjustment's approval of allowing firearm sales in the home. He explained that if the Council did approve the Commission's recommendation, they would still need to send the language back to Planning and Zoning Commission for review and a recommendation.

Mr. Cloud stated if the Commission wants to send the case to Council unresolved, that is possible.

MOTION: (Bowers/)



The Planning and Zoning Commission recommend that the City Council consider adopting a restricted use home occupation for firearm sales including the criteria that were set out by the Zoning Board of Adjustment on April 25, 2012.

MOTION FAILS: Nobody seconded the motion.

Mr. Cloud stated that this will go on to City Council with no recommendation from the Planning and Zoning Commission, but that all the conditions of the Zoning Board of Adjustment be presented to the City Council along with a summary of discussion and concerns from this meeting. He recommended an interested parties to show up to the City Council meeting to voice their concerns.

---

#### **Preliminary Plat for Deery Subdivision**

Ray Anderson, Planner, gave an overview of the request for a Preliminary Plat for Deery Subdivision. He stated that the proposal is to divide the subdivision into four lots. Mr. Anderson reviewed staff's approval and the findings of fact.

Mr. Osguthorpe stated that since the request for the waiver is included in this process, the Commission can make a recommendation on whether to approve or not approve the waiver for the sidewalk requirement.

Troy Siefert asked who would be responsible for maintenance of the sidewalk in front of Outlot A.

Mr. Osguthorpe stated that the abutting property owner would be responsible for the maintenance. He stated that the only time the City does take care of the maintenance is when there is a shared use path.

There was a brief discussion regarding water drainage throughout the development.

Mr. Cloud asked what the differences are between the Gateway Overlay as opposed to Highway Oriented Commercial.

Mr. Osguthorpe stated that the uses remain the same, but that there are more stringent design standards with the Gateway Overlay district such as landscaping, signage, and building materials.

Mr. Cloud asked if there are restrictions on how the land on Outlot A can be utilized.

Mr. Anderson stated that since it's an outlot and a floodway overlay, neither are buildable by definition.

Ms. Wannemuehler asked whether the sidewalk would be necessary in the future.

Mr. Osguthorpe stated that because of the location of the bridge it only allows pedestrians to cross on the north side of the bridge.

There was a brief discussion regarding the river straightening.

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

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.1304(1)(c), AND ADOPTING NEW SECTION 29.1304(1)(c) TO ADD FIREARM SALES AS A PROHIBITED HOME OCCUPATION; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council received a request from Mr. and Mrs. John and Kitty Lamont to amend the Zoning Ordinance to add firearm sales as a prohibited home occupation; and

**WHEREAS**, the Council referred said request on May 8, 2012, directing staff to initiate the text amendment process; and

**WHEREAS**, firearm sales are not listed as either a permitted, special permitted or prohibited home occupation, but may be permitted under Section 29.1304(1)(b)(ix) as other activities not included on either the permitted or prohibited list; and

**WHEREAS**, one of the stated purposes of section 29.1304 is to protect residential areas from potential adverse impacts of activities defined as home occupations, and

**WHEREAS**, the council finds that the sale of firearms from residential areas is inconsistent with goals to protect residential areas from adverse uses or activities, and

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

**Section One.** The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1304(1)(c), and adopting a new Section 29.1304(1)(c), to read as follows:

**Sec. 29.1304. HOME OCCUPATIONS.**

- (1) Permitted, Special and Prohibited Home Occupations

...

- (c) The following are prohibited Home Occupations;
- (i) Animal hospitals;
  - (ii) Dancing studios or exercise studios;
  - (iii) Private clubs;
  - (iv) Restaurants;
  - (v) Stables and kennels;
  - (vi) Repair or painting of motor vehicles, including motorcycles; and
  - (vii) Firearm sales

...

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

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

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

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

ATTEST:

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

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

Approved as to form:

\_\_\_\_\_  
Kristine Stone, Assistant City Attorney

ITEM # 34  
DATE: 09-11-12

**COUNCIL ACTION FORM**

**SUBJECT: AUTHORIZATION TO ENTER INTO LEASE AGREEMENT WITH  
MIDWEST CENTERS FOR SPACE LOCATED AT 620 LINCOLN WAY  
DURING RENOVATION OF EXISTING LIBRARY BUILDING**

**BACKGROUND:**

The Ames Public Library is in the process of implementing a major renovation and expansion project approved by a voter referendum on November 8, 2011. **Due to the complexity of the project, the Library must relocate its public operations and business offices during the construction. Space has been identified in Lincoln Center, 620 Lincoln Way, formerly occupied by Hastings and Harrison Sports.**

The space was chosen by the Library Board of Trustees after consideration of other locations in the community. The Lincoln Center location is easily accessible by public transportation, and provides free parking, and adjacent space for library business offices. In addition, this location will allow the Library to remain close to the heart of the community.

When Hastings vacated its premises in late 2009, a portion of the space was leased to Hobby Lobby. In conjunction with Hobby Lobby's expansion, the restrooms were removed and the space was left unfinished. **The rent for the first month will be \$14,300 plus the costs of on-site improvements (\$114,000) necessary for compliance with the operational needs of the Library and to meet Code requirements for a public facility. The remaining lease payments will be \$14,300 per month. The lease agreement begins November 1, 2012, and ends July 31, 2014; but may be extended on a month-to-month basis by mutual agreement, with a required six-month notice per extension.**

**Staff recognizes that entering into this lease agreement prior to the receipt of bids for the major construction project presents a certain amount of risk. However, the most recent estimates from the professional consultants (based on 90% complete construction documents) provide alternatives that keep the project within the available revenues for the project, currently estimated to be \$20,085,000.**

Based on the timeline shown below, the building at 515 Douglas Avenue must be vacated prior to December 3.

October 2012	Landlord makes improvements required by lease at 620 Lincoln Way prior to Library taking possession  First \$4.5 million of General Obligation revenues becomes available for the project
October 11, 2012	Anticipated bid due date for abatement project
November 1 – 15, 2012	Library prepares space at 620 Lincoln Way for public use (installation of shelving; counters; book drop; check-out stations; phone; security and data infrastructure)
November 15, 2012	Anticipated date of bid opening for renovation and expansion project
November 16 – 30	Library relocates collection, staff offices, and records to 620 Lincoln Way space.
November 27, 2012	Anticipated date for Council award of abatement project and construction project
December 3, 2012	Abatement of asbestos and lead-based paint begins at 515 Douglas
December 2012	Library begins operations from leased locations
January 2013 – June 2014	Renovation and expansion construction takes place
July 2014	Anticipated date for Library opening on Douglas Avenue in spectacular new surroundings

### **ALTERNATIVES:**

1. Establish September 25, 2012, as the date to hold a public hearing on the proposal to enter into an agreement with Midwest Centers to lease two spaces located at 620 Lincoln Way during the renovation and expansion of the existing library building.
2. Delay the hearing and action on the lease.

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

The City issued debt in August 2012 to commence the library renovation and expansion project, as approved by the voters in 2011, based on the project schedule noted above. In order for the facility to be available for both abatement and construction work, it is necessary for the Library to vacate the premises prior to December 3. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

## **COUNCIL ACTION FORM**

**SUBJECT: ALLEY VACATION – AMES PUBLIC LIBRARY**

### **BACKGROUND:**

As part of the Ames Public Library expansion project, it was determined that the project needs an area at the south end of the north/south alley between Kellogg Avenue and Douglas Avenue on the west side of the library in order to construct a new Bookmobile facility.

Public Works staff has contacted all registered right-of-way users to determine the extent of the utilities in the immediate area and has received responses back from all users. There are three known utilities in the area that will need to be relocated as a part of the project.

The southern portion of the public alley must be vacated in order to accommodate the Bookmobile garage. With the vacation of this portion of the alley, there will be a need to maintain the flow of traffic, which entails creating a new portion of right-of-way. This need was anticipated as part of the Development Agreement with the First United Methodist Church, and the church has agreed to provide an access easement for public traffic to flow over a portion of their lot. Traffic will then continue south over a new parcel created from the existing lot that contains City Parking Lot S.

The attached maps provide more information on the affected areas.

### **ALTERNATIVES:**

1. Approve the proposal to vacate the south end of the north/south alley between Kellogg Avenue and Douglas Avenue and set the date of public hearing for September 25, 2012.
2. Direct staff to pursue other options.

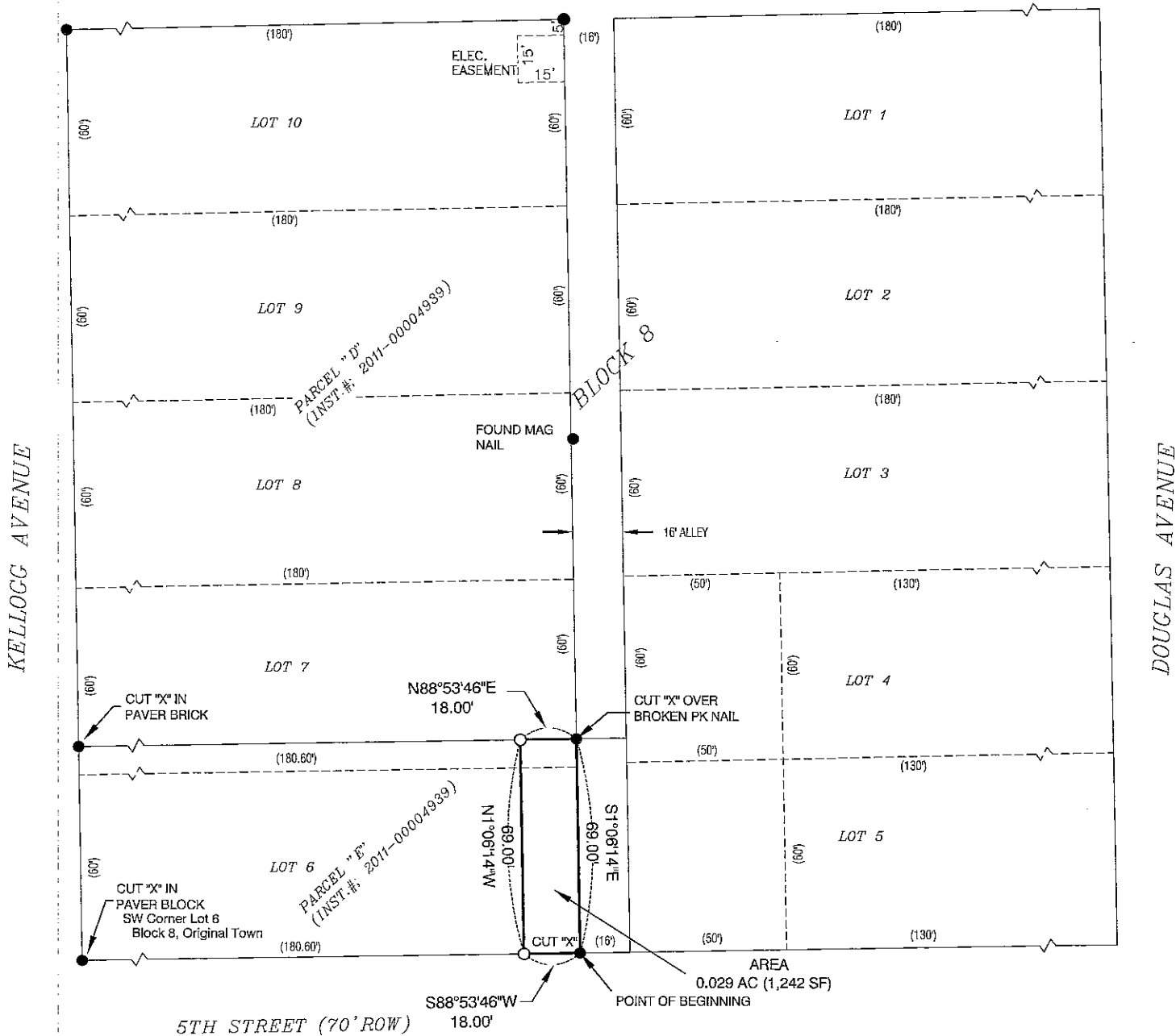
### **MANAGER'S RECOMMENDED ACTION:**

By approving this alley vacation, the Library Expansion project will be allowed to remain on schedule for anticipated construction in 2013. Council will be asked to take action in the future on the additional right-of-way and the easement on the church property.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the alley vacation and setting the date of public hearing for September 25, 2012.

ALLEY PLAT OF SURVEY

6TH STREET (66' ROW)



DESCRIPTION SEE ATTACHED

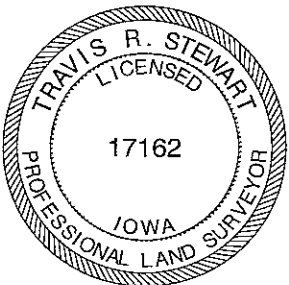
OWNERS OF RECORD: CITY OF AMES

SURVEY REQUESTED BY: AMES PUBLIC LIBRARY  
FIELD WORK COMPLETED: 5/2/2012

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- ( ) RECORDED AS

ALLEY PLAT OF SURVEY  
IN BLOCK 8, ORIGINAL TOWN OF AMES  
CITY OF AMES, STORY COUNTY, IOWA



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

Travis R. Stewart, PLS

Iowa License Number 17162

My License Renewal Date is December 31, 2013.

Pages or sheets covered by this seal: THIS SHEET AND IT'S DESCRIPTION

8/22/2012  
date

CGA

Clapsaddle-Garber Associates, Inc  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgaconsultants.com

DRAWN RWA	SHEET NO. 1 OF 1
DATE 8-22-2012	PROJECT NO. 5454

**DESCRIPTION**  
ALLEY PLAT OF SURVEY

The East 18 feet of Parcel 'E', Block Eight (8), City of Ames, Iowa; more particularly described as follows:

"Beginning at the Southeast (SE) corner of Parcel 'E', as described in instrument number 2011-00004939, Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; thence, S88°53'46"W 18.00 feet along the south line of said Parcel 'E'; thence, N01°06'14"W 69.00 feet to the North line of Parcel 'D', said Block Eight (8); thence, N88°53'46"E 18.00 feet to the Northeast (NE) corner of Parcel 'E', said Block Eight (8); thence, S01°06'14"E 69.00 feet, to the Point of Beginning."

Parcel contains: 0.029 Acres (1,242 square feet)



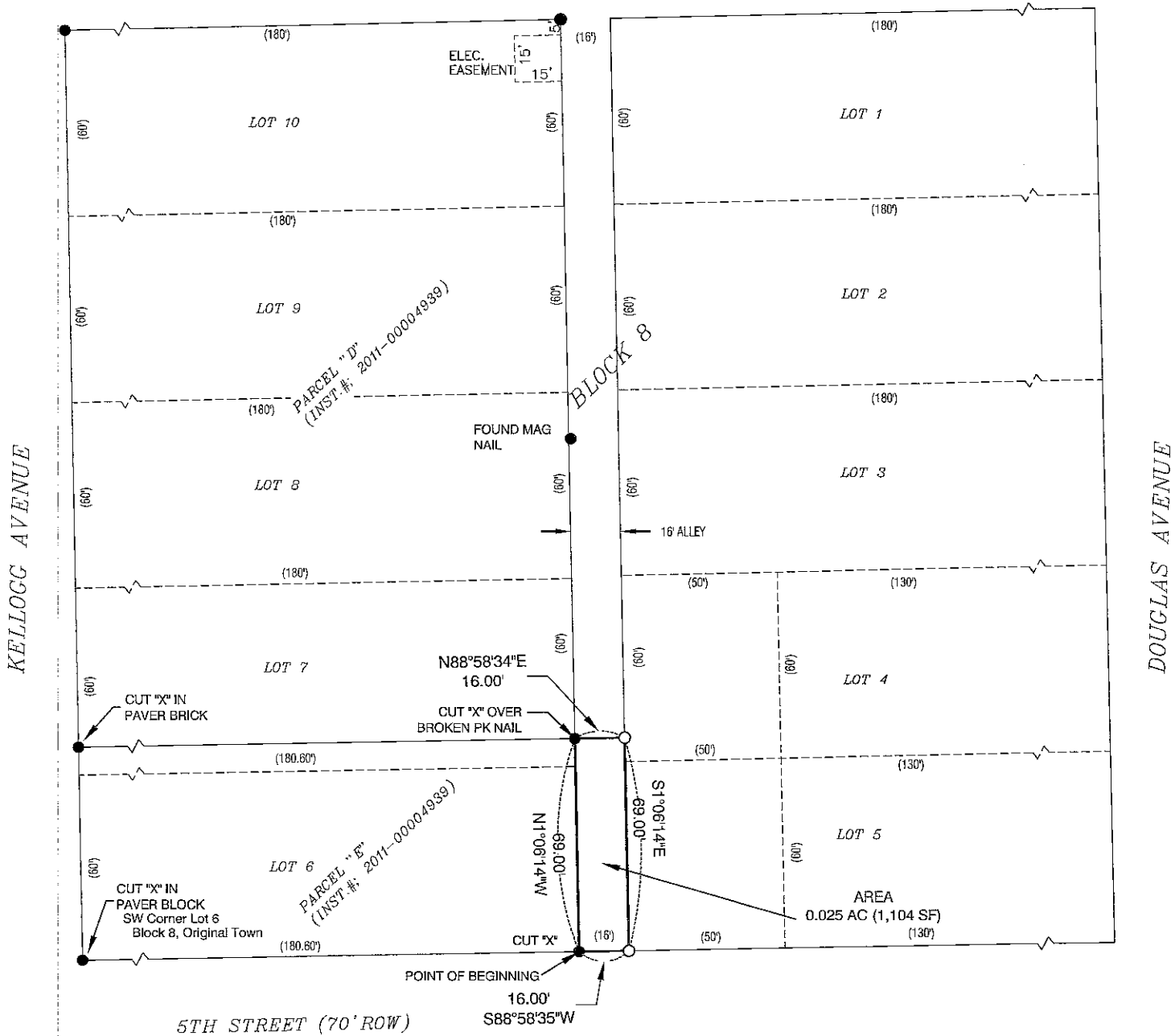
Travis R. Stewart, PLS

License Renewal: 12-31-2013



VACATION PLAT

6TH STREET (66' ROW)



DESCRIPTION SEE ATTACHED

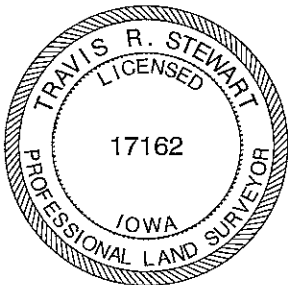
OWNERS OF RECORD: CITY OF AMES

SURVEY REQUESTED BY: AMES PUBLIC LIBRARY  
FIELD WORK COMPLETED: 5/2/2012

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET  
1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC  
ID CAP #17162
- ( ) RECORDED AS

ALLEY VACATION  
IN BLOCK 8, ORIGINAL TOWN OF AMES  
CITY OF AMES, STORY COUNTY, IOWA



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

Travis R. Stewart, PLS  
Iowa License Number 17162

My License Renewal Date is December 31, 2013.

Pages or sheets covered by this seal: THIS SHEET AND IT'S DESCRIPTION

8/22/2012  
date

CGA

Clapsaddle-Garber Associates, Inc  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgaconsultants.com

DRAWN RWA	SHEET NO. 1 OF 1
DATE 8-15-2012	PROJECT NO. 5454

## **DESCRIPTION**

### **VACATION PLAT**

The South 69 feet of the North - South Alley between 5<sup>th</sup> Street and 6<sup>th</sup> Street, Block Eight (8), City of Ames, Iowa; more particularly described as follows:

"Beginning at the Southeast (SE) corner of Parcel 'E', as described in instrument number 2011-00004939, Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; thence, N01°06'14"W 69.00 feet along the east line of said Parcel 'E'; thence, N88°58'34"E 16.00 feet to the west line of Lot 4, said Block Eight (8); thence, S01°06'14"E 69.00 feet to the Southwest (SW) corner of Lot 5, said Block Eight (8); thence, S88°58'35"W 16.00 feet, to the Point of Beginning."

Parcel contains: 0.025 Acres (1,104 square feet)



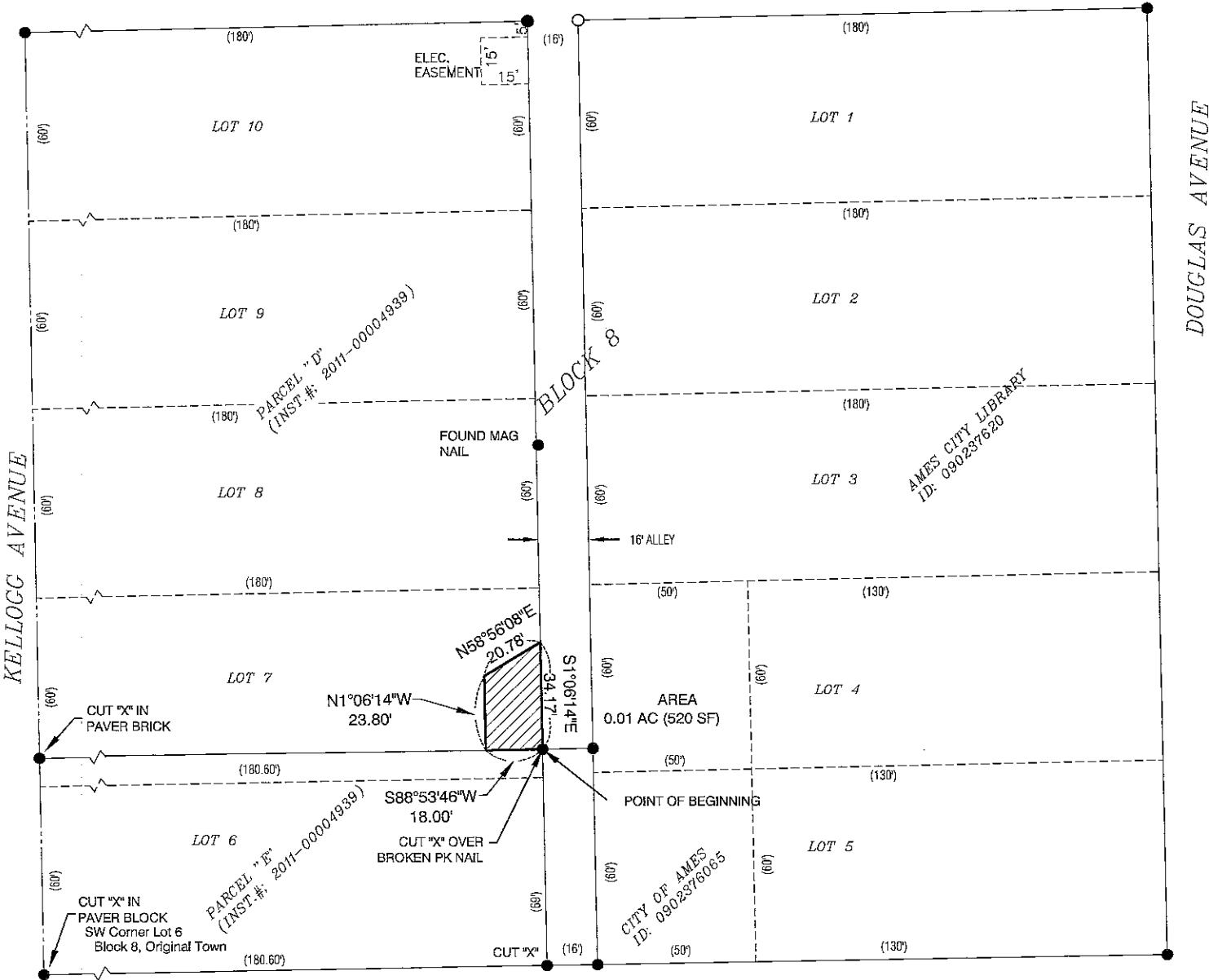
Travis R. Stewart, PLS

License Renewal: 12-31-2013

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC., 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

ACCESS EASEMENT

6TH STREET (66' ROW)



5TH STREET (70' ROW)

LEGEND:

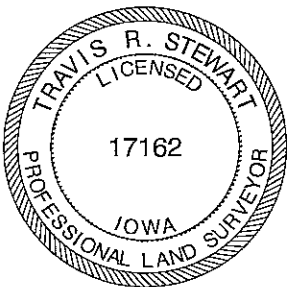
- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET  
1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC  
ID CAP #17162
- ( ) RECORDED AS

DESCRIPTION SEE ATTACHED

OWNERS OF RECORD: CITY OF AMES

SURVEY REQUESTED BY: AMES PUBLIC LIBRARY  
FIELD WORK COMPLETED: 5/2/2012

ACCESS EASEMENT  
IN BLOCK 8, ORIGINAL TOWN OF AMES  
CITY OF AMES, STORY COUNTY, IOWA



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

*Travis R. Stewart* 8/22/2012  
Travis R. Stewart, PLS date

Iowa License Number 17162

My License Renewal Date is December 31, 2013.

Pages or sheets covered by this seal: THIS SHEET AND ITS DESCRIPTION

CGA

Clapsaddle-Garber Associates, Inc.  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgaconsultants.com

DRAWN RWA	SHEET NO. 1 OF 1
DATE 8-22-2012	PROJECT NO. 5454

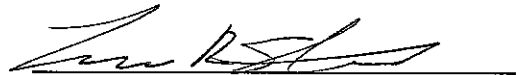
## **DESCRIPTION**

### **Access Easement**

A Portion of Parcel 'D', Block Eight (8), City of Ames, Iowa; more particularly described as follows:

"Beginning at the Southeast (SE) corner of Parcel 'D', as described in instrument number 2011-00004939, Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; thence, S88°53'46"W 18.0 feet along the south line of said Parcel 'D'; thence, N01°06'14"W 23.80 feet; thence, N58°56'08"E 20.78 feet to the east line of said Parcel 'D', said Block Eight (8); thence, S01°06'14"E 34.17 feet, to the Point of Beginning."

Parcel contains: 0.01 Acres (520 square feet)



Travis R. Stewart, PLS

License Renewal: 12-31-2013

---

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

Prepared by: Douglas R. Marek, City of Ames Legal Department, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)  
Address Tax Statement to: City of Ames, Iowa, 515 Clark Avenue, Ames, Iowa 50010  
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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

AN ORDINANCE TO VACATE THE SOUTH SIXTY NINE FEET OF THE NORTH/SOUTH ALLEY NORTH OF FIFTH STREET LOCATED BETWEEN KELLOGG AVENUE AND DOUGLAS AVENUE IN THE CITY OF AMES, IOWA.

BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF AMES, IOWA:

Section 1. That the south sixty nine feet of the platted north/south alleyway north of Fifth Street between Kellogg Avenue and Douglas Avenue shown on the plat of Block 8, Original Town, of the City of Ames and described as:

Beginning at the Southeast (SE) corner of Parcel "E", as described in instrument number 2011-00004939, Block Eight (8), Original Town of Ames, in the City of Ames, Story County, Iowa; thence, NO 1°06'14" 69.00 feet along the east line of said Parcel "E"; thence, N88°58'34" E 16.00 feet to the west line of Lot 4, said Block Eight (8); thence S01°06'14"E 69.00 feet to the Southwest (SW) corner of Lot 5, said Block Eight (8); thence, S88°58'35"W 16.00 feet, to the Point of Beginning,

in the City of Ames be and the same is hereby vacated.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

---

Diane R. Voss, City Clerk

---

Ann Campbell, Mayor

**COUNCIL ACTION FORM**

**SUBJECT:** 2011-12 CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT (CAPER)

**BACKGROUND:**

Community Development Block Grant (CDBG) regulations require that the City prepare a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days from the end of its fiscal year. This report must be submitted to HUD by September 30, 2012.

The 2011-12 CAPER reports accomplishments in relation to goals and objectives identified in the City's 2009-2014 Consolidated Plan for the use of CDBG funding and in the Annual Action Plan for the July 1, 2011 to June 30, 2012 fiscal year. The CAPER provides statistical information not captured by HUD's Integrated Disbursement and Information System (IDIS). HUD regulations require that the CAPER be available for a 15-day public review and comment period, which occurred September 7, 2012, through September 21, 2012. Attached for Council review and approval is a copy of the Executive Summary of the 2011-12 CAPER. 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 adopt a resolution approving submittal of the City's 2011-12 Consolidated Annual Performance and Evaluation Report.
2. The City Council can deny adoption of a resolution approving submittal of the City's 2011-12 Consolidated Annual Performance and Evaluation Report.

**MANAGER'S RECOMMENDED ACTION:**

Submittal of the CAPER is necessary in order to comply with CDBG regulations. The attached report details the City's CDBG activities over the past fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will adopt a resolution approving the submittal of the City's 2011-12 Consolidated Annual Performance and Evaluation Report (CAPER), which is to be submitted to HUD on or before September 29, 2012.



**CITY OF AMES**  
**CONSOLIDATED ANNUAL PERFORMANCE AND**  
**EVALUATION REPORTS (CAPER)**

**FOR**  
**FEDERAL FISCAL YEAR 2011 - 2012**

**CITY OF AMES FISCAL YEAR**  
**JULY 1, 2011 THROUGH JUNE 30, 2012**



**Public Comment Period:**  
**September 7, 2012 thru September 21, 2012**



## Third Program Year CAPER

The CPMP Third 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 3 CAPER Executive Summary response:

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the five-(5) 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 is **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-(5) 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's goals as part of the three (3) priority needs is to **continue** to address the need to Strengthen Neighborhoods. Therefore, in 2011-12 the Action Plan projects set out to focus on various activities that would continue to **strengthen neighborhoods** by implementing housing-related activities (e.g., homeownership assistance, rehabilitation, slum and blight removal, etc.) and by implementing public infrastructure activities (e.g., sidewalks, street and curb repair, water, sewer improvements, etc.). Additionally, the City Council's priority is to continue to participate and fund the ASSET process. The ASSET process is a successful 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) will cover the progress in carrying out the City's Consolidated Plan three (3) priority goals and the Annual Action Plan project goals for the fiscal year 2011-12. The Action Plan was the third plan based on the five-(5) year Consolidated Plan for the fiscal years 2009-2014.

The following is a summary of the Annual Action Plan projects and expenditures that **were able to be accomplished** in conjunction with the priority goals for the July 1, 2011, to June 30, 2012, program year:

1. 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 program and Neighborhood Home Improvement. For the 2011-12 program year \$686,762 was allocated to cover the implementation of **all or some** of the above component programs and/or component activities.

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. For the 2011-12 program year, \$100,000 was allocated for this activity. Although no funds were spent, the application phase was implemented during the program year.

b) The Acquisition/Reuse Program (ARP) was designed to acquire, rehabilitate, and/or demolish single-family properties for resale to low and moderate income, first-time homebuyers through programs implemented by the City of Ames, or sold to non-profit organizations. For 2011-12, no funds were allocated to this program. However, two (2) previously purchased properties were sold to Habitat for Humanity of Central Iowa. One (1) was sold by Habitat to a low-income, first-time homebuyer during the program year, and one (1) will be sold by Habitat to a low-income, first-time homebuyer during the 2012-13 program year.

c) The Slum and Blight Program was designed to acquire and demolish properties located in a flood zone area or have been identified by the Building Inspections Division as having severe code violations that has placed them in an unsafe and uninhabitable condition. For the 2011-12 program year under the "Dangerous Buildings" activity of this program, \$135,000 was allocated. Although three (3) properties were identified, the properties were sold and either demolished or rehabilitated prior to being cleared for demolition by the City.

d) The Neighborhood Housing Improvement Program was designed to cover the following activities: 1) The activity under the Home Improvement is 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, 2) Under the Operation and Repair of Foreclosed Property the activity is to maintain and repair properties purchased under the Acquisition/Reuse Program to be sold to first-time home buyers or sold to a non-profit organization which in turn would be sold to low income households, and 3) Under the Single-Family Conversion activity the intent is to provide financial assistance to property owners of single family conversion rental units to convert them back into single-family homes to be sold to low and moderate income first-time homebuyers.

For the 2011-12 program year \$426,762 was allocated for the above three (3) activities. Under the Home Improvement activity \$340,466 was allocated; however, the activity was unable to be implemented during the year. Under the Operation and Repair of Foreclosed Property activity \$86,296 was allocated, of which approximately \$39,832 was spent on property maintenance and repair of five (5) houses purchased under the Acquisition/Reuse Program over the last several years. Under the Single-Family Conversion activity \$25,000 was allocated; however, no eligible properties were identified during the program year.

2. 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 activities: the Public Facilities Improvement Program and the Neighborhood Public Infrastructure Program.

a) The Facilities Improvement activity was designed to assist non-profit organizations with financial assistance to make repairs to their facilities that house and/or provide services to homeless, very-low, and low-income residents. For the 2011-12 program year no funds were allocated for the Public Facilities Program.

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 2011-12 program year, \$406,297 was allocated, of which approximately \$407,400 was spent installing approximately 1,264 linear feet (lf) of curb and gutter, 6,319 lf of new street paving, 224 square yards of driveway approaches, 88 square yards of sidewalk ramps, 222 lf of storm sewer pipe and 136 square feet of truncated domes.

### **Amended 2011-12 Action Plan Expenditure Budget:**

<u>Programs</u>	<u>Budget</u>
Dangerous Building Program (Slum & Blight)	135,000
Neighborhood Housing Improvement Program*	340,466
Operation and Repair of Foreclosure Property	86,296
Single-Family Conversion Project	25,000
Homebuyer Assistance Program	100,000
Neighborhood Infrastructure Improvements Program	406,297
2011-12 Program Administration	<u>110,648</u>
Total	\$1,203,707

### **The 2011-12 activity expenditures were as follows:**

<u>Programs</u>	<u>Budget</u>
Operation and Repair of Foreclosure Property	\$ 39,832
Neighborhood Infrastructure Improvements Program	407,400
2011-12 Program Administration	<u>93,229</u>
Total	\$ 540,461

Approximately \$22,759 of program income was generated in 2011-12, as follows: under the Homebuyer Assistance Program from down payment loan repayments in the amount of \$4,718.40, under the Acquisition/Reuse Program from the sale of two (2) properties to Habitat for Humanity of Central Iowa in the amount of \$18,024.00, and a payroll reimbursement from the City of Ames in the amount of \$16.89.

Of the \$447,232 (not including administration costs) that was able to be spent on the above programs during the program year, \$39,832 was spent on housing-related activities and \$407,400 was spent on Neighborhood Sustainability Infrastructure-related activities.

In addition to the above programs, in 2011-12 the City contributed approximately \$230,219 to the ASSET Program to support the local Human Service Agencies' shelter and preventive needs of homeless and low income families in the community.

AMI=Area Median Income

**COUNCIL ACTION FORM**

**SUBJECT:**     **MAINTENANCE FACILITY ENERGY EFFICIENCY PROJECTS**

**BACKGROUND:**

This project is for energy efficiency projects at the City's Maintenance Facility on Edison Street. Work consists of replacing the rooftop heating and cooling unit (RTU) for the Fleet Services offices (Base Bid), and installing a heating/ventilation/air conditioning (HVAC) system that replaces seven window air conditioners and numerous baseboard or portable electric heaters in the Public Works offices (Alternate #1). These improvements were identified as a part of the Cool Cities Program in the Capital Improvements Plan. The new equipment will include three energy efficient natural gas fired furnaces and three energy star SEER rated cooling units. These units qualify for energy rebates from both Alliant Energy and the City's Electric Services.

To take advantage of economies of scale, these projects were combined into one project for better pricing. The project also combines the systems to gain better energy efficiency for the Maintenance Facility.

After receiving feedback during the design process, it was determined to also include an alternate to upgrade the exhaust system in the Public Works vehicle bay area to improve the discharge of exhaust fumes created by vehicles and equipment stored in that area. This was included as Alternate #2.

On September 12, 2012, bids on this project were received as follows:

<b>Bidders</b>	<b>Base Bid</b>	<b>Alternate #1</b>	<b>Alternate #2</b>
Kapaun & Brown, Inc.	\$49,253.00	\$49,410.00	\$41,407.00
Neighbors Heat, Cool, & Plumb	\$53,632.00	\$43,808.00	\$48,410.00
Converse Conditioned Air, Inc.	\$59,892.00	\$54,374.00	\$42,892.00
Mechanical Comfort, Inc.	\$64,147.00	\$57,188.00	\$50,289.00
Sheet Metal Engineering	\$83,700.00	\$37,700.00	\$40,600.00

The current budget for these projects includes \$75,800 in Cool Cities funding for the replacement of the rooftop unit for the Maintenance Facility. In addition, \$60,000 is budgeted from the Road Use Tax, Water, Sanitary Sewer, and Fleet Maintenance funds for installation of the new HVAC system in the Public Works offices, for a total budget of \$135,800.

The lowest bid for the base bid with both Alternates exceeds the current project budget. Therefore, only the Base Bid project combined with Alternate #1 is being recommended. This will be to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount

of \$97,440. The plans and specifications for this project were prepared by LMV Engineering, LC, in the amount of \$4,900, bringing total projected expenses to approximately \$102,340.

**ALTERNATIVES:**

- 1a. Accept the report of bids for the Maintenance Facility Energy Efficiency Projects.
  - b. Approve the final plans and specifications for the Maintenance Facility Energy Efficiency Projects.
  - c. Award the Maintenance Facility Energy Efficiency Projects, Base Bid and Alternate #1, to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount of \$97,440.
2. Award the Base Bid only to Kapaun & Brown, Inc. in the amount of \$49,253.
  3. Reject the bids for this project and rebid the project at some future date.

**MANAGER'S RECOMMENDED ACTION:**

These projects will provide more economical and efficient systems to heat, cool, and condition the air in these offices and will improve the air quality for a healthier work environment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving final plans and specifications, and awarding the Maintenance Facility Energy Efficiency Projects, Base Bid and Alternate #1, to Neighbors Heating, Cooling and Plumbing of Ames, Iowa, in the amount of \$97,440.

**COUNCIL ACTION FORM**

**SUBJECT: SHARED USE PATH SYSTEM EXPANSION (SKUNK RIVER TRAIL – HUNZIKER YOUTH SPORTS COMPLEX TO SOUTHEAST 16<sup>TH</sup> STREET)**

**BACKGROUND:**

This program provides for construction of shared use paths on street rights-of-way, adjacent to streets, and through greenbelts. The Transportation Plan identifies those paths that separate bicycle traffic from higher-speed automobile traffic. This program supports one of the City Council's priorities for the year, connecting our community. This project is shown in the City's Capital Improvements Plan (CIP) in the 2011/12 program year.

Because project funding includes federal funds, the contract was required to be let by the Iowa Department of Transportation (Iowa DOT). On Tuesday, September 18, 2012, bids were received and read by the Iowa DOT as follows:

<u>Bidder</u>	<u>Amount</u>
Con-Struct, Inc.	\$252,409.75
Peterson Contractors, Inc.	\$276,533.70
Manatt's, Inc.	\$296,513.04
Godbersen-Smith Construction Co.	\$312,457.00
Absolute Concrete Construction, Inc.	\$325,492.50

Construction administration and Engineering costs are estimated in the amount of \$52,000, which brings the **total project cost to \$304,409.75.**

Financing is programmed in the 2011/12 CIP to include \$350,000 from the Local Option Sales Tax Fund, and \$86,000 from Federal Surface Transportation Program (STP) funds. This brings to **total available funding to \$436,000.**

**ALTERNATIVES:**

- 1a. Accept the report of bids for the 2011/12 Shared Use Path Expansion – Skunk River Trail (Hunziker Youth Sports Complex to Southeast 16<sup>th</sup> Street).
- b. Approve the final plans and specifications for the 2011/12 Shared Use Path Expansion – Skunk River Trail (Hunziker Youth Sports Complex to Southeast 16<sup>th</sup> Street).

- c. Award the 2011/12 Shared Use Path Expansion – Skunk River Trail (Hunziker Youth Sports Complex to Southeast 16<sup>th</sup> Street) to Con-Struct, Inc., of Ames, Iowa, in the amount of \$252,409.75, contingent upon receipt of Iowa DOT concurrence.
2. Reject the project.

**MANAGER’S RECOMMENDED ACTION:**

By accepting the report of bids, approving the final plans and specifications, and awarding the contract (contingent upon receipt of Iowa DOT concurrence), construction will begin and is anticipated to be completed this fall (weather permitting).

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding the 2011/12 Shared Use Path Expansion – Skunk River Trail (Hunziker Youth Sports Complex to Southeast 16<sup>th</sup> Street) to Con-Struct, Inc., of Ames, Iowa, in the amount of \$252,409.75, contingent upon receipt of Iowa DOT concurrence.

**COUNCIL ACTION FORM**

**SUBJECT:**    **SOUTH DUFF AVENUE/S.E. 16<sup>TH</sup> STREET FRONTAGE ROAD**

**BACKGROUND:**

In the past, staff has received complaints about the pavement condition on the frontage road south of S.E. 16<sup>th</sup> Street just east of South Duff Avenue. The existing asphalt roadway is a City street that provides access management from U.S. Highway 69 to area businesses. The Public Works Department's pavement management data shows this section of roadway as being in the category of "worst condition" with a pavement condition index of 20 or lower.

The South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road Project will rehabilitate the existing pavement through milling, full depth hot mixed asphalt patches, and placement of a new asphalt surface.

On September 19, 2012, bids for this project were received as follows:

Engineer's Estimate	\$ 75,985
Manatt's, Inc.	\$ 73,333

This project entails the following anticipated expenses:

Construction (actual low bid amount)	\$ 73,333
Engineering/Administration (estimated)	\$ 10,500
Total	\$ 83,833

On July 26, 2011, City Council approved redirecting **\$165,000** in General Obligation Bonds from the Grand Avenue Extension project to the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road. The Grand Avenue Extension project funds had previously been programmed as a match for anticipated congressionally directed funds, or earmarks. The anticipated earmarks were not received, so City Council redirected the G.O. Bonds to fund other work in accordance with priorities recommended by the City's Pavement Management System.

**ALTERNATIVES:**

- 1a.    Accept the report of bids for the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road.
- b.    Approve the final plans and specifications for the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road.



- c. Award the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road to Manatt's, Inc. of Ames, Iowa, in the amount of \$73,333.
- 2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

By awarding this contract, it will be possible to move forward with rehabilitation of this street during the 2012 calendar year. Impacted businesses in this area have requested fall 2012 construction, if possible. Delay of approval would delay the project until next construction season.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road to Manatt's, Inc. of Ames, Iowa, in the amount of \$73,333.

**COUNCIL ACTION FORM**

**SUBJECT: PARKING REGULATIONS FOR ASH AVENUE**

**BACKGROUND:**

The 2011/12 Collector Street Pavement Improvements program in the Capital Improvements Plan (CIP) was for the reconstruction of Ash Avenue from Mortensen Parkway to Knapp Street. There was a considerable amount public participation from residents in the neighborhood abutting the project. Concerns heard from the residents centered on the need to calm traffic and to provide a buffer along the west side of the roadway.

In response, some of the existing road width was utilized for a designated bikeway, thereby also narrowing the street to help lower vehicle speeds through the area. In doing so, the portion of roadway between Country Club Boulevard and Mortensen Parkway for vehicle traffic was reduced to the standard 31-foot width for residential collector streets, along with a 10-foot width for the bikeway.

Due to the reduced width for vehicles, parking will need to be restricted on one side of the street. **Therefore, it is recommended that current parking regulations be amended to prohibit parking at all times on the west side of Ash Avenue in order to maintain safe access for emergency vehicles, as well as to maintain two-way traffic flow.** The location of these parking restrictions is shown on the attached map.

Because the street has already been opened to traffic, staff is asking Council to suspend the rules and pass the ordinance on all three readings to match the existing conditions on this street. It should be noted that suspending the rules are both to facilitate the safe operation of the road and would be consistent with the feedback received from the adjacent residents.

**ALTERNATIVES:**

- 1a. Approve first passage of the ordinance to prohibit parking at all times along the west side Ash Avenue from a point 460 feet south of the south line of Country Club Boulevard to Mortensen Parkway.
- b. Suspend the rules, and pass the ordinance on second and third readings.
2. Do not initiate these parking restrictions.

**MANAGER'S RECOMMENDED ACTION:**

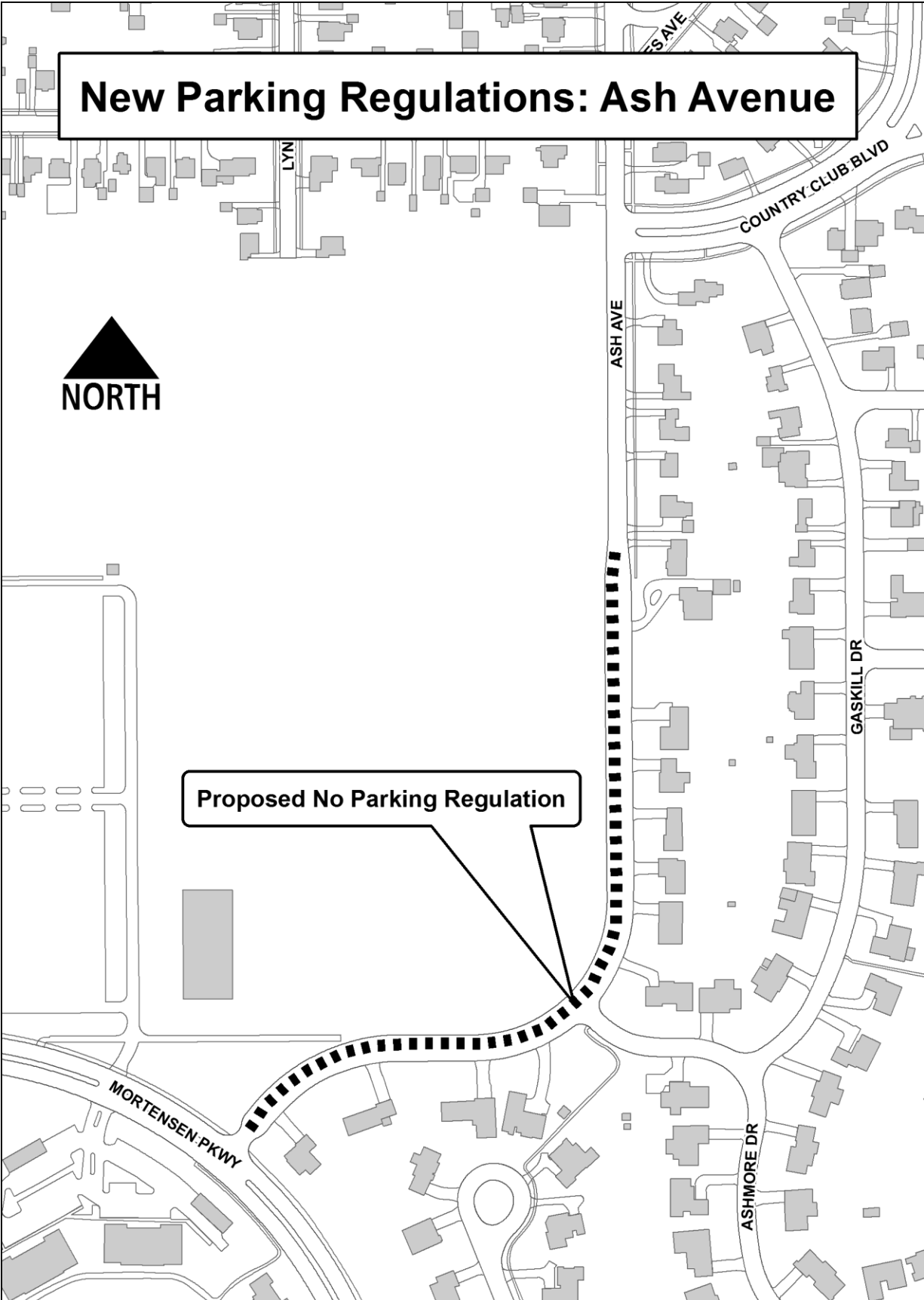
Restriction of parking along this street is appropriate in order to provide unobstructed emergency vehicle access to this residential area. It is also critical in order to safely maintain two-way traffic flow.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the first passage of the ordinance to prohibit parking at all times along the west side Ash Avenue from a point 460 feet south of the south line of Country Club Boulevard to Mortensen Parkway, and to suspend the rules and pass the ordinance on second and third readings.

# New Parking Regulations: Ash Avenue



Proposed No Parking Regulation



ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 18.31 (11) AND ENACTING A NEW SECTION 18.31 (11), FOR THE PURPOSE OF REVISING PARKING REGULATIONS ALONG ASH AVENUE BY THE ADDITION OF; PARKING IS PROHIBITED AT ALL TIMES ALONG COUNTRY CLUB BOULEVARD TO MORTENSEN PARKWAY ; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 18.31 (11) and enacting a new Section 18.31 (11) as follows:

“(11) **ASH AVENUE.** Parking is prohibited at all times on both sides from the south line of Lincoln Way south for a distance of one hundred (100) feet.

Parking is prohibited on Monday, Wednesday and Friday on the west side and on Tuesday, Thursday, Saturday and Sunday on the east side from a point one hundred (100) feet south of the south line of Lincoln Way to the north line of Knapp Street, from midnight to 9:00 p.m. and also from the south line of Knapp Street to a point four hundred sixty (460) feet south of the south line of Country Club Boulevard from midnight to 9:00 p.m.

In addition, between 7:00 a.m. and 7:00 p.m. parking is limited to four hours on the side of the street on which it is lawful to park from Knapp Street to Country Club Boulevard.

***Parking is prohibited at all times along Country Club Boulevard to Mortensen Parkway.”***

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

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

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

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

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

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