

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
SEPTEMBER 24, 2013

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.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of September 10, 2013
3. Motion approving Report of Contract Change Orders for September 1-15, 2013
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Beer & B Wine – K Mart #3971, 1405 Buckeye Avenue
 - b. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
 - c. Class C Beer – Doc's Stop No. 5, 2720 East 13th Street
 - d. Class C Liquor & B Native Wine – AJ's Ultra Lounge, 2518 Lincoln Way
 - 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
5. Motion to set the following City Council meeting dates:
 - a. January 21, 2014, at 5:15 p.m. for CIP Workshop
 - b. January 31, 2014, at 2:00 p.m. for Budget Overview
 - c. February 4, 5, 6, and 11, 2014, at 5:15 p.m. for Budget Hearings/Wrap-Up
 - d. March 4, 2014, at 7:00 p.m. for Regular Meeting and Final Budget Hearing
6. Resolution approving and adopting Supplement No. 2013-4 to *Ames Municipal Code*
7. Resolution approving 2013 Street Finance Report
8. Public Art Commission:
 - a. Resolution changing one-year appointee position to three-year term
 - b. Resolution approving carry-over of 2012/13 Fiscal Year unspent fund balance to 2013/14 Fiscal Year
9. Resolution awarding contract to Nutri-Ject Systems of Hudson, Iowa, in an amount not to exceed \$139,859.38 for three-year Biosolids Disposal and Digester Cleaning Operation
10. Resolution awarding contract to WESCO Distribution of Des Moines, Iowa, in the amount of \$192,343.20 (subject to metals adjustment at time of order) for the purchase of 750 KCMIL Cable
11. Resolution approving contract and bond for Water Pollution Control Facility Methane Engine-Generator Set No. 2 Rehabilitation
12. Resolution approving contract and bond for Water Pollution Control Trickling Filter Pumping Station Check Valve Replacement
13. Resolution approving contract and bond for Control Panels for Ames Plant Switchyard

14. Resolution approving CyRide Bus Facility Expansion Project Construction Change Order No. 10
15. Resolution approving balancing Change Order and Final Acceptance of 2010/11 and 2011/12 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program
16. Resolution approving Plat of Survey for 2302 and 2308 Sundown Drive
17. South Fork Subdivision, 5th Addition:
 - a. Resolution accepting partial completion of public improvements
 - b. Resolution approving Major Final Plat

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:

18. Requests from Main Street Cultural District to extend Farmers' Market through Saturday, October 5:
 - a. Resolution approving closure of street and parking spaces in 400 block of Main Street; closure of Burnett Avenue, from Main Street north to the alley; and eight parking spaces in 300 block of Main Street, from 5:00 a.m. to 1:00 p.m.
 - b. Motion approving blanket Temporary Obstruction Permit and blanket Vending Permit for entire Central Business District from 8:00 a.m. to 6:00 p.m.
 - c. Resolution approving waiver of fee for blanket Vending Permit
19. Motion approving 5-day licenses for Olde Main Brewing Company:
 - a. Special Class C Liquor (October 2-6) at ISU Alumni Center, 420 Beach Avenue
 - b. Special Class C Liquor (October 9-13) at ISU Alumni Center, 420 Beach Avenue
 - c. Special Class C Liquor (October 9-13) at Reiman Gardens, 1407 University Boulevard
20. Motion approving temporary Outdoor Service Area on September 28 for The Mucky Duck Pub, 3100 South Duff Avenue
21. Hutchison Street Encroachments
 - a. Resolution approving/motion denying conveyance of right-of-way

HEARINGS:

22. Hearing on 2013/14 Water System Improvements - Water Main Replacement (Sheldon Avenue):
 - a. Resolution approving final plans and specifications and awarding contract to Synergy Contracting of Bondurant, Iowa, in the amount of \$156,048.85
23. Hearing on Ames Plant Substation Improvements:
 - a. Resolution approving final plans and specifications and awarding contract to Harold K. Scholz Company of Ralston, Nebraska, in the amount of \$632,472.96 (inclusive of applicable sales taxes)
24. Hearing on 2013/14 Asphalt/Seal Coat Street Rehabilitation and 2013/14 Water System Improvements Program – Water Main Replacement (Tripp Street, South Franklin Avenue, Village Drive):
 - a. Resolution approving final plans and specifications and awarding contract to Synergy Contracting of Bondurant in the amount of \$495,642.00
25. Hearing on Replacement Superheater Attenuator:
 - a. Motion accepting report of bids and delaying award of contract

26. Hearing on Sunset Ridge Subdivision, 5th Addition HMA Paving Project:
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$144,060
27. Hearing on 2012-13 Consolidated Annual Performance and Evaluation Report (CAPER) pursuant to Housing and Community Development Act:
 - a. Resolution accepting Report

ORDINANCES:

28. Second passage of ordinance revising Section 29.401(5) to eliminate provision (c) pertaining to more than one single-family or two-family structures on same lot (continued from August 27, 2013
29. Third passage of ORDINANCE NO. 4159 revising *Municipal Code* Section 29.1503(4) (b) (iii) pertaining to the weight of trucks serving Special Use Permit Uses in residential zones
30. Third passage of ORDINANCE NO. 4160 revising Appendix Q pertaining to Water Meter Fees

ADMINISTRATION:

31. Presentation of results of Resident Satisfaction Survey

PARKS & RECREATION:

32. Resolution approving agreement with ACPC to provide funding for the purchase of playground equipment

PLANNING & HOUSING:

33. Staff report on Breckenridge Land Acquisition's request for LUPP Medium-Density Amendment
34. Staff report on ISU Research Park Expansion Urban Fringe Plan Amendment

COUNCIL COMMENTS:

ADJOURNMENT:

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

**MINUTES OF THE MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE
AND REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL**

AMES, IOWA

SEPTEMBER 10, 2013

**MEETING OF THE AMES AREA METROPOLITAN
PLANNING ORGANIZATION TRANSPORTATION POLICY COMMITTEE**

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee met at 7:00 p.m. on the 10th day of September, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following voting members present: Ann Campbell, Wayne Clinton, Jeremy Davis, Matthew Goodman, Chet Hollingshead, Peter Orazem, and Victoria Szopinski. City of Ames Transportation Planner Rudy Koester was also present. Voting Members Jonathan Popp, Gilbert City Council representative; Jami Larson and Tom Wacha, Ames City Council representatives, and Dan Rediske, Transit Board representative, were absent.

FISCAL YEAR (FY) 2014 TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

AMENDMENT: Public Works Transportation Planner Koester explained that the proposed amendment had initially been presented to the AAMPO last month when it set the date of public hearing. Three projects were being added to the FY 2014 TIP; they had been erroneously programmed in the Central Iowa Regional Transportation Planning Agency's TIP. Due to the boundary update, those three projects should have been included in the AAMPO's TIP.

According to Mr. Koester, the requirements to amend the TIP include an opportunity for public review and comment, as well as approval by the Policy Committee. A public comment period was open from August 13 to September 10, 2013. In addition, a public meeting was held on August 22 to provide another opportunity for review and discussion of the amendment. No comments were received from the public on the projects.

Moved by Davis, seconded by Clinton, to approve the amendment to the FY 2014 TIP to include the following three projects:

TPMS #21264: North Dakota Avenue over Onion Creek Bridge Replacement

TPMS #22016: I-35 - U. S. 30 Interchange in Ames New Bridge Construction, Grading, ROW

TPMS #15628: Gilbert to Ames Trail - Trail connection from Gilbert, Iowa, to Ames, Iowa

Vote on Motion: 7-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis, seconded by Clinton, to adjourn the AAMPO Transportation Policy Committee meeting at 7:02 p.m.

MINUTES OF THE REGULAR CITY COUNCIL MEETING

Mayor Ann Campbell called the Regular Meeting of the Ames City Council to order at 7:03 p.m. with Jeremy Davis, Matthew Goodman, Peter Orazem, Victoria Szopinski. Council Members Jami Larson and Tom Wacha were absent. *Ex officio* Member Alexandria Harvey was also present.

Mayor Campbell announced that the Council would be working from an Amended Agenda; a Permit to shoot fireworks at Gateway Hotel & Conference Center had been added under Permits, Petitions,

and Communications. Also, Item 4e, renewal of the Class C Liquor License for LaFuente Mexican Restaurant at 217 South Duff Avenue, had been pulled by staff.

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

1. Motion approving payment of claims
 2. Motion approving Minutes of Regular Meeting of August 27, 2013
 3. Motion approving Report of Contract Change Orders for August 16-31, 2013
 4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor - Corner Pocket/DG's Taphouse, 125 Main Street
 - b. Class B Liquor & Outdoor Service - Hilton Garden Inn Ames, 1325 Dickinson Avenue
 - c. Class C Liquor - Whiskey River, 132-134 Main Street
 - d. Class C Liquor & Outdoor Service - Wallaby's Grille, 3720 West Lincoln Way
 - e. Class C Liquor & Outdoor Service - Hickory's Hall, 300 South 17th Street
 5. RESOLUTION NO 13-418 renewing 28E Agreement with Iowa Alcoholic Beverages Division for enforcement of underage tobacco laws
 6. RESOLUTION NO. 13-419 approving revisions to Records Retention Schedule
 7. RESOLUTION NO. 13-420 approving preliminary plans and specifications for 2012/13 Flood Response and Mitigation Project (Northridge Parkway Subdivision) & 2009/10 Storm Water Facility Rehabilitation Program (Moore Memorial Park); setting October 2, 2013, as bid due date and October 8, 2013, as date of hearing
 8. RESOLUTION NO. 13-421 approving preliminary plans and specifications for Sunset Ridge Subdivision, 5th Addition HMA Paving Project; setting September 18, 2013, as bid due date and September 24, 2013, as date of public hearing
 9. RESOLUTION NO. 13-422 waiving formal bidding procedures and awarding contract to Detroit Stoker Company of Monroe, Michigan, in the amount of \$76,476.16, plus freight, for Unit No. 8 Dump Grate Parts
 10. RESOLUTION NO. 13-423 awarding contract to Generator & Motor Services of Turtle Creek, Pennsylvania, in the amount of \$225,400 for Unit 8 Generator Repairs/Re-Wedging Stator
 11. RESOLUTION NO. 13-424 awarding contract to ODB of Richmond, Virginia, in the amount of \$53,578 for two leaf vacuums
 12. RESOLUTION NO. 13-425 approving revised awards for water meters and related parts for Water and Pollution Control
 13. RESOLUTION NO. 13-426 approving contract and bond for 2013/14 CDBG Public Facilities Neighborhood Infrastructure Improvements Program (South Maple Avenue)
 14. RESOLUTION ON. 13-427 approving contract and bond for 2010/11 Stormwater Facility Rehabilitation Program (Spring Valley) and 2012/13 Flood Response and Mitigation (Clear Creek)
 15. RESOLUTION NO. 13-428 approving contract and bond for 2013 Softball Field Fencing and Lighting for South River Valley Park (Lighting Project)
 16. RESOLUTION NO. 13-429 accepting completion of Unit No. 8 Feedwater Heater Replacement Project
 17. RESOLUTION NO. 13-430 accepting completion of Steam Turbine No. 8 Overhaul Project
 18. RESOLUTION NO. 13-431 accepting completion of Wastewater Treatment Plant Diesel Tank Replacement
- Roll Call Vote: 4-0. Resolutions/Motions declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: No one requested to speak, and the Mayor closed Public Forum.

IMPROVEMENTS TO BICYCLING IN CAMPUSTOWN: Management Analyst Brian Phillips recalled that, in December 2012, the City Council had a brief discussion concerning the safety of bicyclists and pedestrians in Campustown, which had been prompted by the Student Affairs Commission after the occurrence of bicycle/pedestrian and bicycle/car collisions. The particular issues raised included ways to make Campustown more bike-friendly and reduce bicycle/car and bicycle/pedestrian collisions.

Mr. Phillips reported that staff had met with Campustown Action Association's (CAA) Transportation Task Force and developed surveys to send to bicyclists and Campustown businesses. The feedback received indicated that bicyclists, in particular, felt unsafe primarily along Lincoln Way and Welch Avenue.

The current state of bicycling in Campustown was explained by Mr. Phillips. He reported that bicycling features in Campustown are limited. The bicycle prohibition on the south side of Lincoln Way is due to the concentration of pedestrian traffic and the narrower building setback. According to Mr. Phillips, if Lincoln Way in Campustown were to be built from scratch today, it would not support parallel parking. Parking would be provided at lots behind businesses, on lower-volume side streets, or in area parking ramps/facilities. In place of the parallel parking, the sidewalk would be constructed wider to accommodate more pedestrians, allow more street furniture, and handle features such as sidewalk cafes or signs. The street itself would have the same number of vehicular traffic lanes, but would also have on-street painted bicycle lanes. Welch Avenue, in an ideal state, might also have less on-street parking, wider sidewalks, and dedicated bike lanes or sharrows.

It was reported by Mr. Phillips that Campustown businesses were separately surveyed. Unfortunately, only seven responses were received, compared to over 400 from bicyclists. Although the low number of responses likely makes this survey's results invalid, six of seven respondents had a negative feeling about bicyclists on the sidewalks in Campustown. Six of seven also indicated that they would support the CAA and the City focusing on ways to increase bicycle traffic in Campustown, encouraging fewer people to drive and more people to bike. However, only three business owners supported reducing the number of parking spaces to provide bike lanes, wider sidewalks, and sidewalk cafes, while four were opposed to those suggestions.

According to Mr. Phillips, the surveys and discussions yielded two projects that staff was recommending to the City Council for consideration. These projects will improve some minor amenities for both bicyclists and motorists, as follows:

1. Install several smaller bicycle racks on the sidewalks throughout Campustown. According to the survey, these upside-down U racks on the sidewalk are the preferred means of securing bikes and more of them are desired. These racks cost approximately \$150 each and staff believes that four to six more could be placed in the Campustown area. If directed by Council, staff would include funding for bike racks in the 2014/15 proposed budget and would work with the CAA to identify locations that would minimize impact on sidewalk usage.
2. Develop a public parking signage program throughout Campustown. This signage may help direct motorists to the area parking facilities (Intermodal Facility, Memorial Union Parking Ramp) on the outskirts of the District, rather than adding to traffic congestion in the center

of the District. If that option were to be pursued, staff recommended that it be directed to work with the CAA and Iowa State University to develop this program. Public parking signage that does not use standard highway signage, but instead uses a theme, tends to be more effective. The CAA is currently working on a Campustown way-finding program that may be complementary to a public parking signage effort.

Mr. Phillips said the challenge that had been identified was that there was no easy way to address the bicycle/pedestrian and bicycle/car collisions. It is recognized that whatever solution is chosen, it will involve removing some parking. The following options were presented:

1. Determine that parking is the more important priority and take no further action. If the City Council is satisfied with the current level of service for bicyclists in Campustown, or if the City Council believes that motor vehicle traffic is the higher priority for the Campustown District, the City Council may choose to take no action.
2. Determine that bicycling is the more important priority, and direct staff to investigate modifications to remove parking on Lincoln Way and/or Welch Avenue in order to install bicycle lanes.

If it is determined that there is a willingness to shift parking to area parking facilities, these on-street spaces might be converted to a bike lane and wider sidewalks. In addition to improving the primary complaint of bicyclists, the loss of parking spaces to businesses could be offset by wider sidewalks that could host sidewalk cafes, sidewalk sales, or other activities that have previously been limited or not possible due to space constraints.

3. Determine that balancing parking and bicycling needs is important and direct staff to form a task force to identify creative solutions to satisfy both needs. If that alternative were to be selected, staff recommended that the task force consist of three community bicyclists, three student bicyclists, two Lincoln Way business owners, two Welch Avenue business owners, two CAA representatives, and be facilitated by City staff. This task force would be charged with identifying physical improvements to Campustown to address the safety of bicyclists and pedestrians while still respecting the needs of businesses to have public resources such as parking. City staff would facilitate discussion and provide cost and feasibility estimates. The task force would return to the City Council with recommendations, if any, to address any conflicts.

Council Member Davis asked staff to comment on which option was the better one. Mr. Phillips replied that staff felt comfortable recommending installing more bike racks and developing a way-finding system that would encourage drivers of vehicles to routinely use the Intermodal Facilities or other parking facilities on the outskirts of an area, rather than using on-street parking spaces.

City Transportation Engineer Damion Pregitzer noted that periphery parking facilities have the best success when they are accompanied by good signing throughout the district.

Council Member Orazem said that it was important to consider how bicyclists are getting to Campustown; Lincoln Way is not the best route. He noted that a better route would be on Mortensen, 13th/Ontario, or on the shared-use path that goes right past the Intermodal Facility. Mr. Pregitzer agreed and pointed out that, as the traffic volume on Lincoln Way has exceeded

23,000 daily trips and speeds have increased, challenges have been created for all users of the road. In addition, there is heavy pedestrian use.

Mr. Orazem stated his opinion that, if parking was going to be sacrificed, it should be removed from an area where there are the fewest businesses disadvantaged, e.g. Hayward or Stanton. Mr. Pregitzer noted that staff learned from the surveys that there are some bicyclists who would use alternate routes (other than Lincoln Way); however, there always will be a group of users whose needs won't be met unless some kind of change within the right-of-way is made. If something has to be taken away, e.g., on-street parking, staff is trying to balance it out by offering other benefits, i.e., sidewalk cafes or parklets.

Council Member Goodman said he believed the best solution was to put together a Task Force, but did not want to limit it to bicyclists. He also didn't want to be too specific as to what groups should be included. Mr. Goodman stated that he did not want to move forward with adding more bike racks or signage until the task force discussion had occurred; there might be better solutions that come out of that.

Moved by Goodman, seconded by Szopinski, to direct staff to put together a task force, including the two issues stated above (bike racks and signage) as part of that task force as well as parking or any other solutions, including sharrows, and that this include all modes of transportation (motorized and non-motorized).

Vote on Motion: 4-0. Motion declared carried unanimously.

ANALYSIS OF HOTEL MARKET AND FUNDING SOURCES FOR FLAT SPACE

PROJECT: Brian Dieter, Chairman of the Ames Chamber of Commerce Board of Directors; Tina Colburn, Vice-President of Ames Convention & Visitors Bureau (ACVB); and Kevin Cook, President of the Ames Convention & Visitors Bureau, were present.

Mr. Cook said that, since last year's presentation before the City Council, several sessions had been held with local residents and clients to gather additional information on the need and opportunity for additional convention space in Ames. Discussions had also continued with Iowa State University.

Tina Colburn requested that the City Council consider funding the continuation of the study. She presented an update to the CSL Market Analysis. Ames severely lacks exhibit space; currently, only 20% of the demand is being met. The new request would fund a study that would look at the feasibility of the hotel development and how it would impact current hotels in Ames and the surrounding area as well as to determine the likelihood of private funding and in what amount for the convention space. Ms. Colburn advised that the total cost of the study would not exceed \$38,500, which would be split 50% by the ACVB, and 50% by ISU (1/3), the City (1/3), and the Chamber and AEDC (1/3).

Mr. Dieter identified himself as the Chairman of the Ames Chamber of Commerce Board of Directors and explained the phased approach for the third study. He reviewed the original plan, Phase I (Exhibit Space), Phase II (Scheman Remodel), Phase III (the south entry), and Phase IV (proposed hotel).

At the inquiry of Council Member Orazem, Mr. Cook advised that, at this point, the ownership of the potential hotel, is anticipated to be private.

Council Member Goodman asked what led to the recommendation of adding a hotel to the project. Mr. Cook pointed out that they had not had anyone step forward who was interested in building a hotel. Other models had been looked at, and it appeared that hotels are a bit hesitant to come into the project until the market had grown a little bit. However, at this point, there might not be a hotel that is ready to join in. It had been discussed for many years that a hotel would complement the project; however, it is unknown whether a hotel can be attracted to the project.

Duffie Lorr, 233 Hilltop Road, Ames, said that she found this project very interesting. She noted that the proposed convention center appeared to be located very close, in geographical terms, to an existing hotel. If the existing hotel is not enthusiastic about this project, she asked to know where a new hotel would be constructed. Mayor Campbell replied that that is why a study is needed. Ms. Colburn advised that the original analysis indicated that the convention space should be attached to the Scheman Building to be the most cost-efficient; it would not be built out by Gateway.

Council Member Orazem asked if the study would examine what the likely shares of dollars that could be raised through the City's taxing authority or through the Iowa State Foundation and what the possible bill would be if proceeding with a bond issue. Mr. Cook confirmed that it would. Council Member Goodman noted that, ultimately, this concept would have to come to the community for conversation as to what amenities it wants and what it is willing to pay for.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 13-439 approving an allocation of \$6,417 from Council Contingency towards a two-phase study proposed by the ACVB, which includes a market analysis for a potential hotel adjacent to the convention facilities and a private funding analysis for the flat space project.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES COMMUNITY PRESCHOOL CENTER (ACPC) PLAYGROUND EQUIPMENT:

Parks and Recreation Director Keith Abraham reported that, earlier this year, the ACPC purchased the former Willson-Beardshear school from the Ames Community School District. Prior to the purchase of the former school, ACPC staff contacted the City about funding a playground structure for the site. In exchange for the funding, it was agreed that the playground equipment and recreational space could serve as a neighborhood park when ACPC was not in session.

According to Mr. Abraham, the concept was presented to the City Council during budget hearings in February 2013. The City Council, at that time, approved setting aside funding in the amount of \$30,000 to help in the purchase of the playground equipment and directed staff to develop an agreement by which ACPC would pay one-third of the playground equipment cost. Any Agreement would confirm that ACPC would be responsible for installation and surfacing costs. However, in a letter dated August 23, 2013, ACPC asked the City Council to reconsider this funding arrangement based on unforeseen costs associated with its building project. The ACPC is now requesting \$32,720 for the purchase of playground equipment, installation and surfacing, and suggested the City pay one-third of the total cost. Repayment would be made in two installments, one-half paid by June 30, 2014, and one-half paid by June

30, 2015. The equipment cost is approximately \$22,000; installation is a little less than \$8,000, and the surfacing would cost \$3,000.

Director Abraham reviewed three possible funding options based on the new request.

The Council was apprised that if the cost of installation was to be included, it would trigger City bidding requirements for the project as a public improvement. According to Mr. Abraham, after learning of that fact, Sue Wuhs, Director of ACPC, suggested that the City up-front the funding for the purchase of the equipment. If that were approved, ACPC would have to come up with the money for installation and surfacing, and as a result, would request to change the pay-back date to June 30, 2015, instead of June 30, 2014.

Council Member Orazem asked about the ACPC's ability to reimburse the City by June 30, 2015. Sue Wuhs, 2920 Monroe, Ames, Director of the ACPC, said 2015 was chosen because of ACPC's anticipated revenues and expenditures for 2014. Mr. Orazem asked how people could donate to the project if they so chose. Ms. Wuhs directed those persons to ACPC's Website.

Moved by Goodman, seconded by Orazem, to direct staff to prepare an agreement whereby the City will up-front \$21,799 for the purchase of the playground equipment only; ACPC will reimburse the City one-third of the \$21,799 by June 30, 2015, and ACPC will be responsible for installation (\$7,811) and surfacing (\$3,110).

Vote on Motion: 4-0. Motion declared carried unanimously.

CLUBHOUSE USE IN RESIDENTIAL HIGH-DENSITY ZONE: Planning and Housing Director Kelly Diekmann recalled that, at its August 27, 2013, meeting, the City Council referred a letter from Scott Renaud, Fox Engineer, on behalf of Copper Beach, which requested that the City consider a zoning text amendment to allow a clubhouse in the Residential High-Density Zone. He noted that the City Council had directed staff to prepare a report providing background information on this subject.

City Planner Karen Marren advised that, at issue is the ambiguity of the Zoning Code in considering principal and accessory uses related to a clubhouse within the Residential High-Density Zoning District. The Zoning Code does not directly list or define the use of a clubhouse, but instead relates to a use description: "recreational activities," which are an acceptable accessory use for permitted Household Living uses (single-family, two-family attached, and apartment style dwellings). According to Ms. Marren, the Zoning Code does not define what is intended by the term "recreational activities." However, in a separate section of the Zoning Code, "recreational facility" is defined. The definition would fit the intent and functions of a clubhouse; however, "recreational facilities" are only listed as an accessory use under the Group Living use category, which allows for such uses as assisted living facilities, boarding and rooming houses, dormitories, or fraternities and sororities. Ms. Marren reported that a club house is also considered a commercial use as an Entertainment, Restaurant, and Recreation Trade. Within the Residential High-Density Zoning District, a limited amount of entertainment, restaurant, and recreation uses are allowed as part of a mixed-use residential building. As a commercial use, it is open to use by any person and not restricted to residents or members. A stand-alone recreational facility is not a permitted use within Residential High-Density zoning.

Ms. Marren advised that there are existing clubhouses in the City as accessory uses to residential developments. However, they were constructed either under the approval of an old

PUD (Planned Unit Development), or as an F-PRD (Planned Residential District). One recently constructed Residential High-Density Zoning clubhouse was allowed to be constructed as a permitted Entertainment, Restaurant and Recreation Trade use within a mixed-use building because a residential use is located above the first floor. In the case of a mixed-use development, the entertainment/recreation use is limited to an area of not more than 5,000 square feet. In the case of Copper Beach, however, the clubhouse is intended to be a stand-alone structure for residents' use and not be integrated into a mixed-use building. The Council was told by Ms. Marren that it will have to be decided whether clubhouses should be permitted as Household Living specific to Residential High-Density or just to a Household Living use type.

Ms. Marren said that staff believes there is merit to adding a Zoning Code amendment for clubhouses for residential developments to accommodate a desirable outdoor/indoor activity and amenity space for residential dwellings. In addition, such an amendment would provide an opportunity to clarify the definitions of "recreational activity" and "recreational facility." Staff could review the description of the uses, arrangement of the use table, and potentially any needed development standards. It was noted that, since there are existing clubhouses in other zoning districts, the Council could direct staff to broaden the review of a clubhouse text amendment to consider provisions and standards for clubhouse/recreational facility use in other districts that allow multi-family dwellings. Whether Council determines that clubhouses are appropriate for all residential use types or only specific to multiple-family uses within the Residential High-Density Zone, the request and desire of Copper Beach for their development would be satisfied.

According to Director Diekmann, the core issue is whether the City wants to allow clubhouses in the High-Density zone. Council Member Goodman asked how the addition of a clubhouse would affect the density requirement. Mr. Diekmann replied that a clubhouse would be viewed as an optional element and accessory use on the site, which should not affect the density calculation. Mr. Goodman indicated that he would want the clubhouse to be counted towards the density calculation. He does not want a clubhouse to be counted as an outlot where it doesn't count as part of the density calculation, which decreases the net return for the City in terms of property taxes.

Council Member Orazem inquired if existing clubhouse-type structures that have been built in other high-density apartment complexes would be validated by the same zoning text amendment. Director Diekmann said that it could be - there are options: they might be allowed "by right," they might require a Special Use Permit, or there might be standards about where they may or may not be located. However, at least a path would be provided to remove the ambiguity.

Moved by Goodman, seconded by Orazem, to direct staff to prepare a zoning text amendment to add the use (clubhouse) to Residential High-Density with the caveat that it be included in the density calculation and with a definition of what a clubhouse is.

Director Diekmann said that staff would like to have the freedom to look at the Recreational category as part of this, so there might be more than one definition; it might not just be a clubhouse definition.

Vote on Motion: 4-0. Motion declared carried unanimously.

8-MONTH SPECIAL CLASS C LIQUOR LICENSE FOR CAFÉ DIEM: Moved by Davis, seconded by Szopinski, to approve an 8-Month Special Class C Liquor License for Café Diem, 229 Main Street.

Vote on Motion: 4-0. Motion declared carried unanimously.

5-DAY SPECIAL CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING: Moved by Davis, seconded by Orazem, to approve a 5-Day Special Class C Liquor License (September 18 - 22) for Olde Main Brewing at Reiman Gardens, 1407 University Boulevard.
Vote on Motion: 4-0. Motion declared carried unanimously.

OUTDOOR SERVICE AREA EXTENSION FOR WEST TOWNE PUB: Moved by Goodman, seconded by Orazem, to approve an Outdoor Service Area extension on September 14 for West Towne Pub, 4518 Mortensen Road, Suite 101.
Vote on Motion: 4-0. Motion declared carried unanimously.

SIGN ENCROACHMENT PERMIT FOR WHIMZE BOUTIQUE: Moved by Davis, seconded by Orazem, to approve an Encroachment Permit for a sign for Whimze Boutique, 429 Douglas Avenue.
Vote on Motion: 4-0. Motion declared carried unanimously.

FIREWORKS PERMIT AT GATEWAY HOTEL & CONFERENCE CENTER: Moved by Davis, seconded by Goodman, to approve a Fireworks Permit to shoot fireworks at Gateway Hotel & Conference Center on September 21, 2013, for the Lange wedding, pending final approval by the Fire Inspector.
Vote on Motion: 4-0. Motion declared carried unanimously.

The meeting recessed at 7:56 p.m. and reconvened at 7:58 p.m.

HEARING ON ZONING TEXT AMENDMENT TO SECTION 29.401(5) TO ELIMINATE PROVISION (C) PERTAINING TO MORE THAN ONE SINGLE-FAMILY OR TWO-FAMILY STRUCTURE ON SAME LOT (Continued from August 27, 2013): Director Diekmann reviewed the history of this issue. He reiterated that the proposed amendment would directly require an individual lot for each single-family or two-family structure. This would result in the requirement for a future development to go through the City's subdivision review process in order to build multiple homes.

According to Mr. Diekmann, as part of the analysis for the proposed zoning text amendment, staff had looked at issues of non-conformity and consistency with the Land Use Policy Plan. The Council's attention was brought to a map that showed the residentially zoned properties in the City that were greater than one acre. Staff was only able to identify one property that would become non-conforming by the proposed amendment: it is a property on Ontario that has multiple duplexes on one lot.

Mayor Campbell noted that the hearing had been continued to this meeting from August 27, 2013.

Duffie Lorr, 233 Hilltop, Ames, advised that she has lived in Ames since 1972 and is currently a member of the College Creek Neighborhood Association. Ms. Lorr said that she and her husband support Alternative 1, as it will ensure compatibility of new developments to existing neighborhoods and ensure that there is compatible infrastructure in all Ames neighborhoods

Moved by Orazem, seconded by Goodman, to pass on first reading an ordinance amending Section 29.401(5) to eliminate provision (c) pertaining to more than one single-family or two-family structures on same lot.
Roll Call Vote: 4-0. Motion declared carried unanimously.

HEARING ON VACATING PUBLIC UTILITY EASEMENTS AT 1606, 1610, AND 1614 SOUTH KELLOGG AVENUE: The public hearing was opened by the Mayor and closed after no one came forward to speak.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-432 vacating the public utility easements at 1606, 1610, and 1614 South Kellogg Avenue.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON WATER POLLUTION CONTROL TRICKLING FILTER PUMPING STATION CHECK VALVE REPLACEMENT: The Mayor opened the public hearing. No one requested to speak, and the public hearing was closed.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-433 approving final plans and specifications and awarding a contract to Story Construction Company of Ames, Iowa, in the amount of \$62,900.00.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON CONTROL PANELS FOR AMES PLANT SWITCHYARD: The hearing was opened by Mayor Campbell. She closed same after no one asked to speak.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-434 approving final plans and specifications and awarding a contract to Schweitzer Engineering Laboratories, Inc., of Pullman, Washington, in the amount of \$198,469.55.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

XENIA RURAL WATER UPDATE: Assistant City Manager Bob Kindred advised that over the past two months, the City Council had given staff direction to:

1. Attempt to ascertain Xenia's best offer to buy out the service territory to the north of Ames.
2. Completely search for all of the City's existing records dealing with any service territory interactions that have transpired in any location with Xenia Rural Water.
3. Seek outside legal counsel to help identify strengths that might exist in the City's position in its negotiations with Xenia to arrive at the best possible buy-out arrangement.

Mr. Kindred provided an update to the Council's direction. He reported that staff had reviewed existing City files to gather all available documentation of past dealings regarding service territory transfers between the Xenia Rural Water District and the City, and a summary of that research had been provided as part of the Council Action Form. Xenia was also asked to search its records for additional documentation, but was not able to locate any files that substantially cleared up the territory transfer questions. Using the information available, a map was prepared to show the status of various Xenia territory requests over the past 20 years. That map was shown, which illustrated areas where the documentation appeared to confirm that Xenia has the right to serve territory as well as areas where such transfers had not been made or where questions remain. Existing Xenia customers were also depicted on the map as was the City's current two-mile fringe area. Mr. Kindred reported that, based upon the findings, City and Xenia staff will have to work together to more clearly define the City's respective service territories to the west and south of Ames.

City Attorney Judy Parks recalled that, following Council direction, the City engaged the Des Moines legal firm of Dorsey & Whitney to assist in determining the City's legal position. That firm reviewed pertinent laws and the available documentation to verify if the proper processes had been followed in Xenia's service territory transfer requests. The Council was told that the Chapter of the *Iowa Code* that covers this particular type of transfer doesn't have a lot of specificity in what has to be provided when a rural water provider gives notice by means of a water plan. Unfortunately, there is no concrete documentation of how the rural water request was made for the northern area. Ms. Parks advised that, after reviewing the 1996 northern area agreement with Xenia, Dorsey & Whitney confirmed that the City was bound by the terms of the 1996 agreement. According to Attorney Parks, in Section 13, that agreement specifies that "the City and Xenia may negotiate a buy/sell agreement for all or parts of the water distribution system" based on the actual value of Xenia's infrastructure within the specified northern area. Although the agreement identified acceptable terms to be considered during negotiation of that price, it also provided for additional issues to be considered. Ms. Parks pointed out that the agreement used the term "may," not "shall," and did not mandate the negotiations of a buy/sell agreement.

Mayor Campbell asked to know how it had been done in the past. Ms. Parks replied that, in the last situation for the Northridge Heights development, there was not any City involvement. Xenia had a water line through the area. The developer approached Xenia, and the parties agreed that the developer would move the line at its cost. Assistant City Manager Kindred added that the agreement was included in the Development Agreement for that Subdivision. Mayor Campbell noted that Xenia's financial status was different in 1996 than it is today.

Council Member Goodman questioned whether Xenia could be asked if it has records. Ms. Parks answered that the City could ask Xenia; that is something that the City would like to work out in a collaborative process. Xenia might choose not to share the information; if litigation transpires, the City could force the issue. Mr. Kindred noted that the City sent them a request to "fill in the blanks," and they sent three documents that the City already had. Ms. Parks pointed out that if Xenia had records that indicated it had clear rights to serve specific areas, it would have produced those documents. City Attorney Parks said that the absence of documentation by Xenia is interesting since it would have been in its best interest to produce those documents when requested to do so by the City. Xenia has now utilized that opportunity in requesting a very large payment before this service territory is transferred back to the City. City Attorney Parks added that the Dorsey & Whitney legal team believes that there are avenues that might be pursued to seek to better establish the City's interests in these areas. Those actions, however, would be time-consuming. Furthermore, given the lack of legal precedent on adjudicating the process of service territory transfers, there would be no assurance of success.

Mr. Kindred reported on the City's recent developments with Xenia. He advised that, within the last two weeks, Xenia staff reported that they had met with the local Ames developers who are seeking annexation in the Northern Growth Area. As a result of those discussions, Xenia staff reported that they and the developers have reached a tentative agreement on a per-customer buy-out payment. Xenia's General Manager reported that the framework he discussed with the developers has received tentative approval by the Xenia Board; and that, if the developers and City Council are amenable to that arrangement, he will take that framework to Xenia's creditors to seek their consent. Even though Xenia and the City have spent several months negotiating possible territory transfer scenarios, this approach by the land developers of working directly with the rural water agency to negotiate a service territory buy-out is consistent with how these buy-outs have historically been handled when development

stretched out into rural water territory. Should the developers be willing to assume the obligation to see that Xenia is compensated for this service territory, as has historically happened in other locations, then this impediment to northern annexation will have finally been removed. Mr. Kindred recalled that for the Barilla annexation and the former Wolford mall land, developers paid a buy-out to the rural water provider.

It was noted by Mr. Kindred that the City had not seen the terms of the developers' agreement with Xenia. However, legal counsel from Dorsey & Whitney have stated that, in the event that Xenia and the northern developers agree to buy-out terms, it would be advisable for the City to also enter into an agreement with Xenia to confirm the transfer of service territory. This agreement should show the specific service territory to be transferred and could include all of the City's Northern Growth Area. Following consummation of those agreements, the City and developers should enter into pre-annexation agreements confirming the buy-out terms. The same language for rural water buy-outs that has historically been included in development agreements could be used.

Kurt Friedrich, Friedrich Development Company, 100 Sixth Street, Ames, and specifically, developers of Quarry Estates, provided a brief update on the status of negotiations with Xenia after the City Council had suggested that affected developers become involved. He advised that the developers asked Xenia what kind of agreement could be reached that would be agreeable to Xenia. Mr. Friedrich said that the developers and Xenia seemed to have found some common ground and have a tentative agreement. According to Mr. Friedrich, it appears that the tentative agreement would allow the service agreement previously surrendered to Xenia by the City in 1996 to be turned back over to the City. There would be no cost to the City for that buy-out. He advised that the developers would be happy to set up a meeting with the City to discuss the potential terms of their agreement with Xenia. Because the negotiations have not been finalized, Mr. Friedrich preferred not to disclose the terms of the agreement at this meeting.

Chuck Winkleblack, 105 S. 16th Street, Ames, said that his review of all documentation did not yield any mention of a buy-out. He noted that when developing Northridge Heights, Xenia had a water line where Hunziker wanted to build lots, and the developer paid for moving that line. That has been the past practice; they do that all the time. It was Mr. Winkleblack's contention that that is a separate issue from who has water rights or who owns the service territory. Mr. Winkleblack took issue with the comment that "historically," or what the developers have "always" done. He emphasized that the developers have never bought-out territory.

Mr. Winkleblack explained that the developers had only been discussing the issue with Xenia for approximately two weeks. He clarified that the only area that the developers had discussed was for the Northern Growth territory. Mr. Winkleblack asked to hear what the Council's solution was for resolving the issue of developing land to the north.

Council Member Szopinski said that she believes the Council understands the developers' immediate need for more buildable lots for housing; however, the Council has to look at what effect this would have on the City long-term. There is a concern that if a precedent is set, it may mean growth would not be allowed to happen in other areas. Ms. Szopinski said the Council directed staff to negotiate, not just "to get the deal done." She noted that extortion was not the word that was legally appropriate in this situation, but it was close to it. Ms. Szopinski commended that Xenia is in debt and has never charged those kinds of fees before; "however, now they want over \$6 million from the City." Mr. Winkleblack reported that he thought there were places in the state that had actually paid more than \$3,700/customer. Ms. Szopinski said that was not a reason for the City to continue with "those bad deals." She pointed out that the

City is still negotiating; Assistant City Manager Kindred is dealing with the issue on a daily basis. According to Ms. Szopinski, political involvement might change the manner in which rural water can move into urban areas; they were never intended to be serving urban areas in the first place.

Moved by Davis, seconded by Orazem, to refer it back to staff to work with the developers and Xenia; after the agreement has been reached between the developers and Xenia regarding water rights, bring the agreement back to the City for approval.

Council Member Goodman advised that he would prefer the motion be that staff meet with developers to ascertain the numbers. He said he did not understand why the developers had not shared the numbers with the staff so that they could have been included in the staff report. Mr. Goodman also said that he would prefer to have a full Council present before a decision is made on this issue.

Mr. Winkleblack said that the tentative agreement had not been shared with City staff as the developer was hoping that the City would come up with its own solution. The developers want to pay “nothing.” Until the staff report came out, they did not know what the staff’s position was. Mr. Winkleblack said that neither his firm nor Friedrich Development signed the agreement that gave away the water rights in the first place; they have only been subject to them. He noted that he had not had any discussion with the staff about negotiations for several weeks.

City Manager Schainker clarified that, as he understood what was indicated by the developers at this meeting, the City would not be a part of this; they will have an agreement with Xenia Rural Water to make the buy-out. However, before the City annexes any land, it has to ensure that there is a declaration of the transfer of that service territory. Council Member Szopinski said she wanted to see the terms of the agreement even if the City was not a party to the agreement. Council Member Goodman said he was comfortable as long as the agreement is ultimately brought back to the City for approval.

Assistant City Manager Kindred pointed out that, at this point, there would be no agreement to approve because Xenia has stated that they want to take the framework to its lenders. He said he believes that there will be three two-party agreements: one between the developers and Xenia; one between Xenia and the City to confirm the transfer of the service territory; and there would be the Annexation Agreements between the City and the developers confirming that the developers are assuming that responsibility.

Vote on Motion: 4-0. Motion declared carried unanimously.

The meeting recessed at 8:55 p.m. and reconvened at 9:04 p.m.

INTERMODAL FACILITY OPERATING SUBSIDY: City Manager Steve Schainker recalled that, in February 2011, the City entered into a three-party agreement with Iowa State University and the Ames Transit Agency regarding operations of the new Intermodal Facility. Among other provisions, that agreement specified that, if the revenue generated from the Facility users were insufficient to cover the operations and capital improvement expenditures, the University and City would each provide equal supplemental operational support necessary to maintain a positive balance.

Mr. Schainker pointed out that the first full year of operations for the Intermodal Facility came to an end on June 30, 2013, and the University, which manages the facility, had provided a budget summary to the City. The report indicated that expenditures for the facility exceeded

revenues by \$27,973.37. In accordance with the Operations Agreement, the City then owes the University one-half of that amount (\$13,986.69) for the first year.

According to Mr. Schainker, in analyzing the budget data, it appeared that the expenditures for the operations actually came in \$2,560 less than the anticipated \$124,284. Therefore, the cause for the deficit can be isolated on the revenues where the receipts from meter and space rentals were \$48,559 less than budgeted. Fortunately, revenue from the rental of office space for the Jefferson Bus Line and Executive Express was \$16,470 greater than expected; otherwise, the operational deficit would have been even greater.

The Council was told by City Manager Schainker that one reason for the lower-than-anticipated revenue from meter and rental revenues was that fees in the Intermodal Facility were higher than the City parking fees in the surrounding area. Those higher fees are necessitated by the higher costs of maintaining a parking garage. In order to enhance the revenue opportunities of the facility, the City Council might want to give consideration to increasing the metered parking fees in the Campustown area to be more in line with the Intermodal Facility rates.

Mr. Schainker suggested that, in order to prevent an operational subsidy in the future, the City Council might want to consider either 1) increasing the parking and rental space fees in the other areas in Campustown so that they are more in line with the Intermodal fees, 2) lowering the Intermodal fees to match the other fees in Campustown with the expectation that prices will attract more overall use of the facility, or 3) hope that the increase in enrollment at ISU and expected new redevelopment projects in Campustown will result in greater parking demand at the Intermodal Facility.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-435 approving an allocation of \$13,986.69 from Council Contingency for City's share of operating deficit. Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Orazem reported that there was a "glitch" in the meters at the Intermodal Facility. He said he had already informed the Campustown Action Association. According to Mr. Orazem, the meters do not add to the time already paid for, which dramatically increases the payor's cost. City Manager Schainker said that he would look into that problem.

ADVANCED ANALYTICAL TECHNOLOGIES, INC. (AATI): Finance Director Duane Pitcher stated that a couple things had come up since last Friday when the Council Action Form was distributed. The first was related to the cash portion of the local match, which was shown in the Council Action Form as \$125,000. Mr. Pitcher advised that the ISU Research Park is putting some money into this and that is listed as being amortized into the rent; however, the Iowa Economic Development Authority had not evaluated that yet. If that equates to \$125,000, the City's match would become the industrial abatement. The second issue was that AATI has some preferred stockholders, and one of the preferences that they receive is the ability to veto, or the need to sign off, on additional debt. That step had not been finished and won't be finished before the Economic Development Authority meets in September. The City may endorse the application if the Council so chooses; however, it won't go to the Economic Development Authority until October. Once all details are worked out, staff will inform the Council if there is a cash match need from the City.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-436 to endorse the application of Advanced Analytical Technologies, Inc., requesting economic development assistance from the Iowa Economic Development Authority, with a local match to be

determined at a later date.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

CHAPTER 14 REVISIONS: Assistant City Manager Melissa Mundt recalled that, at the July 2, 2013, Ames Human Relations Commission (AHRC) meeting, the Commission was approached by oneiowa, an organization which supports full equality for lesbian, gay, bisexual, and transgender Iowans. Matthew Skuya, Deputy Director of oneiowa, noted that Chapter 14 -Human Relations - of the *Ames Municipal Code* was not consistent with the Iowa Civil Rights Act as it did not list gender identity as a category for discrimination. That area of the Iowa Civil Rights Act was amended in 2007; however, the City had not undertaken any changes to Chapter 14 since 1996. AHRC recommended that City staff bring back changes to Chapter 14 of the *Ames Municipal Code* to reflect the changes to the *Iowa Code* as soon as possible.

According to Ms. Mundt, in addition to the changes regarding gender identity, the City Attorney's Office also noted that the *Municipal Code* was missing several sections that were adopted into the Iowa Civil Rights Act, which included a section on wage discrimination adopted in 2009, a section on Additional Housing Exceptions adopted in 2007, a section on Exceptions for Retirement Plans, Abortion Coverage, Life, Disability, and Health Benefits adopted in 2006, and a section on Promotion or Transfer adopted in 1996. Several other lesser housekeeping changes were also made to the Chapter, including changing the wording in Section 14.5(1) to read *Affirmative Action Officer*, instead of *Director*; in Section 14.5(8) changing the wording to read *Mayor and City Council*, instead of *City Council*; in Section 14.10 deleting Chapter 534 because it was repealed from the *Iowa Code* in 2012; and in Section 14.12, adding *sexual orientation* and *gender identity* as it was adopted into the Civil Rights Act in 2007.

The Council was told that, at its August 22, 2013, meeting, the AHRC voted unanimously to forward the amendments to Chapter 14 to the City Council for consideration and approval.

Moved by Szopinski, seconded by Goodman, to direct the City Attorney to draft an ordinance making revisions to Chapter 14, as recommended by the Ames Human Relations Commission. Vote on Motion: 4-0. Motion declared carried unanimously.

ASSET POLICIES AND PROCEDURES: Assistant City Manager Mundt advised that each year, the ASSET Administrative Team and ASSET volunteers review the the Policies and Procedures. As a result of the 2013 review and discussions with the Department of Human Services (DHS), a change is being recommended to Section III - Team Structure. Ms. Mundt explained that, in the spring of 2013, the DHS staff indicated that they no longer desired to appoint volunteers to ASSET since they do not provide any funding directly to the services. It was noted that the DHS does provide funding to assist with ASSET administrative expenses and has stated that it would continue to do so. After considerable discussions by the ASSET Administrative Team, the change was recommended to the ASSET volunteers at the August 2013 ASSET meeting, and the volunteers approved the change. ASSET's funders are now being asked to approve the change as well.

According to Ms. Mundt, ASSET's Administrative Team and volunteers have thoroughly discussed the impacts of the reduction of DHS involvement in the ASSET process and feel comfortable with DHS's continued support and participation with the ASSET Administrative Team.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 13-437 approving the revised ASSET Policies and Procedures.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

EASEMENT AGREEMENTS FOR 2008/09 WATER SYSTEM IMPROVEMENTS EAST PRESSURE ZONE LOOP: Operations Manager Corey Mellies reported that staff had been working on this project for several years. It will provide a loop from Billy Sunday Road to Crystal to loop Southdale. Currently, Southdale is on one water main on Duff, which causes issues. At the time of the project, all the property owners seemed agreeable to grant the easements; three out of the five property owners had signed the agreements. The City will continue to work with the apartment complexes in an attempt to get voluntary agreement; if that fails, staff will likely start the condemnation proceedings to get the easements so that the project can be built next year.

Moved by Goodman, seconded by Szopinski, to adopt RESOLUTION NO. 13-438 approving Easement Agreements with Teresa J. Yearly in the amount of \$2,500; Jerry J. Miller and Judy A. Miller in the amount of \$3,500; and the State of Iowa in the amount of \$8,300.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE REVISING *MUNICIPAL CODE* SECTION 29.1503(4) (b) (iii) PERTAINING TO THE WEIGHT OF TRUCKS SERVING SPECIAL USE PERMIT USES IN RESIDENTIAL ZONES: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance revising *Municipal Code* Section 29.1503(4) (b) (iii) pertaining to the weight of trucks serving Special Use Permit Uses in residential zones.

Roll Call Vote: 4-0. Motion declared carried unanimously.

ORDINANCE REVISING APPENDIX Q PERTAINING TO WATER METER FEES: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance revising Appendix Q pertaining to Water Meter Fees.

Roll Call Vote: 4-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Davis, seconded by Orazem, to refer to staff the letters from Lowell and Norma Elwick dated June 10, 2013, and Attorney Rebecca A. Reisinger on behalf of Helen Anderson dated June 14, 2013, pertaining to 1311 George Avenue and 1401 Georgia Avenue, respectively.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Szopinski, seconded by Goodman, to refer to Parks and Recreation staff regarding the need for community gardens and include the e-mail from David Hoffman dated September 8, 2013, requesting that the City acquire a portion of land connecting the two pieces of Ross Road for use as community garden plots.

Council Member Orazem said he believes that there are other areas in existing City parks that could be used for community gardens. He doesn't want to see additional land purchased for use as community gardens, particularly land that otherwise would be a house.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Orazem, to refer to staff the letter from Reinhard K. Friedrich dated August 8, 2013, requesting a time extension for the completion date for the remote parking easement for 605/615 East Lincoln Way.

Vote on Motion: 4-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 9:30 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 st – 15 th
	<input type="checkbox"/>	16 th – end of month
Month and year:	September 2013	
For City Council date:	September 24, 2013	

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
Transit	Architectural / Engineering Services for CyRide Facility Construction Project	5	\$462,509.00	URS Corporation	\$33,785.00	\$6,370.00	M. Mundt	MA
Public Works	2008/09 Traffic Signal Program (Lincoln Way & Sheldon)	2	\$185,983.00	KWS Inc.	\$2,920.00	\$11,548.16	J. Joiner	MA
Public Works	2009/10 Traffic Signal Program (Lincoln Way & Ash Avenue)	1	\$160,919.23	KWS Inc.	\$4,681.28	\$4,681.28	T. Warner	MA
Public Works	2010/11 Traffic Signal Program (28 th Street & Grand Avenue)	1	\$160,872.83	Baker Electric	\$0	\$5,759.69	T. Warner	MA
Public Works	2010/11 Traffic Signal Program (SE 16 th Street & S. Dayton Avenue)	1	\$157,573.72	Baker Electric	\$0	\$1,711.28	T. Warner	MA
Electric Services	Furnish Aluminum Cable for Electric Services	1	\$76,349.85	RESCO	\$0	\$3,700.42	D. Kom	CB

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
Transit	CyRide Bus Shelters	1	\$27,120.00	Columbia Equipment Company	\$0	\$1,550.00	R. Leners	MA
Fleet Services	2013 Case 721 FXR	1	\$156,300.00	Titan Machinery Inc.	\$0	\$-(1,000.00)	D. Allen	MA
Electric Services	Legal Counsel	10	\$25,000.00	Brown Winick Attorneys at Law	\$321,000.00	\$25,000.00	D. Kom	KS
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



MEMO

*Caring People
Quality Programs
Exceptional Service*

4a-f

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: September 17, 2013

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
September 24, 2013

The Council agenda for September 24, 2013, includes beer permits and liquor license renewals for:

- Class C Beer & B Wine – K-Mart #3971, 1405 Buckeye Ave
- Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
- Class C Beer – Doc Stop #5, 2720 E 13th St
- Class E Liquor, C Beer, & B Wine – Hy-Vee #1, 3800 Lincoln Way
- Class E Liquor, C Beer, & B Wine – Hy-Vee #2, 640 Lincoln Way
- Class C Liquor & B Native Wine – AJ's Ultra Lounge, 2518 Lincoln Way

A routine check of police records found no violations for K-Mart, Hy-Vee Gas, Doc Stop, or either Hy-Vee Store.

Records for AJ's Ultra Lounge indicate that an employee was cited in December 2012 for selling alcohol to an intoxicated person during a police compliance check. One minor was cited for on premises underage during the past year. The bar also received a warning from officers for overcrowding in violation of the fire code. We are continuing to monitor compliance and we enjoy a good working relationship with the owner.

The Police Department would recommend renewal of all six licenses.

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2013-4 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, 2013, as Supplement No. 2013-4 to the Ames Municipal Code.

Adopted this _____ day of _____, 201_.

Ann H. Campbell, Mayor

Attest:

Diane R. Voss, City Clerk

F8.cod

COUNCIL ACTION FORM

SUBJECT: **ANNUAL STREET FINANCE REPORT**

BACKGROUND:

Section 312.14 of the Code of Iowa requires each city receiving allotments of Road Use Tax funds to annually prepare and submit to the Iowa Department of Transportation (IDOT) by September 30 a Street Finance Report of expenditures and receipts for the fiscal year then ended. Those cities not complying with this section of the Code of Iowa will have Road Use Tax funds withheld until the city complies.

The report to be submitted is for the fiscal year ending on June 30, 2013.

ALTERNATIVES:

1. Approve the attached 2013 Street Finance Report.
2. Do not approve the 2013 Street Finance Report.

MANAGER'S RECOMMENDED ACTION:

In order for the City of Ames to continue to receive Road Use Tax funds, it is necessary to submit an annual Street Finance Report to the IDOT. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the attached 2013 Street Finance Report.



Iowa Department of Transportation

Office of Local Systems
Ames, IA 50010

City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Welcome Page!

Welcome to the Iowa Department of Transportation, Office of Local Systems, City Street Financial Report (SFR)

Complete the City SFR according to the instructions that are available on the Iowa DOT SFR website located [here](#).

Please direct all questions, comments, and feedback about the City SFR and the on-line process, to: Tammi Bell at tammi.bell@dot.iowa.gov, 515-239-1529.

Thank you for using the City SFR on-line process.



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Cover Sheet

Now therefore let it be resolved that the city council of AMES, Iowa
(city name)

on _____ did hereby approve and adopt the annual
(month/day/year)

City Street Financial Report from July 1, 2012 to June 30, 2013.
(year) (year)

Contact Information

Name	E-mail Address	Street Address	City	ZIP Code
Diane R. Voss	dvoss@city.ames.ia.us	515 Clark Avenue	Ames, IA	50010-0000
Hours	Phone	Extension	Alternate Phone	
8-5	(515) 239-5262		(515) 239-5262	

Preparer Information

Name	E-mail Address	Phone	Extension
Tina Stanley	tstanley@city.ames.ia.us	(515) 239-5116	

Mayor Information

Name	E-mail Address	Street Address	City	ZIP Code
Ann Campbell	acampbell@city.ames.ia.us	515 Clark Ave	Ames, IA	50010-0000
Phone	Extension			
(515) 239-5105				

Resolution Number _____

Ann Campbell
Signature Mayor

Diane R. Voss
Signature City Clerk



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Summary Statement Sheet

Column 1 Column 2 Column 3 Column 4
Road Use Other Street Street Debt Totals
Tax Fund Monies

Round Figures to Nearest Dollar

A. BEGINNING BALANCE				
1. July 1 Balance	3,279,542	334,396	8,641,872	12,255,810
2. Adjustments (Note on Explanation Sheet)	8			8
3. Adjusted Balance	3,279,550	334,396	8,641,872	12,255,818
B. REVENUES				
1. Road Use Tax	5,646,836			5,646,836
2. Transfer of Jurisdictions Fund				
3. Property Taxes		632,606	9,042,040	9,674,646
4. Special Assessments		333,450		333,450
5. Miscellaneous		3,065,287	427,444	3,492,731
6. Proceeds from Bonds, Notes, and Loans			11,728,653	11,728,653
7. Interest Earned		-585	17,113	16,528
8. Total Revenues (Lines B1 thru B7)	5,646,836	4,030,758	21,215,250	30,892,844
C. Total Funds Available (Line A3 + Line B8)				
	8,926,386	4,365,154	29,857,122	43,148,662

Column 1 Column 2 Column 3 Column 4
Road Use Other Street Street Debt Totals
Tax Fund Monies

Round Figures to Nearest Dollar

EXPENSES				
D. Maintenance				
1. Roadway Maintenance	3,097,857	491,491		3,589,348
2. Snow and Ice Removal	1,034,279			1,034,279
E. Construction, Reconstruction and Improvements				
1. Engineering	551,582	830,024	252,480	1,634,086
2. Right of Way Purchased				
3. Street/Bridge Construction	265,837	1,621,845	5,095,211	6,982,893
4. Traffic Services				
F. Administration				
	180,653	16,116		196,769
G. Equipment (Purchased or Leased)				
H. Miscellaneous				
		577,005		577,005
J. Street Debt				
1. Bonds, Notes, and Loans - Principal Paid			8,041,223	8,041,223
2. Bonds, Notes and Loans - Interest Paid			1,000,817	1,000,817
TOTALS				
K. Total Expenses (Lines D thru J)	5,130,208	3,536,481	14,389,731	23,056,420
L. Ending Balance (Line C-K)	3,796,178	828,673	15,467,391	20,092,242
M. Total Funds Accounted For (K + L = C)	8,926,386	4,365,154	29,857,122	43,148,662



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B5 on the Summary Statement Sheet) (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt	
190 Other Miscellaneous	74,264	427,444	
140 Federal Government (misc.)	38,744		
124 Iowa DOT	281,553		
123 Various State Grants	39,100		
144 FHWA Participation (Fed. Hwy. Admin.)	867,112		
110 Parking Revenues	230,695		
193 Fines & Fees	374,307		
112 Utility Revenue	1,092,016		
170 Reimbursements (misc.)	266		
191 Licenses and Permits	21,300		
121 State Reimbursement	29,998		
172 Labor & Services	15,932		
Line B5 Totals	3,065,287	427,444	

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, bond fees etc. (See instructions)	Column 2 Other Street Monies	Column 3 Street Debt	
230 On Street Parking Only	577,005		
Line H Totals	577,005		



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1 or after	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
<input type="checkbox"/>	General Obligation	Paving & Construction	301	09/13/2005	5,375,209	100%	2017	1,726,523	1,726,523	62,972	1,726,523	62,972	0
<input type="checkbox"/>	General Obligation	Paving & Construction	302	10/01/2006	5,285,000	100%	2018	3,020,000	450,000	120,800	450,000	120,800	2,570,000
<input type="checkbox"/>	General Obligation	Paving & Construction	303	11/01/2007	5,920,000	100%	2019	3,917,466	494,871	147,136	494,871	147,136	3,422,595
<input type="checkbox"/>	General Obligation	Paving & Construction	304	10/15/2008	485,000	100%	2020	355,000	40,000	13,997	40,000	13,997	315,000
<input type="checkbox"/>	General Obligation	Paving & Construction	305	04/27/2009	6,012,902	100%	2013	842,408	842,408	25,272	842,408	25,272	0
<input type="checkbox"/>	General Obligation	Paving & Construction	306	10/25/2011	6,675,000	99%	2023	6,105,000	505,000	100,758	499,950	99,750	5,600,000
<input type="checkbox"/>	General Obligation	Paving & Construction	316	10/15/2004	5,591,000	100%	2014	1,254,558	1,254,558	41,582	1,254,558	41,582	0
<input type="checkbox"/>	General Obligation	Paving & Construction	317	10/29/2009	11,165,000	100%	2021	8,935,000	885,000	246,950	885,000	246,950	8,050,000
<input type="checkbox"/>	General Obligation	Paving & Construction	318	05/17/2011	3,099,988	100%	2015	2,226,118	890,699	28,302	890,699	28,302	1,335,419
<input type="checkbox"/>	General Obligation	Paving & Construction	319	09/30/2010	6,079,000	100%	2022	5,265,746	472,508	113,243	472,508	113,243	4,793,238
<input checked="" type="checkbox"/>	General Obligation	Paving & Construction		08/28/2012	5,703,653	100%	2024	5,703,653	484,706	100,813	484,706	100,813	5,218,947
<input checked="" type="checkbox"/>	General Obligation	Paving & Construction		05/14/2013	6,025,000	100%	2025	6,025,000					6,025,000
New Bond Totals					11,728,653	11,728,653	Totals	45,376,472	8,046,273	1,001,825	8,041,223	1,000,817	37,330,199



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

Section A

Check here if there are no entries for this year ☐

Line No.	1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)	
1	0697	437,017	Surfaces	Yes	12/13 CDBG public utilities neighborhood infrastructure (Aplin & Beedle)	
2	7540	429,000	Bridge	Yes	Squaw Creek pedestrian bridge	
3	8120	75,985	Roadway Construction	Yes	S. Duff / SE 16th frontage road	
4	8122	1,049,894	Roadway Construction	Yes	12/13 collector street improvement (Meadowlane/13th - Carr Dr.)	
5	8132	214,000	Roadway Construction	Yes	11/12 asphalt pavement improvement (Abraham & Todd Circle)	
6	8134	1,504,600	Roadway Construction	Yes	11/12 collector street improvement (Ash/Mortensen - Knapp)	
7	8140	605,000	Surfaces	Yes	Duff (Lincoln Way - 7th)	
8	8153	105,880	Roadway Construction	Yes	Main Street alley (Douglas - Kellogg)	
9	8156	1,959,116	Roadway Construction	Yes	10/11 downtown street pavement improvement (Kellogg/Main-7th) & (Main/Allan)	
10	8159	1,360,039	Roadway Construction	Yes	08/09 arterial street pavement improvement (N. Dakota from 600s of Delaware to Q)	
11	8161	1,366,113	Roadway Construction	Yes	09/10 concrete pavement street improvement (S. Hyland/Arbor-Lincoln Way, Edison)	
12	8167	963,641	Roadway Construction	Yes	10/11 concrete pavement improvement (Oakland/N. Hyland-Hawthorne, Lincoln S)	
13	8181	457,345	Roadway Construction	Yes	Grand Avenue extension (S. 16th north 400')	

Section B

		Contract Work			City Labor				
Line No.	1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
1	0697	Manatt's, Inc.	338,819	14,543					353,362
2	7540	Iowa Bridge & Culvert, Inc.	279,336	5,754					285,090
3	8120	Manatt's, Inc.	73,333	10,257					83,590
4	8122	Con-Struct, Inc.	698,560	31,503					730,063
5	8132	Manatt's, Inc.	210,232	4,761					214,993
6	8134	Manatt's, Inc.	1,161,811	52,737					1,214,548



City Street Financial Report

Office of Local Systems
Ames, IA 50010

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

		Contract Work			City Labor				
7	8140	Manatt's, Inc.	601,858	51,258					653,116
8	8153	Absolute Concrete	94,457	-5,930					88,527
9	8156	Con-Struct, Inc.	1,444,369	93,875					1,538,244
10	8159	Wick's Construction, Inc.	1,355,004	33,552					1,388,556
11	8161	Concrete Technologies, Inc.	1,022,869	2,390					1,025,259
12	8167	Con-Struct, Inc.	739,207	56,373					795,580
13	8181	Con-Struct, Inc.	466,290	50,865					517,155



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Road/Street Equipment Inventory Sheet

Check here if there are no reportable equipment ☐

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Status	
84	2010	Pickup, Ford F150	20,288					Yes	No Change	
328	2010	Asphalt Recycler, Falcon	22,950					Yes	No Change	
327	2010	Planner, Bobcat	10,180					Yes	No Change	
178	2011	Pickup, Ford F350	27,181					Yes	No Change	
57	2011	Truck, International, dump	116,067					Yes	No Change	
140	2011	Truck, International, dump	116,067					Yes	Traded	
46	2011	Truck, International, dump	116,067					Yes	No Change	
21	2011	Truck, International, dump	116,067					Yes	No Change	
3078	2011	Truck, International, dump	116,067					Yes	No Change	
904	2009	Truck, Dump, single axle, Freightliner	105,224					Yes	No Change	
871	2009	Truck, Dump, single axle, Freightliner	105,224					Yes	No Change	
827	2009	Wheelloader, Deere 544K	105,000					Yes	No Change	
805	2008	Message Board, Wanco	5,724					Yes	No Change	
441	2007	Message Board, Wanco	5,724					Yes	No Change	
3132	2006	Message Board, Wanco	5,724					Yes	No Change	
670	2006	Roller, Dynapac	28,200					Yes	No Change	
167	2005	Truck, Sweeper, Elgin	154,545					Yes	No Change	
611	2005	Truck, Tandem, Intl	90,643					Yes	No Change	
378	2005	Pickup, Ford F250	17,572					Yes	No Change	
377	2005	Pickup, Ford F250	19,549					Yes	No Change	
376	2003	Auto, Chevrolet Malibu	11,800					Yes	No Change	
375	2003	Pickup, Ford F350 4x4	23,000					Yes	No Change	
374	1996	Truck, Ford F450 Fltbd	29,013					Yes	No Change	



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Status	
475	2002	Truck, Tandem, Intl	84,000					Yes	No Change	
3086	1998	Roller, Mauldin	10,980					Yes	No Change	
698	1987	Trailer, Ftlbd, Homemade	Unknown					Yes	No Change	
697	1987	Trailer, Fltbd, Homemade	Unknown					Yes	No Change	
288	1991	Trailer, Fltbd, Homemade	Unknown					Yes	No Change	
537	2000	Trailer, Tltbd, Cronkhite	3,889					Yes	No Change	
87	1998	Vac, Leaf, ODB	14,100					Yes	No Change	
663	1998	Vac, Leaf, ODB	14,100					Yes	No Change	
729	1998	Box, 10' Leaf, ODB	2,000					Yes	No Change	
754	1998	Box, 14' Leaf, ODB	2,240					Yes	No Change	
755	1998	Box, 14' Leaf, ODB	2,240					Yes	No Change	
749	2002	Compressor, Ingersol	11,496					Yes	No Change	
844	1998	Breaker, Stanley	12,375					Yes	No Change	
866	2002	Saw, Wheel, Bobcat	9,926					Yes	No Change	
720	1992	Compactor, Stone	999					Yes	No Change	
850	2002	Saw, Target Concrete	8,930					Yes	No Change	
851	2005	Trailer, MacLander	6,057					Yes	Junked	
11	2005	Generator, Briggs	900					Yes	No Change	
931	2006	Dirt Box, Road Boss	2,757					Yes	No Change	
932	2008	Skidsteer Loader, Bobcat	25,050					Yes	No Change	
69	1991	Pallet Forks, Case	700					Yes	No Change	
70	2009	Melting Pot, Crafc	26,500					Yes	No Change	
71	2009	Copier, Sharp	4,160					No	No Change	
72	2011	Motorgrader, Caterpillar (winter)		3,900	/Month			Yes	No Change	
73	1993	Asphalt Paver, Layton	25,322					Yes	No Change	
64	1997	Trailer, Keifen	3,500					Yes	No Change	



City Street Financial Report

Office of Local Systems
Ames, IA 50010

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Status	
179	2012	Tractor, Loader, Backhoe, JD 310	77,000					Yes	No Change	
156	2011	Tractor, Loader, Backhoe, JD 710	167,200					Yes	No Change	
151	1975	Boat, Browning	99					Yes	No Change	
172	2010	Fuel Tank, Portable						Yes	New	
382	2012	Vacuum, Excavator, Ring-O-Matic	50,960					Yes	New	
929	2013	Roller, Asphalt, CAT	33,836					Yes	New	



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Explanation Sheet

Comments
Line A2 in the Road Use Tax Fund column has an adjustment for \$8 due to rounding of amounts in prior year.



City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2013

Monthly Payment Sheet

Month	Road Use Tax Payments	Transfer of Jurisdictions Payments
JULY	\$412,512.95	
AUGUST	\$619,601.97	
SEPTEMBER	\$563,712.76	
OCTOBER	\$455,513.16	
NOVEMBER	\$434,338.92	
DECEMBER	\$459,174.33	
JANUARY	\$457,623.76	
FEBRUARY	\$491,695.82	
MARCH	\$619,040.12	
APRIL	\$413,176.82	
MAY	\$266,945.81	
JUNE	\$453,499.15	
Totals	\$5,646,835.57	



September 24, 2013

8a

Mayor Ann Campbell
Members of the City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor and City Council:

The Public Art Commission (PAC) requests your approval of a recent motion and unanimously passed vote regarding the one-year term commissioner position on the PAC. We have voted to recommend changing this one-year term position into a regular three-year term position.

We understand that the original reason for creation of this one-year position was to better attract ISU students to the Commission. However, experience from recent years has shown that students generally do not apply for this opening, so it has routinely been filled by non-students.

There are several reasons for our interest in this change. First, consideration has been given to the fact that recently there has been significant turnover of PAC Commissioners. We are in need of dedicated and committed volunteers that have leadership and experience. Our commission has recently been cut from 16 to 14 members on a commission that is already extremely active and stretched thin. For these reasons we seek your approval of this change. Thank you for your consideration on this matter.

Sincerely,
Greg Fuqua and Allison Sheridan
Co-chairs



September 18, 2013

8b

Mayor Ann Campbell
Members of the City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor and City Council:

The Public Art Commission is asking for your permission to **carry over the unspent balance** from our FY13 operating year to the FY14 fiscal year.

The first portion of this request involves \$1200 for **artistic bike racks** downtown. Council approved this expense during FY13, but payment for the bike racks is not occurring until FY14.

The second request involves carryover of the **Art in the Parks** balance of \$7,206 to be added to the approved FY14 appropriation of \$5,000. The Art in the Parks project is a multi-year endeavor and requires 3-5 years of funding to complete. The Art in the Parks sub-committee will begin in earnest this fall with the selection process for potential artist(s) and will be eager to update the Council in early 2014. We look forward to providing a thoughtful Art in the Parks installation in 2015.

The final request involves \$6,397, which is the portion of the Commission's remaining budget that was not yet spent when the 2012-13 fiscal year ended on June 30. See chart below for line items of unspent funds.

FY 2012/13	Original Appropriation	Actual expenditures	Balance	Recommend Carry Over
AAOSE	\$7,500	\$6,188.75	\$1,311.25	\$1,311
Archive / Maintenance	\$2,000	\$0	\$2,000.00	\$2,000
Education	\$2,000	\$1,607.65	\$392.35	\$392
Operations	\$1,000	\$825.19	\$574.81	\$574
Public Relations	\$2,500	\$379.11	\$2,120.89	\$2,120
			Total unspent \$6,399.30	Total carryover \$6,397

The Commission proposes that this \$6,397 be added to the **Neighborhood Art program** for FY14 and be used to pay for the purchase and installation of additional neighborhood art throughout the city. The sculptures available for purchase and placement as part of the FY14 Neighborhood Art program are

more expensive than in past years, ranging from \$3,000 to over \$7,000 - these are sculptures currently on display downtown as part of the Ames Annual Outdoor Sculpture Exhibition (AAOSE).

Demand for the Neighborhood Art program has increased as public involvement in the voting of "Best in Show" and visibility for AAOSE increases. In recent years, the PAC has had more qualifying applications to the Neighborhood Art program than funding will allow us to fulfill. Approval of this request to carry over \$6,397, in addition to the allocated funding for this fiscal year, will allow for the Commission to select 1-2 additional sculptures from the current AAOSE program and install those sculptures into the neighborhoods of Ames in the Spring of 2014.

We will be present at your September 24 Council meeting to answer any questions you may have regarding these initiatives.

Thank you for your consideration of our requests.

Sincerely,
Allison Sheridan, Co-Chair
Greg Fuqua, Co-Chair

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY 3-YEAR BIOSOLIDS HAULING AND DIGESTER CLEANING PROJECT

BACKGROUND:

The City of Ames Water Pollution Control Facility (WPCF) produces approximately 30,000 gallons of Class II biosolids each day. Throughout the year, biosolids are stored in the facility's biosolids storage lagoon and secondary digester and ultimately disposed of by land application as fertilizer on city-owned farm ground directly adjacent to the WPCF. The bulk of the land application occurs in the fall after crops have been harvested; however, some land application is performed throughout the year to maintain adequate storage capacity. Primary hauling in the fall is conducted by a contracted hauler and periodic hauling throughout the year is performed by City staff. The previous three-year biosolids hauling contract has expired with all work being successfully completed on time and under budget.

The mixing systems in the WPCF's primary digesters, the decant system in the secondary digester, and much of the digester piping and valves have reached the end of their useful life and are budgeted for replacement. Staff is in the process of selecting an engineering firm to design the needed improvements. However, work under that project will require that one digester tank be emptied and cleaned each year for the next three years so that digester equipment and piping can be replaced.

On August 8, 2013, a request for proposals was issued for a new three-year biosolids hauling and digester cleaning project. Combining the annual biosolids hauling work with the digester cleaning work can be accomplished at a lower cost than bidding as two separate projects since the work could be performed by the same company. On Thursday, August 29, 2013, four bid submittals were received:

Bidder	Mobilization/ Demobilization	Biosolids Hauling		Digester Cleaning		Total Bid Amount
		Unit Price per Gallon Bid	Total Bid for 2,500,000 gallons	Unit Price per Gallon Bid	Total Bid for 500,000 gallons	
Nutri-Ject Systems, Inc.	\$2,500.00	\$ 0.017775	\$ 44,437.50	\$ 0.1309	\$65,450.00	\$112,387.50
Wulfekuhle Injection & Pumping	\$5,800.00	\$ 0.05	\$ 125,000.00	\$ 0.052	\$156,800.00	\$156,800.00
Stewart Spreading, Inc.	\$12,000.00	\$ 0.0225	\$ 56250.00	\$ 0.26	\$130,000.00	\$198,250.00
Synagro	NO BID					

Nutri-Ject System, Inc. of Hudson, Iowa, was determined to be the lowest responsible, responsive bidder. Nutri-Ject Systems, Inc. completed the WPCF's previous biosolids hauling and disposal project to staff's satisfaction. The current project budget is as follows:

Biosolids Hauling (Operating Budget)	=	\$ 100,000
Digester Cleaning (CIP Project Budget)	=	83,000
Total Project Budget	=	\$ 183,000

The work was bid on a unit price basis, as the exact number of gallons disposed may vary from year to year. Because the work takes place in a very short window each fall, staff is recommending that the award include a "not to exceed" cap that would allow up to a 25% increase in quantities without the need to suspend work to obtain change order approval from Council to adjust quantities.

ALTERNATIVES:

1. Award a contract for the biosolids disposal and digester cleaning to Nutri-Ject Systems, Inc. of Hudson, Iowa with reimbursement based on the unit prices bid of \$2,500.00 lump sum for mobilization/demobilization, \$0.017775 per gallon for annual biosolids hauling operations and \$0.1309 per gallon for cleaning of the digesters with the total contract amount not to exceed the current budget amount of \$139,859.38.
2. Award a contract to one of the two other bidders.
3. Receive bids and do not award a contract at this time.
4. Do not award a contract for biosolids hauling and direct staff to purchase the additional equipment necessary to perform the work with City staff.

MANAGER'S RECOMMENDED ACTION:

Disposal of biosolids at the WPC Facility is necessary for uninterrupted operation of the facility and continued compliance with the facility's NPDES permit. Nutri-Ject System, Inc. has demonstrated their ability to complete the work under this project by successfully completing the prior biosolids hauling work for the City of Ames. Therefore it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a contract with Nutri-Ject Systems, Inc. **Since the actual amount of solids may vary, the total contract shall be in an amount not to exceed \$139,859.38 with actual reimbursement based on the unit prices bid and actual quantity of solids disposed.**

COUNCIL ACTION FORM

**SUBJECT: AWARD OF CONTRACT TO FURNISH 750 KCMIL CABLE FOR THE
ELECTRIC SERVICES DEPARTMENT**

BACKGROUND:

This bid is for the purchase of 12,000 feet of 750 KCMIL cable to replenish inventory for the Electric Services Department. This cable is kept on hand in order to insure availability. Typically, this cable is used to provide service for commercial and residential applications. It is also necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance.

On September 3, 2013, an invitation to bid (IFB) document was issued to twenty-two firms. The RFQ was advertised on the Current Bid Opportunities section of the Purchasing webpage. The bid was also sent to one plan room.

On September 12, 2013, two bids were received as shown below:

BIDDER	BID PRICE	ALTERNATE*
WESCO Distribution Des Moines, IA	\$208,136.40	\$192,343.20
RESCO Ankeny, IA	\$210,275.54	

*The alternate bid is for Okonite's standard cable which is a non-strand-filled cable which is acceptable to the Electric Services.

Staff has reviewed the bids and concluded that the apparent low alternate bid in the amount of \$192,343.20 (inclusive of Iowa sales tax) submitted by WESCO Distribution, Des Moines, IA, is acceptable.

The City Council should note that due to the metal content of this product, both bidders attached a metal escalation/de-escalation clause due to the volatile market for metal, which may adjust the price on the day the cable is ordered. While this is not an ideal situation for the City, this cable is necessary to the efficient operation of the utility.

ALTERNATIVES:

1. Award a contract to WESCO Distribution, Des Moines, IA, for the purchase of 750 KCMIL cable, in the amount of \$192,343.20 (inclusive of Iowa sales tax), subject to metals adjustment at time of order.
2. Reject all bids and attempt to purchase 750 KCMIL cable on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase cable at the lowest possible cost with minimal risk to the City. It is also imperative to have this cable available to meet customer needs. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: September 20, 2013

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 11 through 13. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: **CYRIDE BUS FACILITY EXPANSION PROJECT CONSTRUCTION
CHANGE ORDER #10**

BACKGROUND:

CyRide's current facility construction project includes expanding bus storage, adding flood walls and gates and reconfiguring duct work to raise the ceiling height in portions of the bus storage building. The following list details the history of contract modifications for this construction project:

Original Contract Sum	\$ 4,489,000.00
Net change with Change Order #1-9	\$ 152,339.31
Contract sum prior to Change Order #10	\$4,641,339.31
Change in Contract Sum Requested per Change Order #10	\$ 88,723.02
New Contract Sum including Change Order #10	\$4,730,062.33

Henkel Construction is now requesting an \$88,723.02 **change order** to relocate and replace waterlines that were discovered during the excavation process that extended from Iowa State University to/through CyRide's property that conflict with the new bus storage expansion building.

The Transit Board of Trustees' will meet on September 23, 2013. The result of their decision on this change order will be provided at the City Council meeting.

Funds for the change order are available from the CyRide Bus Facility Expansion Project's contingency budget, which currently equals \$209,780.79. After this \$88,723.02 reduction, the remaining project contingency will be \$121,057.77.

ALTERNATIVES:

1. Approve Change Order #10 to Henkel Construction Company for an additional amount of \$88,723.02 to relocate and replace waterlines.
2. Do not approve Change Order #10 for waterline relocation and replacement.

MANAGER'S RECOMMENDED ACTION:

Approval of this modification will allow the waterlines to be relocated around the facility expansion building to be constructed. Without these changes, the construction project cannot be completed, eliminating CyRide's ability to expand its bus storage facility to

match recent growth. Completion of this project will allow eleven more buses to be housed indoors.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving an \$88,723.02 change to the Henkel Construction contract, increasing this contract to \$4,730,062.33.

COUNCIL ACTION FORM

**SUBJECT: 2010/11 & 2011/12 ASPHALT RESURFACING AND SEAL COAT
REMOVAL/ASPHALT RECONSTRUCTION PROGRAM**

BACKGROUND:

This is an annual program for removal of built-up seal coat from streets with asphalt surface, as well as asphalt resurfacing of various streets. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents deterioration of various streets. This resurfacing process results in better riding surfaces, increased safety with improved surface texture, and increased life expectancy of the streets. Built-up seal coat on streets causes excess crown, which results in vehicles dragging at driveway entrances. Complete removal of this built-up seal coat allows for repair to curb and gutter and placement of a new asphalt surface.

The locations for seal coat removal/asphalt reconstruction in this contract were 22nd Street (Clark Avenue to Duff Avenue), 25th Street (Jensen Avenue to Kellogg Avenue), 26th Street (Jensen Avenue to Kellogg Avenue), Fletcher Boulevard (Bloomington Road to Stonebrook Road), and Melrose Avenue (24th Street to 28th Street).

Previous locations included Little Street (Hayward Avenue to Welch Avenue), which was completed in November 2011, and a second set of streets, East O'Neil (Duff Avenue to Maxwell Avenue) and Hunziker Drive (20th Street to Melrose Avenue), were included in Contract #2 which utilized I-JOBS funding and completed in June 2012.

On May 8, 2012, Council awarded this contract to Manatts, Inc. of Ames, Iowa, in the amount of \$795,711.65.

Change order No. 1 in the amount of \$102,930.00 was approved by City Council on October 23, 2012 and included the addition of Curtiss Avenue to the program. The addition of Curtiss was necessary to provide for better winter maintenance and eliminate safety issues with excessive cross slope on the street.

Change order No. 2 (this Council action) will be the balancing change order for the project and is in the amount of \$83,899.88. Major items in this change order include full depth asphalt base repair patching, removal of unsuitable soil, and geo-grid sub grade stabilization material. These three items total \$59,839 of the \$83,899.88 included in this change order. The work involved in these three items was not known until the final 4 days of the project and were isolated to portions of Fletcher Boulevard and Melrose Avenue. Initial design included field investigation and pavement core results. Those results indicated that the existing asphalt was in acceptable condition to allow for a mill and overlay of the surface. Upon removing the surface, large areas of the base course

of asphalt began to fail rapidly due to being deteriorated from freeze/thaw cycles and fluctuations in the water table that were not evident yet on the surface. Subsequently, the base course of asphalt needed to be patched quickly in order to complete the resurfacing and to return traffic and resident access back to normal operations. The base course of asphalt was not in an acceptable condition to allow traffic back onto it prior to patching. The remaining balance of the change order, \$24,060.88, included additional sanitary sewer repair, and balancing the field installed quantities.

Costs associated with this project to date include the following:

<u>Project Locations</u>	<u>Total</u>
Little Street (Actual)	\$ 44,237.00
East O'Neil & Hunziker (Actual)	\$ 327,207.15
22nd, 25th, 26th, Fletcher & Melrose (Actual)	\$ 879,611.53
Curtiss Avenue (10th to 13th) (Actual)	\$ 102,930.00
Engineering & Administration (Actual)	<u>\$ 203,100.00</u>
Overall Total:	\$1,557,085.68

Financing for the entire 2010/11 program includes \$100,000 from Local Option Sales Tax, \$269,603 from I-JOBS funding, and \$454,634 from Road Use Tax, bringing total 2010/11 funding to \$824,237. Financing for the 2011/12 program includes \$765,500 from G.O. Bonds, bringing overall combined program funding to \$1,589,737.

ALTERNATIVES:

- 1a. Approve Change Order No. 2 in the amount of \$83,899.88 for the 2010/2011 & 2011/2012 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program.
- b. Accept the 2010/2011 & 2011/2012 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program as completed by Manatts, Inc. of Ames, IA in the amount of \$982,541.53.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with approved plans and specifications, and is within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 2 in the amount of \$83,899.88 and accepting the 2010/2011 & 2011/2012 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program as completed by Manatts, Inc. of Ames, IA in the amount of \$982,541.53.

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 2302 and 2308 Sundown Drive

BACKGROUND:

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

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.309)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The subject properties are located at:

Street Addresses: 2302 & 2308 Sundown Drive
Assessor's Parcel #: 09-16-477-070 and 09-16-477-060
Legal Description: See attached Plat of Survey
Owners: William Berg (2302 Sundown Drive)
Matthew Delisi (2308 Sundown Drive)

The house at 2302 Sundown drive was built closer to the west property line than is allowed by the "RL" (Residential Low-Density) zoning. The proposed Plat of Survey shifts the location of the side lot line between 2302 and 2308 Sundown Drive to provide the minimum required building setback of six feet for the house at 2302 Sundown Drive and approximately 18.9 feet for the side building setback of the house at 2308 Sundown Drive. A copy of the proposed plat of survey is attached for City Council consideration.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, without conditions.

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

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

Under Section 23.308(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision to approve the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

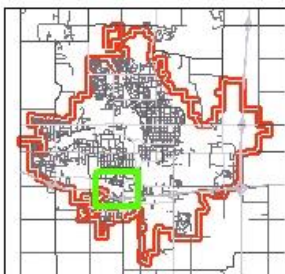
MANAGER'S RECOMMENDED ACTION:

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

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

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

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



Location Map 2302 & 2308 Sundown Drive

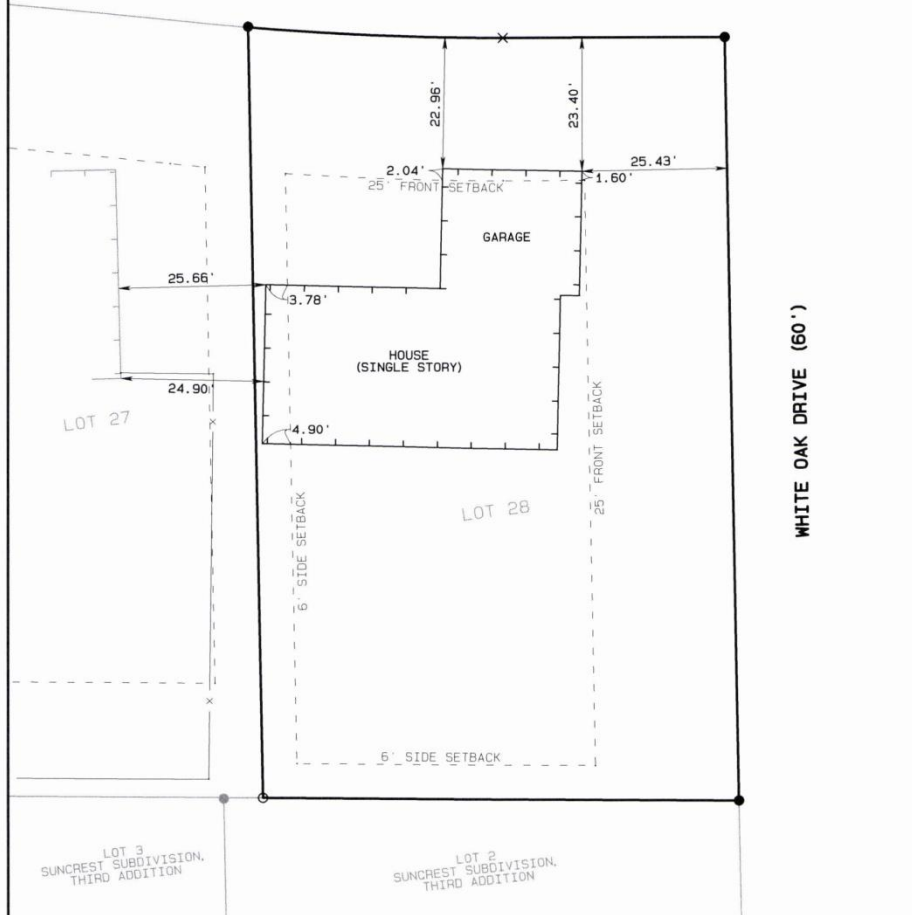
0 95 190 380 570 Feet



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

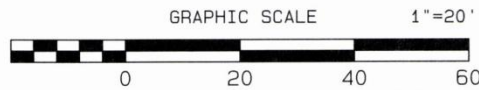
PROPERTY SKETCH EXISTING CONDITIONS

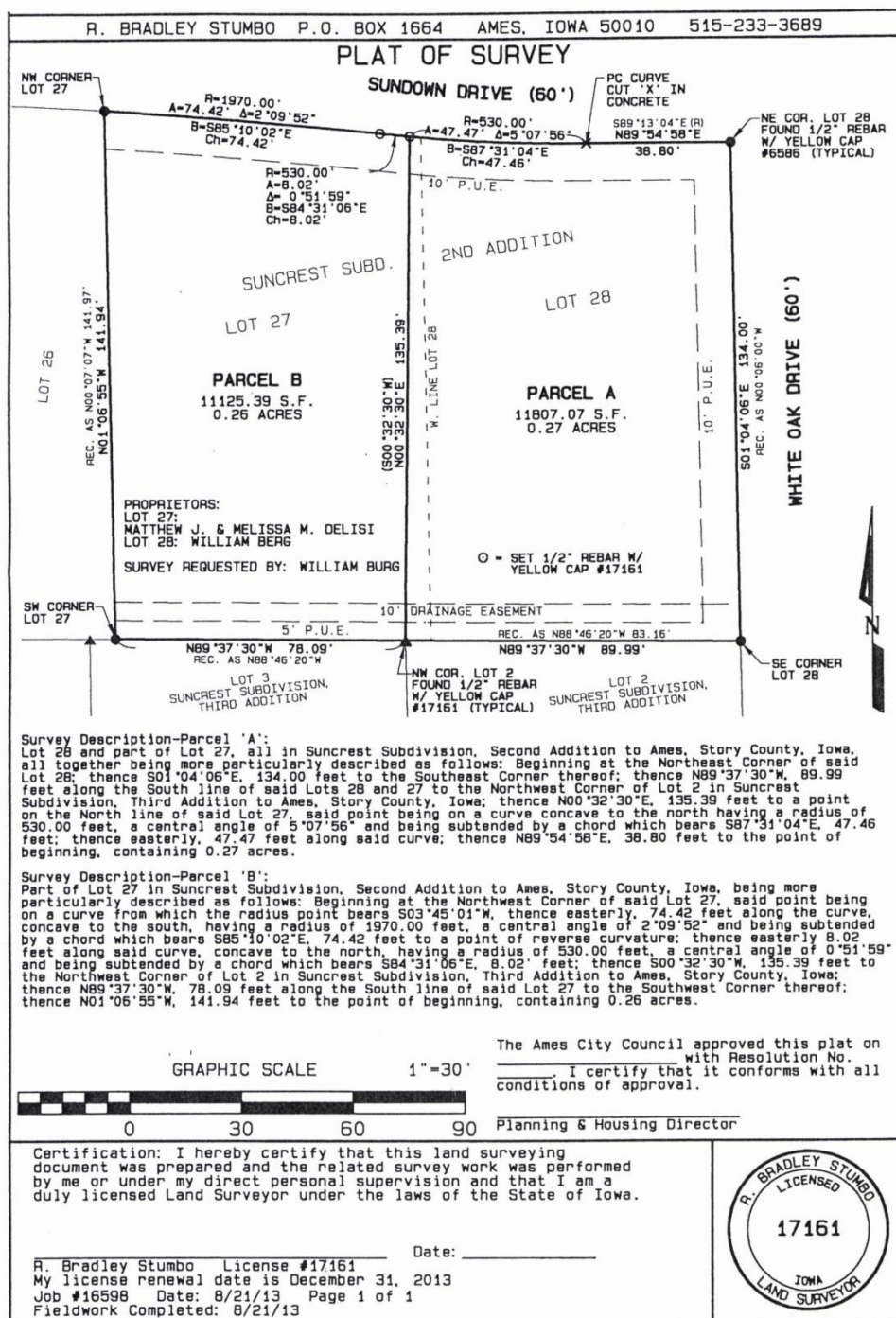
SUNDOWN DRIVE (60')



Property Description:
Lot 28, Suncrest Subdivision, Phase 2, City of Ames, Iowa

Job #16598SK
Date: 7/17/13







ITEM #: 17a

DATE: 9/24/13

Public Works Department

515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

September 16, 2013

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

Ladies and Gentlemen:

I hereby certify that the utilities, base asphalt paving, and alley construction required as a condition for approval of the final plat of **South Fork, 5th Addition** have been completed in an acceptable manner by **Ames Trenching & Excavating of Ames, IA and Manatts, 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 for this subdivision be set at **\$23,410**. The remaining work covered by this financial security includes the asphalt surfacing, street lighting, pedestrian ramps, erosion control, and temporary rock along Marigold Drive.

Sincerely,

John C. Joiner, P.E.
Director

JJ/jc

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

Description	Unit	Quantity
Class 13 Excavation	CY	2000
Sub-grade Preparation	SY	1815
4" Sanitary Sewer Service (8" Saddle Connection)	EA	19
Sanitary Sewer Main, 8"	LF	477
Sanitary Sewer Plug, 8"	EA	2
Storm Sewer Service Stub, PVC, 1-1/2"	EA	19
Water main, Trenched, PVC, SDR18, 8"	LF	517
Water Service Connection, Curb Stop & Box, 1"	EA	19
Gate Valve & Box, 8"	EA	2
8" Ductile Water main Tee	EA	1
Fire Hydrant Assembly (includes gate valve, boot, 6" pipe and fittings)	EA	2
Remove and Relocate Hydrant Assembly	EA	1
Install Temporary Blowoff Hydrant	EA	1
Manhole/Intake Adjustment, Major	EA	1
Silt Fence-Install, Maint. & Removal	LF	350
Seeding, Type 1 Lawn Mix	ACRE	2.5
Inlet Protection Device-Install, Maint. & Removal	EA	9
Pavement, HMA, 8"- Marigold, Sunflower	SY	1100
Pavement, PCC, 6" – Alley and Pedestrian Ramps	SY	230
Truncated Domes	SF	48
30" PCC Curb and Gutter	LF	860
15" Storm Sewer RCP Class III	LF	275
18" Storm Sewer RCP Class III	LF	180
21" Storm Sewer RCP Class III	LF	208
15" Storm Sewer Plug	EA	2
SW 401 Sanitary Sewer Manhole	EA	1
Intake SW 501	EA	5
SW 502 Storm Manhole	EA	1
Intake SW 503	EA	1

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR SOUTH FORK SUBDIVISION FIFTH ADDITION

BACKGROUND:

On June 11, 2013, the City Council approved a revised preliminary plat for South Fork Subdivision. Pinnacle Properties Ames LLC has submitted a final subdivision plat, consistent with that preliminary plat, to allow further residential development.

This proposed final plat of this Fifth Addition (attached) includes 18 residential lots, an extension of Sunflower Drive, a portion of a public alley, and an outlot reserved for future development. Overall, the plat comprises approximately 9.36 acres. All required improvements have been completed except as noted by the Public Works Director in the attached letter. The City Council is asked to accept those improvements that are completed. The City Council is also asked to accept the letter of credit for those remaining improvements and the agreement for the future installation of sidewalks and street trees.

An agreement between the City and the developer also requires this development, being a final plat of lots lying east of (but not adjacent to) Dotson Drive, to provide improvements to the intersection of Franklin Avenue and Lincoln Way. The developer has submitted letters of credit totaling \$455,100 for his share of the costs. This project is in the CIP for the next fiscal year.

ALTERNATIVES:

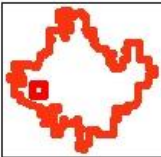
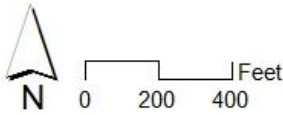
1. The City Council can approve the final plat for South Fork Subdivision Fifth Addition by finding that all requirements of *Municipal Code* §23.302(10)(b) are met.
2. The City Council can deny the Final Plat for South Fork Subdivision Fifth Addition.

MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by the City Council and that the plat conforms to the adopted ordinances and policies of the City of Ames as required by Code.

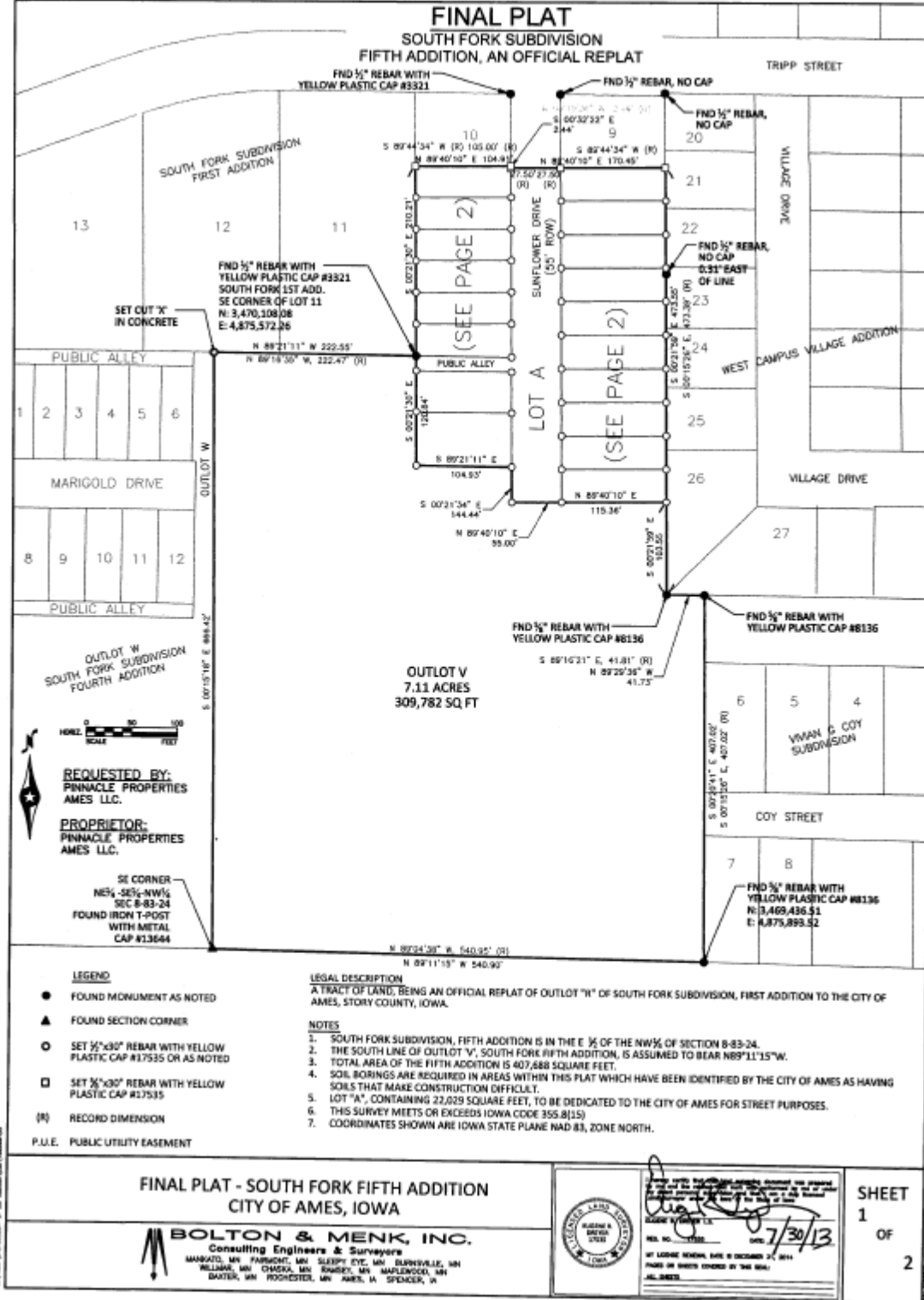
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, approving the final plat for South Fork Subdivision Fifth Addition.

Location Map

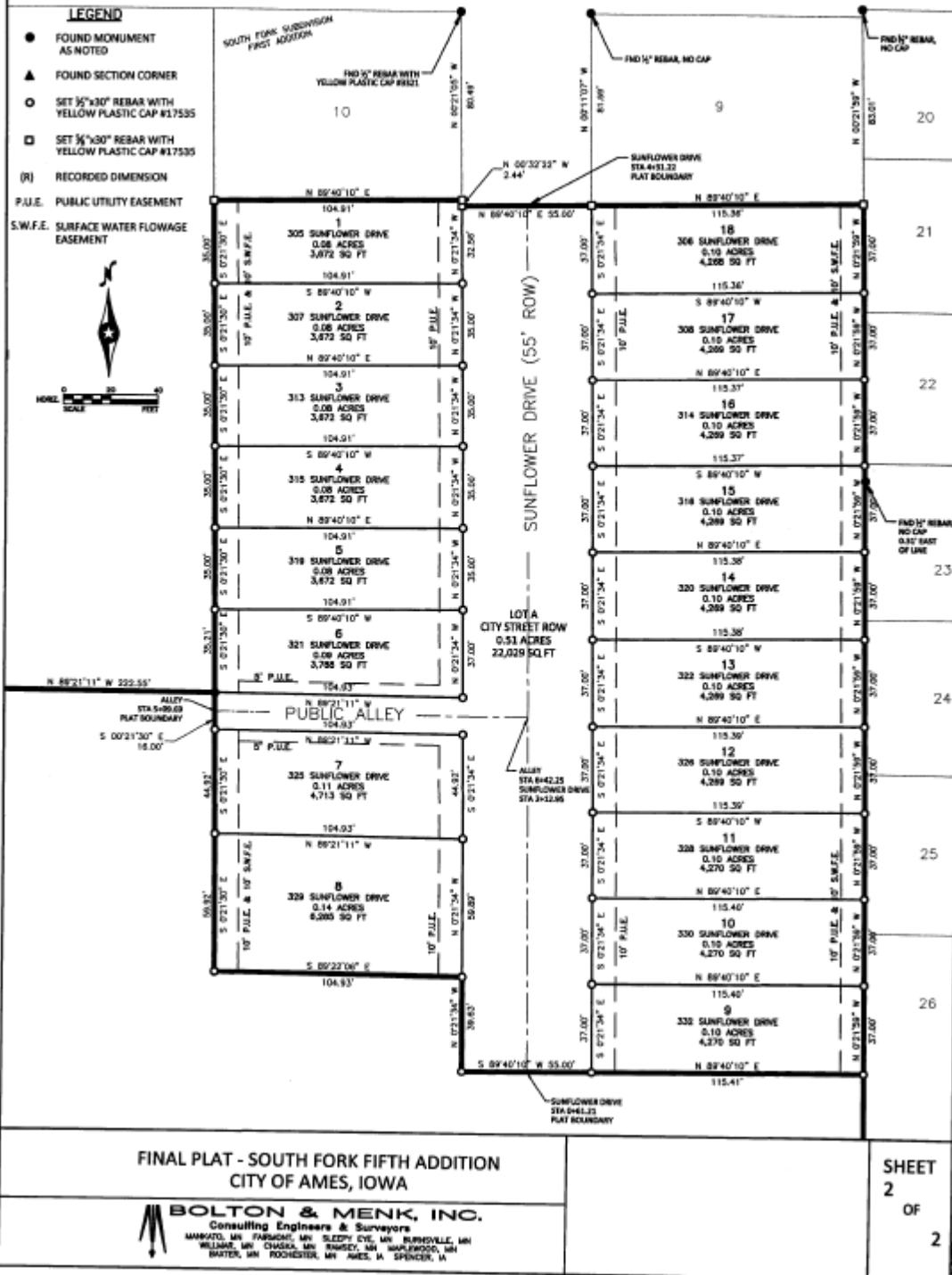


South Fork Subdivision Fifth Addition

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FOND PO BOX 668 STREET AMES, IA (515) 235-6100



FINAL PLAT **SOUTH FORK SUBDIVISION** **FIFTH ADDITION, AN OFFICIAL REPLAT**





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

September 16, 2013

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

Ladies and Gentlemen:

I hereby certify that the utilities, base asphalt paving, and alley construction required as a condition for approval of the final plat of **South Fork, 5th Addition** have been completed in an acceptable manner by **Ames Trenching & Excavating of Ames, IA and Manatts, 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 for this subdivision be set at **\$23,410**. The remaining work covered by this financial security includes the asphalt surfacing, street lighting, pedestrian ramps, erosion control, and temporary rock along Marigold Drive.

Sincerely,

John C. Joiner, P.E.
Director

JJ/jc

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

Public Works Department
Engineering

515.239.5160 *main* 515 Clark Ave. P.O. Box 811
515.239.5404 *fax* Ames, IA 50010
www.CityofAmes.org

Applicable Laws and Policies Pertaining to Final Plat Approval

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

Ames Municipal Code Section 23.302

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

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

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

(c) The City Council may:

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

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

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

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

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

ITEM # 18
DATE: 09-24-13

COUNCIL ACTION FORM

**SUBJECT: REQUESTS TO EXTEND MAIN STREET FARMERS' MARKET UNTIL
OCTOBER 5, 2013**

BACKGROUND:

On February 26, 2013, the City Council approved requests for the Main Street Farmer's Market to be held on Saturdays until September 28th. Due to difficult growing conditions in the early part of the season, the Main Street Cultural District (MSCD) has requested that the market be extended to include October 5, 2013.

The Main Street Farmers' Market takes place on the 400 block of Main Street and a portion of Burnett Avenue. Hours of operation are scheduled to be from 8:00 a.m. to 12:00 p.m. each Saturday.

In order to facilitate this additional Saturday, MSCD requests the following for October 5, 2013:

1. Closure of Main Street between Clark Avenue and Burnett Avenue, and closure of Burnett Avenue between Main Street and the 5th Street alley, between the hours of 5:00 a.m. and 1:00 p.m. Closure of an additional eight parking spaces on the 300 Block of Main Street to use as a traffic turnaround between the hours of 5:00 a.m. and 1:00 p.m. (Approx. \$55 loss to Parking Fund)
2. A blanket Temporary Obstruction Permit for the entire Central Business District (CBD) between the hours of 5:00 a.m. and 6:00 p.m. This will facilitate the market activities, the use of Tom Evans Plaza, and sidewalk sales by adjacent businesses. Any business choosing to sell merchandise on the sidewalk will be required to file their certificate of insurance with the City of Ames.
3. A blanket Vending Permit for the entire CBD between the hours of 8:00 a.m. and 6:00 p.m. and a waiver of permit fee. (\$50 loss to the City Clerk's Office)

As with MSCD's original requests related to the Farmers Market, City staff again recommends that the City Council require reimbursement of the estimated \$55 in lost parking revenue, and \$10 for electrical use. To waive these costs may set a difficult precedent for any future requests from businesses wishing to use public property for extended periods of time for their businesses. Since this request is an extension of an existing blanket Vending Permit, City staff recommends that the \$50 Vending Permit fee be waived.

ALTERNATIVES:

1. The City Council may approve the street and parking space closures for October 5 from 5:00 a.m. to 1:00 p.m., blanket Temporary Obstruction Permit, blanket Vending Permit, and waiver of fee for the Vending Permit. The Farmers Market will be required to reimburse the City \$55 for lost meter revenue and \$10 for electrical use.
2. The City Council may approve the requested closures of streets and parking spaces but waive the requirement that the City be reimbursed for lost revenue.
3. The City Council may deny the request for an extension of the Market.

MANAGER'S RECOMMENDED ACTION:

The Main Street Farmers' Market has been a success the last two years. Due to poor growing conditions early in the season, the Main Street Cultural District has requested that the market be extended to compensate for the lack of offerings early in the season.

Therefore, it is the City's Manager's recommendation that the City Council adopt Alternative #1, thereby approving the street and parking space closures for October 5 from 5:00 a.m. to 1:00 p.m., blanket Temporary Obstruction Permit, blanket Vending Permit, and waiver of fee for the Vending Permit. **The Farmers Market will be required to reimburse the City \$55 for lost meter revenue and \$10 for electrical use.**



September 6, 2013

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 (MSCD) would like to extend the Main Street Farmers' Market by one week to include October 5, 2013, to make up for the Farmers' Market day we missed on May 4th. At this time, MSCD asks the City Council to consider five specific requests:

1. The MSCD also requests the closure of Main Street between Clark and Burnett, and the South half of Burnett between Main and 5th Street on Saturday, October 5, 2013, between the hours of 5:00 AM to 1:00 PM to host the market and vendor booths.
2. The MSCD requests the use of the eight parking spaces on the 300 Block of Main Street, four on the North side of Main Street and four on the South side to use as a cul-de-sac for traffic on the 300 Block. This would be for Saturday, October 5, 2013 between the hours of 5AM and 1PM to allow traffic on the 300 block to turn around.
3. The MSCD requests a temporary obstruction permit for the entire Central Business District (CBD) to allow businesses to use the half of the sidewalk closest to their storefronts to display merchandise on market days. MSCD requests the permit for Saturday, October 5, 2013, between the hours of 8:00 AM and 6:00 PM. Any business choosing to sell merchandise on the sidewalk will be required to file their certificate of insurance with the City of Ames.
4. The MSCD requests a Blanket Vending Permit for the entire CBD to allow businesses to sell merchandise outside their stores if they so choose. MSCD requests the permit for Saturday, October 5, 2013 between the hours of 8:00 AM and 6:00 PM. MSCD further requests the fee be waived as any businesses selling products on the sidewalk are MSCD investors. MSCD intends that regular street vendors in the CBD who have permits through the city will continue their operations as usual during this time.

Thank you for your consideration of these requests and continued support of downtown Ames.

Sincerely,

Lojean Petersen

Ames Main Street Farmer's Market Manager
Ames Main Street Farmer's Market
www.amesmarket.com

312 Main Street, Ste 201, Ames, IA 50010 515.233.3472 AmesDowntown.org

License Application ()

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Applicant

Name of Applicant:	<u>LJPS Inc</u>		
Name of Business (DBA):	<u>Olde Main Brewing Company</u>		
Address of Premises:	<u>420 Beach Ave.</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>	
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>PO Box 1928</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

Contact Person

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

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

Term: 5 days

Effective Date: 10/02/2013

Expiration Date:

Privileges:

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

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

Ownership

Daniel GriffenFirst Name: DanielLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Scott GriffenFirst Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position Owner% of Ownership 50.00 %

U.S. Citizen

Susan GriffenFirst Name: SusanLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Insurance Company InformationInsurance 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:

License Application ()

196

Applicant

Name of Applicant:	<u>LJPS Inc</u>		
Name of Business (DBA):	<u>Olde Main Brewing Company</u>		
Address of Premises:	<u>420 Beach Ave.</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>	
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>PO Box 1928</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

Contact Person

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

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

Term: 5 days

Effective Date: 10/09/2013

Expiration Date:

Privileges:

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

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

Ownership

Daniel GriffenFirst Name: DanielLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Scott GriffenFirst Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position Owner% of Ownership 50.00 %

U.S. Citizen

Susan GriffenFirst Name: SusanLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Insurance Company InformationInsurance 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:

License Application ()

19c

Applicant

Name of Applicant:	<u>LJPS Inc</u>		
Name of Business (DBA):	<u>Olde Main Brewing Company</u>		
Address of Premises:	<u>1407 University Blvd</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>	
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>PO Box 1928</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

Contact Person

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

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

Term: 5 days

Effective Date: 10/09/2013

Expiration Date:

Privileges:

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

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

Ownership

Daniel GriffenFirst Name: DanielLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Scott GriffenFirst Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position Owner% of Ownership 50.00 %

U.S. Citizen

Susan GriffenFirst Name: SusanLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Insurance Company InformationInsurance 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:

License Application (LC0040290)

20

Applicant

Name of Applicant:	<u>Mucky Duck Pub, L.L.C</u>		
Name of Business (DBA):	<u>The Mucky Duck Pub</u>		
Address of Premises:	<u>3100 S Duff avenue</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>	
Business Phone:	<u>(515) 598-5127</u>		
Mailing Address:	<u>3100 S Duff avenue</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

Contact Person

Name:	<u>Marcus Johnson</u>		
Phone:	<u>(515) 450-0566</u>	Email Address:	<u>info@amesbritishfoods.com</u>

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

Term: .

Effective Date:

Expiration Date:

Privileges:

Class C Liquor License (LC) (Commercial)
Outdoor Service

Status of Business

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>462691</u>	Federal Employer ID #	

Ownership

LeAnne Rohrberg-Johnson

First Name: LeAnne

Last Name: Rohrberg-Johnson

City:

State: Iowa

Zip: 50010

Position Spouse

% of Ownership 0.00 %

U.S. Citizen

Marcus Johnson

First Name: Marcus

Last Name: Johnson

City: Ames

State: Iowa

Zip: 50010

Position Owner

% of Ownership 100.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Scottsdale Insurance Company

Policy Effective Date: 08/26/2013

Policy Expiration Date: 08/26/2014

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date: 09/28/2013

Outdoor Service Expiration Date: 09/28/2013

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

Staff Report

Hutchison Street Encroachments

September 24, 2013

BACKGROUND

The Ames City Council referred two letters from owners of 1311 Georgia Avenue and 1401 Georgia Avenue to staff at the City Council meeting of September 10, 2013. City staff discovered a number of encroachments into the unimproved Hutchison Street right-of-way during a recent rental inspection of the properties. Further research has found that these encroachments, consisting of garages, driveways, and an additional shed, have existed for a number of years. **The owners of the properties asked that the City vacate the Hutchison Street right-of-way and convey it to them at no cost.**

The two properties in question were developed as part of the original town of Ontario and are located about a block west and a block north of the intersection of North Dakota Avenue and Ontario Street. The two properties were platted as corner lots at the intersection of Georgia and Hutchinson. Hutchinson Street was platted but the improvements were not installed west of Georgia Avenue between the two subject properties. There are no utilities in this portion of Hutchison Street.

The subject properties are both approximately 10,200 square feet and currently zoned Residential High Density. The Hutchison Street vacation area is approximately 7,500 square feet in size. If vacated, it would be evenly divided between the two abutting properties creating lots of approximately 13,950 square feet each.

In the case of 1401 Georgia Avenue, the house and garage were both built in 1940. In the case of 1311 Georgia Avenue, the house was built in 1900 and the garage was constructed in 1930. It appears from archived aerial photographs that these buildings have remained there since their construction.

This area was annexed into the City of Ames in 1962. The area to the west, now platted and built as Ontario West First Addition, was annexed into the City and developed in 1977. **The platting for that subdivision contains a note that this stub of Hutchison Street was vacated, although there appears to be no record of that in City archives.** If Hutchison Street were to be completed and extended westward, that 1977 plat of Ontario West First Addition would have been the one opportunity to do so.

The current situation was brought to the City and property owners' attention as a result of the recent rental site inspection. Because of the awareness of the situation, it needs resolution to clear up property interests associated with each property and the public right-of-way. **Property owner acquisition is one means of remedying the situation.**

Acquiring the Hutchison right-of-way from the City would provide value to each property owner in two ways. The first would be to remedy the situation of unauthorized encroachments and create a conforming situation without modifying the access and buildings. Secondly, the added land would increase the value of the properties as potential development areas under High Density Residential zoning.

OPTIONS:

Option 1 – Sell Property To Abutting Owners In Accordance With Current Policy

The City Council could adhere to its adopted policy on vacating public rights-of-way and sell the land to the abutting owners at a value determined by the assessed valuations of the adjoining property. In this instance, the formula yields a price of \$11,951.85 for each owner to purchase their respective share of the land area.

Option 2 – Convey The Property To Abutting Owners At No Cost

In accordance with the request of the abutting owners, the right-of-way could be conveyed to them at **no cost** due to the longevity of the encroachments that predate the City's annexation.

Option 3 - Retain The Right-Of-Way And Grant An Encroachment

The City Council could retain the right-of-way and grant the property owners an encroachment permit. The encroachment permit could be subject to proof of general liability insurance in an amount not less than \$500,000, naming the City of Ames as an additional insured.

Option 4 – Require The Property Owners To Remove The Encroachments

The City Council could direct the property owners to remove the encroachments (the driveways and garages) and reestablish the grass and curb cut.

This option would result in the loss of off-street parking for the residents of the homes. The location of the south home on the lot, would likely preclude the possibility of a new garage and driveway. The north home would have some constraints, but not as severe as that of the south.

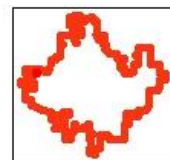
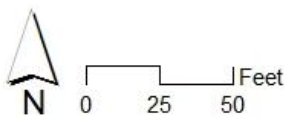
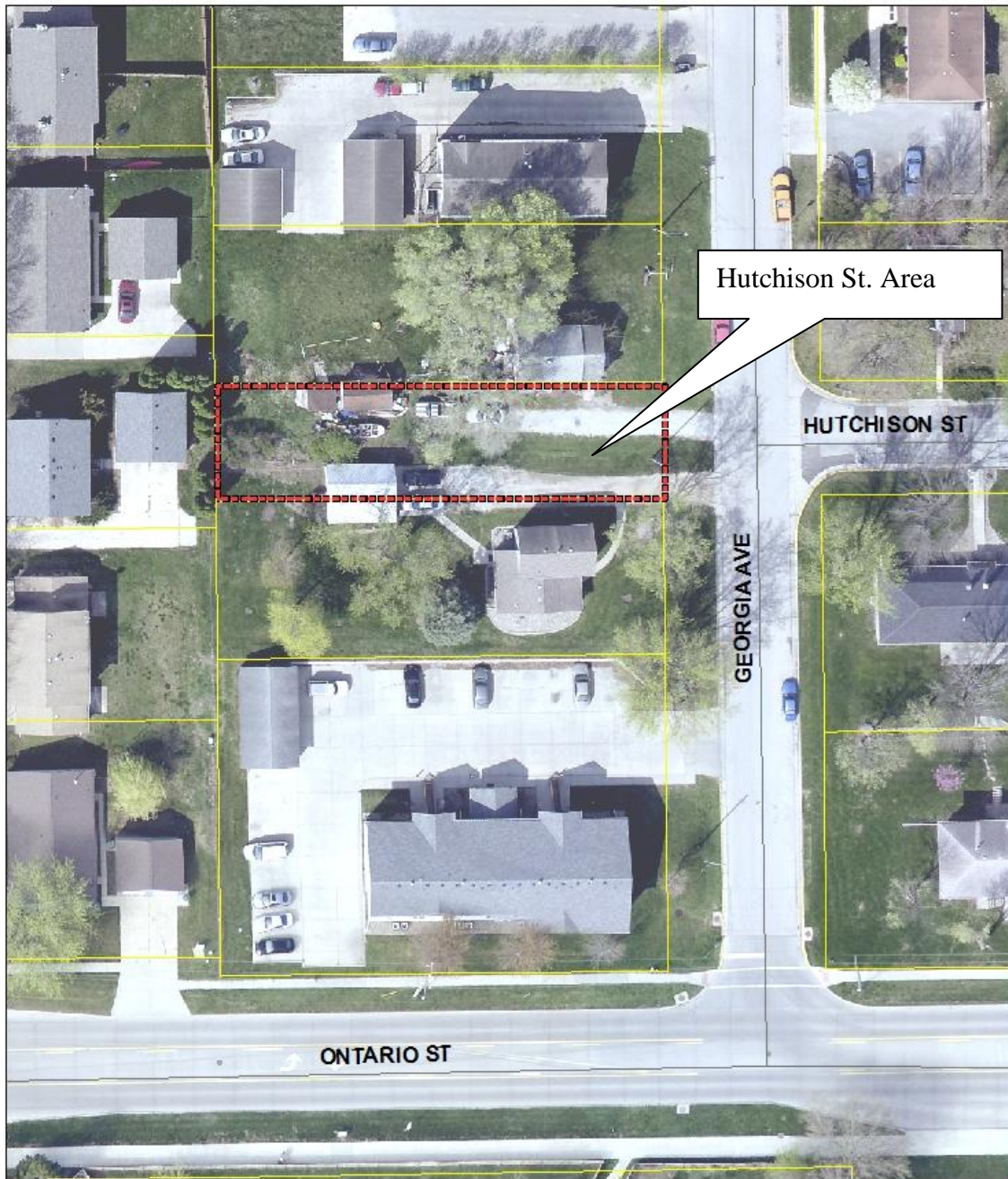
STAFF COMMENTS:

As noted, this is a unique situation involving encroachments that existed prior to annexation into the City as well as a later plat that precluded the right-of-way from ever being a useful part of the City's transportation network.

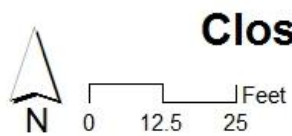
If the City Council believes that these unique circumstances warrant a departure from the usual formula process, it could direct staff to begin the vacation process of this portion of Hutchison Street and convey it without cost (other than normal recording fees) to the abutting property owners. If so directed, City staff would, at a subsequent meeting, ask the City Council to set a public hearing for the vacation of the Hutchison Street right-of-way.

However, if the City Council does not believe these circumstances rise to a degree to warrant a departure from policy, then City Council should direct staff to vacate the right-of-way and transfer ownership in return for a payment of \$11,951.85 from each property owner.

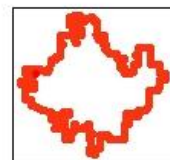
Attachment 1: Location Map



Attachment 2: Close-Up of Encroachments



Close-up Of Encroachments



COUNCIL ACTION FORM

**SUBJECT: 2013/14 WATER SYSTEM IMPROVEMENTS PROGRAM – WATER
MAIN REPLACEMENT (SHELDON AVENUE)**

BACKGROUND:

The annual Water System Improvements program provides for replacing water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

This project entails replacing an aged 6-inch cast iron water main along Sheldon Avenue from West Street north and west to Hyland Avenue. This project is anticipated to be completed ahead of the Sheldon Avenue pavement reconstruction project that is scheduled for the summer of 2014.

On September 11, 2013, bids on the project were received as follows:

Engineer's Estimate	\$167,447.50
Synergy Contracting	\$156,048.85
Ames Trenching	\$156,464.50
Keller Excavating	\$170,696.40
J&K Contracting	\$229,145.50

The 2013/14 Water System Improvements Program includes expenses as follows:

Sheldon Avenue Water Main Replacement (This Project)	\$156 048.85
South Franklin/Tripp/Village Water Main Replacement (Est.)	\$433,000.00
Southeast 5 th Street Water Main Replacement (Estimated)	\$170,000.00
13/14 CDBG – South Maple (Estimated)	\$ 30,000.00
Water Service Transfers (8 th Street and 10 th Street) (Estimated)	\$ 98,300.00
Engineering and Contract Administration (Estimated)	<u>\$175,000.00</u>
	\$959,348.85

Project funding is shown in the 2013/14 Capital Improvements Plan in the amount of \$975,000 from the Water Utility Fund.

ALTERNATIVES:

- 1a. Accept the report of bids for the 2013/14 Water System Improvements – Water Main Replacement (Sheldon Avenue).
 - b. Approve the final plans and specifications for the 2013/14 Water System Improvements – Water Main Replacement (Sheldon Avenue).
 - c. Award the 2013/14 Water System Improvements – Water Main Replacement (Sheldon Avenue) to Synergy Contracting of Bondurant, Iowa, in the amount of \$156,048.85.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving these plans and specifications, it will be possible to improve the reliability of the water system and to improve water quality for our citizens and in this area and to complete the project ahead of the Sheldon Avenue pavement reconstruction project.

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 2013/14 Water System Improvements – Water Main Replacement (Sheldon Avenue) to Synergy Contracting of Bondurant, Iowa, in the amount of \$156,048.85.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR AMES PLANT SUBSTATION IMPROVEMENTS

BACKGROUND:

On August 13, 2013, City Council approved preliminary plans and specifications for the Ames Plant Switchyard and Distribution Substation Improvements. **Council may recall that these are two separately-budgeted capital improvement projects (CIP) occurring at the Ames Plant substation.** One is for the Ames Plant Switchyard, which includes the replacement of 69kV switchyard relay and controls, breakers and associated equipment; while the other is at the adjoining Ames Plant Distribution Substation, which includes Switchgear replacement and a feeder. **This Council Action Form is for the construction and installation portion of all equipment and new feeder at this site.**

Bid documents were issued to thirty-four firms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to one plan room.

On September 11, 2013, six bids were received as shown below:

BIDDER	AMES PLANT SWITCHYARD	AMES PLANT DISTRIBUTION SUBSTATION	TOTAL
Harold K. Scholz Company Ralston, NE	\$372,460.40	\$260,012.56	\$632,472.96
National Conductor Constructors Brainerd, MN	\$417,981.23	\$232,127.11	\$650,108.34
Tri City Electric Company of Iowa Davenport, IA	\$522,952.75	\$315,594.70	\$838,547.45
Hooper Corporation Madison, WI	\$603,566.99	\$325,445.98	\$929,012.97
Watts Electric Company Waverly, NE	\$601,352.56	\$344,413.88	\$945,766.44
PowerSecure, Inc. Wake Forest, NC	\$679,535.06	\$339,733.31	\$1,019,268.37

Electric Services staff along with an engineer from Dewild Grant Reckert & Associates (DGR) Company reviewed the bids. After their evaluation, they concluded that the

apparent low bid submitted by Harold K. Scholz Company, Ralston, NE, in the amount of \$632,472.96 (inclusive of applicable sales tax) is acceptable.

The Engineer's estimate of this phase is \$875,000. Of this, \$570,000 is for the Ames Plant Switchyard Project and \$305,000 is for the Ames Plant Distribution Substation Project.

The approved FY2013/14 CIP for Electric Services includes \$1,700,000 for engineering, materials and construction under the Ames Plant 69kV Switchyard Relay and Control Replacement project with Iowa State University contributing an estimated \$319,600 to the cost.

To date the project budget has the following items encumbered:

Ames Plant Switchyard

\$1,700,000.00	Amount Budgeted for Project
\$122,700.00	Encumbered Engineering for Ames Plant (A.P.) Switchyard (Approved by City Council on April 24, 2012.)
\$56,377.35	Actual cost for SF6 circuit breakers. (Awarded by City Council on July 23, 2013)
\$122,868.40*	Actual cost for electrical materials. (Awarded by City Council on July 23, 2013) * This amount includes applicable sales taxes to be paid directly by the City of Ames to the State of Iowa.
\$198,469.55	Actual cost for control panels. (Awarded by City Council on September 10, 2013)
\$372,460.40	Actual cost for materials installation phase for the Ames Plant Switchyard Project – this item (pending Council award of contract for this agenda item)
<u>\$872,875.70</u>	Total committed to Date
\$827,124.30	Amount available to complete project (Relay and Controls equipment and installation at other substation.)

The approved FY2013/14 CIP for Electric Services includes \$1,160,000 budgeted for construction under the Ames Plant Distribution Substation Switchgear and Feeder Extension project, which is not cost-shared by ISU.

Ames Plant Distribution Substation

\$1,160,000.00	Amount Budgeted for Project
\$210,000.00	Encumbered Engineering for Ames Plant (A.P.) Distribution Substation (Approved by City Council on April 24, 2012.)
\$112,754.50	Actual cost for SF6 circuit breakers. (Awarded by City Council on July 23, 2013)
\$9,466.00*	Actual cost for electrical materials. (Awarded by City Council on July 23, 2013) * This amount includes applicable sales taxes to be paid directly by the City of Ames to the State of Iowa.
\$260,012.56	Actual cost for materials installation phase for the Ames Plant Distribution Substation Project – this item (pending Council award of contract for this agenda item)
<u>\$592,233.06</u>	Total committed to Date
\$567,766.94	Amount available to complete project (Switchgear)

ALTERNATIVES:

1. Award a contract to Harold K. Scholz Company, Ralston, NE, for the Ames Plant Switchyard and Distribution Substation Improvements in the amount of \$632,472.96 (inclusive of applicable sales taxes).
2. Award a contract to one of the other bidders.
3. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

Even though we budgeted for two separate projects for work at the same substation, it will be more cost-effective and efficient to bid these as a single project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: 2013/14 ASPHALT/SEAL COAT STREET REHABILITATION AND THE
2013/14 WATER SYSTEM IMPROVEMENTS PROGRAM – WATER MAIN
REPLACEMENT (TRIPP STREET, SOUTH FRANKLIN, VILLAGE DRIVE)

BACKGROUND:

The annual Water System Improvements program provides for replacing water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

The locations for water main replacement with this project are Tripp Street from Hilltop Road to South Franklin, South Franklin from Tripp Street north approximately 430 feet, and Village Drive.

Due to the location of the existing water main under the seal coat street, this project will include seal coat replacement on Tripp Street from Hilltop Drive to South Franklin. This is intended to minimize the inconvenience to area residents by consolidating these projects into one construction season. Additionally, combining this work should provide cost savings to the City by minimizing patching costs related to the water main work.

On September 11, 2013, bids on the project were received as follows:

Engineer's Estimate	\$475,117.00
Synergy Contracting	\$495,642.00
Keller Excavating	\$533,309.90
J&K Contracting	\$556,204.65
Ames Trenching	\$591,743.50

Programmed funding and projected expenses are summarized below:

	<u>Expenses</u>	<u>Funding</u>
G.O. Bonds		\$ 138,000.00
Water Funds		\$ 433,000.00
Construction (Synergy Contracting)	\$495,642.00	
Engineering (estimated)	<u>\$ 74,350.00</u>	
Totals	\$569,992.00	<u>\$ 571,000.00</u>

The Asphalt/Seal Coat Street Rehabilitation program is shown in the 2013/14 Capital Improvements Plan with \$1,120,000 in available funding (\$470,000 in GO Bonds, \$650,000 in Road Use Tax). The Water System Improvements Program is shown in the 2013/14 CIP with \$975,000 in funding. Remaining Asphalt/Seal Coat Street Rehabilitation program funds will be utilized on other streets as guided by the Pavement Management System and remaining Water System Improvement funds will be utilized at other prioritized locations.

ALTERNATIVES:

- 1a. Accept the report of bids for the 2013/14 Asphalt/Seal Coat Street Rehabilitation and the 2013/14 Water System Improvements – Water Main Replacement (Tripp Street, South Franklin, Village Drive).
 - b. Approve the final plans and specifications for the 2013/14 Asphalt/Seal Coat Street Rehabilitation and the 2013/14 Water System Improvements – Water Main Replacement (Tripp Street, South Franklin, Village Drive).
 - c. Award the 2013/14 Asphalt/Seal Coat Street Rehabilitation and the 2013/14 Water System Improvements – Water Main Replacement (Tripp Street, South Franklin, Village Drive) to Synergy Contracting of Bondurant, Iowa, in the amount of \$495,642.00.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving these plans and specifications, it will be possible to improve the reliability of the water system and to improve water quality for our citizens and in this area.

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 2013/14 Asphalt/Seal Coat Street Rehabilitation and the 2013/14 Water System Improvements – Water Main Replacement (Tripp Street, South Franklin, Village Drive) to Synergy Contracting of Bondurant, Iowa, in the amount of \$495,642.00. This action will provide the contractor the option of performing the work in the fall of 2013 or the spring of 2014.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SUPERHEATER ATTEMPERATOR REPLACEMENT

BACKGROUND:

On August 27, 2013, City Council approved preliminary plans and specifications for the Replacement Superheater Attemperator of the Power Plant's Unit #8 boiler. Attemperators are assemblies that allow for injection of water into the steam flow to control (cool) the final steam temperature to the turbine. Controlling the temperature of the steam to the turbine is necessary and important to protect the turbine from damage from steam that is too hot. During the Spring 2013 outage, the attemperator was inspected and the internal liner was found to be dislocated, and the original equipment manufacturer of the boiler recommended replacement. A total failure of this equipment would render Boiler #8 inoperable, while consequential damages from the failed components migrating downstream could result in a very expensive and extended repair outage.

This project is for procurement and installation of an attemperator to replace the original attemperator in the superheater.

Bid documents were issued to two firms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to one plan room.

On September 11, 2013, one bid was received as shown below:

Babcock & Wilcox Power Generation Group, Barberton, OH (B & W) \$163,406.35

B & W submitted additional terms and conditions along with its bid. Due to these additional terms, staff needs additional time to review those terms before a recommendation can be made to Council. The review will ensure that the added conditions do not pose any unnecessary risk to the City.

The engineer's estimate for the purchase of the attemperator is \$155,000. This project will be completed during the Spring 2014 planned outage. Funding is available in the approved FY2013/14 Electric Production operating budget.

ALTERNATIVES:

1. Accept the report of bids and delay award for the superheater attemperator replacement.
2. Award a contract to the apparent low bidder.

3. Reject the bid and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

Unit #8 would be inoperable if attemperator failure occurred, and the consequential damage could be very significant. Funding is included in the Power Plant operating budget. **By choosing Alternative No. 1, staff will have enough time to evaluate the apparent low bidder's submitted terms and conditions to ensure there is minimal risk to the City.**

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

COUNCIL ACTION FORM

SUBJECT: **SUNSET RIDGE SUBDIVISION – 5th ADDITION HMA PAVING**

BACKGROUND:

Sunset Ridge Subdivision is the residential development located north of Lincoln Way at the west corporate limits. As part of the original Developer's Agreement approved by City Council in 2005, the developer was responsible for costs associated with utility and street extensions within the subdivision and the City would bear the costs of the extra width and thickness of the pavement for the collector streets (Wilder Avenue and Westfield Road) within the subdivision. Since approval of this agreement, Iowa bid laws have been updated and require for a project having any City funding that the entire project be bid by the City. This has led the City of Ames toward working with developers to come up with comparable trade-off projects to meet these financial agreements.

On October 23, 2012, City Council approved a supplemental agreement that includes updated means for meeting the financial obligations for the City to pay for the extra width and thickness of the pavement for the Collector Streets (Wilder Avenue and Westfield Road) within the subdivision. An option within the agreement is for the parties to mutually agree for the City to construct a single public improvement project at a cost equal to the total cost of the extra width and extra thickness for the collector streets (beyond that of a local street). This agreed upon project includes construction of the asphalt pavement within Sunset Ridge Subdivision 5th Addition.

On September 18, 2013, bids on the project were received as follows:

Engineer's Estimate	\$169,420.00
Manatt's, Inc.	\$144,060.00

The project will be financed with unobligated G.O. Bonds remaining from the completed 2010/11 Concrete Street Pavement Improvements program (\$192,586 available). Construction administration is estimated in the amount of \$8,650, bringing total estimated costs to \$152,710.

ALTERNATIVES:

- 1a. Accept the report of bids for the Sunset Ridge Subdivision – 5th Addition HMA Paving.
- b. Approve the final plans and specifications for the Sunset Ridge Subdivision – 5th Addition HMA Paving.

- c. Sunset Ridge Subdivision – 5th Addition HMA Paving to Manatt's, Inc. of Ames, Iowa, in the amount of \$144,060.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specification, establishing a bid date of September 18, 2013, and a report of bids of September 24, 2013, the street improvements will be completed this calendar year and will fulfill the City's financial commitment outlined in the second Supplemental Agreement.

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 Sunset Ridge Subdivision – 5th Addition HMA Paving to Manatt's, Inc. of Ames, Iowa, in the amount of \$144,060.

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON SUBMITTAL OF THE CITY'S 2012-13 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IN CONNECTION WITH THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

BACKGROUND:

The Community Development Block Grant (CDBG) regulations require that, within 90 days from the end of its fiscal year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER), which is required to be submitted to the Department of Housing and Urban Development (HUD) on or before September 29, 2013.

The 2012-13 CAPER reports accomplishments in relation to goals and objectives identified in the City's 2009-2014 Consolidated Plan requirements for the use of Community Development Block Grant (CDBG) and in the Annual Action Plan for fiscal year July 1, 2012, through June 30, 2013. The regulations require that the CAPER be available for a 15-day public review and comment period, which occurred September 10, 2013, through September 24, 2013.

Attached for Council review and approval is a copy of the Executive Summary of the 2012-13 CAPER, which reports that of the \$1,145,276 budgeted, \$549,280 (48%) was spent implementing the following four programs: Renter Affordability, Neighborhood Public Infrastructure Improvements Program, Homebuyer Assistance and the Operation/Repair Foreclosure Program. A full copy of the CAPER and attachments are available for review on the City's web site at: www.cityofames.org/housing.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the submittal of the City's 2012-13 Consolidated Annual Performance and Evaluation Report (CAPER).
2. The City Council can deny adoption of a resolution approving the submittal of the City's 2012-13 Consolidated Annual Performance and Evaluation Report (CAPER).

MANAGER'S RECOMMENDED ACTION:

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 2012-13 Consolidated Annual Performance and Evaluation Report (CAPER), which is to be submitted to HUD on or before September 29, 2013.



**CITY OF AMES
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORTS (CAPER)
FOR**

FEDERAL FISCAL YEAR 2012 - 2013

**CITY OF AMES FISCAL YEAR
JULY 1, 2012 THROUGH JUNE 30, 2013**



Public Comment Period:

September 10, 2013 thru September 24, 2013



Fourth Program Year CAPER

The CPMP Fourth 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 4 CAPER Executive Summary response:

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

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

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

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

One of the City Council's goals that drive the three priority needs is to **continue** to address the need to Strengthen Neighborhoods. Therefore, in 2012-13 the Annual 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, deposit and/or first month's rent assistance, 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 a vehicle for providing financial assistance for the needs of and service delivery to persons with incomes at 50% or less of the Story County median income limit, and to the homeless.

The City of Ames' Consolidated Annual Performance and Evaluation Report (CAPER) will cover the progress in carrying out the City's Consolidated Plan, the three priority goals and the Annual Action Plan project goals for the fiscal year 2012-13. The Annual Action Plan was the fourth plan based on the five-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, 2012, to June 30, 2013, 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, Operation/Repair of Foreclosure Properties (Acquisition/Reuse), Dangerous Building Program (Slum and Blight program), Single Family Conversion Project, and the Neighborhood Housing Improvement Program. For the 2012-13 program year \$599,086, (not including administration) was allocated to cover the implementation of **all or some** of the above five project 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. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status. For the 2012-13 program year \$115,500 was allocated for this activity. Applications for the program were solicited during the year. Nine (9) applied for the program and seven (7) applicants participated in the Homebuyer Educational Seminar to learn more about the home buying process and if they qualify for the down payment and closing cost assistance. Determining eligibility and assisting in a home purchase will likely occur in the 2013-14 program year. Approximately \$307 was on spent during the program year for cost associated with the Homebuyer Educational Seminar.
- b) The Operation/ Repair of Foreclosure Properties was designed to improve foreclosed properties needing repair to make them available to low and moderate-income, first time home buyers through the Homebuyer Assistance Program, or to sell them to a non-profit organization, such as Habitat for Humanity for them to rehabilitate and sell the homes to eligible Habitat applicants. The overall goal of the program was to increase the availability of affordable housing to low income families and to maintain decent, safe, and sanitary housing stock in existing neighborhoods.

For the 2012-13 program year \$97,500, was allocated for this activity, including a re-allocation of approximately \$35,000 from the Housing Improvement, and Public Improvements budgets. There are five properties that were purchased under the Acquisition/Reuse Program over the last six years that fall under the Operation/Repair of Foreclosure Program, to be rehabilitated and sold to first-time homebuyers.

All five properties were tested for lead paint and radon as part of the work specifications. One of the five in particular was identified to be rehabilitated utilizing funding under this program of approximately \$40,000 along with funding from our 2009 Community Development Block Grant Recovery Program (CDBG-R) of approximately \$30,000. Under the CDBG-R Program, the funds were designated to utilize an existing single-family home by incorporating "go-green" features as part of the rehabilitation of the property to create an environmentally friendly, healthy, affordable home. The green affordable home would then to be sold to an eligible, low or moderate income, first-time homebuyer, in conjunction with the City's CDBG Homebuyer Assistance Program. The solicitation of bids was completed and the rehabilitation work began in 2012-13, but was not completed by the end of that program year. Approximately \$88,918 was spent in 2012-13, of which \$30,676 was spent on the "go-green rehabilitation property, and the reminder (\$58, 242) was spent on property maintenance on the remaining properties.

- b) The Neighborhood Home Improvement Program was designed to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially-zoned areas. The overall goal of the Neighborhood Housing Improvement Program is to allow single-family homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability. For 2012-13, the initial budget was \$378,896. However, the program was delayed from being implemented due to the City not being able to complete a Programmatic Agreement with the State Historic Preservation Office (SHPO) in order to streamline and expedite requirements when processing program applicants. The City will continue to work with SHPO to complete an agreement.
- c) The Dangerous Buildings (Slum and Blight Program) was designed to demolish deteriorated properties that have been identified by city code regulations as being unsafe and in need of immediate repair or need to be demolished. The program budget for 2012-13 is approximately \$45,000 (including administrative cost). The objectives are to protect and maintain safe neighbors and floodplains by the removal of blighted or other environmentally unsafe areas throughout the City. This program was not implemented in 2012-13 due to staff turnover and staff shortages in the Inspections Division. Funding for the program was re-allocated to the Renter Affordability Program.
- d) The Single Family Conversion Pilot Program was designed to offer loan repair funds to a property owner of a single-family conversion rental unit to convert back into a single-family unit to sell to low- and moderate-income homebuyers. The program budget for 2012-13 was \$25,000. Due to lack of interest from property owners, the funding for this activity was re-allocated to the Renter Affordability Program.

2. PUBLIC SERVICES OBJECTIVE: 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.

- a) The Renter Affordability Program was re-opened late in the 2012-13 program year. Funding from the Dangerous Building, Single-Family Conversion, and savings from the Public Improvements Program activities were re-allocated for a program budget of approximately \$80,141 A Deposit and/or First Month's Rent activity was implemented under this program. The Deposit and/or First Month's Rent activity was designed to assist households with incomes at 50% or less of the area median income with funding to rent decent, safe affordable rental units. Although the program was only implemented in the last 4-5 months of the program year, \$8,885 was spent and twelve (12) households were assisted.

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 repair to their facilities that house and/or provide services to homeless, very-low, and low-income residents. For the 2012-13 program year no fund 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 2012-13 program year, in census tract 13.1, \$378,896 was initially allocated, of which approximately \$348,609 was spent installing approximately 1,537 linear feet (lf) of curb and gutter, 768.5 lf of new street paving, 327 square yards of driveway approaches, 590 square yards of sidewalk ramps, 589 lf of storm sewer pipe and 168 square feet of truncated domes. The population of LMI households in this census tract is 60.4%.

Amended 2012-13 Action Plan Expenditure Budget:

<u>Programs</u>	<u>Budget</u>	
Dangerous Building Program (Slum & Blight)	0.00	
Renter Affordability Program (Deposit & Rent)	81,141	
Neighborhood Housing Improvement Program	386,086	
Operation and Repair of Foreclosure Property	97,500	
Single-Family Conversion Project	0.00	
Homebuyer Assistance Program	115,500	
Neighborhood Infrastructure Improvements Program	352,820	2012-13
Program Administration	<u>113,229</u>	
Total	\$1,145,276	

The 2012-13 Activity Expenditures were as follows:

<u>Programs</u>	<u>Budget</u>	
Homebuyer Assistance Program	307	
Operation and Repair of Foreclosure Property	\$ 88,918	
Renter Affordability Program	8,885	
Neighborhood Infrastructure Improvements Program	348,609	2012-13
Program Administration	<u>102,561</u>	
Total	\$ 549,280	

Approximately \$4,945 of program income was generated in 2012-13, which reduced the overall expenditure outcome as follows: \$1,966 towards the cost of the Operation and Repair for Foreclosure Property; \$2,193 towards the cost of the Neighborhood Infrastructure Improvements Program; and \$786 towards the cost of program administration.

Of the \$446,719 (not including administration costs) that was able to be spent on the above programs during the program year, \$98,110 was spent on housing-related activities and \$348,609 was spent on Neighborhood Sustainability Infrastructure-related activities.

In addition to the above programs, in 2012-13 the City contributed approximately \$1,150,278 to the ASSET Program to support the local Human Service Agencies shelter and preventive needs of homeless and low income families in the community. (See Appendix III).

AMI=Area Median Income; LMI=Low and Moderate-Income

31ST ANNUAL REPORT

Ames Resident Satisfaction Survey

2013



2013 Ames Resident Satisfaction Survey

31ST ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of community residents. In April 2013, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population=20,483). 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. The analysis was completed with assistance from Nora Ladjahasan and Mingjie Sun from Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 521 respondents who returned usable questionnaires (376 from the Ames residents who received paper copies (72%) and 145 from ISU students who received online surveys (28%)). Online survey for ISU students generated 181 surveys. However, only 145 surveys were used in the analysis due to incomplete surveys.

Response rate for paper survey group was 28% and 18% for the online survey group. Overall response rate for this year is 24% which is higher by 3% compared to last year (21%).

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 confidence interval of 5). Completed surveys of 521 indicated that we are 95% confident that the questions are within +/-4.27% 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 recent census. Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2009 and 2013.

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 2007-2011 American Community Survey 5-year estimate.

Sixty-one percent (61%) of the respondents have a college degree, which is slightly lower than in 2012 (67%) and the same as the 2007-2011 American Community Survey 5-year estimate. Forty percent of respondents are employed full-time and 29% are full-time students. Eight percent more full-time students returned this year's survey compared to last year (24%). Only 2% of the respondents are unemployed compared with 3% for 2012. More than a quarter (30%) of respondents reported their household income to be less than \$25,000, 17% report their income is between \$25,000 and \$49,999, 30% report earning \$50,000 to \$99,999, and 24% of respondents make more than \$100,000 annually. Compared to last year's survey, there are fewer respondents with a household income of \$100,000+ (24% for 2013 and 26% for 2012). Compared to American Community Survey estimate, only 16% of Ames households earn \$100,000+.

In general, household income of our respondents is higher compared to last year and the 2007-2011 American Community Survey 5-year estimate.

Table 1. 2013 Ames Resident Satisfaction Survey respondent characteristics (%)

<u>Characteristics</u>	<u>2007-2011 American Community Survey 5-year estimate</u>	<u>Survey Year</u>				
		<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Years lived in Ames						
Less than 1 yr	-	<1	<1	<1	1	3
1-3 yr	-	39	31	27	21	26
4-6 yr	-	19	22	16	17	14
7-10 yr	-	6	8	8	10	9
More than 10 yr	-	36	39	49	51	48
Gender						
Female	47	48	51	49	52	52
Male	53	49	49	51	48	48
Age						
18-24	44	25	32	24	20	26
25-44	28	29	32	31	33	25
45-64	18	27	23	28	26	28
65-74	5	10	6	7	9	12
Over 75	5	9	7	10	12	9
Education						
Some HS	3	1	<1	1	<1	1
HS diploma	12	8	6	5	8	8
Some college	24	30	34	27	24	29
College degree	33	22	22	29	26	25
Some grad work	28	11	13	11	10	8
Graduate degree		29	25	27	31	28
Employment status						
Full-time student	-	32	47	31	25	29
Employed part-time	93	30	36	22	25	24
Employed full-time		53	29	43	42	40
Retired	-	25	13	20	22	23
Unemployed	7	9	9	9	3	2
Full-time homemaker	-	5	4	4	4	3
Household income						
Less than \$25,000	31	30	43	30	29	30
\$25,000-\$49,999	25	22	16	19	19	17
\$50,000-\$74,999	16	17	15	20	15	18
\$75,000-\$99,999	12	11	9	12	11	12
\$100,000 +	16	20	17	19	26	24

More than half (60%) respondents own their residence, the others (40%) rent. The majority of renters (59%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (52%), followed by little or no upkeep (35%). 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 (26.8 years and 5.2 years, respectively). Of those who have lived in Ames more than 10 years, nine in 10 (94%) are homeowners. Of those who have lived in Ames for four to 10 years, almost half (43%) own their home. More than half (59%) of renters have lived in Ames for four years or less.

Not surprisingly, respondents who are homeowners (56.7 years old on average) tend to be older than renters (28.3 years old on average). Of those between 25 and 44 years old, half (53%) are homeowners. Of those between the ages of 45 to 64, nine in 10 (90%) are homeowners. In contrast, 96% of those under 25 years old rent, and 93% of fulltime college students currently rent. For those who have at least completed college, 71% are homeowners and 29% are renters. Finally, homeowners typically have bigger household income than renters. Eighty percent of homeowners earn \$50,000 or more, whereas only 15% 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>	2007-2011 American Community Survey 5-year estimate	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
		Percent				
Housing type						
Rent	57	42	51	40	41	40
Own	43	58	49	60	59	60
If rent, for what reason?						
Short term stay in Ames	-	63	63	58	56	59
Lack of adequate income	-	46	45	41	53	52
Little or no upkeep	-	35	38	32	31	35
More security	-	8	6	5	7	12
Location of home						
Northwest	-	53	49	48	46	47
Southwest	-	24	26	23	25	28
Northeast	-	9	13	16	17	15
Southeast	-	14	12	13	12	10

Respondents also were asked about the place where they live. As seen on Figure 1, a majority (47%) of the respondents reside at the northwest part of the city (46% in 2012), 28% from southwest (25% in 2012), 10% from southeast side (12% in 2012), and 15% from northeast (17% in 2012).

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

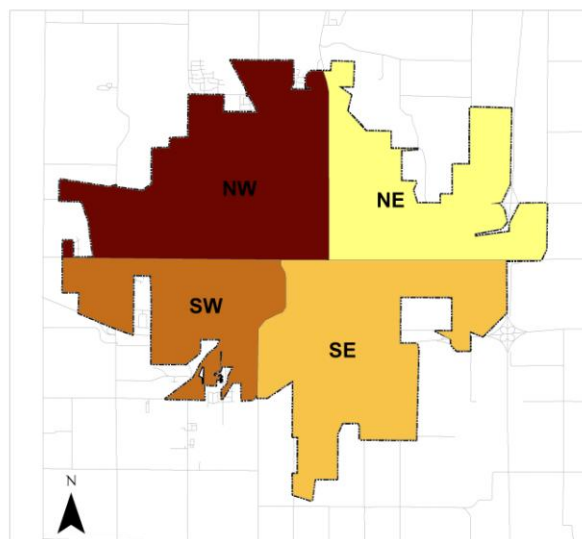
Figure 1. Geographic Sections

47% = Northwest

28% = Southwest

15% = Northeast

10% = 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 10 services mentioned. The category “other” received 13 responses.

On a scale of 1 to 3 (1 being less spending, 2 as the same, and 3 as more), only two programs were rated below 2.0. These include land use planning (both current and long-term) and arts programs. These programs got the highest rating on spending reduction (23% and 31%, respectively).

Of those selecting “spend more,” 27% of respondents wanted to spend more on human service agency funding (ASSET), followed by 25% who would like to see more money spent on recreational opportunities, CyRide (public transit) (22%), law enforcement (22%), and Ames Animal Shelter & Animal Control (22%). These findings are summarized in Table 3.

Table 3. On-going service priorities

On-going service	Should the city spend....?			Average
	<u>Less(1)</u>	<u>Same(2)</u>	<u>More(3)</u>	
Human service agency funding (ASSET) (N=469)	18%	56%	27%	2.1
Recreational opportunities (n=480)	14%	61%	25%	2.1
CyRide (public transit) (n=479)	12%	66%	22%	2.1
Law enforcement (n=480)	12%	67%	22%	2.1
Ames Animal Shelter & animal control (N=474)	14%	64%	22%	2.1
Fire protection (n=477)	5%	79%	16%	2.1
Ames Public Library (N=480)	23%	58%	19%	2.0
Land use planning (N=477)	23%	60%	17%	1.9
Parks activities (N=480)	19%	65%	17%	2.0
Arts programs (N=478)	31%	53%	16%	1.9

Other (n=13)

- Put in extra lane for bus to pull in out of traffic flow.
- Bike path on street, going out of town on the shoulder, expand and connect in conjunction with Story County; Story County can connect with Polk; so forth. You could use New York City as a map and example of what bike paths can accomplish for riders of vehicles and bicycles/bikes and learn to get along between.
- Bike paths
- City beautification (more)
- Elderly services (more)
- Fixing basketball hoops in the parks, spend more on water quality issues
- I think that land use in the city of Ames can be questionable.
- Incentives / Tax abatement / TIF for built environment to enhance property values of commercial property, improve appearance of commercial Ames (more)
- Infrastructure planning and maintenance; Much more
- More litter control
- More greenery in the city
- More Schools
- More snow removal

Table 4 shows trends in spending preferences, and looks at “spend more” responses. From 2009 to 2013, there was a consistent slight increase in more spending on the following services: human service agency funding, recreational opportunities, Ames Animal Shelter and Animal Control, land use planning, art program, and fire protection programs. However, there was a decrease in the number of respondents who wanted to spend more on the following services: Ames Public Library, CyRide, and law enforcement.

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>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent				
Human Service Agency funding (ASSET)	20	20	19	23	27
Recreational opportunities	22	24	20	21	25
CyRide (public transit)	15	26	23	25	22
Ames Animal Shelter and Animal Control	16	16	20	20	22
Law enforcement	19	24	20	23	22
Ames Public Library	19	18	21	22	19
Land use planning (Both current and long-term)	13	19	15	15	17
Park activities	19	19	13	20	17
Fire protection	12	16	14	16	16
Art programs	12	14	14	14	16

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

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

Human service agency

- Long- term residents (23 years in Ames)
- Older respondents (50 years of age)
- Female respondents

Recreational Opportunities

- Newer residents (14 years in Ames)
- Younger respondent (39 years of age)

- Renter
- Unemployed
- Under \$25,000

Transit system (CyRide)

- Full-time ISU student
- Renter

Ames Animal Shelter and Animal Control

- Younger respondent (40 years of age)
- Female respondents
- Renter

Law enforcement

- Long-term residents (23 years in Ames)
- Older respondent (49 years of age)
- Female respondents
- Not a Full-time ISU student
- Homeowner
- Unemployed
- \$125,000-\$149,999 (household income)

Ames Public Library.

- With graduate degree
- Full-time ISU student
- Renter

Land use planning (both current planning and long term)

- Full-time ISU student
- Renter

Parks Activities

- Newer residents (13 years in Ames)
- Younger respondent (38 years of age)
- Some graduate work

Fire protection

- Long- term residents (22 years in Ames)
- Female respondents
- Not a Full-time ISU student
- Less than High School diploma

Arts Programs (Public Art &COTA)

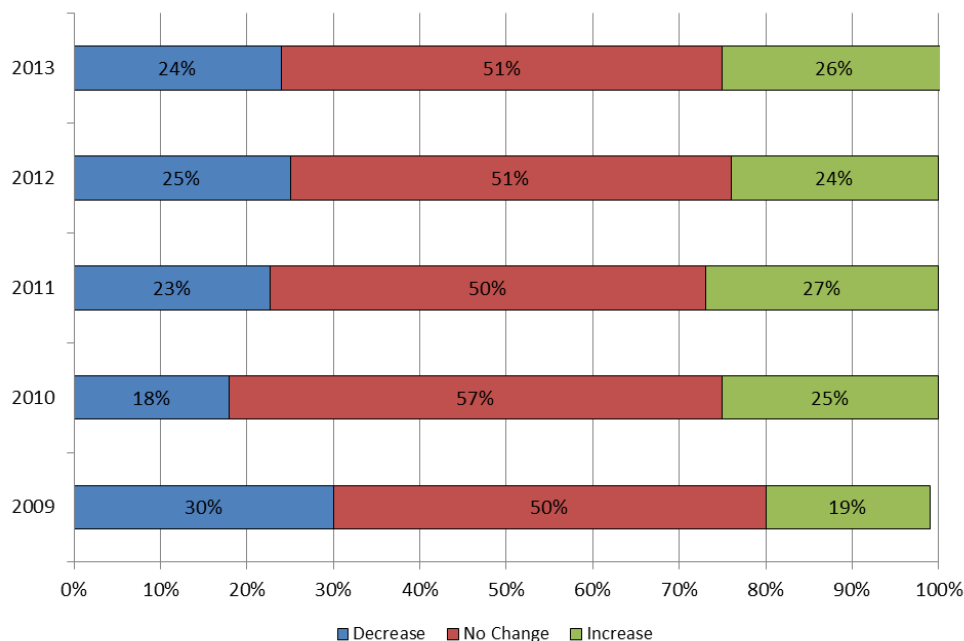
- Newer residents (14 years in Ames)
- Younger respondent (39 years of age)
- Female respondents
- Full-time ISU student
- Renter
- Student as a current employment
- \$200,000 or more (household income)

Summary of the results that showed statistically significant differences between demographic characteristics of the respondents and responses to the programs where the city should spend more for 2014/2015 is shown in this table.

	Yrs lived in Ames	Age	Gender	ISU full-time student	Home ownership	Education	Employment	HH income
Human Service Agency funding (ASSET)	Long-term residents (23 yrs)	Older (50 yrs)	Female					
Recreational opportunities	Newer resident (14 yrs)	Younger (39 yrs)			Renter		Unemployed	Under \$25,000
CyRide (public transit)				Yes	Renter			
Ames Animal Shelter and Animal Control		Younger (40 yrs)	Female		Renter			
Law enforcement	Long-term residents (23 yrs)	Older (49 yrs)	Female	No	Homeowner		Unemployed	\$125,000-\$149,999
Ames Public Library				Yes	Renter	Graduate degree		
Land use planning (Both current and long-term)				Yes	Renter			
Park activities	Newer resident (13 yrs)	Younger (38 yrs)				Some graduate work		
Fire protection	Long-term residents (22 yrs)		Female	No		Less than HS		
Art programs	Newer resident (14 yrs)	Younger (39 yrs)	Female	Yes	Renter		Student	\$200,000+

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 2013 results were almost same as 2012. 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-four percent suggested a decrease in property tax (25% in 2012) and 26% suggested an increase (24% in 2012).

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 3.3 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 88% of the respondents (1st capital improvement priority). Storm water drainage improvements was noted as the second most important capital improvement projects, followed by traffic flow improvement, library improvements, bike path improvement and improvement to existing park. Forty-seven 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 = 516)	12%	88%	3.3
Storm water drainage improvements (n = 515)	22%	78%	3.1
Traffic flow improvement (n = 515)	25%	75%	3.1
Library facility improvements (n = 515)	31%	69%	2.9
Bike path improvements (n = 512)	39%	61%	2.8
Improvements to existing parks (n = 516)	34%	66%	2.7
Other (n = 47)			

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

Other responses:

- Downtown
 - Downtown beautification
 - Pedestrian mall downtown/Campustown
- Flood control
 - Flood control
 - Flood Mitigation Project
- Parking
 - Parking
 - Some streets like ours are very busy and should be parking on one side only at a time.
- Recreation/athletic facilities
 - AHS/city swim pool
 - Making Hunziker Sports Park an adequate facility. The parking and roads in the parks are embarrassing. That complex brings in a ton of money to businesses in Ames but no one wants to go to practice & games there when there's no place to park without getting stuck and if people find a place to park, it's a mile from their field.
 - Neighborhood pool(s) especially indoor
 - Rec enter / fitness facility; making shelters in parks enclosed
 - You could have saved Carr Pool if you were more obedient and had courage to listen to WE the PEOPLE of Ames.
- Recycling
 - Recycling program for facility
 - Recycling, city upkeep, sustainability
- Snow removal
 - Better and Faster snow removal in winter months
- Street improvement
 - Lincoln Way= Make it 3 lanes or establish turning lanes for ALL intersections
 - 13th Street
 - Alley-ways should be updated in old (east) Ames.
 - Connecting sidewalks between the ISU campus and Ames.
 - Duff Ave. + RR crossing - underpass or overpass
 - Extending Clark/Walnut to S. 16th Street
 - Finish street between Lincoln Center & S. 16th Street to relieve traffic on Duff
 - Fix pot-holes in streets
 - Less road salt
 - Many of the sidewalks in Ames are in dire need of repair/redoing. The sidewalks are cracked and sunk into the ground so rainwater and melting snow collects in them and they are mostly unusable. Much of the time during the winter I preferred walking in the streets to walking on the sidewalks.
 - Overpass to avoid train delays downtown
 - Pot holes
 - Pot holes repair
 - Rebuild pedestrian bridge across Squaw Creek
 - Sidewalks fixed
 - Sidewalks/path maintenance
 - State Street from Lincoln to Oakwood
 - Street Lights
 - The roads in some locations around town are in immediate need of a complete renovation. They cannot continue to be re-patched every year. Major roads are not large enough or well enough laid out for the amount of traffic that they get.

- Duff RR tracks, stop sign on Burnett, Kellogg, Clark, Wilson, Douglas from Grand Ave. to Duff Ave. Dangerous. Yield signs on Side Streets
- Better planning and zoning to avoid S. Dakota by block Apt buildings as on S. 16th by Christian School
- Elect out for handicap, recharge, and usage of Elect cars & Hover rounds, especially for grocery stores. More food gardens.
- Expand the city, fill up empty space. E.g. build a more decent mall.
- Incentive to improve properties on Lincoln way from Duff to Grand, and on Kellogg from Lincoln way to Main Street.
- The library just got \$10 million. Tell them to shut up for several years.
- Regulating apartment leases
- Schools
- Community Gardening
- Water quality
- Water plant

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 2nd and 3rd most important improvement projects. It is very notable that there was an 8% increase in the importance of library improvement from last year (61% for 2012 to 69% for 2013).

Table 6. Trends in capital improvement priorities

<u>Service</u>	Survey Year				
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent very or somewhat important				
Reconstructing existing streets	84	87	84	84	88
Storm water drainage improvements	73	67	77	74	78
Traffic flow improvements	84	68	71	71	75
Library improvements	58	53	59	61	69
Improvements to existing parks	50	55	59	65	66
Bike path improvements	53	55	56	63	61

Table 7 shows the ranking distribution of capital improvements priorities. Reconstructing existing streets was ranked as 1st and 2nd highest priorities with storm water drainage improvements as the third choice. (Table 7)

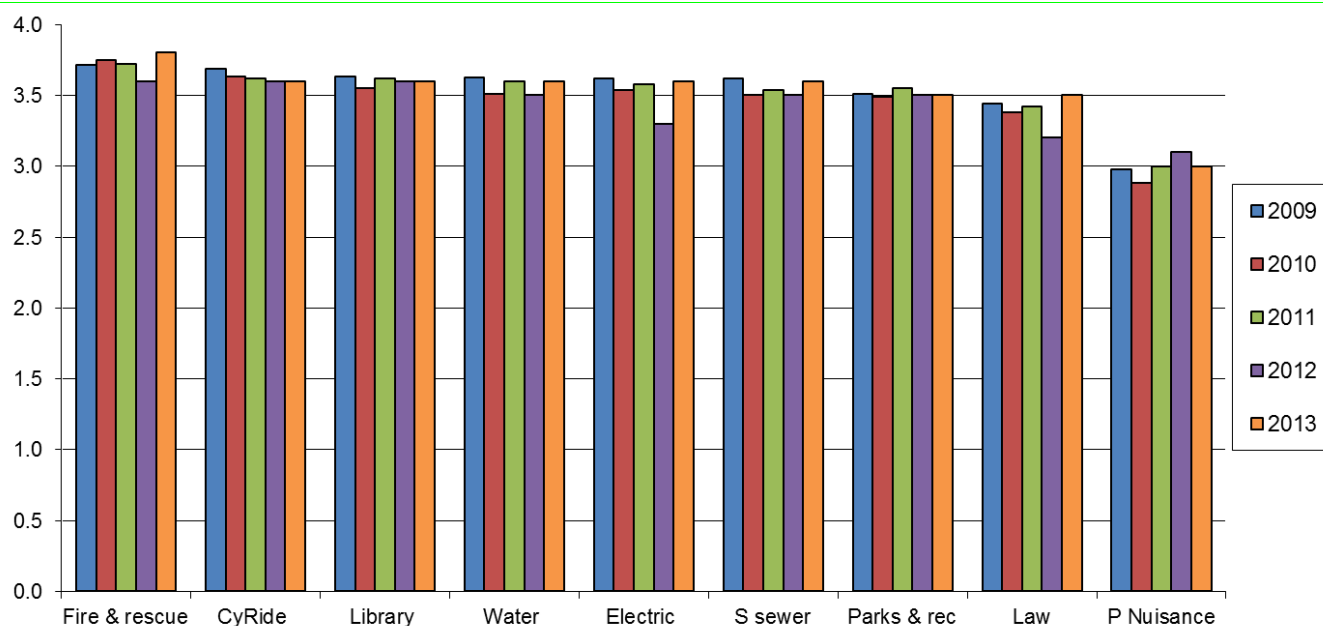
Table 7. Ranking of Capital Improvement Priorities

Capital Improvements	1st Priority (n=517)	2nd Priority (n=513)	3rd Priority (n=507)
Reconstructing existing streets	<u>35%</u>	<u>24%</u>	17%
Storm water drainage improvements	13%	19%	<u>20%</u>
Traffic flow improvements	23%	21%	15%
Library improvements	11%	11%	16%
Bike path improvements	9%	13%	13%
Improvements to existing parks	6%	10%	19%
Others	3%	2%	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”), the level of satisfaction with City services continues to be high (Figure 3). From 2009 to 2013, 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 decreased from 2012 to 2013. However, the levels of satisfaction with other 8 services in Figure3 slightly increased in 2013 compared to 2012.

Figure 3. Perceived Satisfaction Levels on Services, 2009-2013



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

Table 8 groups the responses into “very/somewhat dissatisfied” and “very/somewhat satisfied” with don’t know/don’t use removed. Respondent satisfaction with City departments remained high in 2013, with eight out of nine departments 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 rescue services	2%	98%
Sanitary sewer service	6%	94%
Library services	6%	94%
Water service	6%	94%
Parks & recreation services	6%	94%
Electric services	7%	93%
CyRide bus services	7%	93%
Law enforcement services	10%	90%
Public nuisance enforcement	29%	71%

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.

In the categories of illegal drug use prevention and enforcement, 43% of respondents said it should receive more emphasis while 5% suggested less emphasis. Just a little over one-third of the respondents (39%) said parking laws enforcement should receive less emphasis, 17% for speed limit enforcement, and 14% believed noise laws and nuisance party enforcement should receive less emphasis. Only 1% of the respondents believed that violent crime investigation should receive less emphasis.

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 = 462)	5%	52%	43%
Sex-related offenses investigation (n = 457)	2%	58%	40%
Violent crimes investigation (n = 457)	1%	61%	38%
Crime prevention and education activities (n = 456)	3%	64%	33%
Alcohol-related crime enforcement (n = 460)	11%	59%	31%
Domestic violence & family dispute resolution (n = 455)	3%	67%	31%
Bad checks, fraud, & identity theft investigation (n = 455)	2%	73%	24%
School resource officer services (n = 457)	6%	70%	24%
Residential patrolling (n = 460)	6%	71%	23%
Juvenile crimes investigation (n = 458)	3%	76%	21%
Noise law and nuisance party enforcement (n = 459)	14%	67%	19%
Animal control and sheltering (n = 463)	12%	72%	16%
Traffic control and enforcement (n = 462)	8%	79%	13%
Speed limit enforcement (n = 463)	17%	70%	13%
Business district patrolling (n = 459)	7%	82%	11%
Parking laws enforcement (n = 462)	39%	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.”

This year the emphasis on more violent crimes investigation (38%) decreased by 6 percentage points from 2009 (44%) and increased 2 percentage point from last year (36%). On the other hand, respondents felt that the police department should concentrate more on crime prevention and education activities, alcohol-related crimes enforcement, domestic violence/family dispute resolution, school resource officer services, residential patrolling, juvenile crimes investigation, noise laws and nuisance party enforcement, animal control and sheltering, and business district patrolling. Responses on more emphasis on these activities range from 11% to 33%, which were higher than the 2012 data. Responses on more emphasis on the following police activities decreased compared to 2012 data: illegal drug use prevention and enforcement; sex-related offenses investigation, bad checks, fraud & identity theft investigation, traffic control and enforcement; traffic control and enforcement; and speed limit enforcement).

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

<u>Police Department activity</u>	Survey Year				
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent				
Illegal drug use prevention and enforcement	43	45	43	45	43
Sex-related offenses investigation	46	43	40	41	40
Violent crimes investigation	44	41	35	36	38
Crime prevention and education activities	35	35	27	30	33
Alcohol-related crimes enforcement	30	31	26	29	31
Domestic violence/family dispute resolution	38	35	31	30	31
Bad checks, fraud & identity theft investigation	31	39	25	28	24
School resource officer services	18	17	18	19	24
Residential patrolling	20	25	22	21	23
Juvenile crimes investigation	23	20	23	18	21
Noise laws and nuisance party enforcement	18	24	20	16	19
Animal control and sheltering	13	14	15	9	16
Traffic control and enforcement	15	15	17	16	13
Speed limit enforcement	20	16	18	17	13
Business district patrolling	5	9	6	7	11
Parking laws enforcement	5	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 ambulance assistance (98%) and putting out fires (98%), followed by 95% for fire prevention education and outreach and 87% 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
Ambulance assistance (n = 236)	2%	98%
Putting out fires (n = 212)	2%	98%
Fire Prevention education & outreach (n = 226)	5%	95%
Home & business safety inspections (n = 203)	13%	87%

Ames Electric Service

The number of respondents who have experienced a power outage fluctuates every year. In 2009, 55% experienced power outage, but that number decreased to a low of 37% in 2010. In 2011, after a year of challenging weather, the number climbed to 60% and it further increased to 65% in 2012. This year the number dropped to 54% (Table 12).

Respondents observing a burned out street light decreased from 43% in 2012 to 40% in 2013. Seventeen percent of respondents experienced power surge which affected their computer operation, a drop of 5 percentage points from the previous year. Of the 12% who reported a burned-out light, 72% 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>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent who responded "yes"				
Experienced power outage	55	37	60	65	54
Observed burned out streetlight	45	46	38	43	40
Experienced power surge which affected computer operations	12	15	16	22	17

Reported burned out light	18	9	14	13	12
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Satisfaction with various services provided by the Electric Department is shown in Table 13. “Does Not Apply” responses were excluded in this analysis. Ninety-five percent of Ames customers were somewhat or very satisfied with power quality. More than half (66%) of respondents were very satisfied with the ease of reporting an outage and the response of employees. Likewise, 55% were very satisfied with the time to restore service after an outage.

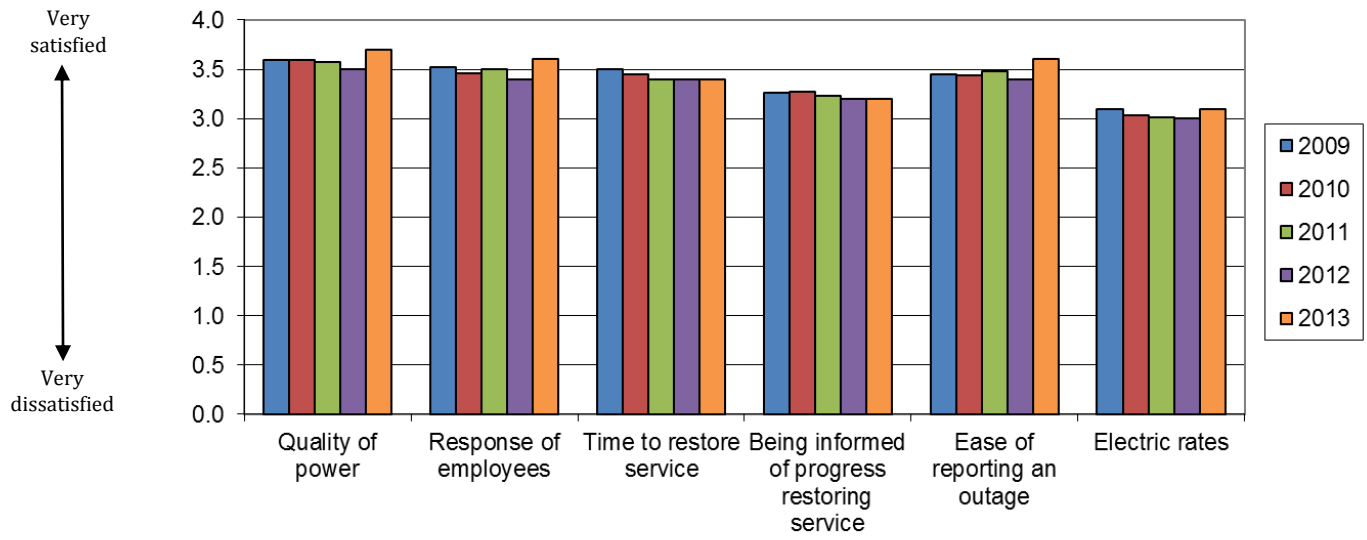
This trend is almost the same in the past five years from 2009 to 2013. Generally, the respondents were satisfied with the services received from Electric Department. The lowest rating was given to electric rates. (Figure 4)

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 = 379)	1%	4%	25%	70%	6%
Ease of reporting an outage (n = 377)	2%	6%	26%	66%	33%
Response of employees (n = 374)	1%	7%	26%	66%	35%
Time to restore service (n = 378)	3%	6%	37%	55%	28%
Being informed of progress restoring services (n = 378)	6%	12%	37%	45%	22%
Electric rates (n = 379)	5%	14%	49%	32%	5%

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

Figure 4. Satisfaction with Electric Department activities, 2009-2013



Respondents were also asked if they are willing to pay a premium on their utility bill to cover the higher costs of purchasing and producing renewable energy. Fifty-seven percent of respondents said yes. Among those 57%, 57% respondents were willing to pay a 5% increase, 30% 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 (94%) use City of Ames water and sewer services in their homes. Of those, majority reported never having problems such as too much pressure (96%), soft water (93%), rust (89%), disagreeable taster or odor (84%), sediment (83%), too little pressure (80%), and hard water (77%).

Only 2% to 12% have had any of those problems once or twice in the past year. Five percent said they had a problem with too little pressure three to six times. Ten percent experienced seven or more times of hard water 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, 2013

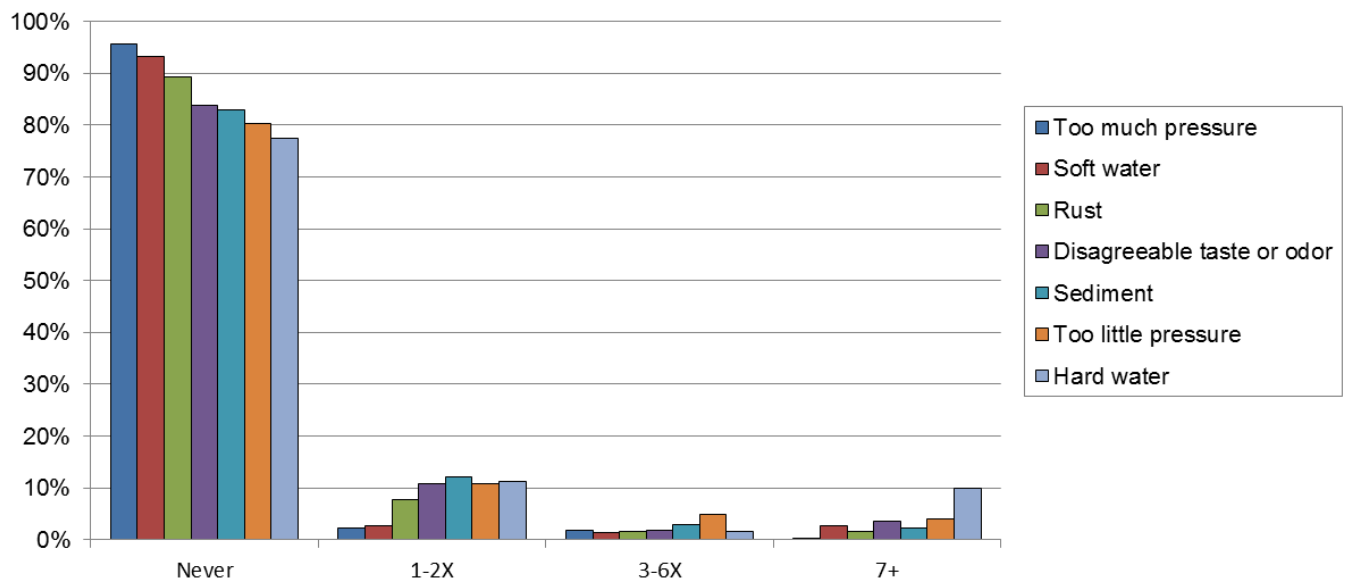
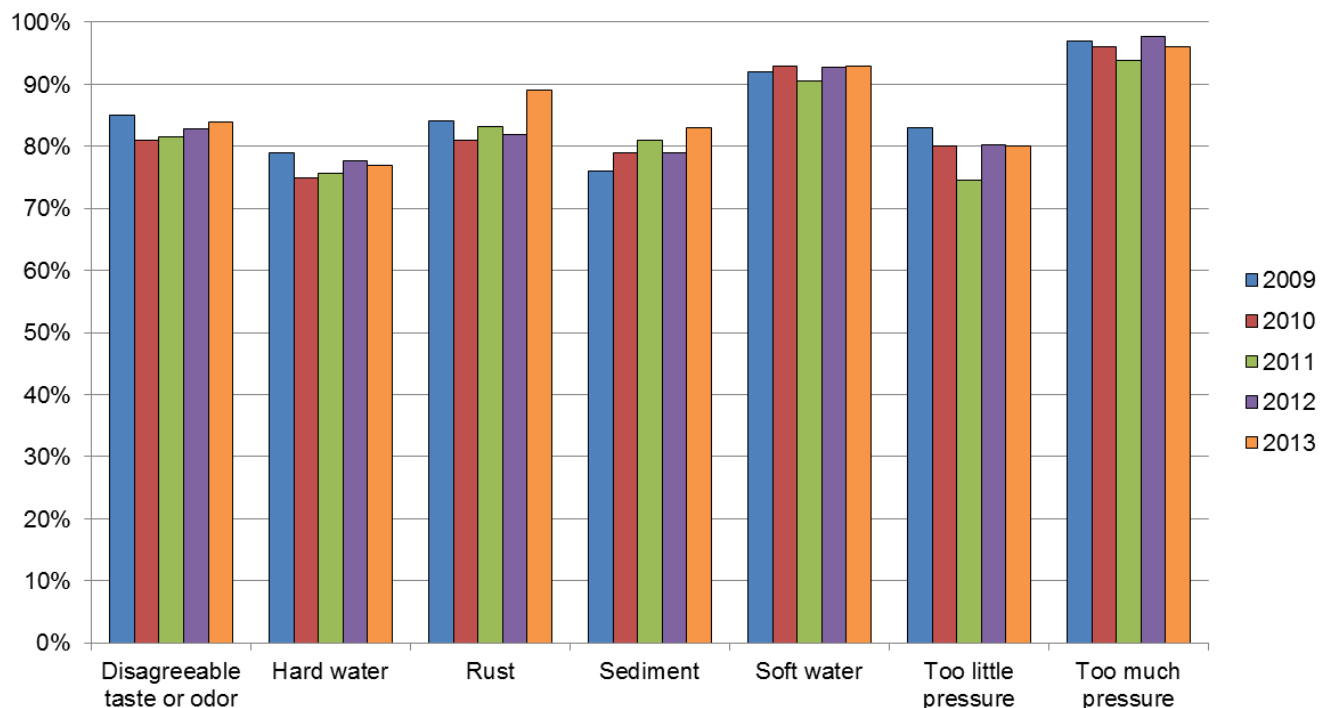
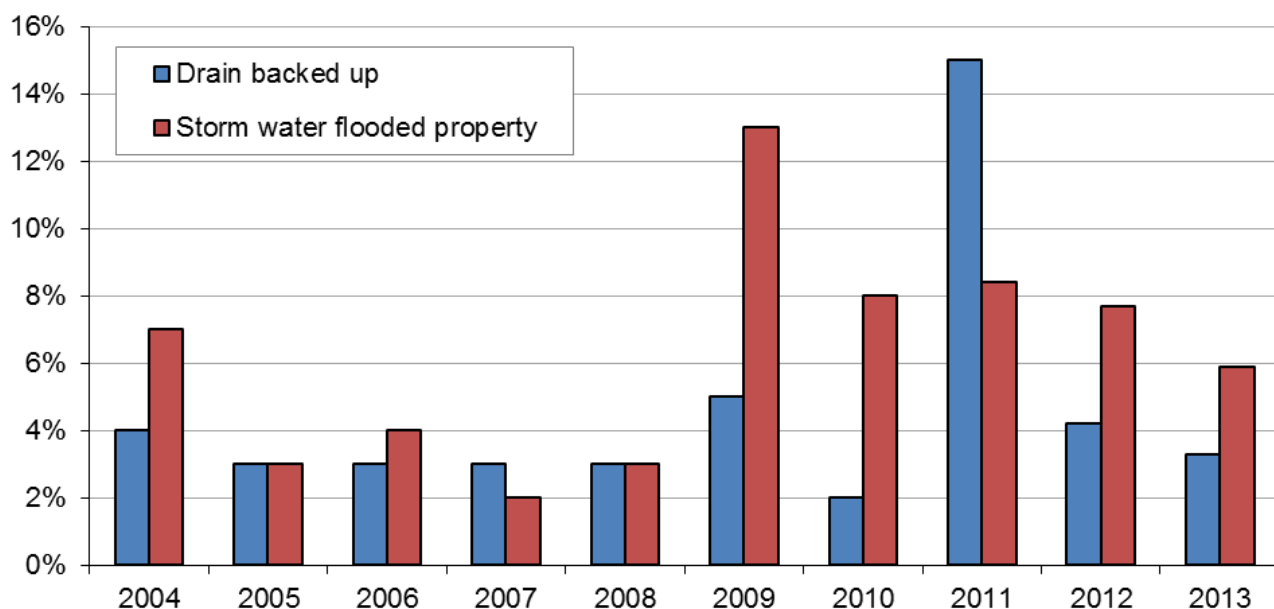


Figure 5b. Respondents Reporting No Water Service Problems, 2009-2013



Residents were also asked if the City sewer system caused a back-up in their basement/home. Only 3% (n=13) 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 public street. In 2013, storm water flooding was reported by 24 respondents or 6%. Of the 24 respondents who experienced flooding, 25% reported the problem to City staff. When asked how satisfied they were with the City's response to the flooding problem, one-third said they were very satisfied. Figure 6 indicates that problems related to city's sewer system decreased from 2012 to 2013.

Figure 6. Respondents' experience with city sewer system problems, 2004-2013



Satisfaction with services of City Water & Pollution Control Department is reported in Table 14. Ninety-four 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 (76% and 81%, 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 = 386)	2%	4%	23%	71%	3%
Water rates (n = 355)	5%	15%	48%	33%	11%
Sewer rates (n = 354)	6%	18%	47%	29%	11%

* “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 (72%), noise limits (71%), property upkeep (69%), over occupancy in rental property (69%), yard upkeep (67%), and junk on property, such as old cars, tires, furniture, garbage (66%). The average satisfaction is moderate (level ranges from 2.83 to 2.94). 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 southwest part of the town were more satisfied with the issue of over-occupancy in rental property compared with those who live in the northeast parts of the town. Respondents who live in the northwest part were more satisfied with front yard parking on residential property than those live in the northeast part.

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 = 468)	28	72	44
Noise limits (n = 470)	29	71	35
Property upkeep (n = 467)	31	69	31
Over-occupancy in rental property (n = 469)	32	69	57
Yard upkeep (n = 467)	33	67	30
Junk on property (n = 468)	34	66	31

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 68% for snow plowing in your 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= 455)	7	93
Appearance of medians and parkways (n = 465)	9	91
Snow plowing on major streets (n = 470)	12	88
Adequacy of bike path system (n = 453)	16	84
Street sweeping in your neighborhood (n = 461)	17	83
Surface condition of major streets (n = 469)	21	79
Condition of streets in your neighborhood (n = 470)	23	77
Ice control at intersections (n = 466)	25	75
Snow plowing in your neighborhood (n = 469)	32	68

Figure 7a&b compares this year's road service ratings with ratings from previous years. Generally, the quality of street maintenance was about the same as last year. However, surface condition of major streets and adequacy of bike path system experienced a positive feedback in favorable responses. Five out of nine street maintenance features maintained the same ratings as last year: appearance of medians and parkways, street sweeping in business areas and street sweeping in your neighborhood, condition of streets in your neighborhood, and snow plowing on major streets. The remaining two had a slight decrease: ice control at intersections and snow plowing in your neighborhood.

When looking at the age and length of residency of the respondents, three out of nine road service ratings were statistically significant (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 three road services.

In 2013, respondents from different parts of the town were not statistically different in terms of their ratings of the above nine road services.

Figure 7a. Quality of street maintenance features (2009-2013)

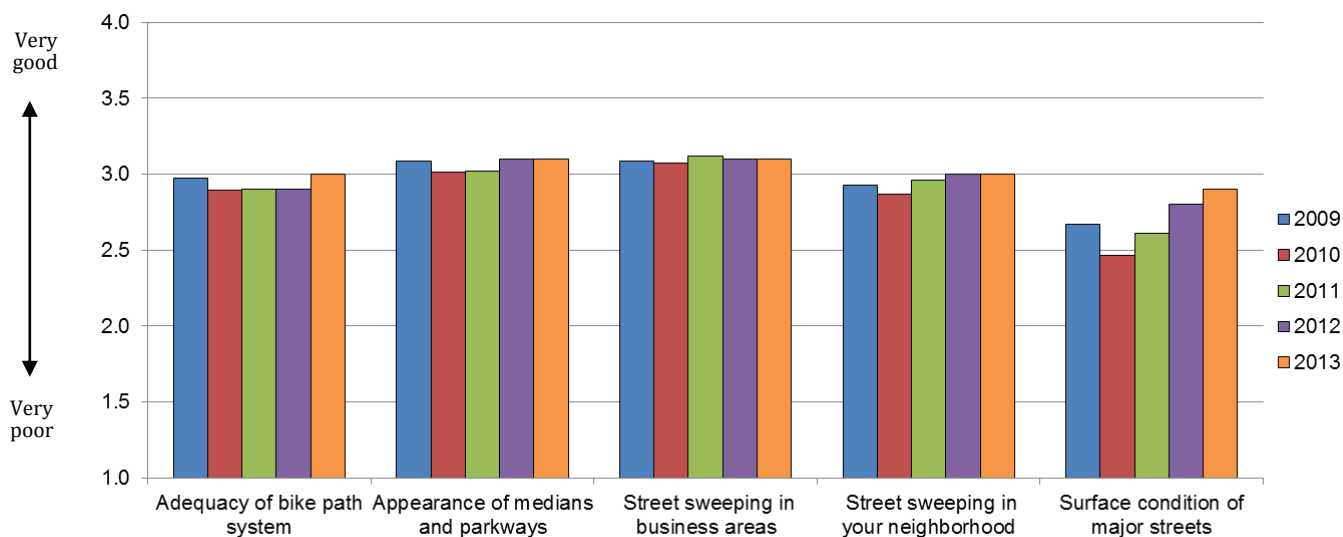
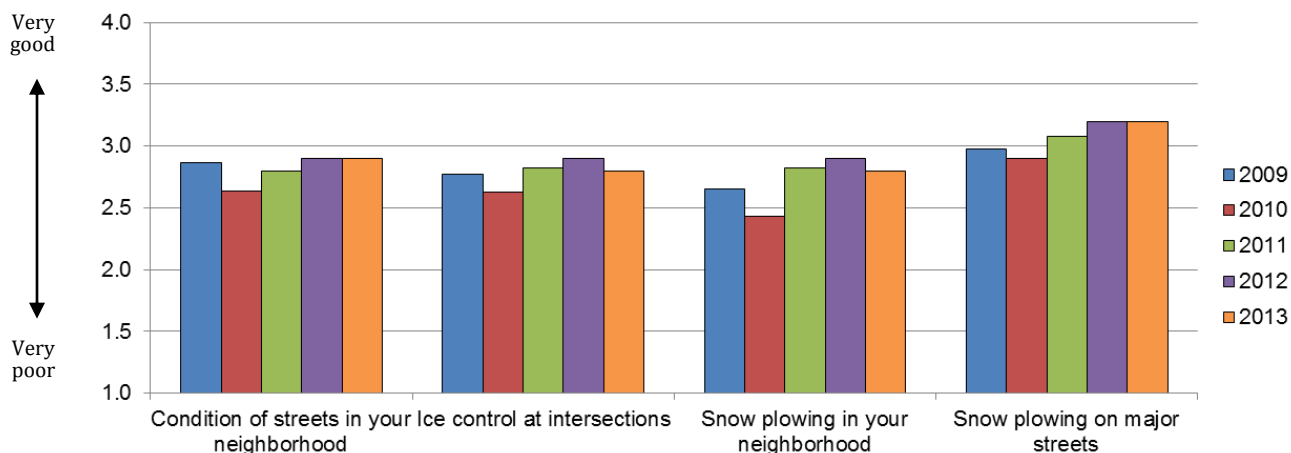


Figure 7b. Quality of street maintenance features (2009-2013)



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 51% of respondents said coordination was “often and/or always” effective, 43% said the coordination was “rarely to sometimes” effective.

Table 17a. Traffic/stop signal placement along streets, 2013

	Traffic signals along city street you travel (n = 471)	Stop sign along city street you travel (n = 468)	Traffic signs along major city street (n = 468)
	Percent		
Right number	79	87	84
Too many	15	7	13
Too few	7	6	3

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

	Survey Year				
<u>Placement</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent				
Right number	79	79	82	79	79
Too many	16	16	14	16	15
Too few	5	5	4	5	7

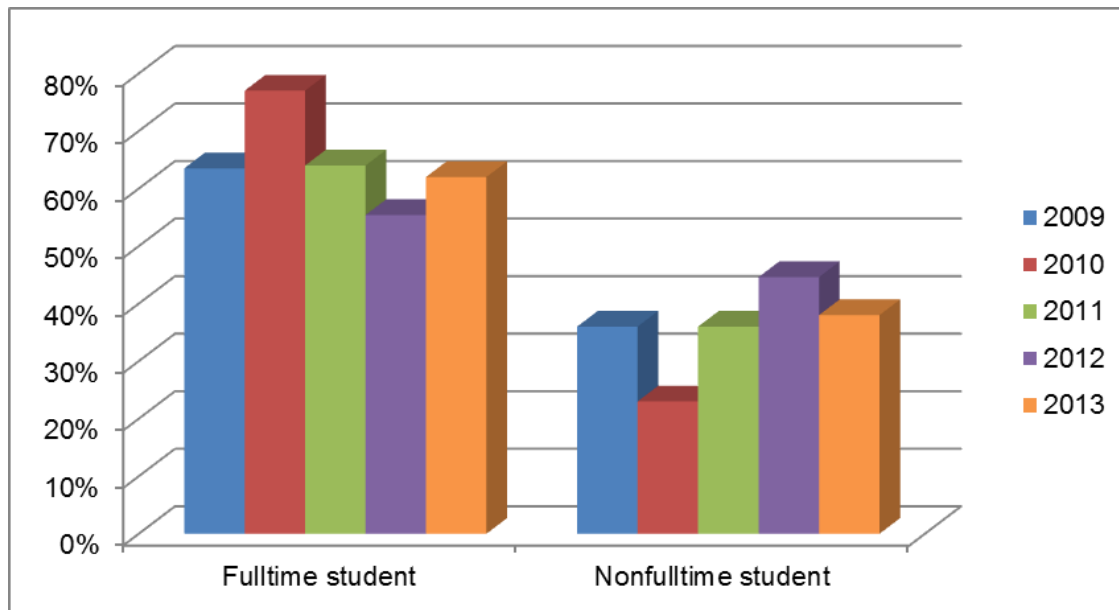
Table 18. Signal Coordination Effectiveness (n = 473), 2013

	Percent
Almost always effective	16
Often effective	35
Sometimes effective	31
Rarely effective	12
Don't know	6

CyRide

Ames' mass transportation system – CyRide – was addressed next in the questionnaire. Figure 8 shows how CyRide users differ by student status (fulltime versus non-fulltime students). Among respondents who used CyRide at least once a week, 55% were fulltime students and 45% were non-fulltime students.

Figure 8. Use CyRide at least once a week, 2009-2013



In 2013, 40% of respondents reported to be CyRide users to various degrees. In the past five years, the use of CyRide fluctuated around 40% (between 36% and 43%), except for 56% in 2010. It is possible 2010's 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).

In 2013, 60% of respondents reported they never rode the bus, a drop of 4 percentage points compared to last year (64%). There was also an increase of 1 to 2 percentage points for each frequency group of CyRide users: 2-6 times, 7-10 times and more than 10 times a week (Table 19).

There is some correlation between resident demographics and CyRide usage. CyRide users are mostly younger (31 years of age) and have stayed in Ames for a shorter period of time (average 8 years). However, the non-CyRide users were older (average age 54) and have lived in Ames longer (average 24 years). The majority of those who used CyRide was students (62%) and was mostly renters (75%).

Table 19. Respondents' weekly CyRide usage

<u>Weekly use</u>	Survey Year				
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent				
Never	64	44	57	64	60
2 to 6 time	15	24	21	16	18
7 to 10 times	8	4	9	9	10
More than 10 times	8	22	9	7	8
Once a week	5	6	4	4	5

Table 20 considers reasons CyRide is not used more often. More than half (51%) of respondents indicated that they prefer to drive their own car, and another 21% attributed their low usage to an inconvenient route or schedule. Twelve percent mentioned that private car is required to go to work. The category "other" was selected by 17% of respondents.

Table 20. Trends in reasons CyRide not used more often, 2009-2013

<u>Reason</u>	Survey Year				
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percent				
Prefer to drive own car	48	50	48	47	51
Inconvenient route or schedule	22	34	20	19	21
Car required for work	14	12	15	10	12
Too costly	2	1	4	3	3
Lack of information about CyRide system	5	4	2	4	2
Other	13	33	11	11	17

Other responses:

- Inconvenience
 - Map is way too confusing to read
 - Sometimes it takes too long in connections
 - Take too long (45 minutes by bus, 10 minutes by car)

- Takes too much time
- The bus stops are very unaccommodating. No covered stops or even concrete so you are not standing in the snow/mud
- Transfer issues
- Handicapped cannot walk to route pick-up
- No need
 - Because I don't need to leave campus very often
 - Don't need it (2)
 - I do not need to use it more often
 - Live close to ISU & stores
 - Not necessary
- Not safe
 - Over capacity, not always safe
 - Some of the drivers drive too fast, restless, and are not nice
 - Some drivers are unconcerned for passengers that must stand (breaking and accelerating)
- Other means of transportation
 - I walk to work, stores and bank most of the time. I would like to take bus to church on Sunday mornings
 - Ride bike (4)
 - Bike or drive car
 - Everything is within walking distance or drive own car.
 - I bike most days and then have my friend drop me off other times. Also I don't like the idea of being cooped up in a bus during the winter when people are sick and I could possibly get sick because of them
 - I can walk where I need to go
 - I prefer/like to walk (6)
 - I live on campus and like to walk
 - I spend much of my time on camps where you can walk anywhere within 15 minutes
 - I walk / bike to most locations.
 - I walk to class, and would have to take multiple busses to get around Ames...from campus right to BioLife Plasma Services mostly.
 - I walk to classes/school (2)
 - I walk to ISU campus and I drive my own car everywhere else.
 - Just walk a lot or take it when need the most when walking is too far.
 - Prefer to bike when possible
 - Prefer to drive own car or bike /walk
 - Prefer to use other transportation
 - Prefer to walk or ride bike if possible. If I go grocery shopping on a Sunday, on my bike it takes about an hour, but on CyRide it takes about two hours because of the schedule.
 - Retired, walk frequently to post office and stores
 - Too cold in winter to wait for bus, when weather is good I walk or ride my bike, drive when need to run errands after work
 - Walk or bicycle instead (2)
 - Walking is easier for me
 - Walking is good exercise; the orange route gets really crowded sometimes; I'm not really a big fan of having like six strangers in my personal bubble

- Route
 - I would use it for grocery shopping, but the nearest stop is too far to walk with several bags of grocery.
 - No North South route along Dakota
 - Because some routes don't go where I want to go.
 - Bus stop too far from my house
 - Ever considered not having CyRide hub on campus? Or another hub? I would ride CyRide everyday to the Research Park from downtown if I didn't have to go to campus to transfer.
 - Lack of routes into business district means I just drive
 - No CyRide pick-up in my area
 - Not on route
- Schedule
 - #5 route - No midday service
 - Sometimes it comes early and then I have to wait another 15 minutes for another one.
 - No weekend ride on my route
 - Often require immediate travel
 - Time schedule for work doesn't allow
 - Yellow Route which serves the major business corridor of S Duff has limited service.
- Young kids
 - Children too small
 - Not possible with young kids at school / daycare
- I am lazy (2)
- My age
- Need to haul tools to work
- Retired (2)
- Too many times buses have 2/3 people riding in large buses. Seems waste of money & energy
- Work out of town (2)

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 88% to 98% of facility users providing a combined “very good” and “good” rating. The average rating ranges from 2.9 to 3.4 on the 4-point scale. “Restrooms” is the only recreational facility that was rated below 3.0 (good). Satisfaction level is about the same compared to previous year in all parks and recreational features except hard surface trails (lower), picnic areas (higher) and restroom (higher). (Figure 9a & 9b)

Table 21. Users' satisfaction with parks and recreation facilities, 2013

<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 = 479)		2	54	44	7	3.4
Wooded areas (n = 478)	1	6	52	41	25	3.3
Hard surface trails/crushed rock trails (n = 477)	1	7	61	32	25	3.2
Shelter houses (n = 479)	1	6	65	28	25	3.2
Playground equipment (n = 480)	<1	8	63	29	42	3.2
Picnic areas (n = 479)	<1	10	63	27	22	3.2
Tennis courts (n = 479)	2	9	65	25	57	3.1
Restrooms (n = 478)	3	19	63	15	35	2.9

* "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

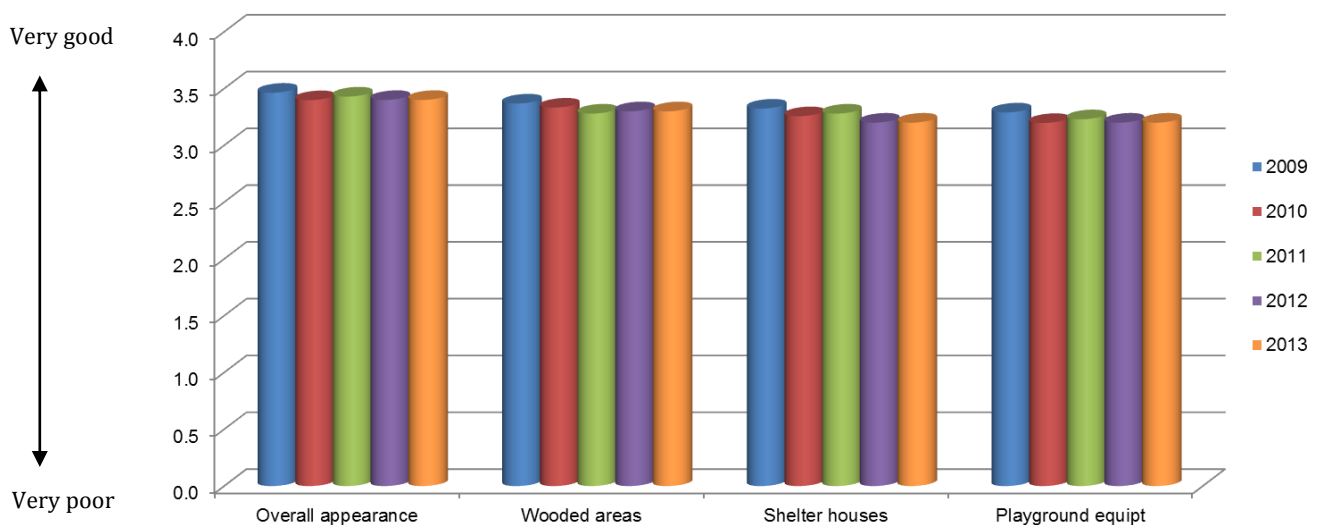
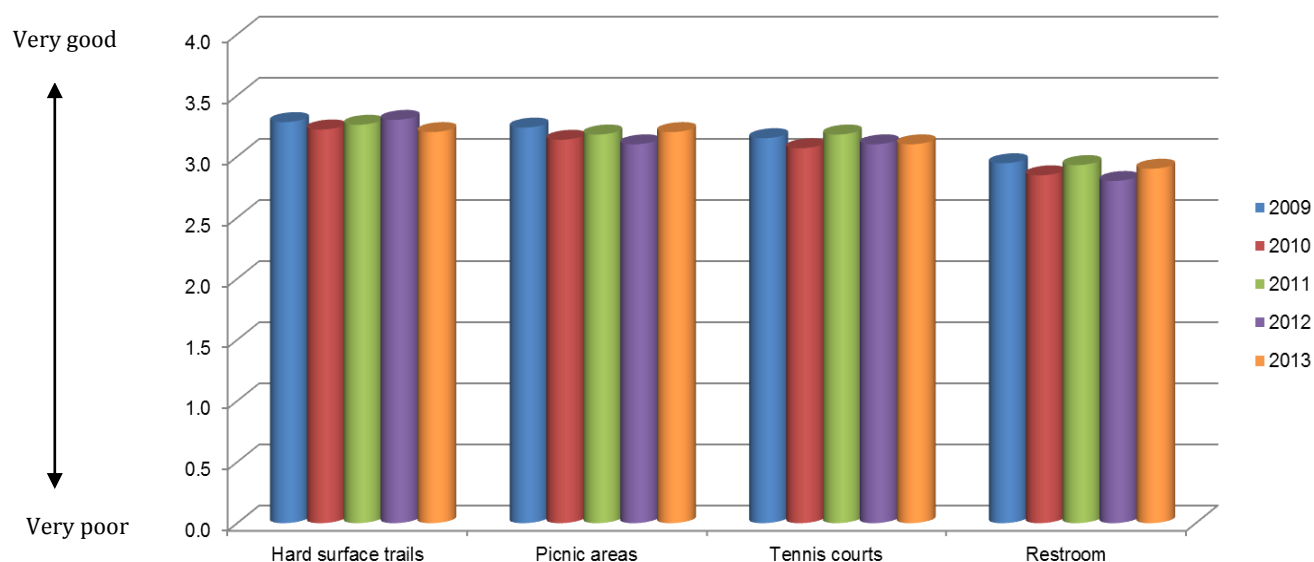


Figure 9b. Rating of Parks and Recreation features in the past 5 years



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 3.7 (good to very good). Table 22

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

Table 22. Users' rating with Ames Public Library features, 2013

<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					
Asking questions of library staff by phone (n = 468)		2	30	68	59	3.7
Bookmobile service (n = 467)	1	1	36	62	73	3.6
Customer service (n = 467)	<1	2	35	62	36	3.6
Use of library resources from home via computer (n = 467)	<1	4	36	60	60	3.6
Range of materials available (n = 468)	1	3	36	60	36	3.6
Welcoming atmosphere (n = 467)	1	3	39	57	36	3.5
Programs (story hour, book discussions, concerts) (n = 468)	1	2	47	50	66	3.5
Page one - the library newsletter (n = 466)	1	5	46	49	77	3.4
Handicapped accessibility (n = 468)	4	4	43	49	71	3.4
Wait time for requests/holds (n = 467)	1	6	52	41	54	3.3
Availability of seating (n = 464)	2	7	48	43	49	3.3
Internet/computer services (n = 467)	1	10	53	36	63	3.2
Meeting/study rooms (n = 465)	2	12	55	31	62	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 20% of Ames Public Library users were ISU students. The rest were not ISU students (80%).

The reasons why ISU students do not use the Ames Public Library were because they didn't have time to go to the library (66%) and they are able to use other sources (57%). On the other hand, non-ISU students' reasons were they use other sources (62%) and no time to go to the library (61%). While 33 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 (8% and 19%, respectively).

Other reasons mentioned for not using the Ames Public Library were:

- Because of the temporary location there is no drive-up return bin. I am a handicapped user and really miss them.
- Don't have items available - checked out
- Don't like the "temporary" location
- Forget about it
- I do not drive now
- I just don't go to library
- Use ISU library (Parks, Hixson)
- The Ames Public Library closes at inconvenient times
- If I go off campus, I usually ride my bike or take the bus. I can't go in bad weather or planning around the bus schedule can be a hassle or inconvenient.
- Is it open ? b/c of construction
- It's just out of the way from campus. I'm getting an apartment a lot closer to the area by the library next year so I'll probably be there more. Also, if ISU students actually can get library cards, I feel like you guys could advertise that more somehow.
- Just forget to go
- Lack of eBooks, poor selection
- Limited holdings/catalog
- Need to ride two buses to get there
- Not enough eBooks!
- Not necessary to get info or need of service
- Prefer online access
- Relocated services not convenient. Use services to Green Hills
- Retired and don't use it!
- Too loud
- Transportation issues
- Work in Des Moines and use theirs

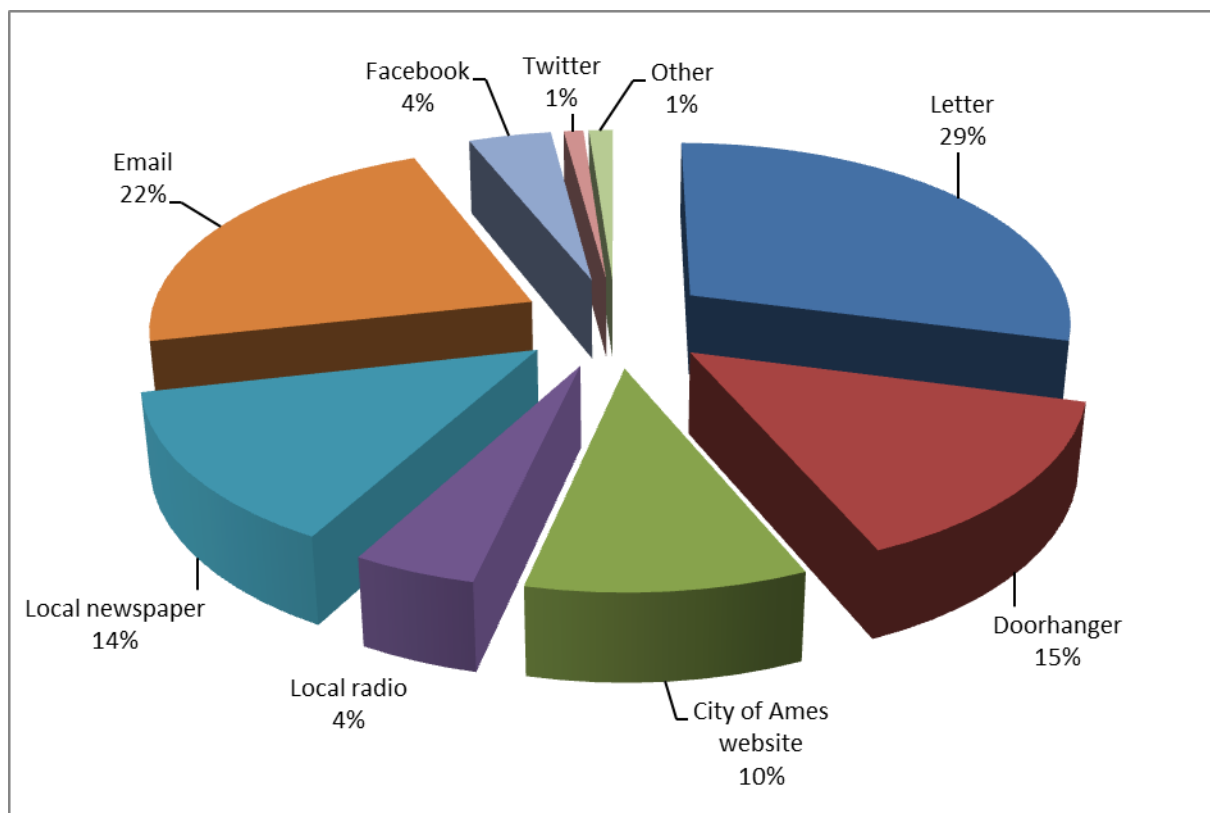
Table 23. Comparing students & non-students' reasons for not using the Ames Public Library

<u>Respondent status</u>	Parking problem	Use other sources	Hours not convenient	<u>Don't have time</u>
	Percent			
Iowa State University student (n= 89)	11	57	8	66
Non-ISU student (n=142)	33	62	19	61

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 (29%) (Same as 2012), followed by email (22%), door hanger (15%), local newspaper (14%), city's website (10%), Facebook (4%) and local radio (4%). The trend is consistent with 2012. For ISU students, letter is the best way to communicate this year (email in 2012), followed by email, local newspaper, website, door hanger and Facebook, and local radio, respectively. Other means of learning about community projects and meetings written by respondents were CitySide (utility bill insert), informational Q&A meetings, patch.com, and the Sun newspaper.

Figure 10. Preferred method to learn about City services, programs or projects, 2013



In Table 24, City of Ames website, the City Side (utility bill insert), Ames Tribune newspaper, The Sun, 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: Ames Tribune newspaper, CitySide, KASI/KCCQ radio, documents at the Ames Public Library, the online news service (www.patch.com), Des Moines Register newspaper, ISU Daily newspaper, Ames NewsOnline, Cable TV12/Government Access Television, and The Sun newspaper. None of the identified media sources were perceived to be not useful to the respondents.

Table 24. Usefulness of media sources for government information, 2013

	<u>Don't Use</u>	<u>Use</u>	
	Percent	Percent	Average*
City of Ames website (n = 467)	34	66	2.5
Ames Tribune newspaper (n = 467)	42	58	2.4
CitySide (utility bill insert) (n = 469)	36	64	2.4
KASI/KCCQ radio (n = 469)	64	36	2.3
Documents at the Ames Public Library (n = 471)	76	24	2.3
www.patch.com (n = 468)	88	12	2.2
Des Moines Register Newspaper (n = 466)	49	51	2.2
ISU Daily newspaper (n = 467)	54	47	2.2
www.AmesNewsOnline.com (n = 468)	81	19	2.1
Cable TV 12/Government Access Television (n = 467)	69	31	2.1
The Sun (direct mail newspaper) (n = 468)	46	54	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 higher percentage this year compared to previous year.

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

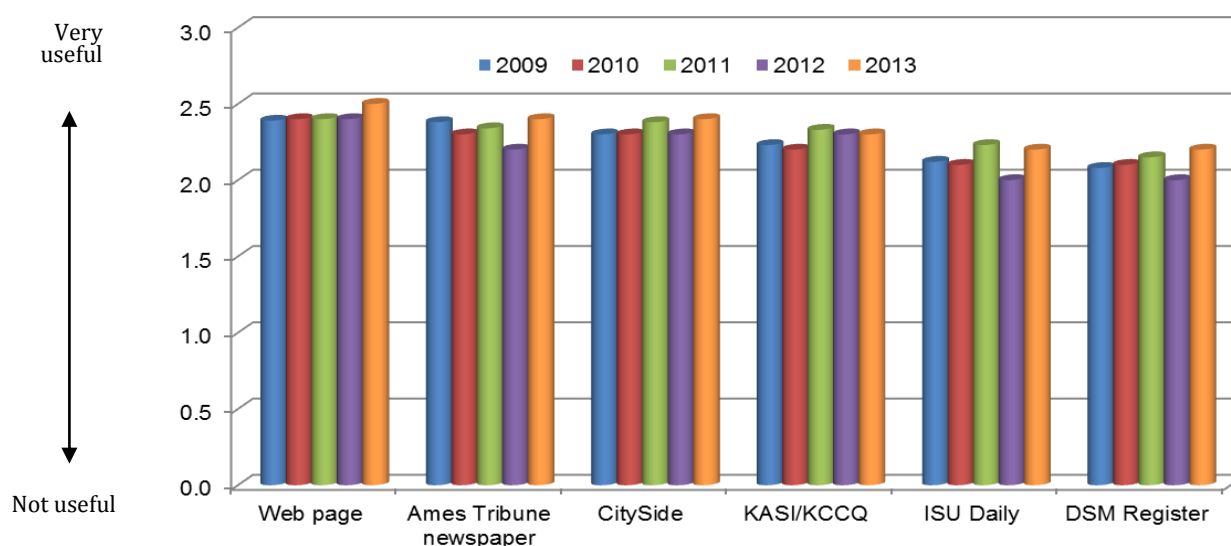


Figure 11b. Usefulness of news sources over the past five years (Users only)

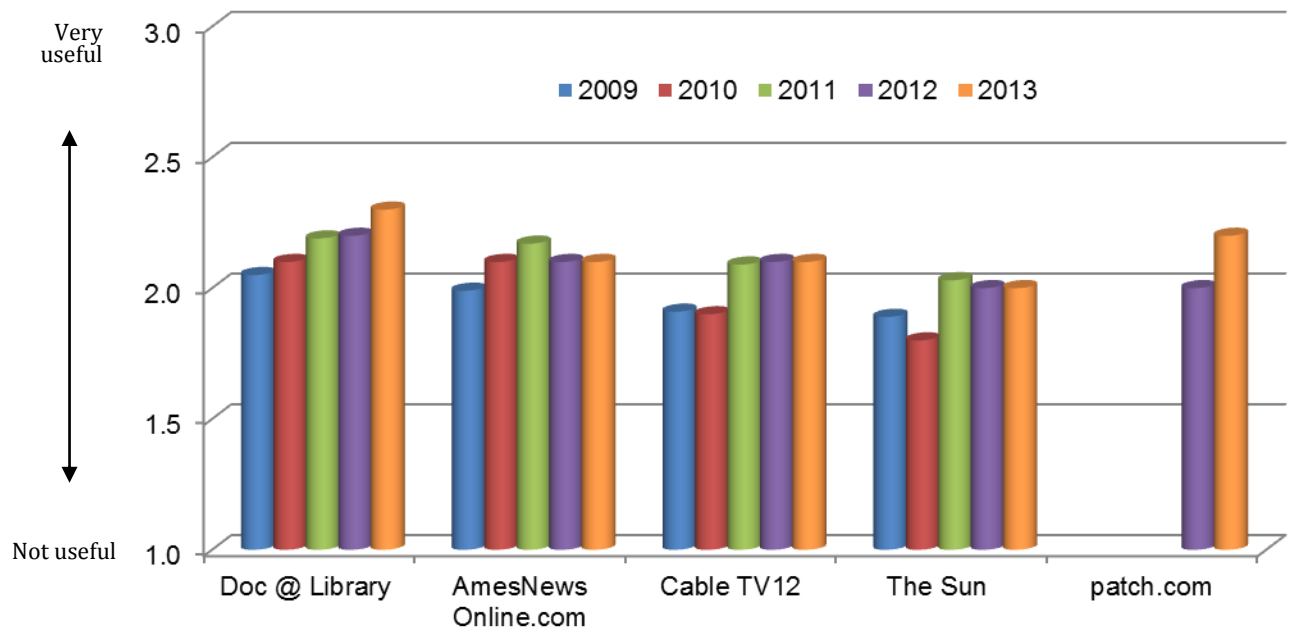


Table 25 indicates the usefulness of various communication tools based on the respondent's student status. There were statistically significant differences between student and non-student responses. City of Ames website and CitySide are more useful to non-fulltime ISU students than to fulltime students. 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	
City of Ames Web page	2.51*	2.34
CitySide (utility bill insert)	2.41*	2.19
Des Moines Register Newspaper	2.04***	2.48
ISU Daily newspaper	1.97***	2.36
Ames Tribune newspaper	2.38	2.40
KASI/KCCQ radio	2.38	2.31
Documents at the Ames Public Library	2.33	2.20
www.patch.com	2.21	2.11
www.AmesNewsOnline.com	2.14	2.17
Cable TV 12/Government Access Television	2.08	2.08
The Sun (direct mail newspaper)	2.03	2.02

* Statistically significant at .05 level, *** significant at .001 level.

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

Mediacom Cable TV

About half (56%) of respondents were Mediacom cable TV subscribers. Among the Mediacom subscribers, 59% percent never watched TV12 and 41% do watch TV12 (Table 26), and 26% watched between 6 and 9 p.m. A majority of respondents (55%) watched Channel 12 for one hour or less per week and 28% watched 2 to 3 hours per week. (Table 27)

Table 26. Time to watch Cable TV Channel 12 (n = 249)

	Percent
Never watch TV 12	59
12:01 a.m. to 6:00 a.m.	1
6:01 a.m. to noon	3
12:01 p.m. to 6:00 p.m.	4
6:01 p.m. to 9:00 p.m.	25
9:01 p.m. to midnight	8

Table 27. Hours per week for those watch TV Channel 12 (n = 88)

	Percent
0-1 hour	55
2-3 hours	28
4-5 hours	3
>5 hours	14

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 (93%), and high-speed connection with wireless stays the same as last year. (Table 28)

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 51. Fulltime students were more likely to have Internet access in their home (98%) than non-fulltime students (92%). These responses are consistent with the responses from 2012.

Table 28. Trend in Internet Service at Home

	Survey Year				
	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
	Percentage responding "yes"				
Have Internet Connection	90	94	91	94	93
High-speed/broadband with wireless		65	73	78	78
High-speed/broadband	91	30	22	20	15
Dial-Up		4	5	1	2

Respondents were also asked if they had Internet access through mobile/cell phone. Among those who have a mobile/cell phone (n = 469), 59% of their phones had Internet capacities.

Table 29. Internet Capacities of Mobile/Cell Phone

	Percent
Yes	59%
No	41%

Table 30 shows respondents' use of several Internet services. Majority of respondents were registered user or used Facebook (70%) and YouTube (64%). Another 28% were Twitter users. Just over 10% 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 = 467)	30%	70%	58%	91%	27%
YouTube (n = 460)	36%	64%	38%	94%	24%
Twitter (n = 457)	72%	28%	64%	79%	23%
Follow City of Ames on Facebook or Twitter (n = 409)	89%	11%	42%	82%	22%

City of Ames' Website (www.cityofames.org)

Fifty-four percent (n=256) respondents used the City of Ames' website in 2013. The main purpose for using the websites were to check for notices (52%), updates or news releases (48%), sign up for parks and recreation classes (34%), to check Ames Public Library card account or status materials (23%), to gather information for City Council meeting or other City meeting (11%), and to watch city council meeting or channel 12 programming on videostreaming (7%).

Other uses of City of Ames' website were:

- Check ordinance, codes, zoning, etc. (10)
- Pay bills (utilities, parking, tickets, etc.) (9)
- General City info (services, programs) (8)
- Employment / job opportunities (5)
- Contact info (staff, department) (3)
- Band Concerts (2)
- Check property search (2)

- Billing information (2)
- Check community calendar of events
- Check Ice Arena Schedule
- Check job notices
- Construction
- Find e-mail addresses
- Fireworks, phone numbers
- Homewood Golf – prices
- Outages
- Parade times, Beggar's Night time
- Power saving programs
- Reserve parks
- Services & Directing
- Special events
- Specific questions nothing regular
- Used to find info on utilities
- Utilities Page + Inspections/Permits Page
- Utility bill info, view hours for public offices/facilities, Waste/Hazardous Waste (proper disposal of medicine, car tires and household chemicals, nothing bizarre or dangerous)/Recovery Plant info, CodeRED, police arrest lists, other info
- Various information

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

- Aerial photographs
- An easier way to make payments to the city
- Aquatic pool hours
- Additional information about emergency shelters (locations or possible locations) in case of an emergency. There could be security concerns about publishing those locations, but I'm not sure that Ames, IA would be particularly likely to have problems with that. A risk assessment should be performed before publishing that data. More materials about family emergency planning and disaster preparedness would be good, too. This should be more targeted to everyday preparedness and storm safety (Iowa is in Tornado Alley, after all), not necessarily information about what to do if North Korea attacks.
- Better search functions
- Crimes that have occurred in Ames
- Events, outside of City Hall related
- Everything that can be found through the other media outlets that is not currently online
- Local arrests, registered sex offender list, notices
- Local deals
- More kids activities and programs
- Need more details about building permits and rules that guide the process.
- Online bill/parking ticket payment
- Phone number of non-emergency police
- Picture gallery of different seasons of Ames throughout the year

- Separate link for city projects
- Should be as up-to-date as possible
- Sustainability awareness
- Time
- Website seems to be kind of primitive. It doesn't need to be more fancy, but can be more functional.

Yard Waste Free Days

This section of the questionnaire is new for 2013. The respondents were asked about their opinions on Yard Waste Free Days.

Thirty-eight percent of the respondents had gotten rid of yard waste at previous Yard Waste Free Days. Since most of the renters lived in apartments rather than single family houses, only 10% of the renters used this service. Among homeowners, more than half (54%) used this service (Table 31).

Only 13% were willing to increase their property taxes for additional “Yard Waste Free Days.” To determine who were most willing to increase the property tax for this purpose, the data was analyzed using homeownership (13% for homeownership and 11% for renters).

Table 31. Yard Waste Free Days

	Used the service or not	Willingness to increase property taxes for additional Yard Waste Free Days
Yes	38%	13%
No	62%	87%

Among those 54 respondents who were willing to increase their property taxes to pay for additional Yard Waste Free Days, 41% wanted to increase the frequency for both spring and fall seasons, 48% just for spring and 11% indicated fall season only. On average, the respondents would like to have 1.4 and 1.1 more Yard Waste Free Days in the spring and fall season, respectively. (Table 32)

Table 32. More Yard Waste Free Days (N=54)

	Spring	Fall
1 Day	41%	19%
2 Days	33%	15%
3 Days	6%	
4 Days	2%	4%
5 Days		4%
6 Days		4%
Other	7%	7%
Average (w/o 'other')	1.4 days	1.1 days

Other responses:

- A couple more
- Every weekend in April and May
- Every weekend in October and November (until Thanksgiving)

Property maintenance code

This year the respondents were also asked their initial reaction to the establishment of minimum exterior property standards for owner-occupied residential property. Forty-three percent indicated they would support and 41% said they need more information. Only 14% would oppose it. The responses from renters and homeowners to this question were about the same.

Table 33. Minimum exterior property standards for owner-occupied residential property (n= 463)

	Percent
Yes, I would support	43%
No, I would oppose	14%
Need more information	41%
Other	2%

Other responses:

- Get off my boat

- I am opposed to too much government, local government trying to match Obama's regime
- I don't know what this is
- I don't think city should have any minimum exterior property standard for any residential properties
- Trash, litter, vehicles only
- We live in an area with association management of exterior property standards.

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 forty-two percent of respondents provided a “very good” rating, 32% for 2012. In comparison with the previous years, this rating represents a considerable increase. The number of respondents rating the City of Ames as “good” was 56% in 2013 (64% in 2012). When the ratings are combined, 98% of Ames residents ranked their overall satisfaction with City services as good or very good. This is an increase from the 96% good/very good rating from 2012.

Figure 12. Trends in overall satisfaction with City of Ames service quality (good/very good)



Other issues the City should focus

An open-ended question was asked on what other issues the city should focus on. Almost 40% expressed their opinion. Figure 13 shows the “tagcrowd” presentation of the responses using <http://tagcrowd.com/>. The most common issue mentioned was related to traffic. It was mentioned 41 times. Traffic concerns include traffic flow, turning lanes, timing of stop lights, and speed limits. Some of the specific streets perceived to be problematic are the following:

- Traffic along Mortensen Rd. and State Rd. (rush hour is a nightmare), Extension of South Grand to help South Duff traffic. The large number of drivers running red lights.

- Make the traffic light at Grand Ave. and 6th St. intersection respond better to traffic traveling on 6th street. The light takes forever to change and yields mainly to Grand Ave. traffic.
- The intersection of Duff and S. 16th needs a protected left turn signal for people traveling west on S. 16th. East bound cars have a protected left and continue to turn left after the west bound traffic get a green light. I've almost been hit numerous times.
- Review speed limits on some streets. Mortensen Rd. near Cafe Milo is set at 40 mph. It's residential.
- Turning signals going east/west on 13th and Grand are needed. It is a very dangerous intersection.
- Work with the State/Fed to extend Bloomington Rd to the interstate.
- Long range traffic planning, with a focus on North Ames and the Grand Ave extension South
- More connection points to interstate 35 and Hwy 30.

Street maintenance such as keeping the streets free of potholes, painting lines on the street, synching street lights along major streets, better street maintenance on and off campus, plowing, general street repair and upkeep of current roads was the second most mentioned issue that the city should be its energy on. This issue was mentioned 24 times.

The third issue mentioned was community sustainability/recycling. Ames residents are thinking of being “green” with emphasis on curb-side recycling (i.e. recycle bins for newspaper, plastic similar to glass bins), education on recycling and/or energy conservation awareness. Some other comments are summarized: It is unbelievable that there is no city recycling or composting. We also need to better promote alternative energy & storm water management. Water conservation was also mentioned. The drought may ease slightly this year, but people should be made aware of the problems faced by the City water system. People are generally willing to help if they know what they can do to ease the burden. The city should also actively promote the Ames Electric Service rebates for energy-efficient light bulbs and appliances. This is already available to all residents but not all of the residents are aware that this program exists. The city should spend just a little more on energy conservation awareness.

Other issues mentioned were housing (no more apartments to be built), businesses (bringing in more businesses), flood control strategy (limit development in flood plain areas (100yr flood zone)), planning and zoning, parking and snow removal.

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

Figure 13. Other issues the city should focus



Best thing about living in Ames

Sixty-three 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 the presence of Iowa State University (ISU). This was mentioned 71 times. People love to stay in a college town where there is an access to the university, ability to enjoy amenities that ISU brings in such as sports, university events, diverse atmosphere, connection to the world through the university, cultural events, state center and economic benefits brought to the city by the university. It is followed by the attributes of people living in Ames (being educated, honest, smart, friendly, hard-working, kind, nice and welcoming, active and ambitious civilians).

Safety (feeling of being secured in their neighborhood because of low crime rate, and having an inviting/friendly neighborhood) is the third asset of the city of Ames. Recreational facilities such as parks attracted residents to stay in Ames. The five great parks in good condition with green space and trails make living in Ames in enjoyable. Numerous neighborhood parks are a plus for this city. Ames being a nice clean city makes it a nice place to live. Aside from the presence of ISU as a higher educational system, the city is blessed with excellent school district (K-12).

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.

Figure 14. Best things about living in Ames



APPENDIX 2013

Residential Satisfaction Survey Actual Open-ended Responses

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

- (1) Another way to get to S. Ames other than Duff. (2) S Duff traffic is miserable! I avoid it if I can! (3) Bringing in Olive Garden - HA!!
- (1) Enforcement of ordinance in general or don't enact them; (2) Bringing in more businesses to help build revenues from sales tax. (3) Remove fluoride from water system. (4) Police - get out of vehicles downtown - I watched a drug deal happen within a block of City Hall! Where is the street presence? Walk, use bikes or motorcycles, not Segway!
- (1) Enforcing existing ordinances - rental property. (2) Encourage more families in older homes near the university instead of turning these into student rentals. (3) Reduce the deer population.
- (1) Improve the Route 30 entrance to Ames - the signage is unattractive - the new art light columns are cost amidst with crullers that surrounds them. (2) Retro fit a service road for all the businesses on south Duff on both sides.
- (1) Improving bike infrastructure. (2) Expanding community garden opportunities and providing more services (shed for equipment, extra water access, fencing, etc.)
- (1) Lighting the bike path along Mortensen between Hayward & Dakota. It is very dangerous / scary to be caught out there after dark. (2) Light at Mortensen and State. Rush hour traffic there is a nightmare.
- (1) Lincoln way by Duff is ugly with old houses and empty businesses. (2) Flood control.
- (1) Long range city planning for all areas; (2) Develop unified vision of development / improvement; (3) Work together with property owners to continue incentivizing improvement, maintenance, renovation.
- (1) Stop abuse of disability parking stickers. People who need temporary stickers should not have perpetual access to them (put expiration date and doctor must approve extension). (2) Have outdoor/indoor pools accessible to disabled people so that they can use the pool. Some treat us only exercise they can do.
- (1) Taking care of what is instead of always trying to act like a big city. (2) Stop playing whore to ISU
- (1) Traffic lights: seriously these lights are never timed - there is no excuse for this. (2) Traffic on Duff: Why should we keep putting more business when nobody can easily get to it? The Duff traffic makes Ames not worth traveling in! (3) The cost of trash removal is terrible. I pay 3X that of my parents in Port Byron. IL and there is city contract the low bid - w/ trash + recycle. Trash should be a city bid deal.
- *Better street maintenance on and off campus * Option for Google fiber (no more monopolization of TV/internet services by Mediacom- poor service and expensive!!!!) Make the traffic light at Grand Ave. and 6th St. intersection respond better to traffic traveling on 6th street. The light takes forever to change and yields mainly to Grand Ave. traffic
- Allowing too many rental properties to be built "new" rather than fixing the existing spaces for renters. Ex. Old Middle School in SW Ames.
- Ample law enforcement; ample fire protection to newer residential areas; adequate electric capacity
- Another N/S street to relieve traffic on Duff
- Apartment parking - too many cars and not enough parking spaces
- Being more fiscally responsible & spending on only necessary items i.e. don't save money closing schools, only spend more than you saved building new ones.

- Better fishing options
- Better partnership with Iowa State - keep improving that. Also, more information about City Planning & growth
- Bike + car lanes, share the road signs
- Bike paths within & outside city
- Bring more businesses into Ames
- Bringing in more large retail stores. Ones that specialize in certain markets. More connection points to interstate 35 and Hwy 30.
- Bringing in more retail
- Bringing more businesses and restaurants to Ames.
- Building a new Rec Center and City Pool with AHS
- Campustown cleanup and shops. Welch Avenue is disgusting.
- Campustown!! The City has completely dropped the ball. Let's focus some time and energy on that!
- Car & driving. Especially Mortensen Rd & the roads that come off it, I have to wait avg. of 10 minutes to turn into Mortensen in the morning.
- City office - billing: You have a record of my paying my bill on time in Fall for over 20 years. One month I suddenly got a letter saying you had not gotten my check and if I did not pay the bill in 7 days you were cutting off service. No inquiry, call, benefit of the doubt. I felt I was treated horribly. I paid \$35 to cancel a lost check and repaid the bill. I think you should treat people with more decency.
- City should reduce the amount of oversight currently observed. It is expensive and I feel is unwanted in money situations. This is based on observations during construction of additions to Green Hills Ave.
- Clean up along highway 30. You spent a million on lights, but it looks like a garbage dump.
- Clean up and paint the rusty welcome to Ames sign on east 13th Street.
- Community services, Foreign languages, Help foreigners learn
- Condition of side streets (e.g. Franklin Ave. both north and south). Syncing street lights along major streets (e.g. University & Lincoln).
- Continue to provide public safety to all residents.
- Continue work between Ames residents and ISU
- Controlling college students
- Convicting rapists
- Crime + other issues around low-income + rental properties. More thought devoted to traffic flow, turning lanes, timing of stop lights, etc.
- Curb-side recycling!
- CyRide timetable, more schedule and late night CyRide transport
- Diversity. The attraction of Ames is its being international because of the university. Do more things on that front.
- Downtown is ugly, especially the power plant at the end of Main Street. Ames has little sense of style.
- Downtown parking!!! If the city wants to have a better and easier shopping experience for downtown patrons, a parking garage is now a must. Downtown can't continue to grow without more parking.
- Drunk driving; curfew for teens under 14
- Drunk residents who ... on houses and cause property damage
- During the winter get the streets clear, not just around the city hall. Duff, Lincoln way, Grand are covered with snow while City hall is clear. Not right!
- Educating on recycling and what can be "thrown away" in Ames garbage.
- Eliminate the number of low income government assisted housing apartments/houses to any non-citizen.

- Encourage ISU students to use the Ames Public Library
- Encouraging growth that is well-planned / land use
- Enforcement bicycle traffic regulation
- Establishment of a business park
- Expand bike trails.
- Expansion of city services especially the public library. The city should build a new library building in the north half of Ames in addition to the current renovation of the old library
- Expansion of downtown/campustown business districts through conversion or redevelopment of residential property.
- Extension of S. Grand to help S. Duff traffic. The large number of drivers running red lights. More help for homeless shelters.
- fishing spots
- Fixing roads, inner personal things in the streets and businesses, keep well taken care of
- Fixing the traffic problems. There is no good way to travel from one side to the other.
- Flood mitigation
- Flooding
- Flooding issues - grading of streets to prevent flooding - help for homeowners that deal with frequent flooding in yard + basements.
- Flooding of Skunk River
- Focus on being more effective for big storms.
- Focus on quality of life. Neighborhood meeting places.
- Free city-wide wireless services
- Get rid of the quick-loan establishments. Work with the State/Fed to extend Bloomington Rd to the interstate. Zoning - NO MORE APARTMENTS!
- Getting more information out to college students who may not understand their bills
- Greater integration and community building with ISU; RECYCLING; shut the coal plant on campus, it pollutes our town; deer fence around city community garden!
- I didn't like the customer service and the website is a nightmare.
- I have long wondered if the city's expenditures favor different sections geographically. West Ames' roads and amenities are much poorer.
- I really think the city is lacking in recreational space. The "City weight room / gym" is a joke. Ames needs a Rec center for its citizen to use!
- I think the Police would benefit from some SUV's on their force. High profile vehicles. More bike paths! Need more shopping.
- I would like the city to stop approving building more apartment buildings! Enough!
- I would like to see the city connect local bike paths to the longer regional paths, reduce development in flood-prone areas, encourage development of mall on I-35 and working to include the entire city of Ames in the Ames Community School District boundaries.
- Ignore pressure from developer, improve land use policy, limit development in flood plain areas
- I'm concerned that rental subsidies have brought big-city inhabitants and big-city crime and drug problem to Ames. I have heard of serious local heroin problem related to Chicago connections.
- I'm especially interested in not having junk on porches and in yards especially junk cars and other motor vehicles.
- Improve communication about road conditions. Reduce crime rates/ improve public safety.
- Improve roads. Some streets are in awful condition.

- Improvement for bicycle commuting. Great paths for recreation; somewhat harder to get around when you need to get somewhere. Great path on Ash!
- Improving traffic signals to increase the flow of traffic. There are too many times cars are stopped at red lights when there are no cars going through the intersection.
- Infrastructure maintenance, consistency of zoning
- Infrastructure repair
- It IS a college town and I think the college student add a lot of money and resources to the community. Focus more of services that college students will benefit from.
- It is unbelievable that there is no city recycling or composting! I know the arguments about the RRC but most cities in Iowa manage to balance energy production with recycling. We also need to better promote alternative energy & storm water management. Lincoln Way should have bike trails & rain gardens & be beautiful, pedestrians friendly. Talk to ISU for help - there are many students/faculty who would love to be involved.
- It took 4 employees one hour to replace an already built mailbox (dig a hole & set mailbox). Is that how the city of Ames use tax dollars?
- It would be great to see more snow removal standards for residential / rental properties enforced.
- Keep getting new business to the area
- Keeping alley better and cleaning the street so when it rain there isn't flood on the street.
- Keeping Ames beautiful, like Iowa State's campus is!
- Keeping streets free of potholes / raised spots
- Less concern on noise ordinances + more time on acts of violence and theft.
- Less punishment to possible minors in possession of alcohol. If they aren't a harm to themselves or others, or a nuisance to the public, then they should be left alone, not relentlessly hounded. This is a college town and we are your entire economy. If police get too forceful on underage drinking and tickets then enrollment will fall and the local economy will collapse. Bring back the ways of the 1970s where the police just dump the beer out. No harm, no foul.
- Library services and books
- Long range traffic planning, with a focus on North Ames, and the Grand Ave extension South.
- Lowering property taxes
- Lowering taxes
- Main Street and local businesses
- Mainly lowering property taxes; and bringing and encouraging more businesses to come to Ames.
- Maintain trails through the park system.
- Maintaining streets & conditions
- Making sure the branches are trimmed that sometimes in summer blocks the stop signs.
- Making sure the police are patrolling residential areas better. I see way too many drunk underage kids walking about at night.
- Mediacom service is terrible
- Monitoring and enforcing the upkeep of houses close to campus. Many times, they look dilapidated, have indoor furniture outdoors, and have an excessive amount of litter in the front yard. The parking near campus is difficult to deal with. When working past midnight, it is annoying to move vehicles that were originally parked on the city street to the other side of the street.
- More and updated athletic fields & facilities. We are very inferior compared to surrounding communities.
- More attention to renewing stop signs and red lights
- More bike paths.
- More help

- More money for CyRide. More money for traffic enforcement.
- Mostly I think they should work on improving some of the roads and traffic signals. There are a lot of new establishments popping up around Ames which is fantastic but this is causing a lot more traffic in certain areas.
- Much more attention to providing activities for seniors i.e. indoor pool
- N/S and E/W through traffic; S. Duff is highly constrained / congested
- Needs to focus on growing the city - allowing businesses to come in. City also needs to begin to have contingency plans for when population outpaces available resources/infrastructure.
- No parking on the street after 2. I believe this law is not needed.
- Noise from barking dogs.
- Not sure. Overall everything seems all right. The City should focus more affordable public transport system to Des Moines.
- On educating its police on domestic violence. I was in need of protection from a dangerous man, who I had a protection order against, in when the order was broken and I was threatened I called the police. The officer that came laughed and told me "The one with the order is the one who plays the games". And he left. Didn't want evidence anything. Ya, I felt safe!
- Our city seems to be all for expanding our rental properties and restrictive on commercial and home building and improving.
- Over development of apartment complex, Section 8 housing and its cost with regards to police, healthcare, social security etc.
- Paint the line on the streets - where 3 lanes are available - Paint L Turn, R Turn - too often people going straight stop in R lane - plus the paint lines are faded or non-existent. The traffic light coordination is awful - Train delays - There are complaints consistently about frustrating driving experiences in Ames.
- Parking
- Parks and Recreation-Furman Aquatic Center needs a lot more help, better lifeguards, and better maintenance staff to keep it up and running like it should. Better trained lifeguards who cover ALL spots of the lazy river instead of going without a couple lifeguards on some posts where they should be to make sure maximum scanning of the waters is reached.
- Paved bike trails to connect Ada Hayden with River Valley trails and others to the south, particularly along Stange Road.
- Pedestrian ease – enforce
- Pick up trash. See e.g. Hwy 30 through town.
- Plowing roads better after snow storms
- Police need to do more to prevent texting while driving. A lot of college and high school students mostly.
- Prevent development in the 100yr flood zone. Monitor zoning to prevent sprawl. Make it harder for new apt buildings to be built. Ames has enough.
- Priority needs to be focused on being more earth friendly and to become conservative in the wasteful ways
- Promoting the Ames website and Facebook. I didn't know these were available.
- Property tax rates are too high.
- Property tax reduction. Traffic congestion improvement on Duff Ave. Finding a spot for future retail development other than Duff Ave.
- Providing ways for people to report things on the go, such as light out, a weird smell or whatever may be the case.

- Putting a shallow lap pool & children wading pool at old Carr Pool site. (How totally stupid of the Council to demolish it!)
- Quit raising the flood plain on Duff Ave.
- Really, Ames needs to improve its infrastructure - electric, communications (high-speed fiber) and especially traffic/roads!!
- Recreation opportunities for families with children.
- Recruiting Google Fiber. The internet in Ames is atrocious, and bringing in Google fiber would be a huge boon to business in Ames as well as the university.
- Recycle bins for newspaper, plastic similar to glass bins.
- Recycle, environment protection
- Recycling, rental development, no-kill animal shelter.
- Reduce property taxes. Water cost is high.
- Renewable energy and lower utility rates
- Rent control - A controversial issue, but I think it should be looked at/talked about. Energy Efficiency - Perhaps promote the Ames Electric Service rebates for energy-efficient light bulbs and appliances. Spend just a little more on energy conservation awareness. Water Conservation - The drought may ease slightly this year, but people should be made aware of the problems faced by the City water system. People are generally willing to help if they know what they can do to ease the burden.
- Resurface main streets, especially 24th Street.
- Retail development so that Ames becomes a place for quality and varied shopping opportunities. Adding Kohl's and TJ Maxx was FINALLY a step in the right direction.
- Review road reconstruction. Replaced not long ago already breaking up. Ross Street.
- Review speed limits on some streets. Mortensen Rd. near Cafe Milo is set at 40 mph. It's residential. Campus town is an eyesore and is in desperate need of renovation.
- Road and traffic
- Road maintenance and plowing are more important than busting college parties.
- Roads, roads, roads
- Safety at all city activities i.e. Midnite Madness, Veisha, Farmers Market, etc.
- School system! Keep historical monuments (Dinky Bridge, Roosevelt Elementary)
- Sidewalk at the park and ride at stadium. When the station has a bus the bus drops you off on the grass. It gets to be messy and slippery. A sidewalk would be beneficial in all weather conditions.
- Sidewalks + across walks on Mortensen Road (west of south Dakota).
- Sidewalks everywhere
- Signal timing - as well as emergency vehicle prioritizing. Traffic signals timing is the worst part of living in Ames. Is there even a signal timing plan at all? They don't seem to be synchronized even a little bit. It is beyond frustrating to stop at every light on Duff from 13th all the way to Airport Blvd - which happens a lot. I've had to wait 5+ minutes at 13th / Grand while one emergency vehicle after another goes through, changing the order of lights and skipping over and over. After emergency vehicle goes through, it should go back to where cycle was interrupted and not just continue on from where it was.
- Snow plowing this year was terrible, and coming from MN I was surprised at how poorly it was handled.
- Snow plowing!
- Snow removal, Lincoln Way traffic efficiency, encouraging new businesses to come to Ames!
- Some areas have potholes (not large, but big enough to feel).
- Some sort of voucher system for low income level families to have access to aquatic center

- STOP development in the flood plain. Rectify boundary lines for the City of Ames and the Ames School District. STOP conceding to all real estate developers that don't take Ames owner-occupied housing units and residents seriously.
- Stop focusing on students and look into business owners breaking laws
- Stop spending good tax dollars on stupid things like the dumb lights on Hwy 30, or a library that most do not use.
- Street lights out all the time. Plowing snow in residential areas is freaking horrible. Equipment at city gym is not a lot to offer, and the police seem to hog the place.
- Street parking
- Street repair
- Street repair; traffic flow
- Street repair; wash police cars
- Street surface, especially wet Lincoln way to ISU. Sidewalks repair / replacement. More family housing - too many apartments
- Sustainability - pedestrian-only streets (downtown/campustown); bicycle lanes, connections between existing paths; increased routes / service on CyRide; traffic calming; alternate energy support / encouragement (solar, efficient appliances); conservation education / encouragement (water, electricity, transportation)
- Sustainability - Public awareness on all level efficiency. Ames improvement, renovation, developing, expanding, maintaining. Ames image from east to west, from north to south.
- Taking care of all main walks& paths on major high ways. Less personal injuries.
- The bus pick up lanes for traffic flow is a must. Once the bus stops, all traffic stops.
- The city should consider have the 4X4 trucks & that sized vans parked in one location. When you back up from a parking space in a car - you can't see around the large/longer vehicles.
- The intersection of Duff + S. 16th needs a protected left turn signal for people traveling west on S. 16th. East bound cars have a protected left and continue to turn left after the west bound traffic get a green light. I've almost been hit numerous times.
- The necessity, or lack of metered parking space in certain residential areas
- The roads and highways through Ames have been a problem for years. It gets to the point towards the end of winter that it affects my vehicles alignment and suspension. Something needs to be done better and faster.
- The streets are the main issue. They are just bad. Some of the worst in central Iowa. Over salt too.
- The traffic light at Lincoln Way and Beach. If one is trying to cross Lincoln Way on Beach in the morning, the light takes forever to change even when there is no one there at all.
- There are a lot of pot-holes on streets around town that needs addressing. The jaywalkers around town (mostly campus area) need to have consequences like a fine. It's sometimes difficult to get through when people don't follow the traffic rules.
- There is a need for more action to collect litter and charge those who do litter.
- Too many traffic signals, some need re-engineered for better flow. Lots of unnecessary stoppage for too long.
- Traffic and street repair
- Traffic flow because it takes too long to get around in Ames and there is nowhere to park.
- Traffic is terrible most places. My roommate was the victim of a hit and run accident on welch. I got into a car accident this past year and I was not at fault. Driving in Ames is a very stressful part of my day.
- Traffic on Duff Ave.
- Traffic on South Duff needs immediate attention. Need additional access to Hunziker Sports Complex

- Traffic planning
- Traffic signs
- Traffic speed, lights, signaling
- Trashy yards - unmowed - told to build a 6' fence to hind my neighbor's mess
- Travel problems on Duff
- Tree service - lots of broken trees that need attention.
- Turning signals going east/west on 13th and Grand are needed. Very dangerous intersection.
- Types of housing development allowed. Don't we have enough apartments!
- Upkeep of current roads.
- Urban Forestry
- Water flow / sewer back-up
- We need more parking downtown for businesses and / or employees of businesses. How about a parking ramp behind businesses on S. Main between buildings and railroad.
- Why can't a cop handle a traffic stop alone? Usually 1 or 2 others show up when someone is pulled over.
- Would appreciate better attention to urban ponds i.e. water quality, fish stocking, area clean-up
- Would appreciate more time given to repairing over streets routinely for pot-holes. If not repaired, additional expense is required by car/truck owners. This should be a top priority to street maintenance.
- Zoning - 16th S.E. of campus is crowded with apartment buildings, as is Mortensen, east as west of S. Dakota. Development of middle school site is also crowded. Campustown needs careful planning.
- Zoning/planning. CyRide improvement

Categorized responses on issues that the City should focus on

Category	Issues to Focus On
Alcohol	Drunk driving
Alcohol	Drunk residents who ... on houses and cause property damage
Alcohol	Less punishment to possible minors in possession of alcohol. If they aren't harm to themselves or others, or a nuisance to the public, then they should be left alone, not relentlessly hounded. This is a college town and we are your entire economy. If police get too forceful on underage drinking and tickets then enrollment will fall and the local economy will collapse. Bring back the ways of the 1970s where the police just dump the beer out. No harm, no foul.
Bike path	Bike paths within & outside city
Bike path	Expand bike trails.
Bike path	I would like to see the city connect local bike paths to the longer regional paths
Bike path	Improvement for bicycle commuting. Great paths for recreation; somewhat harder to get around when you need to get somewhere. Great path on Ash!
Bike path	Improving bike infrastructure.
Bike path	Lighting the bike path along Mortensen between Hayward & Dakota. It is very dangerous / scary to be caught out there after dark.
Bike path	More bike paths! (2)

Bike path	Paved bike trails to connect Ada Hayden with River Valley trails and others to the south, particularly along Stange Road.
Business	Bring more businesses into Ames
Business	Bringing and encouraging more businesses to come to Ames.
Business	Bringing in more businesses to help build revenues from sales tax.
Business	Bringing in more large retail stores. Ones that specialize in certain markets.
Business	Bringing in more retail
Business	Bringing in Olive Garden - HA!!
Business	Bringing more businesses and restaurants to Ames.
Business	Encouraging new businesses to come to Ames!
Business	Establishment of a business park
Business	Get rid of the quick-loan establishments.
Business	Keep getting new business to the area
Business	Main Street and local businesses
Campustown	Campus town is an eyesore and is in desperate need of renovation.
Campustown	Campustown cleanup and shops. Welch Avenue is disgusting.
Campustown	Campustown!! The City has completely dropped the ball. Let's focus some time and energy on that!
City beautification	Improve the Route 30 entrance to Ames - the signage is unattractive - the new art light columns are cost amidst with crullers that surrounds them.
City beautification	Keeping Ames beautiful, like Iowa State's campus is!
City beautification	Lincoln way by Duff is ugly with old houses and empty businesses.
City development	Taking care of what is instead of always trying to act like a big city
City expenditures	I have long wondered if the city's expenditures favor different sections geographically. West Ames' roads and amenities are much poorer.
City growth	Encouraging growth that is well-planned / land use
City growth	Needs to focus on growing the city - allowing businesses to come in. City also needs to begin to have contingency plans for when population outpaces available resources/infrastructure.
City office - billing	City office - billing: You have a record of my paying my bill on time in Fall for over 20 years. One month I suddenly got a letter saying you had not gotten my check and if I did not pay the bill in 7 days you were cutting off service. No inquiry, call, benefit of the doubt. I felt I was treated horribly. I paid \$35 to cancel a lost check and repaid the bill. I think you should treat people with more decency.
City oversight	City should reduce the amount of oversight currently observed. It is expensive and I feel is unwanted in money situations. This is based on observations during construction of additions to Green Hills Ave.
City planning/zoning	Also, more information about City Planning & growth
City planning/zoning	Consistency of zoning
City planning/zoning	Develop unified vision of development / improvement
City planning/zoning	Ignore pressure from developer, improve land use policy,
City planning/zoning	Long range city planning for all areas
City planning/zoning	Monitor zoning to prevent sprawl.

City planning/zoning	Zoning - 16th S.E. of campus is crowded with apartment buildings, as is Mortensen, east as west of S. Dakota. Development of middle school site is also crowded. Campustown needs careful planning.
City planning/zoning	Zoning / planning.
Clean up	Clean up along highway 30. You spent a million on litter but it looks like a garbage dump.
Clean up	Clean up and paint the rusty welcome to Ames sign on east 13th Street.
Clean up	I'm especially interested in not having junk on porches and in yards especially junk cars and other motor vehicles.
Clean up	Keeping alley bettered and cleaning the street so when it rain there isn't flood on the street.
Clean up	Pick up trash. See e.g. Hwy 30 through town.
Clean up	There is a need for more action to collect litter and charge those who do litter.
College students	Controlling college students
College students	Getting more information out to college students who may not understand their bills
College students	It IS a college town and I think the college student add a lot of money and resources to the community. Focus more of services that college students will benefit from.
Communication	Improve communication about road conditions.
Communication	Promoting the Ames website and Facebook. I didn't know these were available.
Communication	Providing ways for people to report things on the go, such as light out, a weird smell or whatever may be the case.
Community service	Community services, Foreign languages, Help foreigners learn
Community service	Expanding community garden opportunities and providing more services (shed for equipment, extra water access, fencing, etc.)
Community service	Neighborhood meeting places.
Crime	Convicting rapists
Crime	Crime
Crime	I'm concerned that rental subsidies have brought big-city inhabitants and big-city crime and drug problem to Ames. I have heard of serious local heroin problem related to Chicago connections.
Crime	More time on acts of violence and theft.
Crime	Reduce crime rates/ improve public safety.
Customer service	I didn't like the customer service and the website is a nightmare.
CyRide	CyRide improvement.
CyRide	Cyride timetable, more schedule and late night Cyride transport
CyRide	More money for CyRide.
Deer	Deer fence around city community garden!
Deer	Reduce the deer population.
Diversity	Diversity. The attraction of Ames is its being international because of the university. Do more things on that front.
Dogs	Noise from barking dogs.
Downtown	Downtown is ugly, especially the power plant at the end of Main Street. Ames has little sense of style.

Downtown	Downtown parking!!! If the city wants to have a better and easier shopping experience for downtown patrons, a parking garage is now a must. Downtown can't continue to grow without more parking.
Downtown	Expansion of downtown/campustown business districts through conversion or redevelopment of residential property.
Ordinance enforcement	Curfew for teens under 14
Ordinance enforcement	Enforcement bicycle traffic regulation
Ordinance enforcement	Enforcement of ordinance in general or don't enact them
Ordinance enforcement	Enforcing existing ordinances - rental property
Ordinance enforcement	Less concern on noise ordinances
Fire protection	Ample fire protection to newer residential areas
Flood control	Flood control.
Flood control	Flood mitigation
Flood control	Flooding
Flood control	Flooding issues - grading of streets to prevent flooding - help for homeowners that deal with frequent flooding in yard + basements.
Flood control	Flooding of Skunk River
Flood control	Focus on being more effective for big storms.
Flood control	Limit development in flood plain areas
Flood control	Prevent development in the 100yr flood zone.
Flood control	Quit raising the flood plain on Duff Ave.
Flood control	Reduce development in flood-prone areas
Flood control	STOP development in the flood plain.
Help	More help
Help	More help for homeless shelters.
Housing	Allowing too many rental properties to be built "new" rather than fixing the existing spaces for renters. Ex. Old Middle School in SW Ames.
Housing	Eliminate the number of low income government assisted housing apartments/houses to any non-citizen.
Housing	Encourage more families in older homes near the university instead of turning these into student rentals.
Housing	I would like the city to stop approving building more apartment buildings! Enough!
Housing	Issues around rental properties.
Housing	Make it harder for new apt buildings to be built. Ames has enough.
Housing	More family housing - too many apartments
Housing	Our city seems to be all for expanding our rental properties and restrictive on commercial and home building and improving.
Housing	Over development of apartment complex, Section 8 housing and its cost with regards to police, healthcare, social security etc.

Housing	STOP conceding to all real estate developers that don't take Ames owner-occupied housing units and residents seriously.
Housing	Types of housing development allowed. Don't we have enough apartments!
Housing	Work together with property owners to continue inventing improvement, maintenance, renovation.
Housing	Zoning - NO MORE APARTMENTS!
Infrastructure maintenance/improvement	Infrastructure maintenance
Infrastructure maintenance/improvement	Infrastructure repair
Infrastructure maintenance/improvement	Really, Ames needs to improve its infrastructure - electric, communications (high-speed fiber) and especially traffic/roads!!
Internet service	Mediacom service is terrible
Internet service	Option for Google fiber (no more monopolization of tv/internet services by Mediacom- poor service and expensive!!!!)
Internet service	Recruiting Google Fiber. The internet in Ames is atrocious, and bringing in Google fiber would be a huge boon to business in Ames as well as the university.
Law enforcement	Ample law enforcement
Law enforcement	Stop focusing on students and look into business owners breaking laws
Library	Encourage ISU students to use the Ames public library
Library	Expansion of city services especially the public library. The city should build a new library building in the north half of Ames in addition to the current renovation of the old library
Library	Library services and books
Lincoln way	Lincoln Way should have bike trails & rain gardens & be beautiful, pedestrians friendly. Talk to ISU for help - there are many students/faculty who would love to be involved.
Low income family	Issue around low incomes
Low income family	Some sort of voucher system for low income level families to have access to aquatic center
Parking	Apartment parking - too many cars and not enough parking spaces
Parking	No parking on the street after 2. I believe this law is not needed.
Parking	Parking
Parking	Stop abuse of disability parking stickers. People who need temporary stickers should not have perpetual access to them (put expiration date and doctor must approve extension).
Parking	Street parking
Parking	The city should consider have the 4X4 trucks & that sized vans park in one location. When you back up from a parking space in a car - you can't see around the large/longer vehicles.
Parking	The necessity, or lack of metered parking space in certain residential areas

Parking	The parking near campus is difficult to deal with. When working past midnight, it is annoying to move vehicles that were originally parked on the city street to the other side of the street.
Parking	We need more parking downtown for businesses and / or employees of businesses. How about a parking ramp behind businesses on S. Main between buildings and railroad.
Partnership with ISU	Better partnership with Iowa State - keep improving that.
Partnership with ISU	Continue work between Ames residents and ISU
Partnership with ISU	Greater integration and community building with ISU
Pedestrian ease	Pedestrian ease - enforce
Police	I think the Police would benefit from some SUV's on their force. High profile vehicles.
Police	Making sure the police are patrolling residential areas better. I see way too many drunk underage kids walking about at night.
Police	On educating its police on domestic violence. I was in need of protection from a dangerous man, who I had a protection order against, in when the order was broken and I was threatened I called the police. The officer that came laughed and told me "The one with the order is the one who plays the games". And he left. Didn't want evidence anything. Ya, I felt safe!
Police	Police - get out of vehicles downtown - I watched a drug deal happen within a block of City Hall! Where is the street presence? Walk, use bikes or motorcycles, not Segway!
Police	Police need to do more to prevent texting while driving. A lot of college and high school students mostly.
Police	The police seem to hog the place.
Police	Wash police cars
Police	Why can't a cop handle a traffic stop alone? Usually 1 or 2 others show up when someone is pulled over.
Pollution	Shut the coal plant on campus it pollutes our town
Public transportation	Not sure. Overall everything seems all right. The City should focus more affordable public transport system to Des Moines.
Quality of life	Focus on quality of life.
Recreation	Better fishing options
Recreation	Building a new Rec Center and City Pool with AHS
Recreation	Equipment at city gym is not a lot to offer
Recreation	Fishing spots
Recreation	Have outdoor/indoor pools accessible to disabled people so that they can use the pool. Some treat us only exercise they can do.
Recreation	I really think the city is lacking in recreational space. The "City weight room / gym" is a joke. Ames needs a Rec center for its citizen to use!
Recreation	Maintain trails through the park system.
Recreation	More and updated athletic fields & facilities. We are very inferior compared to surrounding communities.
Recreation	Parks and Recreation-Furman Aquatic Center needs a lot more help, better lifeguards, and better maintenance staff to keep it up and running like it should. Better trained lifeguards who cover ALL spots of the lazy river instead of going without a couple lifeguards on some posts where

	they should be to make sure maximum scanning of the waters is reached.
Recreation	Putting a shallow lap pool & children's wading pool at old Carr Pool site. (How totally stupid of the Council to demolish it!)
Recreation	Recreation opportunities for families with children.
Rent control	Rent control - A controversial issue, but I think it should be looked at/talked about.
Safety	Continue to provide public safety to all residents.
Safety	Safety at all city activities i.e. Midnite Madness, Veisha, Farmers Market, etc.
School	Rectify boundary lines for the City of Ames and the Ames School District.
School	School system! Keep historical monuments (Dinky Bridge, Roosevelt Elementary)
School	Working to include the entire city of Ames in the Ames Community School District boundaries.
Seniors	Much more attention to providing activities for seniors i.e. indoor pool
Sewage - drainage	Water flow / sewer back-up
Shopping	Encourage development of mall on I-35
Shopping	Need more shopping.
Shopping	Retail development so that Ames becomes a place for quality and varied shopping opportunities. Adding Kohl's and TJ Maxx was FINALLY a step in the right direction.
Sidewalks	Sidewalk at the park and ride at stadium. When the station has a bus the bus drops you off on the grass. It gets to be messy and slippery. A sidewalk would be beneficial in all weather conditions.
Sidewalks	Sidewalks + crosswalks on Mortensen Road (west of south Dakota).
Sidewalks	Sidewalks everywhere
Sidewalks	Sidewalks repair / replacement.
Snow removal	During the winter get the streets clear, not just around the city hall. Duff, Lincoln way, Grand are covered with snow while City hall is clear. Not right!
Snow removal	It would be great to see more snow removal standards for residential / rental properties enforced.
Snow removal	Plowing roads better after snow storms
Snow removal	Plowing snow in residential areas is freaking horrible.
Snow removal	Snow plowing this year was terrible, and coming from MN I was surprised at how poorly it was handled.
Snow removal	Snow plowing!
Snow removal	Snow Removal
Snow removal	Snow removal in Somerset takes way too long.
Street maintenance	Better street maintenance on and off campus
Street maintenance	Condition of side streets (e.g. Franklin Ave. both north and south). Syncing street lights along major streets (e.g., University & Lincoln).
Street maintenance	Fixing roads, inner personal things in the streets and businesses, keep well taken care of

Street maintenance	Improve roads. Some streets are in awful condition.
Street maintenance	Keeping streets free of potholes / raised spots
Street maintenance	Maintaining streets & conditions
Street maintenance	Paint the line on the streets - where 3 lanes are available - Paint L Turn, R Turn - too often people going straight stop in R lane - plus the paint lines are faded or nonexistent. The traffic light coordination is awful - Train delays - There are complaints consistently about frustrating driving experiences in Ames.
Street maintenance	Resurface main streets, especially 24th Street.
Street maintenance	Review road reconstruction. Replaced not long ago already breaking up. Ross Street.
Street maintenance	Road maintenance and plowing are more important than busting college parties.
Street maintenance	Roads, roads, roads
Street maintenance	Some areas have potholes (Not large, but big enough to feel).
Street maintenance	Street lights out all the time.
Street maintenance	Street repair
Street maintenance	Street repair
Street maintenance	Street repair
Street maintenance	Street repair;
Street maintenance	Street surface, especially wet Lincoln way to ISU.
Street maintenance	Taking care of all main walks& paths on major high ways. Less personal injuries.
Street maintenance	The roads and highways through Ames have been a problem for years. It gets to the point towards the end of winter that it affects my vehicles alignment and suspension. Something needs to be done better and faster.
Street maintenance	The streets are the main issue. They are just bad. Some of the worst in central Iowa. Over salt too.
Street maintenance	There are a lot of pot-holes on streets around town that needs addressing. The jaywalkers around town (mostly campus area) need to have consequences like a fine. It's sometimes difficult to get through when people don't follow the traffic rules.
Street maintenance	Upkeep of current roads.
Street maintenance	Would appreciate more time given to repairing over streets routinely for pot-holes. If not repaired, additional expense is required by car/truck owners. This should be a top priority to street maintenance.
Sustainability/ recycling	Curb-side recycling!
Sustainability/ recycling	Educating on recycling and what can be "thrown away" in Ames garbage.
Sustainability/ recycling	Energy Efficiency - Perhaps promote the Ames Electric Service rebates for energy-efficient light bulbs and appliances. Spend just a little more on energy conservation awareness.
Sustainability/ recycling	It is unbelievable that there is no city recycling or composting! I know the arguments about the RRC but most cities in Iowa manage to balance energy production with recycling. We also need to better promote alternative energy & storm water management.

Sustainability/ recycling	Priority needs to be focused on being more earth friendly and to become conservative in the wasteful ways
Sustainability/ recycling	Recycle bins for newspaper, plastic similar to glass bins.
Sustainability/ recycling	Recycle, environment protection
Sustainability/ recycling	RECYCLING
Sustainability/ recycling	Recycling, rental development, no-kill animal shelter.
Sustainability/ recycling	Renewable energy
Sustainability/ recycling	Sustainability - pedestrian-only streets (downtown /campustown); bicycle lanes, connections between existing paths; increased routes / service on Cyride; traffic calming; alternate energy support / encouragement (solar, efficient appliances); conservation education / encouragement (water, electricity, transportation)
Sustainability/ recycling	Sustainability - Public awareness on all level efficiency. Ames improvement, renovation, developing, expanding, maintaining. Ames image from east to west, from north to south.
Sustainability/ recycling	Water Conservation - The drought may ease slightly this year, but people should be made aware of the problems faced by the City water system. People are generally willing to help if they know what they can do to ease the burden.
Tax money	Being more fiscally responsible & spending on only necessary items i.e. don't save money closing schools, only spend more than you saved building new ones.
Tax money	It took 4 employees one hour to replace an already built mailbox (dig a hole & set mailbox). Is that how the city of Ames use tax dollars?
Tax money	Stop spending good tax dollars on stupid things like the dumb lights on Hwy 30, or a library that most do not use.
Tax reduction	Lowering property taxes
Tax reduction	Lowering taxes
Tax reduction	Mainly lowering property taxes
Tax reduction	Property tax rates are too high.
Tax reduction	Property tax reduction.
Tax reduction	Reduce property taxes.
Traffic	More thought devoted to traffic flow, turning lanes, timing of stop lights, etc.
Traffic	Another N/S street to relieve traffic on Duff
Traffic	Another way to get to S. Ames other than Duff. S Duff traffic is miserable! I avoid it if I can!
Traffic	Bike + car lanes, share the road signs
Traffic	Car & driving, especially Mortensen Rd & the roads that come off it, I have to wait avg. of 10 minutes to turn into Mortensen in the morning.
Traffic	Extension of S. Grand to help S. Duff traffic. The large number of drivers running red lights.
Traffic	Fixing the traffic problems. There is no good way to travel from one side

	to the other.
Traffic	Improving traffic signals to increase the flow of traffic. There are too many times cars are stopped at red lights when there are no cars going through the intersection.
Traffic	Light at Mortensen and State. Rush hour traffic there is a nightmare.
Traffic	Lincoln Way traffic efficiency
Traffic	Long range traffic planning, with a focus on North Ames, and the Grand Ave extension South.
Traffic	Make the traffic light at Grand Ave. and 6th St. intersection respond better to traffic traveling on 6th street. The light takes forever to change and yields mainly to Grand Ave. traffic
Traffic	More attention to renewing stop signs and red lights
Traffic	More connection points to interstate 35 and Hwy 30.
Traffic	More money for traffic enforcement.
Traffic	Mostly I think they should work on improving some of the roads and traffic signals. There are a lot of new establishments popping up around Ames which is fantastic but this is causing a lot more traffic in certain areas.
Traffic	N/S and E/W through traffic; S. Duff is highly constrained / congested
Traffic	Retro fit a service road for all the businesses on south Duff on both sides.
Traffic	Review speed limits on some streets. Mortensen Rd. near Cafe Milo is set at 40 mph. It's residential.
Traffic	Road and traffic
Traffic	Signal timing - as well as emergency vehicle prioritizing. Traffic signals timing is the worst part of living in Ames. Is there even a signal timing plan at all? They don't seem to be synchronized even a little bit. It is beyond frustrating to stop at every light on Duff from 13th all the way to Airport Blvd - which happens a lot. I've had to wait 5+ minutes at 13th / Grand while one emergency vehicle after another goes through, changing the order of lights and skipping over and over. After emergency vehicle goes through, it should go back to where cycle was interrupted and not just continue on from where it was.
Traffic	The bus pick up lanes for traffic flow is a must. Once the bus stops, all traffic stops.
Traffic	The intersection of Duff + S. 16th needs a protected left turn signal for people traveling west on S. 16th. East bound cars have a protected left and continue to turn left after the west bound traffic get a green light. I've almost been hit numerous times.
Traffic	The traffic light at Lincoln Way and Beach. If one is trying to cross Lincoln Way on Beach in the morning, the light takes forever to change even when there is no one there at all.
Traffic	Too many traffic signals, some need re-engineered for better flow. Lots of unnecessary stoppage for too long. Snow removal in Somerset takes way too long.
Traffic	Traffic
Traffic	Traffic congestion improvement on Duff Ave. Finding a spot for future retail development other than Duff Ave.
Traffic	Traffic flow
Traffic	Traffic flow because it takes too long to get around in Ames and there is

	nowhere to park.
Traffic	Traffic is terrible most places. My roommate was the victim of a hit and run accident on Welch. I got into a car accident this past year and I was not at fault. Driving in Ames is a very stressful part of my day.
Traffic	Traffic lights: seriously these lights are never timed - there is no excuse for this.
Traffic	Traffic on Duff Ave.
Traffic	Traffic on Duff: Why should we keep putting more business when nobody can easily get to it? The Duff traffic makes Ames not worth traveling in!
Traffic	Traffic on South Duff needs immediate attention. Need additional access to Hunziker Sport Complex
Traffic	Traffic planning
Traffic	Traffic signs
Traffic	Traffic speed, lights, signaling
Traffic	Trashy yards - unmowed - told to build a 6' fence to hind my neighbor's mess
Traffic	Travel problems on Duff
Traffic	Turning signals going east/west on 13th and Grand are needed. Very dangerous intersection.
Traffic	Work with the State/Fed to extend Bloomington Rd to the interstate.
Tree service	Making sure the branches are trimmed that sometimes in summer blocks the stop signs.
Tree service	Tree service - lots of broken trees that need attention.
Upkeep of houses	Monitoring and enforcing the upkeep of houses close to campus. Many times, they look dilapidated, have indoor furniture outdoors, and have an excessive amount of litter in the front yard.
Urban forestry	Urban Forestry
Urban ponds	Would appreciate better attention to urban ponds i.e. water quality, fish stocking area clean-up
Utility services	Adequate electric capacity
Utility services	Lower utility rates
Utility services	The cost of trash removal is terrible. I pay 3X that of my parents in Port Byron, IL and there is city contract the low bid - w/ trash + recycle. Trash should be a city bid deal.
Utility services	Water cost is high.
Water system	Remove fluoride from water system
Wireless services	Free city-wide wireless services

Residential Satisfaction Survey Actual Open-ended Responses

What is the best thing about living in Ames?

- A good college town, great for raising kids
- A good place to raise a family
- A lot to do but doesn't take a 30 minutes to drive to get around.
- A very enjoyable place to live with many activities. Services for the needy & elderly.
- Able to travel to other large cities by car easily (central location)
- Access to culture & services, varied population, ISU
- Access to educational and artistic benefits
- Access to resources, CyRide is awesome for students and residents
- Access to so many things and the nice people who live in this community. School system
- Access to university
- Access to world class medical facilities and medical personnel. Also major university events.
- Accessibility to Cyclone sporting events.
- Activities/ events either local or ISU related.
- All amenities without long commutes of a big city. Lots of activities for kids and family.
- All of the great services all in one town. I also love the library.
- All of the restaurants and shopping places.
- All the activities available for entertainment
- All the activities that are available with ISU being here
- Ames has a good balance between small town values and big city diversity.
- Ames has such great potential to be a model community of sustainability, and some of these goals have already had steps taken toward them.
- Ames is a beautiful city. Great size + resources available
- Ames is a comfortable town to live in.
- Ames is a friendly small town community with larger town opportunities afforded by the university. Clean, lower crime rate, great parks and Rec system / bike paths. The diversity provides a great environment for raising children.
- Ames is a great town full of friendly people.
- Ames is a safe community. It is very peaceful.
- Ames is relatively safe, inexpensive, free of big traffic problems, friendly and easy for a non-driver (my daughter) to get around.
- Ames is well maintained.
- Ames offers the convenience of living in a big city while still feeling safe like a small town.
- Availability of diverse restaurants
- Availability of services, proximity of university, good medical services, multiple cultural opportunities, feeling of safety.
- Being in the same city as Fred Hoiberg.
- Benefits of big-city culture with safety of small-town living.
- Besides the water tasting better than Boone, there is so much help for people needing help here. Whether it be for food, clothes, energy help, holiday help, etc.
- Between city activities + university activities, there always seems like there is something to do.
- Big city, small town feel

- Bike paths
- Bike routes, park system, and bus system.
- City amenities in a small town!
- City services, kind people, peaceful conditions, safety
- Clean
- Clean & safe town
- Clean and mostly quiet. Intelligent atmosphere.
- Clean and well-arranged place to live with a college town atmosphere
- Clean friendly, low crime rate, parks and bike trails
- Clean safe place to live, big enough to have things to do and small enough to know people
- Clean, good medical, good schools, relatively safe, although, that is declining.
- Clean, high quality folks
- Clean, lots to do, friendly community
- Close proximity to events in Des Moines. Also, the expansion of stores and restaurants...it really keeps residents in the community, rather than them having to go to Des Moines for a good restaurant.
- Close to Des Moines + Ankeny for more variety of shopping, restaurants + entertainment. Shame Hilton is not allowed to be used as a large venue for concerts, etc.
- Close to family members
- Close to grocery stores, doctor offices and hospital, Theisens, Lowes, restaurants, mall
- Close to the University
- Close to work (2)
- College girls.
- College town keep business growing. Also Ames stays small when the kids go home.
- Comfort, easy to shop & get to work, friendly people, clean, lack of crime
- Community activities, good health care, many cultural and educational opportunities
- Community feel
- Community feel and cute neighborhoods
- Community life
- Community pride, sense of security, ideal environment to raise family, great medical facilities, improving shopping experience, university benefits (athletics, etc.)
- Convenience. Relatively inexpensive
- Convenience, quality of residents, cost of living, amenities, ISU, school for kids, parks
- Convenience of a large city in a small city
- Convenience of a small town balanced with the opportunities that come with a university.
- Convenience of local businesses
- Cornerstone Church, the library, the university and friendly people. The library is one of the wonderful things about Ames. I also enjoy the downtown & Farmer's Markets.
- Cost of living is low & there is good access to nature. Local foods groups are fantastic!
- Crime rates, costs, progressive mentality of City council men
- Cultural and sporting events for a community this size.
- Cultural opportunities
- Cultures - reasonable taxes
- Cyride
- CyRide is amazing. Ames parks are great!

- Cyride is nice. Biking is nice. Parking is good.
- CYride, clean parks, and nice neighborhoods.
- Cyride, less traffic, convenient transport
- CyRide, parks
- CyRide, the size of the community.
- Diversity of activity offered - sports, arts, and outdoor
- Diversity of opportunities
- Dynamic diverse
- Ease of access to anything I need due to size
- Ease of getting around; clean city; good educational opportunities
- Easy commute, library, city services good overall
- Easy living, plenty to do
- Easy to get around
- Education, medical, recreational resources
- Encouraging a beautiful surrounding with offering of music, theater, art and education, and recreation
- Entertainment opportunities.
- Everything
- Everything is accessible. Crime is low. People very friendly.
- Everything is close by and easily accessed by car, bus and bike.
- Everything is close. CyRide can take you close to anywhere.
- Everything we need is located in town; lots of activities, great parks
- Everything you need & have access to is here
- Everything! Ames is a great, friendly place
- Everything! Town in grown, CY, sports, educational opportunities
- Excellent school district. Peaceful living. Facilities available.
- Excellent schools, city services, living conditions, entertainment opportunities, and just a great city overall.
- Fairly quiet town with good schools
- Feel persecuted. More money and names, better treatment and more money into your part of town.
- Feels like home, safe, secure, easy to get around "use".
- For us, an ok location for both of our employers.
- Friendliness
- Friendliness of natives; free stuff when ISU come and go; support from family, the R.R. that goes through downtown.
- Friendly and business open community with a good amount of things to do.
- Friendly neighborhoods, easy driving, great library, responsive and helpful city employees
- Friendly people, good schools
- Friendly people. A feeling of safety
- Friendly small town atmosphere
- Friendly, well-maintained and run town. Located conveniently a variety of destinations / recreation areas.
- Friends, social organizations
- Good neighborhood

- Good people, good schools, great place to raise a family
- Good schools
- Good sized community
- Good water, active residents, strive for renewable energy
- Great community.
- Great parks + Rec services + facilities and library will be great after remodel is complete.
- Great place to raise a family, feel safe, the city activities, band concerts, Christmas tree lights, 4th July parade, the people
- Great place to raise children
- Great retail stores
- Great water and low crime
- Great water quality, police enforcement, outside cleanliness, codes regarding house appearance, lawn, furniture & street sweeping
- Great water, diverse culture
- Healthy, safety, active
- I adore it out here. Ames is adorable.
- I am pleased with attitude and helpfulness of City employees I have met. Enjoy cultural opportunities in city.
- I believe we receive excellent services for the amount of taxes paid.
- I can walk easily or bike to most places I want to go in town.
- I don't have to leave Ames to get what I want; good shopping, hospital, golf courses, pool, Ada Hayden, church, restaurants (cafe), public schools, etc.
- I feel it is a very safe place to live.
- I have roots here.
- I know the streets.
- I live close to everything I need.
- I love the atmosphere of the town, I feel like if you need to get something done you can always find a place to achieve it.
- I love the community and culture of Ames.
- I was born at Mary Greeley Hospital, have lived in Ames all my life because of the wonderful people, business opportunities, the university and everything Ames has to offer its residents.
- Intellectual community, library, bus system, ease of getting around, hassle free traffic
- Iowa State
- Iowa State and city of Ames support each other, and form a real sense of community.
- Iowa State events
- Iowa State University (2)
- Iowa State University lectures, cultural and sporting events.
- Iowa State. Good people.
- Iowa State. With a small town feel.
- ISU (5)
- ISU atmosphere!
- it has everything a major city has
- It has more to offer than city leadership understands.

- It is a great place to live and raise a family. Clean, quiet, many people from different parts of the world.
- It is a very safe and clean city, quiet and close to bigger cities without all the clutter
- It is difficult to single out an aspect of Ames. I love the cultural and educational opportunities, the conditions of parks and streets, quality of city water, CyRide's comprehensive availability, the generally progressive attitudes of the people who live here, and being a university community.
- It is my home town.
- It is near my daughter.
- It is pretty safe and the people are usually friendly. It's a "nice" town.
- It is safe.
- It is very clean, and has a small town feel with all of the grass, trees and clean air, while still providing entertainment options.
- It's a big town yet small enough that you know everyone.
- It's a great place to raise a family.
- It's a nice clean city, with many options and opportunities for a person just starting a life.
- It's a nice place with clear sky and water. People are nice. The city is clean.
- It's a safe, well educated, involved, and caring community.
- It's close to other places.
- It's constantly expanding and finding new ways to improve.
- It's Cyclone Country, ISU
- Its energy + the people
- It's friendly. University provides many activities. It's a big little town. I love it.
- It's incredibly beautiful. There is a lack of garbage and refuse in the parks and on the streets, and it is a clean city.
- It's just the right distance from Des Moines
- It's not too big and not too small. Perfect place to live.
- It's not too big but just big enough, and ISU is a great school.
- It's quiet.
- It's really pretty here. I love walking out at Ada Hayden.
- It's small town atmosphere. Its small town attitudes are the worst thing, however, if Ames is to grow it must be progressive.
- Just big enough to have everything. Small enough but friendly. Iowa State Center.
- Jobs, quality of life, quality of drinking water, library
- Large town activities and small town feel
- Like additional cultural opportunities due to the university
- Little crime
- Living near Des Moines & Cedar Rapids
- Low cost of living
- Low crime and good Fire Department service
- Low crime rate, relatively safe city
- Low crime, clean, up keep
- Low crime, everything is near, parks, trees, Main Street, ISU
- Low crime, good town & Gown relationship, good water quality
- Low crime, great parks, cyride, ISU,
- Low crime; transit system

- Low violent crime
- Main Street cultural district.
- Most people are friendly and helpful
- Mostly a safe community to raise children.
- Near ISU activities.
- Nice clean town
- Nice community to raise a family to retire. Great water. People are friendly.
- Nice people
- Nice size - big enough, not too big. Presence of ISU
- No really poor/bad areas. Low crime. It's a quiet midsized town, not too big, not too small.
- Number of parks
- Offers diversity of services, retail, entertainment, activities
- Open
- Opportunities - both cultural, educational, and sports; services - especially bike paths, parks and library
- Opportunities of arts / sports / recreation
- Our clean, wonderful downtown
- Our diverse population and the presents of the university. Excellent place to raise a family.
- Overall a very friendly community.
- Overall safety, parks, bike paths, good services
- Overall very clean, friendly
- Pace of life
- Park system
- Parks
- Parks + ISU
- Parks and green space/forests
- Parks, library, connection to the world through university
- Parks. A public swimming pool
- Parks. ISU.
- peaceful environment and friendly people
- People
- People + overall pace of life
- People, economy, city good, ISU, parks, schools
- People, school and population, Also ISU
- Pleasant, clean, friendly, safe
- Pretty clean and not crazy.
- Public transit in a small town. Safe neighborhoods.
- Quality of life, diversity, restaurants, recreation opportunities
- Quality of life. University offers a lot. Great medical care for our community
- Quiet, safe, active, progressive, home of ISU
- Quietness
- Residents provided variety of opportunity for social, services, educational + arts interaction. Good sized community for living a life I can enjoy.
- Safe and friendly. Just the right size for city living.

- Safe, clean, friendly
- Safe. Peaceful. International
- Safety
- Safety, parks
- Safety, good schools (K12), Friendly environment, low cost of living
- Schools (2)
- Schools + proximity to ISU
- Sense of community, family friendly
- Sense of township. Slower pace of living. Relatively safe.
- Services
- Services and events offered.
- Since moving to Ames the city has brought in new shops and things to do. The overall environment here is upbeat and fun.
- Size
- Size of community, traffic, cultural activities, city-university relations
- Size of the city and mix of ethnic groups
- Small city - good size, great activities
- Small city with lots of options. Ames has a lot of outdoor space that is well maintained. Like the improvements to the mall and main street.
- Small college town, good public schools, small traffic
- Small community feel but there are many activities and events to choose from
- Small community feel with city opportunities, events, etc.
- Small community with ample services.
- Small community, friendly people
- Small enough that getting around isn't difficult.
- Small town atmosphere with at least large town amenities
- Small town atmosphere. I was gonna say "cheap rent", but that's taken a steep climb in the last two years.
- Small town experience. Good school for kids.
- Small town feel but great services, proximity to large city and airport
- Small town feel with big town opportunities
- Small town feel with bigger city resources
- Small town feel, large town amenities
- Small town feel, the university, safety
- Small town feel, with some great amenities
- Small town feeling with a major university - best of both worlds! Shopping is getting better!
- Small town friendly feel + access with ability to enjoy amenities that ISU brings in.
- Small town with lots of pluses
- Smart + caring community
- Street layout is pretty straightforward and easy to navigate.
- Sustainability and access to services
- The abundance of things/activities to do
- The clean air, easy navigation of the town, the active and ambitious civilians, and it almost has everything you need! (need a profession beauty supply store like peels or state)
- The college atmosphere.

- The college type of atmosphere and the way the community promotes the University. Also, the friendliness of Ames residents.
- The community! Safe - ease of access (except on South Duff). Public art. Health care. Access to the decision making in town. ISU.
- The Iowa State campus and restaurants.
- The laid back summers
- The many parks in the city make it a lovely place to live. It's a nice, clean city!
- The number of park. Wish the trails were better maintained.
- The parks & recs classes & lessons offered & the parks & pools
- The people - educated and honest
- The people + variety of business
- The people and facilities – ISU
- The people and it's a college town and lively
- The people and opportunities with the feeling and comfort of a small town
- The people and the campus
- The people are usually darn friendly, low crime rates
- The people in the community and the water quality
- The people, places
- The people, schools and living in community where everyone is your neighbor.
- The quality of life and the community is very high because of those with a vested interest (Property Owners) in improving the community.
- The residents who live here
- The sense of community, it is a very homey feeling town.
- The sidewalks! You can walk on a sidewalk to almost anywhere in town!
- The size of the community
- The small town feel to it
- The university, the safety, the water and the friendliness
- The variety of things to do
- The water
- There are many things. Mostly the options of businesses and the people.
- There are so many things - schools, parks, library, lots of shopping options, activities/sports through ISU, Furman Aquatic Center
- There are things to do and mostly feel comfortable and safe.
- Thriving downtown & campustown business districts.
- Transportation, school education, very safe for kids
- Trees
- University
- University facilities + activities
- University town and that a moderate-sized university town/city offers
- University. Trails park system. Farmers markets + Wheatsfield Co-op
- Vacations, The Cyclones
- Variety of activities available to us
- Variety of activities without the horrible traffic of large cities.
- Very nice parks. Not too small, not too big.
- Very safe community, family oriented, friendly people, college town brings a diverse atmosphere.

- Vibrant (from younger demographics), range of amenities for small town
- Water quality, CyRide
- Water, well-governed, safe with the exception of rape
- We are pleased with services + activities Ames offer.
- We feel safe - good water quality, friendly city - many parks. Love Ames
- We get great service on all the services we have. Ames is very friendly + people, for the most part, are nice to deal with.
- What was, isn't

Categorized responses on best things about living in Ames

Category	Best things about Ames
Active	Active (2)
Activities	4th July parade
Activities	A good amount of things to do.
Activities	A very enjoyable place to live with many activities.
Activities	Access to so many things
Activities	Activities/ events either local or ISU related.
Activities	All the activities available for entertainment
Activities	Between city activities + university activities, there always seems like there is something to do.
Activities	Community activities
Activities	Diversity of activity offered - sports, arts, and outdoor
Activities	Events offered.
Activities	Lots of activities,
Activities	Lots to do
Activities	Residents provide variety of opportunity for social, services, educational + arts interaction.
Activities	Sports (3)
Activities	The abundance of things/activities to do
Activities	The city activities
Activities	The variety of things to do
Activities	There are things to do
Activities	Variety of activities
Activities	Variety of activities available to us
Amenities	A public swimming pool
Amenities	Amenities
Amenities	Ames has a lot of outdoor space that is well maintained.
Amenities	Facilities and library will be great after remodel is complete.
Amenities	Facilities - ISU
Amenities	Facilities available
Amenities	Fairly quiet town
Amenities	Furman Aquatic Center
Amenities	it has everything a major city has
Amenities	Offers diversity of services, retail, entertainment, activities

Amenities	Places
Amenities	Plenty to do
Amenities	Pools
Arts	Access to artistic benefits
Arts	Opportunities of arts
Arts	Public art.
Beautiful	Ames is a beautiful city.
Beautiful	Encouraging a beautiful surrounding with offering of music, theater, art and education, and recreation
Beautiful	It's incredibly beautiful.
Beautiful	It's really pretty here.
Big amenities in small town	A lot to do but doesn't take a 30 minute drive to get around.
Big amenities in small town	All amenities without long commutes of a big city.
Big amenities in small town	Ames offers the convenience of living in a big city while still feeling safe like a small town.
Big amenities in small town	Benefits of big-city culture with safety of small-town living.
Big amenities in small town	Big city, small town feel
Big amenities in small town	City amenities in a small town!
Big amenities in small town	Large town activities and small town feel
Big amenities in small town	Opportunities with the feeling and comfort of a small town
Big amenities in small town	Range of amenities for small town
Big amenities in small town	Small community feel but there are many activities and events to choose from
Big amenities in small town	Small community feel with city opportunities, events, etc.
Big amenities in small town	Small community with ample services.
Big amenities in small town	Small town atmosphere with at least large town amenities
Big amenities in small town	Small town feel but great services
Big amenities in small town	Small town feel with big town opportunities
Big amenities in small town	Small town feel with bigger city resources
Big amenities in small town	Small town feel, large town amenities
Big amenities in small town	Small town feel, with some great amenities
Big amenities in small town	Small town feeling with a major university - best of both worlds!

small town	
Big amenities in small town	Small town with lots of pluses
Bike friendly	Bike paths (3)
Bike friendly	Bike routes
Bike friendly	Bike trails
Bike friendly	Biking is nice.
Business	Business open community
Business	Business opportunities
Businesses	Mostly the options of businesses
Businesses	Variety of business
Caring	Caring community
Caring	Involved and caring community
Church	Church
Church	Cornerstone Church
City codes	Codes regarding house appearance, lawn, furniture & street sweeping
City employees	I am pleased with attitude and helpfulness of City employees I have met.
City employees	Responsive and helpful city employees
City government	City government
City services	City services (2)
City services	City services good overall
City services	Good Fire Department service
City services	It has more to offer than city leadership understands.
Progressive	It's constantly expanding and finding new ways to improve.
City services	We are pleased with services + activities Ames offer.
City-ISU-relation	Iowa State and city of Ames support each other
Clean	Clean (16)
Clean	Clean city
Parks	Clean parks
Clean	It is very clean
Clean	It's a nice clean city (2)
Clean	Nice clean town
Clean	Outside cleanliness
Clean	Overall very clean
Clean	Pretty clean and not crazy.
Clean	The city is clean.
Environment	The clean air
Clean	There is a lack of garbage and refuse in the parks and on the streets, and it is a clean city.
Comfortable	Ames is a comfortable town to live in.
Comfortable	Comfort
Comfortable	Mostly feel comfortable
Community involvement	Access to the decision making in town.
Convenience	Close to grocery stores, doctor offices and hospital, Theisen, Lowes, restaurants, mall
Convenience	Convenience (2).
Convenience	Convenience of a large city in a small city

Convenience	Convenience of a small town
Convenience	Convenience of local businesses
Convenience	Ease of access (except on South Duff).
Convenience	Ease of access to anything I need due to size
Convenience	Ease of getting around (2)
Convenience	Easy commute
Convenience	Easy living
Convenience	Easy to get around
Convenience	Easy to get around "use".
Convenience	Easy to shop & get to work
Convenience	Everything is accessible
Convenience	Everything is close by and easily accessed by car, bus and bike.
Convenience	Everything is close.
Convenience	Everything is near
Convenience	Everything we need is located in town
Convenience	Everything you need & have access to is here
Convenience	I can walk easily or bike to most places I want to go in town.
Convenience	I don't have to leave Ames to get what I want;
Convenience	I feel like if you need to get something done you can always find a place to achieve it.
Convenience	I know the streets.
Convenience	I live close to everything I need.
Convenience	It almost has everything you need! (need a profession beauty supply store like peels or state)
Convenience	Street layout is pretty straightforward and easy to navigate.
Cost of living	Cost of living
Cost of living	Cost of living is low
Cost of living	Costs
Cost of living	I was gonna say "cheap rent", but that's taken a steep climb in the last two years.
Cost of living	Inexpensive
Cost of living	Low cost of living (2)
Cost of living	Relatively inexpensive
Cultural	Access to culture
Cultural	Band concerts
Cultural	Cultural activities
Cultural	Cultural and sporting events for a community this size.
Cultural	Cultural opportunities (2)
Cultural	Cultures
Cultural	Diverse culture
Cultural	Diversity
Cultural	Diversity of opportunities
Cultural	Dynamic diverse
Cultural	Enjoy cultural opportunities in city.
Cultural	Many cultural opportunities
Cultural	Many people from different parts of the world.
Cultural	Mix of ethnic groups
Cultural	Multiple cultural opportunities,
Cultural	Our diverse population

Cultural	The cultural opportunities
Cultural	Varied population
CyRide	Bus system (2)
CyRide	CyRide (7)
CyRide	CyRide can take you close to anywhere
CyRide	CyRide is amazing.
CyRide	Cyride is awesome for students and residents
CyRide	Cyride is nice.
CyRide	CyRide's comprehensive availability
CyRide	Public transit in a small town.
CyRide	Transit system
CyRide	Transportation
Downtown	I also enjoy the downtown.
Downtown	Main Street
Downtown	Main Street cultural district.
Downtown	Our clean, wonderful downtown
Downtown	Thriving downtown & campustown business districts.
Economy	Economy
Education	Access to educational benefits
Education	Education
Education	Educational opportunities (4)
Education	Excellent school district
Education	Excellent schools
Education	Good educational opportunities
Education	Good public schools
Education	Good school for kids.
Education	Good schools (5)
Education	Good schools (K12)
Education	School education
Education	School system
Education	Schools (8)
Employment	Jobs
Energy	Its energy
Environment	It's a nice place with clear sky and water.
Everything	Everything (3)
Everything	Everything Ames has to offer its residents.
Family-oriented	A good place to raise a family
Family-oriented	Excellent place to raise a family.
Family-oriented	Family friendly
Family-oriented	Family oriented
Family-oriented	Great for raising kids
Family-oriented	Great place to raise a family (#)
Family-oriented	Great place to raise children
Family-oriented	Ideal environment to raise a family
Family-oriented	It is a great place to live and raise a family.
Family-oriented	Lots of activities for kids and family.
Family-oriented	Nice community to raise a family to retire.

Family-oriented	Support from family
Family-oriented	The diversity provides a great environment for raising children.
Food	Also, the expansion of stores and restaurants...it really keeps residents in the community, rather than them having to go to Des Moines for a good restaurant.
Food	Availability of diverse restaurants
Food	Farmer's Markets (2)
Food	Local foods groups are fantastic!
Food	Restaurants (2)
Food	Restaurants (cafe)
Food	Wheatfield Co-op
Friendly	Ames is a great, friendly place
Friendly	Ames is very friendly
Friendly	Friendliness (2)
Friendly	Friendliness of natives
Friendly	Friendly (8)
Friendly	Friendly city
Friendly	Friendly community
Friendly	Friendly environment
Friendly	Friendly neighborhoods
Friendly	It's a "nice" town.
Friendly	It's friendly.
Friendly	Overall a very friendly community.
Great city	Just a great city overall.
Great community	Great community.
Health care	Access to world class medical facilities and medical personnel.
Health care	Good health care
Health care	Good medical
Health care	Good medical services,
Health care	Great medical care for our community
Health care	Great medical facilities
Health care	Health care.
Health care	Healthy
Health care	Hospital
Health care	Medical
Home	Feels like home
Home	I have roots here.
Home	It is my home town.
International	International
ISU	A college town atmosphere
ISU	A good college town
ISU	Access to university
ISU	Access with ability to enjoy amenities that ISU brings in.
ISU	Accessibility to Cyclone sporting events.
ISU	Activities/sports through ISU
ISU	All the activities that are available with ISU being here
ISU	Also major university events.
ISU	Ames is a friendly small town community with larger town opportunities afforded by

	the university.
ISU	Being a university community.
ISU	Being in the same city as Fred Hoiberg.
ISU	City-university relations
ISU	Close to the University
ISU	College girls.
ISU	College town brings a diverse atmosphere.
ISU	College town keep business growing.
ISU	Connection to the world through university
ISU	Free stuff when ISU come and go
ISU	Home of ISU
ISU	I adore it out here. I'm from Chicago originally & I'm out here for college. Ames is adorable.
ISU	Iowa State
Location	Iowa State Center.
ISU	Iowa State events
ISU	Iowa State University (2)
ISU	Iowa State University lectures, cultural and sporting events.
ISU	Iowa State (2)
ISU	ISU (14)
ISU	ISU atmosphere!
ISU	ISU is a great school.
ISU	It's a college town and lively
ISU	It's Cyclone Country, ISU
ISU	Like additional cultural opportunities due to the university
ISU	Near ISU activities.
ISU	Presence of ISU
ISU	Proximity of university,
ISU	Proximity to ISU
ISU	Small college town
ISU	That a moderate-sized university town/city offers
ISU	The campus
ISU	The college atmosphere.
ISU	The college type of atmosphere and the way the community promotes the University.
ISU	The Cyclones
ISU	The Iowa State campus
ISU	The opportunities that come with a university.
ISU	The presents of the university.
ISU	The university (6)
ISU	University benefits (athletics, etc.)
ISU	University facilities + activities
ISU	University offers a lot.
ISU	University provides many activities.
ISU	University town
Library	Great library
Library	I also love the library.
Library	Library (6)

Library	The library. The library is one of the wonderful things about Ames.
Location	Able to travel to other large cities by car easily (central location)
Location	Close proximity to events in Des Moines.
Location	Close to bigger cities without all the clutter
Location	Close to Des Moines + Ankeny for more variety of shopping, restaurants + entertainment. Shame Hilton is not allowed to be used as a large venue for concerts, etc.
Location	Close to family members
Location	Close to work (2)
Location	For us, an okay location for both of our employers.
Location	It is near my daughter.
Location	It's close to other places.
Location	It's just the right distance from Des Moines
Location	Living near Des Moines & Cedar Rapids
Location	Located conveniently a variety of destinations / recreation areas.
Location	Proximity to large city and airport
Low crime	Crime is low
Low crime	Crime rates
Low crime	Lack of crime
Low crime	Little crime
Low crime	Low crime (8)
Low crime	Low crime rate (3)
Low crime	Low crime rate, relatively safe city
Low crime	Low violent crime
Neighborhood	Cute neighborhoods
Neighborhood	Good neighborhood
Neighborhood	Nice neighborhoods.
Open	Open
Opportunities	With many options and opportunities for a person just starting a life
Pace of life	Overall pace of life
Pace of life	Pace of life
Pace of life	Slower pace of living
Parking	Parking is good.
Parks	Ames parks are great!
Parks	Conditions of parks and streets
Parks	Great parks (5)
Parks	Number of parks
Parks	Park system (2)
Parks	Parks (14)
Parks	Parks and green space/forests
Parks	Parks and trees
Parks	The many parks in the city make it a lovely place to live.
Parks	The number of park.
Parks	There is good access to nature.
Parks	Trails park system.
Parks	Very nice parks.
Peaceful	Peaceful

Peaceful	Peaceful conditions
Peaceful	Peaceful environment
Peaceful	Peaceful living
People	Active residents
People	Ames is a great town full of friendly people.
People	Friendly people (7)
People	Friends
People	Good people (2)
People	High quality folks
People	Kind people
People	Most people are friendly and helpful
People	Nice people
People	People are friendly.
People	People are nice.
People	People very friendly
People	People, for the most part, are nice to deal with.
People	Quality of residents
People	The active and ambitious civilians
People	The friendliness of Ames residents.
People	The nice people who live in this community
People	The people (14)
People	The people - educated and honest
People	The people are usually darn friendly
People	The people are usually friendly.
People	The people in the community
People	The residents who live here
People	Well educated
People	Wonderful people
Pleasant	Pleasant
Police	Police enforcement
Progressive	Progressive
Progressive	Progressive mentality of City council men
Progressive	Since moving to Ames the city has brought in new shops and things to do. The overall environment here is upbeat and fun.
Progressive	The generally progressive attitudes of the people who live here
Progressive	Town has grown
Quality of life	Living conditions
Quality of life	No really poor/bad areas.
Quality of life	Quality of life (3)
Quality of life	The quality of life and the community is very high because of those with a vested interest (Property Owners) in improving the community.
Quiet	It's quiet.
Quiet	Mostly quiet.
Quiet	Quiet (3)
Quiet	Quietness
Recreation	Entertainment opportunities (2)
Recreation	Golf courses, pool, Ada Hayden

Recreation	I love walking out at Ada Hayden.
Recreation	Providing entertainment options.
Recreation	Rec services
Recreation	Rec system
Recreation	Recreation
Recreation	Recreation opportunities
Recreation	Recreational resources
Recreation	Vacations
Resources	Access to resources
Resources	Resources available
Resources	Social orgnizations
Recreation	The recs classes & lessons offered
Safe	A feeing of safety
Safe	Ames is a safe community. It is very peaceful.
Safe	Ames is relatively safe
Safe	Feel safe
Safe	Feeling of safety.
Safe	I feel it is a very safe place to live.
Safe	It is pretty safe
Safe	It is safe.
Safe	It's a safe community
Safe	Mostly a safe community to raise children.
Safe	Overall safety
Safe	Relatively safe
Safe	Relatively safe, although, that is declining.
Safe	Safe (8)
Safe	Safe and secure
Safe	Safe neighborhoods
Safe	Safe place to live
Safe	Safe town
Safe	Safe with the exception of rape
Safe	Safety (7)
Safe	Sense of security
Safe	Very safe community
Safe	Very safe for kids
Safe	We feel safe
Sense of community	A real sense of community.
Sense of community	Community feel (2)
Sense of community	Community life
Sense of community	Community pride
Sense of community	I love the community and culture of Ames.
Sense of community	Sense of community
Sense of community	The community!
Sense of community	The sense of community, it is a very homey feeling town.
Services	Access to services (2)
Services	All of the great services all in one town.
Services	Availability of services

Services	Good services
Services	I believe we receive excellent services for the amount of taxes paid.
Services	Services (2)
Services	Services - especially bike paths
Services	Services for the needy & elderly.
Services	We get great service on all the services we have.
Shopping	All of the restaurants and shopping places.
Shopping	Good shopping
Shopping	Great retail stores
Shopping	Improving shopping experience
Shopping	Like the improvements to The mall and main street.
Shopping	Lots of shopping options
Shopping	Shopping is getting better!
Sidewalks	The sidewalks! You can walk on a sidewalk to almost anywhere in town!
Size	Ames has a good balance between small town values and big city diversity.
Size	Ames stays small when the kids go home.
Size	Big enough to have things to do and small enough to know people
Size	Good sized community
Size	Good sized community for living a life I can enjoy.
Size	Great size
Size	Has a small town feel with all of the grass, trees and clean air
Size	I love the atmosphere of the town
Size	It's a big little town.
Size	It's a big town yet small enough that you know everyone.
Size	It's a quiet midsized town, not too big, not too small.
Size	It's not too big and not too small. Perfect place to live.
Size	It's not too big but just big enough
Size	It's small town atmosphere. Its small town attitudes are the worst thing, however, if Ames is to grow it must be progressive.
Size	Just big enough to have everything. Small enough to be friendly
Size	Just the right size for city living.
Size	Living in community where everyone is your neighbor.
Size	Nice size - big enough, not too big.
Size	Not too small, Not too big.
Size	Sense of township.
Size	Size
Size	Size of community
Size	Size of the city
Size	Small city - good size, great activities
Size	Small city with lots of options.
Size	Small community
Size	Small enough that getting around isn't difficult.
Size	Small town atmosphere (3)
Size	Small town feel
Size	Small town friendly feel
Size	The size of the community (2)
Size	The small town feel to it

Size	With a small town feel.
Smart	Intellectual community
Smart	Intelligent atmosphere.
Smart	Smart community
Summer time	The laid back summers
Sustainability	Ames has such great potential to be a model community of sustainability, and some of these goals have already had steps taken toward them.
Sustainability	Strive for renewable energy
Sustainability	Sustainability
Taxes	Reasonable taxes
Traffic	Easy driving
Traffic	Easy navigation of the town
Traffic	Free of big traffic problems, friendly and easy for a non-driver (my daughter) to get around.
Traffic	Hassle free traffic
Traffic	Less traffic, convenient transport
Traffic	Small traffic
Traffic	The R.R. that goes through downtown.
Traffic	Traffic
Traffic	Without the horrible traffic of large cities.
Trees	Trees
Upkeep	Upkeep
Vibrant	Vibrant (from younger demographics)
Water	Besides the water tasting better than Boone, there is no much help for people needing help here. Whether it be for food, clothes, energy help, holiday help, etc.
Water	Good water
Water	Good water quality (2)
Water	Great water (3)
Water	Great water quality
Water	Quality of city water
Water	Quality of drinking water
Water	The water (3)
Water	Water quality (2)
Well managed	Ames is well maintained.
Well managed	Well-arranged place to live
Well managed	Well-governed
Well managed	Well-maintained and run town.

Additional Comments

- (1) Great things are happening in Ames! ; (2) Positive attitudes, good partnership with ISU + others, campustown, main street. (3) Seriously evaluate if we really need more student housing. (4) If zoning ordinance are in place, "treat" carefully or changing them; (5) Look seriously at how develop more single family home lots that are reasonably priced and in Ames CS / O Ames where feasible.
- (1) Hard to please all of our citizens. (2) Remember - often the negatives are what we hear most - not always representative
- (1) Renovating the "old" Ames train depot would have provided an excellent site for a visitor's welcome center rather than it being used now. (2): Burn pits" in neighborhoods cause as much pollution as burning leaves. Burn pits in neighborhoods cause hot ashes floating through air -smoke odor permeating your home if the windows are open. If you have "burn ban", enforce it! We've phoned the Fire Dept. with concerns and are told burn pits are allowed! Test for "smoke" not smoke odor.
- A former New Yorker (upstate), I have elected to stay in a most enjoyable, hospitable Ames.
- A good city! Well-run. Excellent schools.
- Additional playground equipment would be nice at Teagarden Park.
- Address failure to arrest, prosecute, and convict rapists.
- Adequately charge offenders to pay cost of offenses.
- After living here over 10 years, stopped allowing me to park next to my home -- needed so I could move cars. Live alone and have RA, Argued I'm surrounded by homes with all / partial gravel drives - why me? No response. Created a very difficult situation for me, while I'm surrounded by home with full gravel drives (mine is cement) and they park all over. I think the whole thing has been ridiculous and a large hardship for me, serving no good purpose.
- Although my internet is provided by a private company (ICS), the lack of alternative (thus competition) is concerning. ICS, in a word, sucks.
- Ames is a great community and I would be proud to call it home someday.
- Ames is nice and beautiful but the traffic is horrible and the cost of living is insanely high.
- Ames is out-growing its streets - especially bad / dangerous around the Research Park
- Bills should be online with no additional charge. It shouldn't cost me more to pay bills online.
- City government needs better media relations. During the floods, during VEISHEA 'disturbances', you did a great job managing crises, but could never find a camera or microphone to tell the state about it. Go represent Ames!
- Don't bother with bike paths because bikes are usually on the street anyway!
- Downtown is at the heart of this town if you are not connected with ISU. It needs better cooperation from city and better parking! The facade program has been great. Thank you.
- Electric utility: (1) Review removing street lights in some residential, lower density areas; (2) Improve grid to reduce power outage, especially in business areas (i.e. 413 Northwestern)
- Exterior property standards would be great. Feel free to take a look at our back yard neighbor for explanation. Also love the neighborhood improvement grant which has allowed us to get new park equipment. City staff is friendly and helpful.
- Fix the streets.
- Focus needs to be put on property managements. Many properties are an eye sore and many are slumlords.
- Free yard waste day - allow brush on all days, not just 2X a year. With over an hour wait to dump, need more days to haul brush.

- From the small town I'm from there is a traffic sign of some kind at every intersection. Not here! Even if pedestrians have the right-of-way, if there's no sign, cars will still go. I almost got hit one day while I was walking (in a crosswalk). If not a stop sign, at least yield signs should be put up where there are no signs at all.
- Frustrated with all the running through red lights and stop signs. More visible police force - need additional police and fire employee
- Goal should be more aggressive in pursuing some change
- Great place to live and work. Some minor issues but overall a great job by City of Ames.
- Hope to see more investment in community garden
- How about a fire station for the NW part of the city? We need more reasons to get together as a city. Encourage as festivals and community get together as you can.
- I am a landlord - one property. I live near campus & am frustrated by the condition of rentals in my neighborhood.
- I am not opposed to more taxes to improve things if money is use in correct manner. I feel the money for CyRide, library and art projects is not used in proper manner. More user fees and less tax money should be used to support them.
- I am very pleased with the progressive and forward thinking attitude of the cities citizens.
- I appreciate getting to take part in this survey and hope some continuous improvements are made to Ames because it's a nice place to live.
- I came here from a metro area of 700,000 people and even with all those cars, traffic flowed so much better than here. I always tell my husband if we win lottery, I will hire a traffic engineer to fix all the signal timing and traffic flow problems. That being said, it is honestly the only thing I can complain about living here. All city services are fantastic, schools are outstanding, housing prices are a little high but still good. My husband loves his job and is paid well and we don't plan to ever move out of Ames. We love it here and if the signal timing issues were fixed, I would give Ames an A+. Oh, Sheldon Ave just east of Hyland is in terrible shape. I'm surprised a car hasn't just been swallowed up by one the potholes. It needs to be fixed ASAP because it is awful. Thanks for the chance to give feedback. I appreciate the opportunity!
- I dislike being asked for income level.
- I have grown to really like Ames
- I think Ames is a wonderful place to live and the City of Ames is doing a great job keeping the city looking nice and feeling safe.
- I want to love, appreciate Ames, but I can't when the community of Ames doesn't love and appreciate Ames. The image, to the upkeep and to sacrifice of more taxes to make Ames a better city. People of Ames are satisfied with the central standards of living. Parts of west Ames and North are there, improving! There is no phone reception. Towers are needed near SW Ames.
- I will only repeat drug problems and huge (heavy-duty drugs) and that they are related to the rental subsidy program in which Ames participate for the benefit of rental property owners.
- I wish Ames were visionary once more as it was when Hilton Complex / Resource Recovery Plant / Tree City Status were achieved. Fix up downtown, build a face for I-35 - like IA City, even Story City, and get creative with extra! Use like IA City + some small IA towns - partner with ISU + Alliant.
- I wish landlords were more accommodating of what people make each month and whether or not they are students.
- I would be glad to give up services to hold the line on taxes.
- I'd love to see an indoor pool, not as extensive as the outdoor pool, but similar to it. It's hard to find things to do with children in the long winters.
- I'm on SS and SSI.

- Improve traffic signals. For being a town with the DOT and a university known for its engineering, the flow of traffic is horrible. There are many times when traffic is waiting at red lights, and no cars are going through the intersection.
- Increase speed limit on South 16th. Keep City cleaner / Ditches into town. Economic growth.
- Issues with flooding are the biggest thing. I think that Ames is a really beautiful city, but could have more 'curb appeal' from HWY 30.
- It seems to me that everyone gets along with everyone. **Our mayor is the best - Ann Campbell.**
- Library Newsletter arrives late. Snow removal often blocks cleaned driveways. Northcrest should not get special tax breaks.
- Love living in Ames. Lots of job opportunities and events. Don't agree with having to pay meter downtown (we rarely shop there). I feel if I'm supporting businesses I should pay to do so.
- Make a lane for buses to pull into on main streets (i.e. Hyland, etc.). Traffic stops with the bus.
- Mediacom is terrible
- MICA gets a certain amount of money to help people every year with making their homes because weatherized or desperate repairs. Unfortunately, they get nowhere enough money. So many people desperately are in need this service, but because the budget is so small it isn't available to them for years after they needed the help to begin with.
- More bike lanes.
- More City of Ames/Iowa State University legal party permits. Streamline the application process and keep the police away from such events.
- More effort on promoting vote days; flooding mitigation on Duff.
- More focus on street upkeep as well as expansion due to increasing traffic volume. Train horns are still frequently happening.
- Need more patrols of large trucks parking on streets - tickets of haul away vehicles parked on streets for snow removal.
- Need to re-do traffic on Mortensen and turning from middle school & apartments onto Mortensen.
- No income
- Only real complaint is lack of snow removal on residential streets.
- Overall Ames is super small city. It is above average in almost every area you judge cities on. Keep up the excellent work.
- Overall City of Ames is doing a tremendous job. Snow removal need to be a focus. Having a close eye on rental properties should be other focus. Most of the rental properties exploit the students so much. It seems sometimes the City is colluding with them.
- Overall we love Ames!
- Park restrooms should be open year around. Addition curb appeal on 13th street from Stange to N. Dakota buried lines on this side of town.
- Peace
- Please fix the traffic on Duff and find a way to time the lights. The fact the new hospital addition does not have a helipad is stupid. This is a waste of resources to not include it in the plans.
- Please make the streets safer to travel on after a snow storm!
- Please, please, please work with the city council to provide incentive for people to expand their fiber network here. Just look at how well it benefits Kansas City!
- Please promote sustainable development. Growth at any cost will ruin the city that we know and like.
- Recent contracts between Green Hills and Ames Parks Rec have been great.
- Retired

- Should have police focus more on citing for DWI and DUI than on public intoxication
- Sidewalks + lack of crosswalks on west side of Mortensen Road (near west town) are a huge problem. Need: 1) sidewalks on at least one side of road that extend all the way to South Dakota, and 2) crosswalks for students walking across Mortensen from West Towne apartments to bus stop. With the 40 mph speed limit, it is very dangerous to be crossing that street at the frequency that we do. PLEASE fix this!
- South Duff is a disaster - crazy traffic flow. What is going to happen upstream as well as to the older businesses that can't raise up ground when the next flood happens?
- SSDI income around \$22,000 /year
- Standards for rental properties are unreasonably high. Enforcement of barking dog laws is insufficient.
- Survey is much too long.
- Thank you
- Thank you for giving a chance to rate City of Ames
- Thank you for letting me offer my opinions. As fossil fuels become more costly and less available, Ames will need to come up with more sustainable solutions for energy, transportation, and home operations. I look forward to being a part of our transition, and seeing those changes!
- Thanks for all you do.
- Thanks for asking my opinion.
- Thanks for asking the questions. Plant more trees in the street parking strips. Where possible, remove turf grass & plant native herbs/grass.
- Thanks for caring. I really enjoy living here.
- Thanks for the opportunities to participate.
- Thanks for the survey. Did you know ISU statistics Dept. offer free statistics consulting for non-profit organizations via StatCom program?
- Thanks so much for asking our opinion.
- Thanks.
- The city needs to let go of a few things and enhance smart growth with commercial properties, residential areas + in regards to Iowa State
- The City of Ames should be looking for ways to cut taxes on the people. You don't need more money!
- The city should have more than one litter pick-up day per year.
- The external appearance of my apartment building is usually poor and littered with trash. Also, the intersection of my street and Mortensen is very high-traffic and could use repairs and possibly a traffic light. Overall, however, I love living in Ames and wouldn't move for the world.
- The library could benefit from some "quiet areas". It is too noisy now. Thanks for such good maintenance on park trails in winter!
- The only complaint I have about Ames is the jaywalking. I'm not sure if there's anything that can be done, but something needs to be addressed out of the safety of pedestrians + drivers.
- Things that most bug me: Noise, litter, barking dogs.
- This city gives the best life of big city - small city - quality of life is the best. My oldest daughter graduated from ISU and went to Myrick Beach. She is back - Ames is the best place to raise a family and the quality of life is like nowhere else.
- This is a good idea!
- Trails between Souths 4th + South 16th. I don't feel safe walking alone. Several homeless tried to start conversation & one started follow until his buddy grabbed his arm & stopped him. Most were minding their own business or reading which is fine and non-threatening & this was between 4 and 4:30 pm.

- Unfortunately, Ames is lacking in shopping, good restaurants. It is in many ways a small town and backwards.
- Very dissatisfied we were not able to keep Carr Pool. Keeping up our older buildings & reusing them, like City Hall.
- We don't need more free yard waste "days" - Need a regular drop off location - weekly, monthly, something. Need to do much better job coordinating traffic signs, controls at peak times - ex: 13th / Stange at 5 pm - Ridiculous to have traffic backed up all the way to Pammel Drive
- We love Ames, and are considering a permanent residency here in the future. We would love to be able to learn more about things like school districts, business developments, and other updates on why someone should want to live in Ames!
- We love living in Ames!
- We need a professional beauty supply store.
- We need light on Exit 113 on I35 North. It is very dark at night.
- We really like Ames. I have a graduate degree from ISU - knew it was a place I wanted to come "home" too. Really like the library. Quality of life here is great. Appreciate all city services.
- We used to live in Eugene, OR. Ames should study cities like Eugene and use them as a template to improve our bike path system.
- We're being invaded by Spain and mermaids are real. Eat more chicken. John dies at the end.
- Will you please expand and renovate the city gym! It's a joke - Plus the Youth and Shelter Service Kids terrorize the place when they come in. Their babysitters are a complete joke as well.
- With the natural disasters, we do what we can, and make the best of it.
- Would like to see the city enforce no-smoking on sidewalks outside of cars, especially on Main. Also the disposal of cigarettes on public property. The parking spaces outside of bars on Main are always occupied by bar patrons for many hours presenting use by business patrons!

COUNCIL ACTION FORM

SUBJECT: AN AGREEMENT WITH THE AMES COMMUNITY PRESCHOOL CENTER TO PURCHASE PLAY EQUIPMENT

BACKGROUND:

In 2013, the Ames Community Preschool Center (ACPC) purchased the former Willson-Beardshear school. Prior to the purchase of the former school, ACPC contacted City staff inquiring about the City assisting in funding a playground structure for this site. In exchange for the funding, it was agreed that the play equipment and passive/active recreational space (Attachment A of the agreement) would serve as a neighborhood park when ACPC is not in session.

Staff presented the concept to the City Council during the last Budget Hearings in February 2013. Given the lack of funding from ACPC, Staff suggested that \$30,000 could be added to the CIP to up-front the purchase of the play equipment for ACPC. The City Council approved setting aside the funding and requested staff to develop an agreement in which ACPC would pay one-third of the cost.

In a letter dated August 23, 2013, ACPC asked the City Council to reconsider this funding arrangement based on unforeseen costs associated with their building project. ACPC requested \$32,720 in funding for the purchase of play equipment, installation and surfacing. Council referred this request to staff.

In its report, Staff stated that if Council was to approve funding to include installation, the City would need to do the bidding due to public improvement laws. In lieu of this information, and to the agreement of ACPC, Council, at the September 10, 2013 meeting, approved funding up to \$21,799 for the purchase of playground equipment only with ACPC reimbursing the City one-third of the cost the equipment by June 30, 2015. The agreement, as attached, reflects this funding level. ACPC will be responsible for installation of the equipment and providing a safe surface on which it will sit.

This arrangement is very similar to the one with the Ames Community School District whereby the City assisted in funding play equipment for the elementary schools. Elementary school sites have longed served as neighborhood gathering places and since ACPC's property is a former school site, this is no different.

ACPC intends to purchase play equipment (Attachment B of the agreement) suitable for ages two (2) to twelve (12). The cost for this piece is \$21,799 including tax if ordered by September 30, 2013.

As detailed in the attached agreement, because the purchased piece will become the asset of the ACPC, the City will have no responsibility to maintain, replace, or assume any liability for its use. However, the public will be allowed to use the equipment and the site will serve as a "neighborhood park".

The underlying vision for this City-ACPC partnership includes:

1. An upgrade to ACPC facilities would facilitate the City Council's goal to strengthen our neighborhoods.
2. This site will have a safe, fun, and age appropriate play structure.
3. When ACPC is not in session, the playground equipment and passive/active recreational area will be promoted as a "neighborhood park".

ALTERNATIVE:

1. Approve the attached agreement with the Ames Community Preschool Center to fund up to \$21,799 to purchase playground equipment at their site in exchange for use by the public of the equipment and surrounding passive recreational area. In accordance with the agreement, the City will be reimbursed one-third of the cost by June 2015.
2. Do not enter into an agreement to partner with the Ames Community Preschool Center to fund the purchase of playground equipment at their site.

MANAGER'S RECOMMENDED ACTION:

As noted above, an upgrade to ACPC's facility would facilitate the City Council's goal to strengthen our neighborhoods, and after school hours, this site will be promoted as a "neighborhood park". Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1.

THE CITY OF AMES AND THE AMES COMMUNITY PRESCHOOL CENTER PLAYGROUND AGREEMENT

THIS AGREEMENT is made and entered into this 25th day of September, 2013 by and between the City of Ames, Iowa, hereafter referred to as the City, and the Ames Community Preschool Center, hereafter referred to as the ACPC. The parties agree as follows:

SECTION 1. PURPOSE. The parties have entered into this Agreement for the purpose of making available a portion of the ACPC property (formerly known as Willson Beardshear School) located at 920 Carroll Avenue, Ames, Iowa to the general public as a neighborhood park when it is not in use by Ames Community Preschool Center. Attachment A identifies the area that will be accessible for public use.

SECTION 2. TERM. The term of the Agreement shall commence on September 25, 2013 and remain in effect until such time that the parties mutually agree to terminate the agreement under Section 7 of this agreement.

SECTION 3. RESPONSIBILITIES OF THE PARTIES.

3.1 Responsibilities of the City of Ames

The City agrees to provide funding identified in Section 4 for the initial purchase of commercial grade playground equipment for the former Willson Beardshear elementary school site at 920 Carroll Avenue, Ames, IA.

The City shall review and approve equipment that is targeted for youth two (2) to twelve (12) years of age to be purchased by Ames Community Preschool Center.

3.2 Responsibilities of Ames Community Preschool Center

The Ames Community Preschool Center agrees to be responsible for selecting, installing, and maintaining the playground equipment that meets Consumer Products Safety Commission (CPSC) guidelines, is compliant with the ADA, and has an initial life or durability of at least twenty (20) years. The recommended equipment will need to be submitted to the City for review and approval prior to purchase.

The playground equipment shall become the asset of ACPC upon purchase. Thereafter, the ACPC will assume all responsibilities for maintaining, operating, and replacing the equipment. ACPC will assume any, and all, liability related to its existence. This liability will continue beyond the term of this agreement and for the lifetime of the equipment, under Section 8 of this agreement.

In return for accepting the funding for the purchase of the playground equipment from the City, ACPC will provide access to the property for the use by the general public; including the playground equipment and passive/active recreational space identified in Attachment A as a neighborhood park from 6:00 PM to 10:30 PM on

weekdays, on all weekend days from 6:00 AM to 10:30 PM., and on all other hours of the day between 6:00 AM and 10:30 PM when the ACPC is not in operation.

The parties further agree that the site identified for public use on Attachment A shall be maintained by the ACPC to provide a safe environment that is free of debris and hazards. Surface materials used in the playground structure area shall meet ASTM requirements at all times as well as be ADA compliant. All areas provided to the public under this agreement shall be easily accessible to residents and provide the appearance that it is open to the public for use and compliant with ADA.

The purchase and installation of the playground equipment shall be completed by April 1, 2014.

SECTION 4. FUNDING. The City will advance up to \$21,799 for the purchase of the playground equipment. ACPC shall repay to the City a minimum of one third of the total cost for the above item no later than June 30, 2015. The City's contribution is for the purchase of commercial grade playground equipment only; not for safety surfacing, footings, installation, or other ancillary expenses that will be required to enter into this agreement.

ACPC must submit all documentation related to purchasing and installation of the playground and a copy of the invoice(s) from the supplier(s) of the playground equipment and other related safety materials for playground installation which includes itemized costs to ensure compliance with this agreement.

SECTION 5. ADMINISTRATION OF THE AGREEMENT. The City and the ACPC shall jointly administer the agreement.

SECTION 6. NO SEPARATE ADMINISTRATIVE ENTITY. No new or separate legal or administrative entity is created by this Agreement.

SECTION 7. TERMINATION. This agreement may be terminated only upon the mutual consent of both parties.

SECTION 8. INDEMNITY AND HOLD HARMLESS. The ACPC hereby agrees to indemnify, defend and hold harmless the City, its officers, agents and employees, against any and all claims, suits, actions, debts, damages, costs, charges, and expenses, including court costs and reasonable attorney's fees, and against any and all liability for property damage and personal injury, including death resulting directly or indirectly therefrom, arising from any act of negligence of ACPC, either active or passive, or those of its agents, employees, assigns, or any other persons acting on behalf in supervising use of the Facilities and accompanying property by ACPC employees, staff, personnel or invitees pursuant to the terms of, and for the purposes specified in, this Agreement, or arising from ACPC's supervision of any other use of the premises by ACPC, its agents, employees, assigns, invitees, or any other person acting on its behalf, or arising from the ACPC's supervision of any activity which ACPC sponsors, suffers or allows to occur on the property.

ACPC further covenants and agrees that it will, at its own expense, procure and maintain occurrence basis Commercial General Liability (CGL) insurance from a company or companies authorized to do business in the state of Iowa, in amounts not less than \$1,000,000 Combined Single Limit (Bodily Injury and Property Damage) per occurrence and \$2,000,000 Aggregate Limits per occurrence. Certificates of Insurance will be provided by ACPC indicating that City of Ames has been named as Additional Insured on the policy (ies) and further stating that City of Ames will be notified of changes or cancellation per the Terms of said policy (ies).

SECTION 9. CONTACT PERSON. At the time of execution of the Agreement, each party shall designate, in writing, a Contact Person to serve until the expiration of the Agreement or the designation of a substitute Contact Person. During the term of the Agreement, each Contact Person shall be available to meet, as otherwise mutually agreed, to plan the services being provided under the Agreement.

SECTION 10. CONTRACT ADMINISTRATION.

10.1 Amendments

The Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to the Agreement must be fully executed by the parties.

10.2 Third Party Beneficiaries

There are no third party beneficiaries to the Agreement. The Agreement is intended only to benefit the City and the ACPC.

10.3 Choice of Law and Forum

The terms and provisions of the Agreement shall be construed in accordance with the laws of the State of Iowa. Any and all litigation or actions commenced in connection with the Agreement shall be brought in Story County District Court.

10.4 Assignment and Delegation

The Agreement may not be assigned, transferred or conveyed in whole or in part without the prior written consent of the other party.

10.5 Integration

The Agreement represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in the Agreement.

10.6 Not a Joint Venture

Nothing in the Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, association of any kind or agent and

principal relationship between the parties. Each party shall be deemed an independent contractor acting toward the expected mutual benefits. No party, unless otherwise specifically provided for herein, has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon the other party to the Agreement.

SECTION 11. EXECUTION.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

BY CITY OF AMES

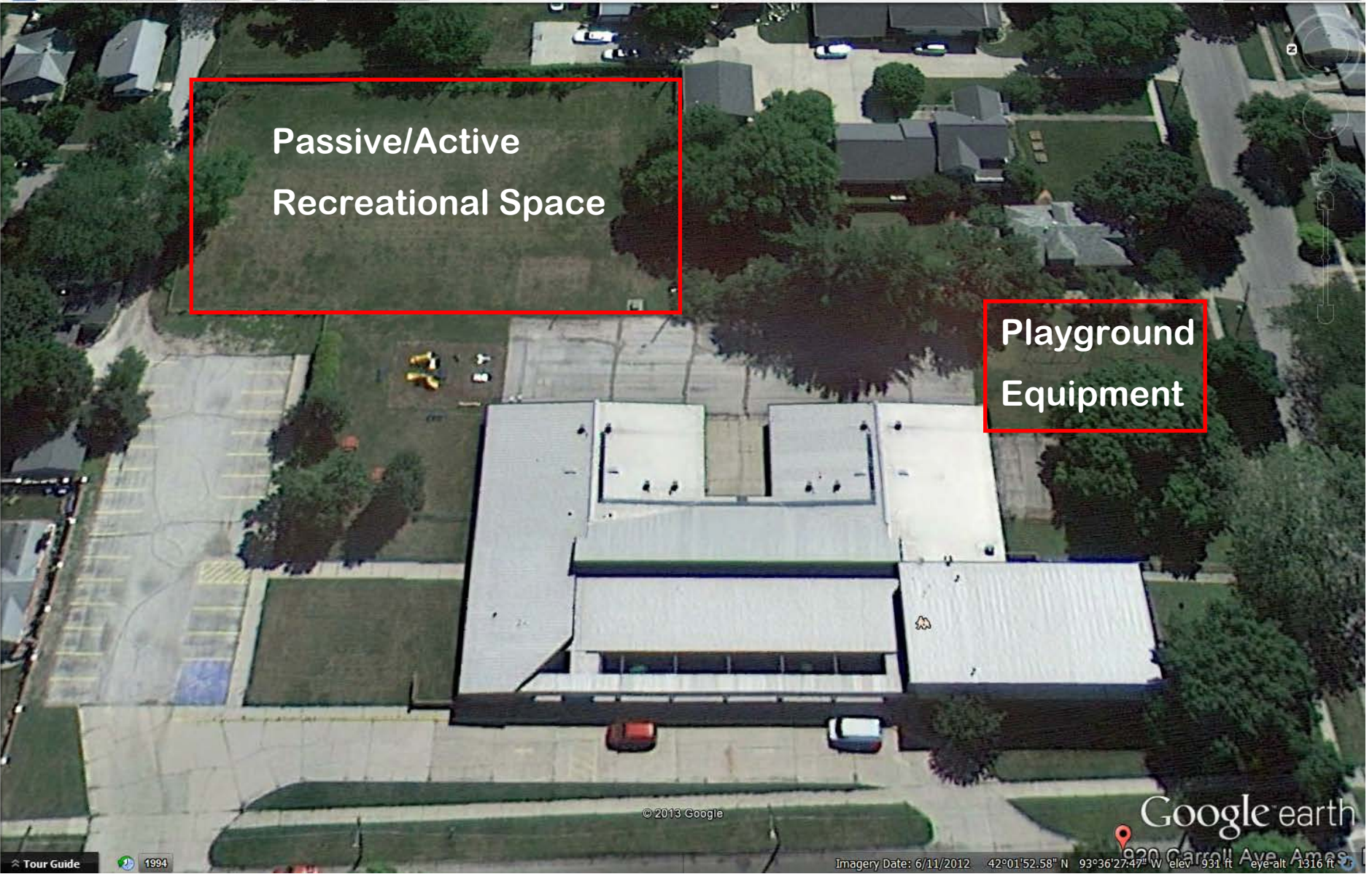
By: _____
Mayor Date

Attest: _____
City Clerk Date

BY AMES COMMUNITY PRESCHOOL CENTER

Name Date

Name Date



Passive/Active
Recreational Space

This is an aerial photograph of a school campus. A large, rectangular grassy area is outlined in red and labeled 'Passive/Active Recreational Space'. To the right of this area, a smaller section of the yard contains yellow and black playground equipment, also outlined in red and labeled 'Playground Equipment'. The school building, with its grey roof and dark walls, is situated in the lower center of the image. To the left of the building is a paved parking lot with several yellow-painted spaces. The surrounding area includes residential houses, trees, and a street. The Google Earth interface is visible at the bottom, showing the address '920 Carroll Ave Ames, IA' and various coordinates and dates.

Playground
Equipment

© 2013 Google

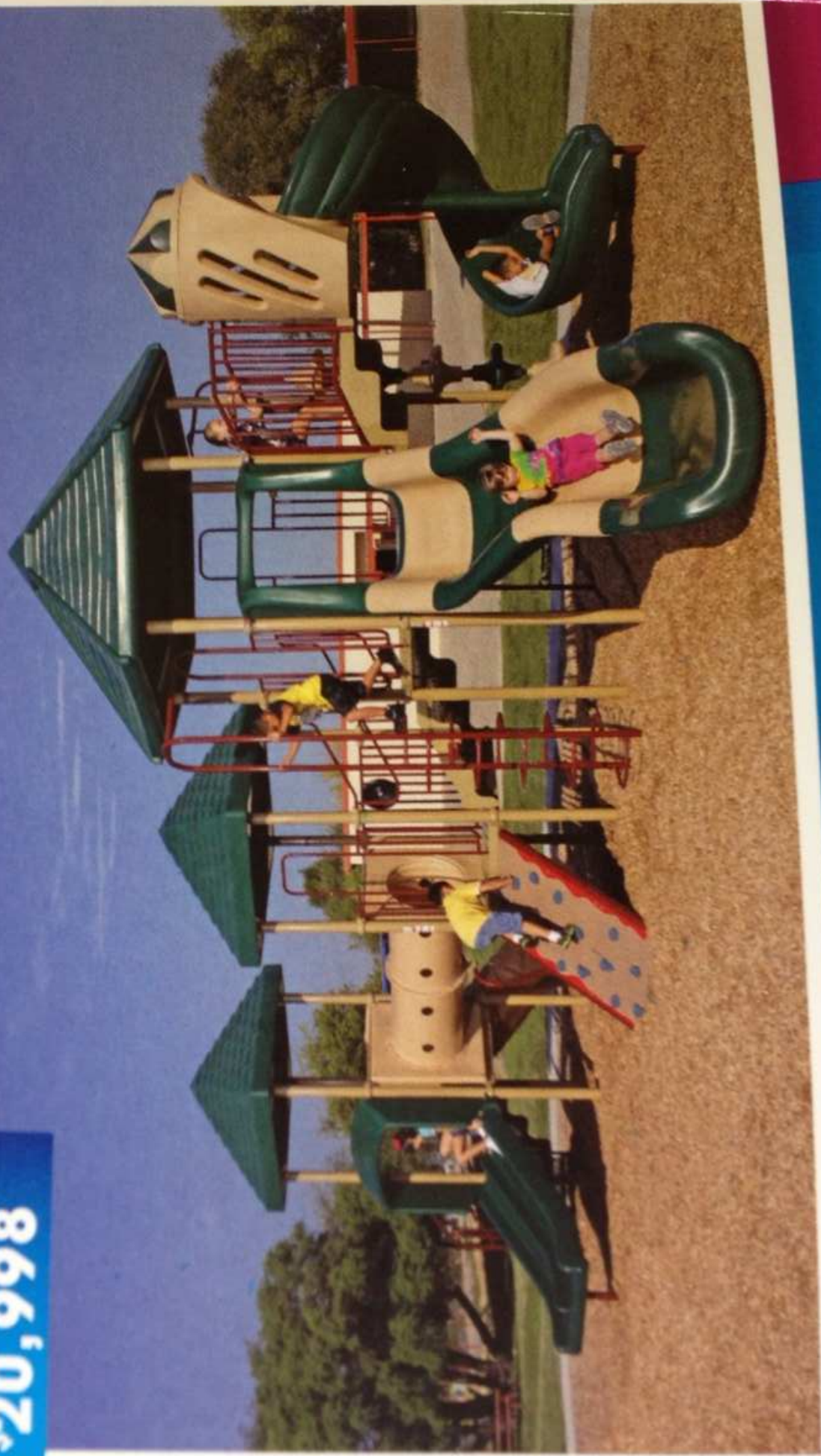
Google earth

920 Carroll Ave Ames, IA

Imagery Date: 6/11/2012 42°01'52.58" N 93°36'27.47" W elev 931 ft eye alt 1316 ft

Tour Guide 1994

SALE PRICE
\$20,998



Staff Report

**Request to Initiate a Land Use Policy Plan (LUPP) Amendment
for 205 S. Wilmoth Avenue**

September 24, 2013

BACKGROUND

The City Council referred a letter from Charles Vatterott, representing Breckenridge Ames Iowa, LLC, concerning the former middle school athletic field site at 205 S. Wilmoth Avenue. (See Attachment 1) The request seeks to change the Land Use Policy Plan designation of the site from Low Density Residential (RL) to Medium Density Residential (RM). The request also notes that while the RM classification is desired by the applicant, due to the existing lot configuration and surrounding land uses, there could be an opportunity to discuss a limited amount of Highway Oriented Commercial adjacent to the Lincoln Way frontage if Council would prefer.

The 8.3 acre parcel at 205 S. Wilmoth Avenue is currently designated as Low Density Residential on the LUPP map (See Attachment 2), and is zoned S-GA (Government/Airport District). While addressed from Wilmoth, the site has an almost equal amount (430 feet) of street frontage along Lincoln Way as it does along Wilmoth. The site abuts three parcels to the northeast that are also designated as Low Density, however they are zoned High Density Residential. Further to the northeast there are additional properties designated and zoned High Density Residential with frontage along Lincoln Way. The site abuts low density zoned development to the east, west and south. The parcel also abuts a Wendy's restaurant at the northwest corner of the site, which is designated and zoned as Highway Oriented Commercial. To the north of the site across Lincoln Way there is a split of Highway Oriented Commercial and Low Density Residential zoned land.

This report provides background information to assist the City Council in making the following decisions:

1. Whether to give formal consideration to this request for a land use change and allow the applicant to submit a LUPP Amendment application; and,
2. If City Council decides the request merits further consideration through a formal application, the Council must then determine whether the application will be processed as a Major or Minor Amendment to the Land Use Policy Plan.

Project Background

Breckenridge has approached the City to develop/redevelop a total of three parcels of land located at 205 S. Wilmoth Avenue, 321 State Avenue, and 601 State Avenue, respectively. The three properties are currently designated as Low Density Residential or Village/Suburban Residential and all three are zoned Special-Government/Airport (S-G/A). The development concept articulated by the applicant is for a new student

housing rental development that differs from traditional apartment type student housing developments. The concept has been for small individual buildings rather than a development of larger apartment buildings. Development of the properties would first require a rezoning to allow for development consistent with an underlying land use designation.

In March 2013, rezoning applications were submitted for two of the three parcels of land owned by Breckenridge. **The subject Wilmoth property (referenced as the north parcel herein) was not included in the rezoning requests in March as it is viewed as a potential later phase by the applicant.** The first request for rezoning was for 10.8 acres at 321 State Avenue, which is the site of the former Ames Middle School (referred to herein as the middle parcel). That request is to change the zoning designation from S-GA (Special-Government/Airport) to RL (Low-Density Residential) consistent with the current LUPP designation. The second parcel is an undeveloped 28.9 acre site at 601 State Avenue (referred to herein as the south parcel). That request is to change the zoning designation from S-GA to FS-RM (Floating Suburban Residential Medium Density) consistent with the underlying LUPP land use designation.

In response to the applicant's request to initiate a rezoning of the middle and south parcels, the City Council determined a Master Plan was needed to accompany the rezoning request. **City Council directed the applicant to consider a number of concerns related to development of all of the properties and specifically asked that the subject north parcel be included in a Master Plan, even though it had not yet been requested to be rezoned.** See Attachment 3 for a list of zoning code requirements and Council requested Master Plan conditions. Council also recommended that staff work to facilitate a discussion with the neighborhood and the applicant to discuss concerns for the development sites and the integration of the proposed rental development into the neighborhood.

The applicant agreed to series of facilitated neighborhood meetings with Iowa State University representatives and the College Creek/Old Ames Middle School Neighborhood Association representatives in an effort to identify community issues and concerns in relation to the proposed development. A series of three meetings were held in June and July, with a final Neighborhood Association meeting in August to present a collective master plan concept to the neighborhood and the general public. The discussions with ISU and the neighborhood representatives encompassed many concerns and issues for the sites including such items as: land use, density, storm water and utilities, impacts to the surrounding neighborhood, quality of life concerns, on-site amenities, traffic, parking, lighting, and safety. As part of the neighborhood meeting process staff facilitated discussion of the various interests and provided assistance on understanding the various types of permits and development review required prior to approval, beyond just the master planning process.

During the outreach process the applicant presented a development concept on the subject north parcel based upon the maximum density allowed by the underlying low density residential land use designation. However, since that time the applicant is now

requesting a LUPP change to medium density for the north parcel, but is continuing to formalize the application for the Master Plan for the middle and south parcels. The submittal of the Master Plan for the middle and south parcels would then complete the application requirements for two pending rezoning requests. When the rezoning applications are deemed complete; staff will review and process the rezoning requests for the middle and south parcels, pending any future applications for the north parcel.

LUPP Amendment Considerations For The North Parcel:

The first consideration for Council is to determine if the request for a Map Amendment should be given formal consent to proceed with an LUPP amendment application at this time. **City Council may decide that it does not have an interest in reviewing a proposed amendment at this time and choose to not initiate the request or it may allow for an LUPP amendment application to be submitted for formal review.**

The context of the site creates potential competing interests for the City in respect to its land use goals and the request to change land use designations. In considering whether to pursue a potential amendment, the City Council should weigh issues at the basic level of land needs, housing needs, site opportunities, and general compatibility. Some of these same issues also have a relationship to the second consideration of what is the appropriate amendment process.

The subject north parcel was included within the citywide Land Use Policy Plan map amendment study for assigning government land a land use designation for future reuse. The City Council adopted a resolution changing this site from government use to low density residential on February 26, 2008. At that time there was a discussion about the desirability of range of uses for this site as commercial, high density, and low density residential. **The alternative approved by City Council was to designate the site for low density residential in response to a general interest to provide for more single-family home development opportunities in support of the neighborhood and school district interests.**

The current Low Density Residential designation allows for the site to be developed with single-family residential uses to a maximum density of 7.26 dwellings units per net acre. Low density does not allow for use of a site with multi-family building types. Development of the site would require a rezoning and subdivision review. The current land use designation is generally in line with the surrounding neighborhood land use designations on approximately three sides, noting however, there is a small area of high density and highway oriented commercial land use areas abutting the subject property to the northwest and northeast fronting along Lincoln Way.

The applicant's request for Medium Density would introduce a potentially greater variety of housing types and at a higher density of housing units compared to low density. That is not to say a change could not be warranted based on the land use areas to the north and east, and the frontage of the lot on Lincoln Way as a transitional designation into a lower density neighborhood. With a designation of the LUPP to Medium Density

allowable uses would include single family, two family, and multiple family with a minimum density of 7.26 dwelling units per acre to a maximum density of 22.31 dwelling units per acre. Development of the site would require a rezoning and either subdivision review or site plan review depending on the development types proposed in the future.

Additionally, the applicant indicates that a portion of the site could be used for commercial uses. This would logically be the area fronting upon Lincoln Way and staff estimates that it may range in size one to three acres in area based upon the needed depth of the site area and its usability. Development on a portion of the site near Lincoln Way would not be intrusive to the surroundings as it is likely that it would not directly interface with single family-homes. Considering the whole site (8 acres) for commercial would allow for a large shopping center to be built and extend back towards the existing single-family homes to the south, west, and east. Within the discussion of commercial uses, the site could appropriately include mixed-use within a commercial area along Lincoln Way. Development of commercial uses would require a rezoning and site plan review.

The second consideration tonight is that if Council finds that this request should proceed, then it must determine if the application should be a minor amendment or a major amendment. Any proposed change to the LUPP map designations is subject to the amendment process and considerations adopted by the City Council. This process describes two types of amendments (major and minor) and includes criteria for the City Council to use to determine which type is requested. The full text of the process and the consideration for LUPP amendments can be found in Appendix C of the LUPP and at <http://www.cityofames.org/modules/showdocument.aspx?documentid=6625>.

II. AMENDMENT TYPES

Amendments of the LUPP are defined as major or minor, more specifically defined as follows:

1. **Major Amendments.** These include any amendment that is either a *change* to current goals and policies, or that is *inconsistent* with current goals and policies.
2. **Minor Amendments.** These include changes determined by the Council to be of minor consequence. Examples might include:
 - a. Shifting the boundary of a land use designation to account for existing site conditions and/or lot configurations.
 - b. Changing a land use designation to a related type of land use designation, as follows:
 - i. Residential to next level intensity residential.
 - ii. Non-neighborhood commercial to another type of commercial.
 - iii. Commercial node to another type of commercial node.
 - iv. Industrial to next level intensity industrial.
 - v. Any change which the Council determines necessary to address an immediate public need or to provide broad public benefit, and which is determined by the City Council to further the current vision, goals and objectives of the Land Use Policy Plan.

The determination of whether the amendment is major or minor is important in determining the process for seeking approval. A major amendment has a greater public input process than does a minor amendment. Following the determination of whether it is a major or minor amendment, the City Council may choose to either consider the amendment immediately, or else to defer any action on the proposed amendment until the next scheduled review of the entire LUPP.

To determine whether the proposed change is a major or a minor amendment to the Land Use Policy Plan, the City Council should consider whether the proposal is a change to or is inconsistent with current goals and policies. **Pertinent LUPP Goals stated under *Goals for a New Vision* beginning on pg. 18 of the Plan are included in Attachment 4.** The goals relate to management of growth, availability of sufficient land resources and compatibility, sense of place and identity with healthy, safe, and attractive environments, efficient growth patterns and development of infill areas, increasing housing opportunities, and transportation demands.

Staff would note the applicant has recently worked through a neighborhood outreach effort for the rezoning Master Plan process that is similar to the LUPP major amendment public input process. The rezoning Master Plan process allowed for a discussion of the north parcel regarding neighborhood interests and issues related to development of the site. The plan for the north parcel has undoubtedly changed with this current LUPP amendment request since the time of the Master Plan process where an RL plan was presented. However, many of the same public concerns and issues that were presented for the Master Plan will be of concern for any land use designation. While this is not to say it replaces the public comment need if Council feels this request should be processed as a Major LUPP Amendment, there is however, a greater awareness at this point of the community desires for the property than typically seen in a Land Use Policy Plan Amendment initiation request.

Staff Comments:

The City has a stated interest of providing for a range of housing types citywide while also conserving existing neighborhoods. The City looks for infill opportunities and design compatibility of new development in meeting its broad goals and interests. There is a demand in Ames for both of the basic residential land use types of single-family and multi-family, including student housing and workforce housing. The desirability of this location for either use should be weighed against its appropriateness at this location as well as its relationship to other available sites in the City.

The City has a known need for single-family home sites and if the City Council desires only single-family home sites at this location, then it should not initiate the request. However, staff believes that this site has many attributes (e.g. arterial frontage, bus service, overall size) that may support different uses as well. If the City Council concurs, then the request for the land use change should proceed as a formal application.

Staff believes if the amendment proceeds that it should require consideration of commercial uses as part of the site, not just medium-density residential uses. Specifically, it should include consideration of neighborhood commercial uses and not just highway oriented commercial uses. Considering mixed use as part of a commercial development component may also be appropriate. In this case neighborhood commercial, with or without mixed use, would be more about the intent of the scale and design of a site than the range of commercial uses that would be allowed.

In regards to the appropriate amendment process, City Council may find that the proposal is generally consistent with the adopted goals and objectives of the Land Use Policy Plan and the request is an example of a minor change based on the one step increase in density and the site's context. Additionally, there has been prior outreach that has identified many neighborhood concerns for the area and this site. If this is the case, Council should determine the amendment proceed as a minor amendment.

If Council determines that the proposed amendment may not be consistent with the goals and policies of the LUPP and the request is not an example of minor amendment because of range of uses that may occur on the site, it should designate the proposal proceed as a major amendment.

Attachment 1
Request Letter



August 22, 2013

Mayor & City Council
City of Ames
515 Clark Avenue
Ames, Iowa 50010

RE: Request to Amend the Map and Text for the Land Use Policy Plan from RL to RM for the Parcel at 205 S. Wilmoth Avenue

Mayor & City Council:

Breckenridge Land Development is requesting a map change for the parcel at 205 S. Wilmoth Avenue from RL to RM. We have attached the plat of survey of the parcel for your review. We believe this is a minor amendment to the Land Use Policy Plan as outlined in Appendix C of the LUPP (attached). Our understanding from Staff is a minor amendment is appropriate for a single step in the change of the land use.

Our reasons for the change are the site is directly adjacent to a Major Arterial Street (Lincoln Way), adjacent to Highway Oriented Commercial (HOC), and to existing residential that is zoning Residential High Density (RH). While Breckenridge is preferring the RM classification we would be agreeable to discuss limited HOC for the property adjacent to Lincoln Way.

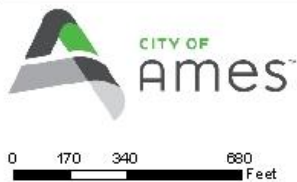
We look forward to discussing this proposal with you at the Council Meeting on August 27th.

Sincerely,

Charlie Vatterott
Breckenridge Ames Iowa, L.L.C.

cc: Kelly Diekmann, Planning Director, City of Ames Planning and Housing Department
Brian Torresi, Attorney

**Attachment 2
Existing LUPP Map**



**Existing LUPP Map
205 S. Wilmoth Avenue**

Attachment 3 Master Plan Requirements/Conditions

COA Code Requirements of Master Plan(Section 29.1507(4))

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type
- h. Pattern of arterial streets and trails and off-site transportation connections
- i. For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area
- j. For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

City Council Conditions of Master Plan (April 9, 2013 Meeting)

- a. The RL zoning designation states, ***“This zone is intended to accommodate primarily single-family dwellings, while accommodating certain existing two-family dwellings and other uses customarily found in low-density residential areas.”*** A large number of single-family homes on a single lot is not a use customarily found in low density residential areas. **The City Council may wish to condition, at least for the middle RL parcels, that only one home be placed on each lot.** This would require the property to be platted as a traditional subdivision, providing each lot with frontage on a street, public utilities and off-street parking. This requirement would still allow for the individual homes to be rented, as envisioned by the owner. It would also allow the integration of this development into the fabric of the adjoining neighborhoods and the community. For the south parcel, it is typical to see multiple apartment buildings on a single lot in an FS-RM area so this issue is not as important there.

If the City Council chose to allow multiple single-family homes on a single lot, then the Council should consider, as a condition of rezoning, that a Major Site Development Plan be submitted and approved prior to construction. This would be similar to the process for allowing apartment buildings in the FS-RM zone.

This would allow staff and the Council to review specific features such as building separation, parking location, landscaping, and buffering.

- b. Descriptions of buffering and security. These should be physical design features that can be expected to be incorporated into the site and building designs, rather than employment of personnel which may be diminished over time.
- c. As part of the Master Plan, the City Council may wish to see a street connection of Tripp Street from Wilmoth Avenue to State Avenue. Such interconnectivity of residential neighborhoods is a consistent expectation of the City Council in reviewing other developments.
- d. As part of the Master Plan, the owner should identify the natural resources of the site, such as the flood plain, Greenway and Environmentally Sensitive Lands of the LUPP, conservation easements. Further, the owner should provide information as to how these resources will be protected as part of the project.
- e. As part of the Master Plan, the owner should identify any common facilities, such as open spaces or amenity buildings.
- f. As part of the Master Plan, the City Council can ask that all three properties be included. Although a rezoning is sought only for the middle and south parcels at this time, it is the owner's expressed expectation that the north parcel would be a later phase.
- g. Items listed as part of the letter submitted from Iowa State University dated April 4, 2013:
 - 1. Impact on adjacent agricultural plot and field work, require adequate fencing
 - 2. Light pollution on adjacent experimental field plots
 - 3. College Creek watershed impact and downstream water management.
 - 4. Portions of State Street are in institutional road. Responsibility for funding road improvements. Who will pay for widening, signalization other possible improvements?
 - 5. This project may require traffic signalization or construction of a roundabout at State Street and Mortensen to safely manage traffic.
 - 6. Adequate parking in the area.
 - 7. CyRide cost increases for bus service. ISU and students fund ~70% of CyRide operations. Where will financial support come from for expanded service?
 - 8. Impact on Arboretum and Cross County Track on east side of State Street.
 - 9. Walking and bicycle paths from the housing area to campus and retail and residential development to the west.
 - 10. Impact on ISU recreations are to east.

11. Law enforcement and fire protection impact.
 12. Campustown revitalization is higher priority for resource commitments and may be a better location for expanded student housing.
 13. Long term ISU enrollment trend. Is housing of this type needed and can it be converted to other uses if there are changes in enrollment trends?
 14. Impact on residential neighborhood and housing that many of our younger faculty and staff occupy. The neighborhood is opposed to the project.
- h. As part of the Master Plan, the City council asked that the plan include the equivalency of subdividing the property so that every building is on a separate lot and meets all City requirements.

Attachment 4

Pertinent LUPP Goals

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Goal No. 7. It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

Staff Report

ISU Research Park Expansion Urban Fringe Plan Amendment

September 24, 2013

BACKGROUND

At its September 17, 2013 meeting, the City Council referred a letter from Mr. Steven Carter, Director of Iowa State University Research Park Corporation, requesting the City Council initiate the process to amend the Ames Urban Fringe Plan in preparation for an upcoming annexation request. (Attachment 1) The Research Park has identified approximately 200 acres of land for expansion to the south of its current location. **Part of the expansion area is shown in Ames Urban Fringe Plan as Planned Industrial; however, the majority of the area is shown as Industrial Reserve/Research Park. Based upon the requirements of the Ames Urban Fringe Plan, the Industrial Reserve designated area must be changed to an Urban Service designation, such as Planned Industrial, prior to considering the site for annexation.**

The Ames Urban Fringe Plan (Plan) includes a Joint and Cooperative Agreement (also known as a 28E Agreement) that was signed in 2011 by City of Ames, Story County, and the City of Gilbert as signatories to the 2006 adopted Plan. The Plan and the 28E agreement outline the process for reviewing development approvals, annexations, and for amendments in the two-mile fringe area of the Plan. The Plan includes three land use categories know as Urban Service Area, Rural/Urban Transition Area, and Rural Service and Agricultural Conservation Area. Of interest in this case is relationship of the Plan to the process of annexation. The City may annex any land within an Urban Service Area without an amendment to the Plan or approval of other agencies. Annexation of any other area of the Plan or a change in its intended use requires an amendment to the Plan. In addition to the City of Ames consideration of the change the other agencies may also consider its appropriateness. If the Council decides to process this request, Story County will independently review the proposed amendment and make its own determination. The City of Gilbert is unaffected by the proposed change and does not need to participate in the amendment process.

An amendment to the Ames Urban Fringe Plan is to be processed the same as a Land Use Policy Plan Amendment. The 28E agreement identifies that a governing body must initiate the process by its own interest or in response to a property owner request. **This requires that City Council determine if the request to amend the Plan should proceed as a formal application at this time and to begin notice and coordination with Story County. Amending the Ames Urban Fringe Plan would be the first step of many in considering expansion of the Research Park. Expansion will require development approvals consisting of Annexation, Land Use Policy Plan Amendment, Rezoning, Subdivision, and Minor Site Plan reviews.**

Staff Comments:

The Ames Urban Fringe Plan identifies this area as a planned expansion of the City and for the purpose of industrial development. At the time the 2006 Plan was prepared the area was labeled as “transitional” due to the unknown timing of a need for an expansion of industrial uses. Based on the current interest of the Research Park to expand due to lack of available space and the commitment of the State of Iowa to Iowa State University to fund construction of a building in the Research Park, it appears the time and need for expansion has arrived. **If the City Council wishes to proceed with this first step in the process of considering the expansion of the Research Park, it should grant the request to submit an application for amendment of the Ames Urban Fringe Plan.**

Alternatively, Council could turn down the request if it does not believe the timing for considering an expansion is appropriate.

Attachment 1
Request Letter



Iowa State University Research Park Corporation
2711 South Loop Drive, Suite 4050
Ames, Iowa 50010-8648

September 13, 2013

Mayor and City Council
City of Ames
515 Clark Avenue
Ames, Iowa 50010

RE: Request for Map Change to the Ames Urban Fringe Plan

Mayor and City Council:

The Iowa State University Research Park would like the Council to direct the Staff to begin a change to the Land Use Framework Map of the Ames Urban Fringe Plan for the area proposed for expansion of the Research Park. The area is currently designated "*Rural Urban Transition Area - Planned Industrial/Research Park*". For the area to be rezoned the area needs to be designated "*Urban Service Area - Planned Industrial*". Attached is a map showing the portion of the Land Use Framework Map that needs to be changed.

The Research Park owns one of the properties in the mapped area. The other parcels are owned by the Iowa State Foundation and the Hunziker Family. Those entities are cooperating with the expansion of the Research Park.

An annexation request for the area will be forthcoming in the near future. However, we would like this process to begin prior to annexation so the property can be rezoned promptly once it is annexed.

Sincerely,



Steve Carter
Iowa State University Research Park

cc: Kelly Diekmann, Planning Director, City of Ames
Bob Kindred, Assistant City Manager, City of Ames