

**AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
DECEMBER 10, 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.

RECOGNITION:

1. Recognition of Ames High School Football Team, Girl's Swim Team, Fall Cheer Squad, and Girl's Cross Country Team

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

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of November 26, 2013
4. Motion approving Report of Contract Change Orders for November 16-30, 2013
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor & Outdoor Service – The Café, 2616 Northridge Parkway
 - b. Class C Liquor & Outdoor Service – Thumbs Bar, 2816 West Street
 - c. Class C Liquor – Tip Top Lounge, 201 East Lincoln Way
 - d. Class C Beer – Swift Stop #6, 125 6th Street
 - e. Class C Beer – Swift Stop #7, 2700 Lincoln Way
 - f. Class C Liquor & Outdoor Service – Aunt Maude's, 543-547 Main Street
6. Resolution approving Airport Improvements Plan required by the Federal Aviation Administration
7. Resolution approving 2013/14 Funding Contract with Ames International Partner Cities Association (AIPCA)
8. Resolution approving Primary Rate Interface Telephone Service Agreement with Century Link
9. Resolution approving Line Volume Plan Agreement with Century Link
10. Resolution approving Internet Service Agreement with Century Link
11. Resolution approving Certificate of Consistency with City's 2009-2014 CDBG Consolidated Plan on behalf of Youth and Shelter Services, Inc.
12. Resolution proposing vacation of open space easement and storm water flowage easement at 3910 Maricopa Drive and setting December 17, 2013, as date of public hearing
13. Resolution awarding contract for three Police Interceptor Sedans to Ames Ford Lincoln of Ames, Iowa, in the total amount of \$74,589
14. Resolution rejecting all bids for Coal Yard Wheel Loader and approving continued use of the existing Wheel Loader (2010 John Deere 624K) at the Power Plant's coal yard, resulting in a diminished or foregone buyback guarantee
15. Resolution approving change order to Professional Engineering Services with CDA for Grant Avenue Paving and Utility Design Project in an amount not to exceed \$41,775

16. Resolution approving Change Order No. 31 for the CyRide Bus Facility Expansion Project Construction
17. Resolution accepting completion of Maintenance Facility Energy Efficiency Project - HVAC Improvements
18. Resolution accepting completion of Unit 8 Generator Repairs/Re-Wedging Stator Project
19. Resolution approving Plat of Survey for 2410-2428 Lincoln Way and 114 Welch Avenue and 107-111 Stanton Avenue (Kingland Property)
20. Resolution approving Plat of Survey with easements for 505 South Duff Avenue
21. Resolution approving Plat of Survey for 2712 and 2716 Aspen Road

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:

22. Staff Report on South Duff Access Study
23. Resolution setting date of public hearings on vacation and conveyance of Hutchison right-of-way to 1311 Georgia Avenue and 1401 Georgia Avenue

HEARINGS:

24. Hearing on Spring 2014 Unit 8 Boiler Repairs:
 - a. Resolution approving final plans and specifications and awarding contract to ProEnergy Services, LLC, of Sedalia, Missouri, in the amount of \$331,069.50, plus applicable sales taxes
25. Kingland Systems:
 - a. Hearing on Campustown Tax Increment Financing Development Agreement:
 - i. Resolution approving Agreement

PLANNING & HOUSING:

26. Resolution approving/motion denying amendment to Planned Residence District (PRD) Plan for Westwood Village for properties located at 145 Marshall Avenue and 306 Hickory Drive

FIRE:

27. Presentation of local amendments to International Building Codes:
 - a. Motion setting date of public hearing for January 14, 2014
28. Fire Alarm System Retrofitting:
 - a. Motion directing staff to draft an ordinance eliminating Sections 13.403(1c) and 13.802(5) of the Rental Housing Code

ADMINISTRATION:

29. Staff update on FY 2013/14 funding for VEISHEA, Inc.:
 - a. Motion directing staff to prepare a contract in the amount of \$8,000 for pancake feed with a stipulation regarding per-person charge
30. ASSET:
 - a. Motion approving funding allocation

31. Flood Mitigation Strategy:
 - a. Motion providing direction to staff

ORDINANCES:

32. Second passage of ordinance rezoning 3333 Stange Road with north portion of parcel from Agricultural (A) to Suburban Low-Density Residential (FS-RL) and south portion of parcel from Agricultural (A) to Suburban Medium-Density Residential (FS-RM)
33. Second passage of ordinance making zoning text amendment to allow clubhouses in Residential High-Density Zone
34. Third passage and adoption of ORDINANCE NO. 4164 creating Campustown Tax Increment Financing District
35. Third passage and adoption of ORDINANCE NO. 4165 to exempt from the Campustown Service Center Zoning District the step-back standard for commercial buildings of three stories or fewer

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*.**

REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 26, 2013

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 7:00 p.m. on the 26th day of November, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue. City Council members present were Jeremy Davis, Matthew Goodman, Peter Orazem, Victoria Szopinski, and Tom Wacha. Council Member Jami Larson and *Ex officio* Member Alexandria Harvey were absent.

Mayor Campbell announced that the Council would be working from an Amended Agenda. A 5-Day (December 7 - 11, 2013) Class C Liquor License for Olde Main Brewing at Reiman Gardens had been added under Permits, Petitions, and Communications..

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of November 12, 2013, and Special Meeting of November 13, 2013
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for November 1-15, 2013
5. Motion setting January 28, 2014, and February 25, 2014, at 6:30 p.m. as Conference Board meeting dates
6. RESOLUTION NO. 13-526 accepting Abstract of Votes for November 5, 2013, Regular City Election
7. RESOLUTION NO. 13-527 approving contract with Wellmark for administrative and claims processing services for Flexible Spending Account (FSA) Program effective January 1, 2014
8. RESOLUTION NO. 13-528 approving preliminary plans and specifications for the 2013/14 CyRide Route Pavement Improvements Program #1; setting January 8, 2014, as the bid due date and January 14, 2014, as the date of public hearing
9. RESOLUTION NO. 13-529 approving contract and bond for Water Pollution Control Facility Blower Replacement Project
10. RESOLUTION NO. 13-530 approving Change Order No. 8 with A&P/Samuels Group for Library Renovation and Expansion Project
11. Roll Call Vote: 5-0. Resolutions/Motions declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: No one spoke during this time.

SPECIAL CLASS C LIQUOR LICENSE FOR CREATIVE SPIRITS AMES: Moved by Davis, seconded by Szopinski, to approve a new Special Class C Liquor License for Creative Spirits Ames, 4820 Mortensen Road, Suite 101.

Vote on Motion: 5-0. Motion declared carried unanimously.

TRANSFER OF LIQUOR LICENSE & OUTDOOR SERVICE FOR A.J'S ULTRA LOUNGE: Moved by Davis, seconded by Orazem, to approve the permanent transfer of the Class C Liquor License & Outdoor Service for AJ's Ultra Lounge from 2518 Lincoln Way to 2401 Chamberlain Street.

Vote on Motion: 5-0. Motion declared carried unanimously.

CLASS E LIQUOR LICENSE FOR AJ'S LIQUOR III: Moved by Goodman, seconded by Davis, to approve a Class E Liquor License for AJ's Liquor III, 2401 "A" Chamberlain Street. Vote on Motion: 5-0. Motion declared carried unanimously.

5-DAY CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING COMPANY: Moved by Davis, seconded by Orazem, to approve a 5-Day (December 7-11) Class C Liquor License for Olde Main Brewing Company at Reiman Gardens, 1407 University Boulevard. Vote on Motion: 5-0. Motion declared carried unanimously.

STORM WATER EASEMENT FROM STONE BROOKE HOMEOWNERS' ASSOCIATION: Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-531 accepting a Storm Water Easement from Stone Brooke Homeowners Association. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARINGS ON AMENDMENT TO MASTER PLAN AND MAJOR SITE DEVELOPMENT PLAN FOR LOT 79 OF RINGGENBERG PARK:: Planner Jeff Benson noted the three items on the Agenda that pertained to Lot 79 of Ringgenberg Park. He provided summaries for each of the items.

Master Plan. Mr. Benson advised that the property in question is located at the southwest corner of Cedar Lane and Oakwood Road. He reported that the City Council had approved a Master Plan for the subject property on June 11, 2013, that allowed 12 buildings (144 apartment dwelling units). A revised Master Plan had recently been proposed that would eliminate four of the apartment buildings and add a 50-unit Independent Senior Living Facility (for persons 55 years of age or older) at the northeast corner. The Senior Living Facility will require subsequent approval of a Special Use Permit by the Zoning Board of Adjustment if the Master Plan revisions are approved. In addition, three single-family home lots are proposed along Suncrest Drive as a part of the proposed Master Plan changes.

Mr. Benson advised that, although the proposed uses are permitted in the FS-RM Zoning District, the proposed changes require City Council approval of the revised Master Plan due to the reconfiguration of buildings and change in use. He also noted that all of the proposed changes to the Master Plan are within the eastern portion of the site; the western portion of the site is unchanged from the approved Master Plan. If the Master Plan amendment is approved, the actual number of dwelling units would increase from 144 to 149, and the net density would increase to 11.5/units/acre.

According to Planner Benson, staff had concluded that the revised Master Plan is consistent with the Suburban Residential Development Principles and Regulations, with the goals and objectives of the Land Use Policy Plan, and with the purpose of the Suburban Residential Zoning District. In addition, the Planning and Zoning Commission had recommended approval of the revised Master Plan on November 6, 2013.

Major Site Development Plan (MSDP). Planner Benson stated that a proposed Major Site Development Plan had been submitted for approval to allow the construction of five apartment buildings in the western portion of the site. According to Mr. Benson, that is the area where the Master Plan is unchanged so the MSDP may be approved regardless of what is done with the amended Master Plan.

It was pointed out by Mr. Benson that the MSDP presents a lot of detail about the proposed construction, including all the landscaping around the perimeter of the property. The proposed MSDP includes all of the landscape buffers on the north portion of Ringgenberg Park to be built with the first phase. Staff had determined that the landscape plan was consistent with the previously approved Master Plan as well as the proposed Amended Master Plan. In addition, the parking plan meets the criteria for approval.

Preliminary Plat. Per Planner Benson, the purpose of the Preliminary Plat is for the division of property into separate parcels and to plan for the streets, utilities, and other public improvements needed to support the proposed uses of the property. The Preliminary Plat submitted for the property in question divides the property into 12 lots and two outlots. Eight one-acre lots are for 12-unit apartment buildings, one 3.6-acre lot is for the Independent Senior Living Facility, three 0.3-acre lots are for single-family detached residences, and two outlots are for common open space. Mr. Benson advised that the proposed allocation of land uses is consistent with the proposed Master Plan.

According to Planner Benson, staff had concluded that the proposed Preliminary Plat was consistent with the goals and objectives of the Land Use Policy Plan relevant to this project and with the proposed Master Plan for the site. He advised that the Planning and Zoning Commission had recommended approval of the Preliminary Plat on November 6, 2013.

The hearings for the Master Plan and Major Site Development Plan were opened by Mayor Campbell.

Shane Wright, Real Estate Equities Development Company, 1400 Corporate Center Curve, Eagan, Minnesota, advised that the developers believe that they have a “perfect” scenario for the Village Cooperative (Independent Senior Living Facility) on the northeast section of Lot 79. The scenario works well because the neighborhood residents were involved from the very beginning in meetings with the developer and City staff. He said that many of the potential buyers of the dwelling units were also present at those meetings. The four components - the neighborhood, City, developers, and the buyers of the units - were all involved since the project was proposed at the site in question. Feedback from all components was valuable.

The hearings were closed after no one else came forward to speak.

Council Member Szopinski pointed out that the concerns of the neighbors formerly expressed over the Village Cooperative at a different location appeared to have been resolved. Mr. Wright explained changes that had been agreed upon in response to the neighbors’ requests and concerns. He added that there was a lot of follow-up discussion between the neighbors and developer.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-532 approving the amended Master Plan to allow four 12-unit apartment buildings to be replaced with 50-unit independent senior living facility.

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

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-533 approving the Major Site Development Plan to allow construction of five 12-unit apartment buildings.

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

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-534 approving the Preliminary Plat for Ringgenberg Park Subdivision, 4th Addition.

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

HEARING ON REZONING 3333 STANGE ROAD: Planning and Housing Director Kelly Diekmann provided an overview of the three items on the Agenda pertaining to the property at 3333 Stange Road. Director Diekmann advised that the property is comprised of 33 acres and currently zoned Agricultural. The applicant has requested to split the property into a south 12-acre lot with FSRM zoning and a north 21-acre site with FSRL zoning. A Master Plan has also been submitted to be approved. The Master Plan commits to two types of uses across the entire site: the north two-thirds of the site would be developed as a church and the south one-third would be a combination of units for a Senior Living Facility. The Master Plan further details the types of uses for Skilled Nursing, Independent Living, and possibly a Memory Care use on the southeast corner of the site as a future phase. There are no public road extensions through the site; however, there is a Plat with the project, so street and infrastructure improvements are required. Along with development of the site in question, Stange Road will be completed and include a multi-use path along the west side of Stange Road. A sidewalk will be installed along George Washington Carver.

Mr. Diekmann noted that, if this development is approved, it will complete the area around Somerset and Northridge; it is the last large parcel in the area. He advised that staff recommended approval of the two uses that fit well into the neighborhood and can be supported by the infrastructure. According to Mr. Diekmann, both of the proposed uses would be subject to Special Use Permit review by the Zoning Board of Adjustment.

At the inquiry of Council Member Goodman concerning parking, Director Diekmann replied that both uses will meet the requirements of the individual sites. There is nothing that precludes them from having shared parking, but in the meetings that staff had held with the applicants, they had indicated that the requirements would be met individually.

Mr. Diekmann answered the question of Council Member Szopinski stating that the Senior Living Facility would have a main driveway off of George Washington Carver, and the church would have its driveway off of Stange. There is no intent to have an access route off of Sheffield Avenue. The southeast corner of the site east of Sheffield is planned as a second phase of development; there is no lay-out for the memory care component of the project at this time.

Council Member Goodman asked what the density requirement was for the proposed uses. Director Diekmann responded by stating that neither of the uses had a density requirement.

The public hearing was opened by Mayor Campbell.

Gibb Wood, Managing Partner of Scenic Development, 10390 South Cottage Court, Olathe, Kansas, recalled that the Senior Housing project was originally planned to be built on the Athen property across the road from 3333 Stange. They had initially looked at the 3333 Stange location, but it had just been purchased by the Church. When issues occurred with the

annexation of the Athen property due to uncertainties with Xenia Rural Water, Scenic Development began looking at other sites. Mr. Wood said he contacted the pastor of the Church to see if there was any land available. He was told that there would be some land available. The Council was shown a conceptual drawing of the planned elevations. Mr. Gibbs said their goal is to keep the facility looking as residential as possible.

According to Mr. Wood, a traffic study was completed. The traffic to be generated by the Church and the Senior Living Facility is projected to be 75% less than that of single-family housing. The proposed project would provide 39 units of independent living, 34 units of assisted living, and a 38-bed skilled nursing facility. It will be a rental model designed for the middle-market.

Randy Abell, 2713 Northridge Circle, Ames, identified himself as the Pastor of Heartland Baptist Church. He advised that the Church had grown, and they wanted to expand their programs.

The Mayor closed the hearing after no one requested to speak.

Rezoning. Moved by Davis, seconded by Orazem, to pass on first reading an ordinance rezoning the north portion of the parcel at 3333 Stange Road from Agricultural (A) to Suburban Low-Density Residential (FS-RL) and south portion of parcel from Agricultural (A) to Suburban Medium-Density Residential (FS-RM).

Council Member Goodman shared that he believed the proposed uses were not the best use of the land in question; however, the land had been sold and the new owners had the right to develop the property as they are proposing. Council Member Wacha shared that this was a very difficult decision for him in light of the need that Ames has for single-family homes in the Ames School District. It was pointed out by Council Member Wacha that the Council had two opportunities from this meeting alone when there could have been single-family lots in the Ames School District, but it did not do that. He noted that he would be supporting the motion because the applicant owns the land and meets all the requirements to be allowed to develop the property in this way. He said he wished, however, that the Church could have found a location somewhere else in Ames. Council Member Goodman added that this is occurring because of the lack of expectation in terms of land that is existing in the Ames School District. Council Member Orazem pointed out that several single-family homes could be made available to families if the people moving into the Senior Living Facility currently live in Ames.

Roll Call Vote: 5-0. Motion declared carried unanimously.

Master Plan. Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-535 approving the Master Plan to allow the north lot to be developed as a church and the south lot to be developed as a continuing care retirement community.

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

Preliminary Plat. Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-536 approving the Preliminary Plat.

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

HEARING ON ZONING TEXT AMENDMENT TO ALLOW CLUBHOUSES IN RESIDENTIAL HIGH-DENSITY ZONE:

Director Diekmann advised that, in order to meet the direction of Council given to staff on September 10, 2013: to address clubhouses in the High-Density Residential Zone, as well as to clarify some of the existing regulations for recreation and accessory residential uses, staff proposed multiple amendments. The first category of amendments would add the definition of “clubhouse” to the Code, allow it as an accessory use to residential developments, and modify the zoning use and development standards accordingly. The second category of amendments would distinguish recreation and accessory functions of residential developments from principal Entertainment, Restaurant, and Recreation Trade commercial uses, and delineate commercial uses within the Residential High-Density Zoning District. According to Mr. Diekmann, the general allowance for Entertainment, Restaurant, and Recreation Trade uses in the High-Density Residential Zone is very broad and allows uses that staff believes are incompatible with the intent of the residential zone. Staff recommended limiting the range of use to restaurants, since recreational activities are now proposed as an accessory use. It was also being clarified that 5,000 square feet is allowed per development of each commercial use category of office, retail, and Entertainment, Restaurant, and Recreation Trade with additional square footage requiring a Major Site Plan approval.

Council Member Goodman asked if the clubhouse facility would be taxed as commercial or residential. Mr. Diekmann replied that he could not answer a taxation question.

Council Member Wachua asked if the proposed ordinance was modeled after an ordinance already adopted by another city. Director Diekmann stated that the proposed ordinance was not modeled after another city’s ordinance. He said that clubhouses were formerly allowed in residential areas of Ames with approval of a Special Use Permit, but at some point, the *Municipal Code* was changed to eliminate that provision.

Mr. Diekmann clarified, at the request of Council Member Orazem, that a bar per se would no longer be an allowed use in the High-Density Zone in a mixed-use building.

The hearing was opened by Mayor Campbell. Scott Renaud, FOX Engineering, advised that he was present representing the developers of Copper Beech. After no one else requested to speak, the hearing was closed.

Moved by Davis, seconded by Orazem, to pass on first reading an ordinance to allow clubhouses in the Residential High-Density Zone.

Roll Call Vote: 5-0. Motion declared carried unanimously.

VACATION OF PUBLIC UTILITY EASEMENT AT 2801 E. 13TH STREET: Mayor Campbell opened the public hearing and closed it after no one asked to speak.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-537 vacating the public utility easement and accepting a new easement at 2801 E. 13th Street..

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

MULTI-USE CONVENTION SPACE: City Manager Steve Schainker recalled that, at the Council’s last meeting (November 12, 2013), the Ames Convention & Visitors Bureau (ACVB) had presented its request for a Referendum that, if approved, would authorize the City to issue up to \$19 million in General Obligation Bonds to be used to partially fund the construction of a

new multi-purpose convention facility and renovation of the Scheman Building. He addressed several issues that staff felt would be of interest to the Ames voters, as follows:

1. Based on current year valuation, the increase in the property tax rate would be \$0.575/\$1,000 of taxable value or a 5.3% increase in the tax rate. The additional cost for the residential property class is estimated at \$30.35/\$100,000 of taxable valuation for residential and \$57.46 for commercial and industrial.
2. The new multi-purpose facility will be jointly owned by Iowa State University and the City of Ames. The renovated Scheman Building will continue to be owned by the University.
3. The University will assume the responsibility to manage the facility.
4. It is being recommended that a three-person policy committee be formed to deal with the major policy direction for the space.
5. The facility would include six rooms on the ground floor of the Scheman Building for community access, without charge and based on availability, for functions sponsored by non-profit organizations and the City.
6. The City's budget for Fiscal Year 2014/15 will be completed by the time the results of the bond issue would be known. The earliest date that the debt could be included in the City's budget would be for Fiscal Year 2015/16. If the project were to move forward sooner than that, the University's \$19 million share would need to be drawn down first.
7. The University intends to bring this matter to the Board of Regents at its February 2014 meeting so that the voters will know whether or not the University's share of the project financing (also \$19 million) will be committed.

City Manager Schainker emphasized that this type of facility will not generate enough money to cover its operating costs. It has been estimated that the annual deficit could be approximately \$230,000. However, if the Council decides to support the project, it is important that the City not assume the financial obligation. To address that issue, Iowa State University will be responsible for all finances related to the operations of the new facility, including any deficits. It is anticipated that the ACVB will enter into a separate agreement with the University to pledge its funds to offset any operating deficits at the new facility. The ACVB had projected that the new space will help generate sufficient additional Hotel/Motel Tax revenue from visitors to cover the annual operating deficits.

According to Mr. Schainker, if the Council approves placing this issue on a Referendum, the election would occur on March 4, 2014. The City's bond attorney has developed the language, which would be: "Shall the City of Ames, in Story County, Iowa, issue its bonds in an amount not exceeding \$19,000,000 for the purpose of paying one-half of the cost of constructing a multi-use convention facility located at the Iowa State University Center, to be jointly owned by the City and Iowa State University, and of renovating the Iowa State University Scheman Building?"

Mr. Schainker also told the Council members that if they wished to proceed with the Referendum, they should also provide direction to the staff as to how the cost of the proposed Election should be paid. The options presented were to: (1) paid by the ACVB or (2) paid for from the Available

Balance in the Hotel/Motel Fund Balance. The Election is estimated to cost approximately \$15,000; it has not been budgeted in the City's 2014/15 Budget.

Kevin Cook, 1403 Linden Drive, Ames, advised that he was speaking as President of the Ames Convention & Visitors Bureau Board of Directors. According to Mr. Cook, overnight visitors to Ames are a strong economic driver for the community, providing more than \$76 million in direct spending (food, lodging, shopping, entertainment, and transportation). He pointed out that, in addition to the economic impact visitors have on Ames, 5% of the Hotel/Motel Tax is set aside for the community grant program. In 2014, more than \$75,000 will be awarded to local organizations to fund a variety of local events and projects to improve the quality of life for Ames residents.

Matt Converse, 415-26th Street, Ames, identified himself as the Board Chairman of the Ames Economic Development Commission (AEDC). He said that the AEDC's mission is to organize and promote sound economic growth in Ames and Central Iowa by stimulating the expansion of existing industry and attracting new enterprises. The multi-use convention space would be beneficial to both existing industries and businesses looking to locate in Ames. It would be used for corporate meetings, shareholder meetings, industry conventions, trade shows, and enhancing continuing education opportunities.

Bronwyn Beatty-Hansen, 919 Grand Avenue, Ames, said that she serves on the Board of the ACVB. Since serving on the Board, she had seen how much of an impact the conference and convention business has on Ames. The proposed multi-use convention center and expansion of the Scheman Building is essential for bringing Ames into the 21st Century in terms of the conference business. It would allow Ames to compete once again in that arena.

Terry Stark, 63184 - 260th Street, Nevada, identified himself as the owner of Chocolaterie Stam in Downtown Ames. He said that he is the current President of the Main Street Cultural District and serves on Boards of Directors for the Octagon, Chamber of Commerce, and Convention & Visitors Bureau. He noted that if the Referendum passes and the project is completed, people will see their money going to great things in the community.

Stacy Dreyer, 104 Stanley Drive, Gilbert, identified herself as a community volunteer who has sat in on many meetings regarding the proposal for the new convention space. She said that she was very excited to learn how the proposal would benefit the community. Ms. Dreyer noted that Ames is currently limited in locations where larger events can be hosted. Also, community meeting space is a top need in Ames, and several meeting rooms for public use are planned for the new convention facility.

Mark North, 5722 Alta Vista Road, Ames, identified himself as the SMG Manager at the Iowa State Center. Mr. North named 23 groups who formerly held their conventions and/or conferences in Ames, but have moved elsewhere because of the lack of available space. Due to space restrictions, the Iowa State Center cannot pursue certain conferences/conventions because it does not have adequate space. Mr. North also read a letter from Tom Johnson, Executive Director of the Iowa Veterinary Medical Association (IVMA), who is a client of the Iowa State Center. In the letter Mr. Johnson explained that, although they had always held the spring and fall conference in Ames, the IVMA had outgrown the Scheman. Mr. North asked the City to seriously consider expanding its convention space.

Jeff Johnson, 3037 Evergreen Circle, Ames, expressed his strong support for expansion of the Scheman Building and additional convention space. He believes that Ames had always been a progressive city, and he personally felt that the City “was punished” by the Iowa Visions Fund in that other communities got what Ames already had. Since that appeared to be the way things were going to work, Ames needed to continue to take care of itself and be progressive. Mr. Johnson pointed out that, with the proposed multi-use convention center and expansion and updating of the Scheman Building, the City will have the opportunity to reclaim and attract events to Ames.

Randy Novak, 1424 Nebraska Avenue, Ames, identified himself as the Bureau Chief of the Fire Service Training Bureau located on the ISU Campus. Mr. Novak said the Bureau is a user of Scheman. During its annual Fire School, it has “maxed-out” the facility. The Fire Service Training Bureau and the Iowa Fire Services are supportive of the effort to add more convention space. He invited the Council to join them on February 15 and 16, 2013, to see how the space is used at the 90th Annual State Fire School. Over 1,000 fire fighters will be trained to provide life-saving services for the citizens of Iowa.

Jeff Iles, 3306 Stockbury Street, Ames, identified himself as a Professor of Horticulture at Iowa State University. He stated that the Shade Tree Short course brings approximately 600 people to Ames every February. Like the Fire Service, they have outgrown the Scheman. They need better convention space for exhibitors. Mr. Iles believes that any time you bring people to Ames for education, it is a good thing, and the proposal being presented would do that.

Brian Dieter, speaking as the Chair of the Board of the Ames Chamber of Commerce, noted that the Chamber’s mission is to provide its members services that strengthen the economic vitality in Ames and enhance the quality of life in the community. Approximately 700 members of the Chamber benefit from exposure, networking, and becoming part of a unified voice on business issues. The Chamber members look forward to serving the additional visitors that the expanded facility would attract. Local businesses would also benefit from using the facility as would the residents of Ames.

Dorothy Schumer, 5585 Arrasmith Trail, Ames, noted that she had been working with the Chamber of Commerce for a long time - before the Ames Convention & Visitors Bureau had been created. Ms. Schumer believes that expansion of the Scheman is the next step, and it needs to be done now.

John Grzywacz, 901 Park Circle, Huxley, advised that he owns a residence at 1315 Duff Avenue and leases a property for his business, CIT Signature Transportation Company, at 1501 East Lincoln Way in Ames. Speaking as a property tax payer and as a Board Member of the ACVB, support of the project being discussed really helps the vibrancy of his company. A lot of things happen in Ames, and those dollars filter into local businesses a little at a time. People may not see the overall impact of that; however, each dollar touches each business in the Ames community. It really makes a difference for small local businesses.

Moved by Szopinski, seconded by Goodman, to adopt RESOLUTION NO. 13-538 setting the date of the Special Election and issuance of General Obligation Bonds and approving the text of the public measure.

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

Decision on Financing Special Election Costs. City Manager Schainker provided two options: (1) ACVB reimburse the City for the election, and (2) City identify funds in its available balances. If the Council decides to go with the latter, Mr. Schainker recommended that it be directed to be paid for out of the available balance in the Hotel/Motel Tax Fund.

Moved by Davis, seconded by Wacha, to direct that the ACVB reimburse the City for the cost of the Special Election.

Julie Weeks, 2212 Ironwood Court, Ames, Executive Director of the ACVB, stated that it was the ACVB's preference that the City pay for the costs of the Election out of its Hotel/Motel Tax Fund. She added that the monies in that Fund actually come from the hotels in Ames.

Council Member Davis said that he made the motion because the initiative was coming from the ACVB.

Council Member Orazem noted that the City of Ames has benefitted from the operation of the Scheman Building for a very long time without paying for its construction.

Vote on Motion: 1-4. Voting aye: Davis. Voting nay: Goodman, Orazem, Szopinski, Wacha. Motion failed.

Moved by Orazem, seconded by Goodman, to pay the costs of the Election from the City's available balance in the Hotel/Motel Tax Fund.

Vote on Motion: 5-0. Motion declared carried unanimously.

LOCAL CONSIDERATION FOR LOCAL OWNERSHIP IN BIDDING OPPORTUNITIES:

Management Analyst Brian Phillips recalled that, at the March 26, 2013, City Council meeting, Casey Johnson, representing Ames Ford Lincoln, asked that the City implement a policy allowing local ownership of businesses to be considered in bids. The Council had directed staff to provide a report on the mechanisms for local consideration and how common local consideration language is across the State of Iowa.

Mr. Phillips noted the distinction between *consideration* and *preference*. He explained the City's current bidding policy and what is prescribed by the *Iowa Code*. It was noted by Mr. Phillips that *Iowa Code* does not allow for benefit to be given to a bidder based on geography for public improvement projects.

Examples of other Iowa cities with local consideration were given. There are also many cities in Iowa that do not offer local consideration in their bidding processes. Mr. Phillips also stated that City staff had evaluated 227 formal invitations to bid from FY 2012. He provided an illustration of the effect of various percentages of consideration that could be given to local vendors.

According to Mr. Phillips, staff is recommending that no changes be adopted to allow for local consideration in City bids. Data showed that even a modest local consideration policy could move substantial business to the local economy; however, City staff believed that providing local consideration beyond the City's existing policies presents several challenges. The City's policy is for open and competitive bidding opportunities, and City staff believes that provides the best possible cost for the materials and services purchased by the City. More extensive local consideration policies could create inconsistencies in implementation among the different City

departments. In addition, even a local consideration policy that affected only purchases made centrally by the Purchasing Division would require additional staff time to evaluate.

The Council was given the next steps by Mr. Phillips if it decided to proceed with a policy requiring local consideration.

Council Member Goodman pointed out that he favors offering some sort of local consideration for local ownership in bidding opportunities. He shared his belief that if you keep dollars local, they yield more dollars in the community.

Moved by Davis, seconded by Szopinski, to direct that no changes be adopted to allow for local consideration in City bids.

Council Member Wacha said that he believed staff's concerns can be dealt with.

Vote on Motion: 1-4. Voting aye: Davis. Voting nay: Goodman, Orazem, Szopinski, Wacha. Motion failed.

Moved by Orazem, seconded by Wacha, to direct staff to prepare modifications to the *Municipal Code* and the City's Purchasing Policies to require 1% local consideration.

Vote on Motion: 5-0. Motion declared carried unanimously.

The meeting recessed at 8:50 p.m. and reconvened at 8:57 p.m.

FLOOD MITIGATION ALTERNATIVES: John Dunn, Director of Water and Pollution Control, advised that staff was recommending a three-pronged approach for achieving the Council's goal of mitigating the impacts of flooding in the Ames Community. The three elements of the recommended course of action included: (1) undertaking conveyance improvements on the Squaw Creek and South Skunk River, (2) exploring regulatory changes to how the flood plain is managed, and (3) working through the Squaw Creek Watershed Management Authority to undertake long-term flood improvements higher up in the watershed.

Conveyance Improvements. The recommended conveyance improvements include two projects. The first project would be to reshape the Squaw Creek channel immediately upstream and downstream of the South Duff Avenue bridge crossing. As modeled by the consultants, this alternative would reduce the water surface elevation of the 1% annual chance flood (i.e., the "100-year flood") by two feet at South Duff Avenue. The benefit of the improvement would be less upstream of Duff Avenue. This alternative is believed to have a high likelihood of being eligible for FEMA grants. To begin moving forward on this element, staff recommended that \$85,000 be identified in the current year's budget to begin the application process for FEMA and other grants. The success of the grant applications would likely be known by December of 2014. Design work for the improvements could then occur during FY 15/16, with the construction permits from the Iowa DNR and Army Corps of Engineers being acquired on a parallel path. Construction then could most likely take place during FY 16/17. If the City is successful in obtaining FEMA funding, a 25% state/local match would be required. Staff recommends that the City's portion of these costs be shown in the Capital Improvements Plan as coming from general obligation bonds.

The second project involves the improvements to the U.S. Highway 30 bridge. The initial

response from FEMA was that this project would not be eligible for disaster mitigation funds. However, staff still intends to actively explore other grant opportunities for this project. The bridges were constructed in 1964, and at this time, are not on the Iowa Department of Transportation's (IDOT's) current five-year plan for replacement. Director Dunn offered the following options for undertaking and funding this mitigation project:

1. Request that IDOT accelerate the timing of the project.
2. Wait for the IDOT to advance the project on its own timeframe.
3. Seek IDOT or federal funding opportunities to help accelerate the improvements.
4. Offer to help partially fund the project to accelerate the timing.
5. Choose to fund the project entirely with local funds and proceed immediately.

Mr. Dunn told the Council that, at this time, staff was not recommending that the Highway 30 bridge be included in the City of Ames Capital Improvements Plan, and is also not recommending that any local funds be designated for this work. Instead, staff proposed to engage IDOT staff in discussions seeking to accelerate the timing for state and federal funds to undertake the project. The City Council, Ames Chamber of Commerce, and others may also wish to contact the Governor's Office, Iowa DOT administrators, and area legislators to see what options may exist for advancing the priority of the Highway 30 bridge replacement.

Floodplain Regulatory Controls. Staff proposed to hold a Council workshop on existing floodplain regulations and possible strategies to manage the flood plain differently to mitigate the impact of future flooding. This workshop could be held as early as February or March 2014 and could be held in conjunction with a discussion of the proposed Post-Construction Storm Water Ordinance.

Squaw Creek Watershed Management Authority (WMA). Director Dunn advised that the City of Ames is a founding member of the Squaw Creek Watershed Management Authority (WMA). The WMA is being administered through Story County, which was recently awarded a \$160,000 State grant to develop a strategic master plan for the watershed. With input from a WMA Technical Advisory Committee, the Board of Supervisors selected the firm of Emmons & Olivier Resources, Inc. (EOR), to prepare the master plan. Included in the scope of work is an assessment of the flood risks in the watershed, an assessment of options for reducing flood risk in the watershed, monitoring various flood risk activities in the watershed, education of residents in the watershed about flooding risks, and seeking funding for flood mitigation in the watershed. A number of public input and education activities are being planned; and EOR's work is scheduled for completion in September 2014.

City Manager Schainker advised that the Ames Flood Mitigation Study concluded that the most cost-effective physical mitigation measures involved improving the conveyance capacity of Squaw Creek. The staff's three-prong approach offers an opportunity to make immediate, meaningful improvements in the South Duff business corridor, where the highest dollar damage potential exists; while continuing to pursue other meaningful measures that cannot be accomplished in the near term.

Moved by Wacha, seconded by Orazem, to adopt a Resolution implementing the following flood mitigation strategy:

1. Include the Squaw Creek channel reshaping project (\$5,920,000) in the Capital

Improvements Plan update.

2. Engage the Iowa DOT in discussions to accelerate the Highway 30 bridge replacement.
3. Remain actively engaged in the Squaw Creek Watershed Management Authority, and support efforts to pursue additional flood mitigation measures higher up in the watershed through that entity.

Council Member Goodman offered his opinion that the beneficiaries of this are primarily businesses on South Duff who have taken risks. Those businesses were asked if they wanted to participate in FEMA grants to assist with projects that would mitigate flooding around their businesses. They said they did not want to participate and stated that they had private insurance to protect their businesses. Mr. Goodman said that he preferred to use the estimated \$6,000,000 to protect water and sewer lines, instead He did not see the strategy as yielding the desired results.

Vote on Motion: 3-2. Voting aye: Davis, Orazem, Wacha. Voting nay: Goodman, Szopinski. Motion failed.

City Manager Schainker said since the Strategy was voted down, the only other option was whether the council wanted to discuss floodplain regulations as a strategy. Those regulations would mainly pertain to new development.

Mayor Campbell asked Assistant City Manager Bob Kindred to speak about the progress of the Squaw Creek Watershed Management Authority. Mr. Kindred pointed out that the Management Authority recently received a grant of \$160,000 State grant to develop a strategic master plan for the Watershed. The Management Authority Board of Supervisors has selected Emmons & Olivier Resources to prepare the master plan.

Council Member Wacha said he was confused by the reasoning that two Council Members were not willing to spend money to help the community because a little more benefit will be given to some private property owners.

KINGLAND REDEVELOPMENT PROJECT: City Manager Schainker provided a summary of the previous discussions concerning use and design restrictions to be placed on the Kingland Systems Development in exchange for approval of a Tax-Increment Financing (TIF) rebates. Mr. Schainker explained the proposed compromise regarding use restrictions:

1. Until the amount of the TIF rebate to the developers equals \$2,064,530 or ten years after the first TIF rebate is received by Kingland, whichever comes first, the uses on the ground floor will be restricted to Retail Sales and Services and Entertainment, Restaurant, and Recreational Trade as defined in Article 5 of Chapter 29 of the municipal Code.
2. For ten years after the amount of the TIF rebate to the developers equals \$1,064,530 or ten years after the first TIF rebate is received by Kingland, whichever comes first, the uses on the ground floor for at least 17,244 square feet of the lease-able space will be restricted to Retail Sales and Services and Entertainment, Restaurant, and recreational Trade as defined in Article 5 of Chapter 29 of the Municipal Code. However, if during this ten-year period a suite space on the ground floor is vacant for more than 12 consecutive months, the use restrictions will be removed for that suite; thereby, making it available for lease for any use

allowed by the current Zoning Code.

3. The proposed prohibited uses would include: adult entertainment facilities, as defined by the Ames zoning regulations; casino; gambling or betting office (not to apply to the incidental sale of lottery tickets for approved lotteries by a retail business); firearms shooting range; and massage parlor or hot tub facility.
4. Drive-through prohibition.
5. The Contract will not be terminated unless mutually agreed by the parties; however, the contract will allow for the elimination of the certain use restrictions as per the conditions in Paragraphs 1 and 2 above.

Council Member Szopinski stated that she did not feel that what was being offered was really a compromise. She believes that students want the ground floor to remain retail, and she believes it should be required for more than ten years. Ms. Szopinski wants to see more return from the City's investment. Council Member Wacha replied that there had to be some level of trust; if there is demand for services by the students, it would be beneficial to the developer as well to retain those uses. He pointed out that the City Council had tried to accomplish redevelopment of Campustown for a very long time, and he had nearly given up on that actually happening until Kingland made its proposal.

Moved by Orazem, seconded by Davis, to direct staff to incorporate all of the concepts into a TIF Agreement for approval on December 10, 2013.

Council Member Goodman asked Kingland representatives to comment on whether it would be possible for Kingland to maintain a retail presence for longer than ten years. Todd Rogness, President of Kingland Systems Corporation, responded that it was reasonable to agree to maintain retail on the first floor during the period of the contract (ten years). However, they believe that, after ten years, the market will dictate what happens. Mr. Rogness explained that their lenders are not opposed to restricting uses for a period of time, but over ten years, could cause problems.

Vote on Motion: 2-3. Voting aye: Davis, Orazem. Voting nay: Goodman, Szopinski, Wacha. Motion failed.

Moved by Wacha, seconded by Goodman, to reconsider the previous motion.

Vote on Motion: 5-0. Motion declared carried unanimously.

Vote on Reconsidered Motion: 3-2. Voting aye: Davis, Orazem, Wacha. Voting nay: Goodman, Szopinski. Motion declared carried.

ORDINANCE CREATING CAMPUSTOWN TAX INCREMENT FINANCING DISTRICT:

Moved by Davis, seconded by Orazem, to pass on second reading an ordinance creating the Campustown Tax Increment Financing District.

Roll Call Vote: 4-1. Voting aye: Davis, Goodman, Orazem, Wacha. Voting nay: Szopinski. Motion declared carried.

ORDINANCE PERTAINING TO THE STEP-BACK STANDARD: Moved by Davis, seconded by Orazem, to pass on second reading an ordinance to exempt from the Campustown Service Center zoning District the step-back standard for commercial buildings of three stories or fewer

that do not have residential uses and are located on sites that have frontage on Lincoln Way.
Roll Call Vote: 5-0. Motion declared carried unanimously.

ORDINANCE REPEALING OLD AND ENACTING NEW CHAPTER 14: Moved by Davis, seconded by Goodman, repealing Chapter 14 of the *Municipal Code* and enacting new Chapter 14 to be consistent with Iowa Civil Rights Act.
Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

The meeting recessed at 9:50 p.m. and reconvened at 9:55 p.m.

BUDGET GUIDELINES: Council Member Goodman suggested that the Council only work through the COTA funding at this meeting since one Council Member was absent from this meeting. Assistant City Manager Melissa Mundt advised that a decision on the funding allocation for COTA needs to be made tonight. The COTA volunteers will be meeting on December 2 to make their funding decisions for the FY 2014/15 Budget for each of the organizations. Ms. Mundt also stated that the Council could hold off on making its funding allocation for ASSET for a meeting or two. The Council concurred to move forward with the Budget Guidelines.

Finance Director Duane Pitcher, Budget Officer Nancy Masteller, and City Manager Steve Schainker highlighted City budget issues that are anticipated to be of concern during the next fiscal year.

Mr. Pitcher advised that the City's overall financial situation remains relatively strong, but several issues will have an impact on the FY 2014/15 Budget including weakness in retail sales, increases in health care, property and liability insurance costs, and the impact of the property tax reform. Assessed property valuations are expected to increase slightly, and an increase in the rollback rate will increase taxable valuation for residential property. Local Option Sales Tax revenue is expected to fall short of budget for the current year. No increase in the budgeted revenue is predicted for FY 2014/15. Road Use Tax from fuel sales is expected to equal the budgeted revenues for the current year, and the IDOT is forecasting a modest increase for FY 2014/15.

The Council was told that the General Fund balance ended FY 2012/13 better than budgeted with the General Fund balance at 29.6% of expenditures, up from 22.4% in the Adopted Budget. City Manager Schainker reminded the Council that it had wisely used the available balances to fund one-time expenditures in the current year, including the possible purchase of capital items in the current year that would otherwise be approved in FY 2014/15. Mr. Schainker noted that one such project would be funding the completion (Phase II) of the City Hall Renovation Project.

According to Mr. Pitcher, to continue with current service levels, modest fee increases will likely be needed for some fee-based services and will be a part of the budget process. He cited the City's development processes (e.g., rezoning, subdivision applications, site development plans) as one category that might increase; they have not been increased for several years. Also, as in past years, modest increases in fees related to recreation activities are expected.

The following issues were highlighted:

Fire and Police Retirement and IPERS. A modest increase in the City's pension contribution rate from 30.12% of covered wages to 30.41% is expected. FY 2012/15 will be the peak contribution rate for the city and the rate will slowly fall in the future.

Regarding IPERS, the estimated additional cost of the increase to IPERS will be \$50,000, though the property tax impact will be a much smaller amount since many employees are funded by other sources.

Health Insurance. The City has had several years of health insurance increases around 5%/year due to favorable claims experience and implementation of health insurance program changes recommended by the City Health Insurance Team. Less favorable recent claims experience and some additional costs related to the Patient Protection and Affordable Care Act will result in the FY 2013/14 health insurance rates budgeted to increase by 8%. As a result, for FY 2014/15, a 6% increase in health insurance rates is included in the requested budget. The status of the plan will be reviewed after the end of December and may need to consider a larger increases.

Rollback and Valuation. The FY 2014/15 Budget will be the first year impacted by recent property tax reform legislation. Several major changes were made during the 2013 Legislative Session. For each assessment year beginning in 2013, residential and agricultural property value growth will now be capped at three percent or whichever is lower between the two classes. Commercial, industrial, and railroad property will now have their own rollback, which will be 95% for valuations established during the 2013 assessment year. After the assessment year beginning January 1, 2014, commercial, industrial, and railway property will be rolled back to 90%. The Iowa Legislature created a standing appropriation, beginning in FY 2014/15, to reimburse local governments for the property tax reductions resulting from the new rollback for commercial and industrial property. Prior to FY 2017/18, the appropriation is a standing unlimited appropriation, but beginning in 2017/18, the standing appropriation is capped at the actual FY 2016/17 appropriation amount. Cities will, therefore, likely see an increasing shift in overall property taxes collected from the commercial and industrial properties to residential as reimbursement remains fixed while the valuation of commercial and industrial property grows.

City Manager Schainker emphasized that, with the sweeping changes to the property tax system, it will be challenging for the City to accurately forecast how the budget will be affected. There might be delays in distribution of taxable valuation information from the County for calculation of tax rates.

Local Option Sales Tax. For the current year, local option sales tax receipts are expected to be \$6,648,615, down \$473,740 or 6.6% from the Adopted Budget. Last year's early numbers indicated some recovery in Local Option Sales, Tax, but that has yet to materialize. There are signs of recovery in the retail sector and Ames has added retail outlets. Staff believes that the most optimistic forecast for Local Option Sales Tax revenue for FY 2014/15 will be flat compared to budget at \$7,122,355, which is an expected increase from the FY 2013/14 Actual, but no increase in the budgeted amount. It is estimated that there will be no increase in the amount of Local Option Sales Tax available for property tax relief or community betterment in the FY 2014/15 Budget.

ASSET Human Services Funding. Assistant City Manager Melissa Mundt reminded the Council members that they had adopted priorities for 2014/15 in July 2013. She summarized ASSET requests and changes due to mental health redesign program at the state level. The Adopted

Budget for 2013/14 included \$12,875 for Eyerly Ball for Family Counseling Services for Mental Health issues; however, Eyerly Ball has not sought a contract from the City due to its ability to find other funding to assist clients from insurance or other government programs. She noted that an additional \$116,566 for any other mental health or related needs was also set aside in the 2013/14 Budget by the City Council. The amount currently under contract for 2013/14 is \$1,084,978, which includes \$16,758 of supplemental funding to ACCESS for the Battering Shelter. That amount is up just over 9% from the contracted 2012/13 amount of \$992,102. The total left unallocated from the 2013/14 reserve amount is \$99,808, and no new program or service has been identified for those funds.

Ms. Mundt clarified that there was no request for funding from Eyerly Ball for mental health services. Though that is a City priority, coverage for clients exists elsewhere.

For 2014/15, the total City ASSET funds requested by agencies are \$1,275,268, which is an increase of \$190,290 or 17.5% over the current 2013/14 contracted services of \$1,084,978 or \$90,482 (7.6%) over the Adopted 2013/14 Budget.

According to Ms. Mundt, two new agencies have joined ASSET for 2014/15: Raising Readers and Visiting Nurses. Raising Readers is requesting \$43,000 from the City to fund service new programs. Visiting Nurses is now running the Foster Grandparent Program that was administered previously by Mid-Iowa Foster Grandparent program, and there was no change in the funding with Visiting Nurses taking over the program.

Council Member Orazem referenced the proposed creation of the Community Health Center and asked if there would be a funding request for its start-up costs. Ms. Mundt stated that no such request has been made. Mayor Campbell advised that the start-up costs were coming from a federal grant.

Ms. Mundt advised that the largest increases if requested funding were for basic materials in the amount of \$18,624, which covers shelter, food, and rent assistance; budget and credit counseling services in the amount of \$23,333; and emergency shelter in the amount of \$15,642.

Assistant City Manager Mundt noted that she was waiting on a Mid-Year Report, which would yield more information as to agencies' funding. The Council concurred that it would make the decision on ASSET's funding allocation at a future meeting.

COTA Performing Arts Funding. The COTA allocation for FY 2013/14 was \$140,879, which was 2% higher than FY 2012/14 of \$138,117. COTA organizations have requested funding in the amount of \$172,282 for FY 2014/15 (excluding special Spring and Fall Grants) or a 25% (\$34,915) increase over the FY 2013/14 Budget.

Assistant City Manager Melissa Mundt advised that there are two new groups that have applied for COTA funds for FY 2014/15: the Good Company (\$2,000) and Dancenter Dancer Company Foundation (\$2,800).

Moved by Goodman, seconded by Wacha, to increase the City's ASSET allocation by 2.5%.

Council Member Davis advised that he would be more comfortable with 2.0%.

Vote on Motion: 5-0. Motion declared carried unanimously.

Utility Rates. Rates for major utilities: Water, Wastewater, and Electric will be impacted by the Capital Improvement Plans for major projects in each of those utilities. Resource Recovery will be impacted by changes in Electric, and the Storm Water utility could be impacted by flood mitigation plans. As those capital improvements are implemented over the next several years, increases in rates for all the utilities are expected.

Electric. With the determination to shift the fuel source for base load electric power generation from coal to natural gas, a capital improvement and funding plan will be developed to implement the changes.

Storm Sewer/Flood Mitigation. Funding will depend on whether the Council adopts any strategies to accomplish its goal to mitigate damage caused by river flooding and overland flow from storm water.

Water. The future customer rates for the Water Utility will be driven primarily by the costs related to the construction and operations for the new Water Treatment Facility. The Capital Improvements Plan that will be presented in January will reflect the engineer's cost estimate at the 80% complete stage of the design process. The most important cost estimate will be that of the successful low bidder when bids are opened in Fall 2014.

Sanitary Sewer. The cost estimate for the Ames Water Pollution Control Facility to achieve the new nutrient limits is approximately \$25 million in capital costs and as much as an additional \$1 million per year in increased operating expenses. An ongoing study regarding the sanitary sewer distribution system has identified a need for approximately \$17 million of improvements to the collection system. Rates will be adjusted slowly over multiple years instead of implementing a single large increase when the projects begin.

Resource Recovery. With the completion of the Electric Resource Option analysis, the decision to move forward with natural gas boiler conversion will provide for co-firing of Refuse-Derived Fuel (RDF). That conversion will cap the amount of RDF that can be utilized through the boilers at some point in the near future. For that reason, the Capital Improvement Plan will assume the status quo.

Road Conditions/Road Use Tax Fund. In the annual Resident Satisfaction Survey, the reconstruction of existing streets continues to be the top priority of Ames citizens. Road Use Tax revenue is expected to be at the budgeted amount for FY 2013/14 and to increase by 1.5% for FY 2014/15.

CyRide. Ridership is expected to continue to increase, exceeding 6.3 million rides with a sustained ridership level exceeding 6.5 million rides over the next several years. Current information indicates that 91% of the riders are ISU students. The Transit Board of Trustees is currently discussing the three-party agreement and developing possible changes in the local shares of CyRide funding.

G. O. Bond Funded CIP Projects. City Manager Schainker advised that there are several General Obligation (G.O.) Bond funded projects currently under consideration that could have a significant impact on property tax rates and the amount of available debt capacity.

Funding Requests from Outside Organizations. Management Analyst Brian Phillips asked for Council direction on what entities should be included in the proposed budget for the Ames Fall Grant Program. There were four new requests: Ames 150 Steering Committee, Iowa Youth Basketball Association, VEISHEA Entertainment Committee, and Young Professionals of Ames. The total amount allocated for 2013/14 was \$131,200. The 2014/15 requests are \$206,000, which is a 57% increase over 2013/14, which was \$131,200.

Council Member Schainker brought the attention of the City Council to the summary of the Town Budget Meeting held on October 1, 2013. It was pointed out that the Campustown Action Association had requested an allocation of \$150,000 to a Facade Grant Program for the Campustown Business District.

Mr. Schainker recommended that the 2013/14 Adopted amount be included in the 2014/15 Recommended budget as a placeholder. Council could then make decisions about the specific requests during the budget approval process.

Moved by Davis, seconded by Goodman, to provide a baseline of \$131,200 as a placeholder. Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Szopinski, to direct staff to review development fees. Vote on Motion: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Orazem, seconded by Goodman, to refer to staff the letter from Robert Haug, Executive Director of the Iowa Association of Municipal Utilities dated November 25, 2013, pertaining to rooftop solar installations and community solar development. Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Szopinski, seconded by Wacha, to reconsider the motion on flood mitigation (3-prong approach).

Vote on Motion: 4-1. Voting aye: Davis, Orazem, Szopinski, Wacha. Voting nay: Goodman. Motion declared carried.

Moved by Goodman to table the flood mitigation issue. Motion died for lack of a second.

Vote on Reconsidered Motion to adopt a Resolution implementing the following flood mitigation strategy:

1. Include the Squaw Creek channel reshaping project (\$5,920,000) in the Capital Improvements Plan update.
2. Engage the Iowa DOT in discussions to accelerate the Highway 30 bridge replacement.
3. Remain actively engaged in the Squaw Creek Watershed Management Authority, and support efforts to pursue additional flood mitigation measures higher up in the watershed through that entity.

Roll Call Vote: 3-2. Voting aye: Davis, Orazem, Wacha. Voting nay: Goodman, Szopinski. Resolution failed.

Moved by Szopinski, seconded by Goodman, to refer to staff letter from Joe Rippetoe dated November 14, 2013, pertaining to limiting drive-thru services in commercial zones which

feature the most intensified use of the land and most highly pedestrian character. Vote on Motion: 3-2. Voting aye: Goodman, Szopinski, Wacha. Voting nay: Davis, Orazem. Motion declared carried.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 11:21 p.m.

Diane Voss, City Clerk

Ann H. Campbell, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – end of month
Month and year:	November 2013	
For City Council date:	December 10, 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 (Buyer)
Transit	CyRide Bus Facility Expansion	20	\$4,489,000.00	Henkel Construction Company	\$283,804.21	\$4,628.16	M. Mundt	MA
Transit	CyRide Bus Facility Expansion	21	\$4,489,000.00	Henkel Construction Company	\$288,432.77	\$(583.44)	M. Mundt	MA
Transit	CyRide Bus Facility Expansion	22	\$4,489,000.00	Henkel Construction Company	\$287,848.93	\$(1,647.10)	M. Mundt	MA
Electric Services	Unit 8 Generator Repairs / Re-wedging Stator	2	\$225,400.00	Generator & Motor Services, LLC	\$68,000.00	\$25,000.00	B. Kindred	CB
			\$		\$	\$		
			\$		\$	\$		

*Caring People
Quality Programs
Exceptional Service*

5a-f

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: December 4, 2013

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
December 10, 2013

The Council agenda for February 26, 2013, includes beer permits and liquor license renewals for:

- Class C Liquor and Outdoor Service – The Café, 2616 Northridge Pkwy
- Class C Liquor and Outdoor Service – Thumbs, 2816 West St
- Class C Liquor – Tip Top Lounge, 201 E Lincoln Way
- Class C Beer – Swift Stop #6, 125 6th St
- Class C Beer – Swift Stop #7, 2700 Lincoln Way
- Class C Liquor and Outdoor Service – Aunt Maude's, 543-547 Main St

A routine check of police records found no violations for The Café, Tip Top Lounge, Swift Stop #6, Swift Stop #7, or Aunt Maude's. Thumbs was cited in December 2012, for serving an intoxicated person during a police compliance check. We are continuing to monitor compliance and there have been no additional violations.

The Police Department would recommend renewal of all six licenses.

COUNCIL ACTION FORM

SUBJECT: FEDERAL FISCAL YEAR 2015 AIRPORT IMPROVEMENT PLAN

BACKGROUND:

Annually the City submits to the Federal Aviation Administration (FAA) a 5-year Airport Capital Improvement Plan (AIP) for any Ames Airport projects seeking to use Federal Funds. As required by the FAA, the Airport Sponsor (City of Ames) must approve each year's AIP, thereby certifying the need for those projects shown. This year's deadline for submitting the AIP to the Iowa DOT and FAA is December 12, 2013.

It should be noted that the FAA will only program those federal dollars shown in the first year of the program. The Federal Fiscal Year 2015 (FFY15) project is the Ames Terminal Building and Combined Hangar project (see attached CIP sheet). Funding identified for this project includes \$450,000 in a federal entitlement, \$150,000 in state funds, and \$2,600,000 in local funds. The total estimated project cost is \$3,200,000. The local portion is to be split evenly between the City of Ames, Iowa State University, and the private sector.

ALTERNATIVES:

1. Approve the attached Federal Fiscal Year 2015 Airport Improvement Plan.
2. Direct staff to make modifications to the FFY15 AIP and approve the modified version.

MANAGER'S RECOMMENDED ACTION:

Approving the FFY15 AIP will ensure that the City complies with federal and state requirements for aviation programming. It will also keep the Ames Terminal Building and Combined Hangar project moving forward with anticipated construction in the summer of 2015. The Airport Improvement Plan is in compliance with the airport program approved in the City's current Capital Improvement Plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the City's Federal Fiscal Year 2015 Airport Improvement Plan.

AIRPORT IMPROVEMENTS**PROJECT STATUS:** Cost ChangeCity of Ames, Iowa
Capital Improvements Plan**DESCRIPTION/JUSTIFICATION**

Airport improvement projects are accomplished through this program.

COMMENTS

The projects included in this program are determined by the Airport Master Plan which details Airport development needs for a ten-year period. The Master Plan Update that was completed in 2007 identifies projects that qualify for Federal Aviation Administration (FAA) funding.

2015/16	Replace Terminal Building (design and construction)
2016/17	Master Plan partial update and runway extension justification
2017/18	Runway Extension (environment assessment and engineering design report)
2018/19	Runway Extension (land acquisition)

The FY 2015/16 terminal building replacement project will update the currently aged facility. After receiving initial input from airport users, the new facility is anticipated to have an attached hangar space that will improve the economic viability of the Ames Airport. The initial input from the airport users indicates that a larger and more user friendly terminal building is needed to meet customer requirements.

Cost change in 2017/18 is due to new FAA requirements. These new requirements involve creation of an Engineering Design Report (as designated in the Airport Improvement Program (AIP) Sponsors Guide), which takes a project through 30% completion.

LOCATION

Ames Municipal Airport - Map 8, location L-16

FISCAL YEAR PRIORITY			1	1	1	1
COST:	TOTAL	2014/15	2015/16	2016/17	2017/18	2018/19
Engineering	898,000		528,000	170,000	200,000	
Land Acquisition	788,000					788,000
Construction	2,672,000		2,672,000			
TOTAL	4,358,000		3,200,000	170,000	200,000	788,000
FINANCING:						
G.O. Bonds	867,000		867,000			
Airport Construction Fund	208,800			20,000	110,000	78,800
FAA Funding	1,399,200		450,000	150,000	90,000	709,200
State Grant Funds	150,000		150,000			
Iowa State University	867,000		867,000			
Private Funds	866,000		866,000			
TOTAL	4,358,000		3,200,000	170,000	200,000	788,000
PROGRAM – ACTIVITY:		DEPARTMENT:		ACCOUNT NO.		
Transportation – Airport		Public Works				

FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP)
PRE-APPLICATION FFY 2015
CHECKLIST

Please attach the following documents with your application:

- ☒ Sponsor Identification Sheet for the Airport
- ☒ CIP Data Sheet (one for **each** project listed in the first 3 years of the CIP) and detailed cost estimate for each data sheet.
- ☒ 5-year Capital Improvement Program (CIP)
- ☒ Long Range Needs Assessment
- ☐ Verification of an updated ALP (when applying for new construction of buildings or airfield expansion)
- ☐ Verification of completed environmental processing in accordance with NEPA.
- ☐ Verification of completed land acquisition or signed purchase agreement.
- ☒ Verification of pavement maintenance program (when applying for pavement preservation or reconstruction)
- ☐ If requesting Federal assistance for snow removal equipment, please include an inventory of the existing equipment and calculations based on Chapters 4 & 5 of the Airport Winter Safety and Operations, Advisory Circular (AC) 150/5200-30 and the Airport Snow and Ice Control Equipment, AC 150/5220-20 showing the minimum equipment needed, along with the ACIP Data Sheet. Include a copy of a completed FAA Snow Plow Design Spreadsheet.
- ☐ If requesting Federal assistance for general aviation apron expansion, include a copy of a completed GA Apron Design spreadsheet.
- ☐ If requesting pavement reconstruction, submit an engineering report showing the need for the reconstruction as part of the CIP justification.
- ☐ For revenue-producing facilities (i.e., fueling facilities and hangars), please submit:
 - 1) a statement that airside development needs are met or include a financial plan to fund airside needs over the next 3 years;
 - 2) a statement that runway approach surfaces are clear of obstructions (the FAA Airport 5010 should show at least a 20:1 clear approach), and;
 - 3) justification for the project.
- ☒ SAM (System for Award Management) registration is up-to-date. (www.sam.gov)

Please scan and e-mail with support documents identified in checklist to kay.thede@dot.iowa.gov.

Office of Aviation
800 Lincoln Way
Ames, IA 50010

E-mail: kay.thede@dot.iowa.gov
FAX: 515-233-7983
515-239-1048

www.iowadot.gov/aviation



Iowa Department of Transportation

Form 291111wd (09-13)

FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP)

PRE-APPLICATION FFY 2015

AIRPORT SPONSOR IDENTIFICATION

Airport Name: Ames Municipal Airport

Airport Sponsor Name: City of Ames, Iowa

Contact Person: Damion Pregitzer Title: Airport Administrator

Complete Mailing Address: 515 Clark Avenue

<u>Ames</u>	<u>IA</u>	<u>50010</u>	Daytime Phone: <u>515-239-5275</u>
City	State	ZIP Code	

E-mail Address: dpregitzer@city.ames.ia.us FAX Number: 515-239-5404

U.S. Congressional District Number: 4th District

Please scan and e-mail with support documents identified in checklist to kay.thede@dot.iowa.gov.

Iowa Department of Transportation
Office of Aviation
800 Lincoln Way
Ames, IA 50010

Attn.: Program Manager
E-mail: kay.thede@dot.iowa.gov
FAX: 515-233-7983
515-239-1048

www.iowadot.gov/aviation

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Airport Name: Ames Municipal Airport

Telephone: 515-239-5275

Prepared By: Damion Pregitzer

Date Approved: December 2013

Date Prepared: October 2013

Project Description	Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Terminal Building & Combined Hanger	Federal	\$ 450,000	\$	\$	\$	\$
	State	\$ 150,000	\$	\$	\$	\$
	Local	\$ 2,600,000	\$	\$	\$	\$
	Total	\$ 3,200,000	\$	\$	\$	\$
Masterplan	Federal	\$	\$ 149,400	\$	\$	\$
	State	\$	\$	\$	\$	\$
	Local	\$	\$ 16,600	\$	\$	\$
	Total	\$	\$ 166,000	\$	\$	\$
Runway Extension Justification Report	Federal	\$	\$	\$	\$	\$
	State	\$	\$	\$	\$	\$
	Local	\$	\$ 4,000	\$	\$	\$
	Total	\$	\$ 4,000	\$	\$	\$
Runway 01/19 Extension Environmental Assessment	Federal	\$	\$	\$ 90,000	\$	\$
	State	\$	\$	\$	\$	\$
	Local	\$	\$	\$ 10,000	\$	\$
	Total	\$	\$	\$ 100,000	\$	\$
Land Acquisition for Runway 01/19 Extension	Federal	\$	\$	\$	\$ 709,200	\$
	State	\$	\$	\$	\$	\$
	Local	\$	\$	\$	\$ 78,800	\$
	Total	\$	\$	\$	\$ 788,000	\$
Runway 01/19 Extension Design & Grading	Federal	\$	\$	\$	\$	\$ 985,590
	State	\$	\$	\$	\$	\$
	Local	\$	\$	\$	\$	\$ 109,510
	Total	\$	\$	\$	\$	\$ 1,095,100



AIRPORT LONG RANGE NEEDS ASSESSMENT

FFY 2020 – FFY 2024

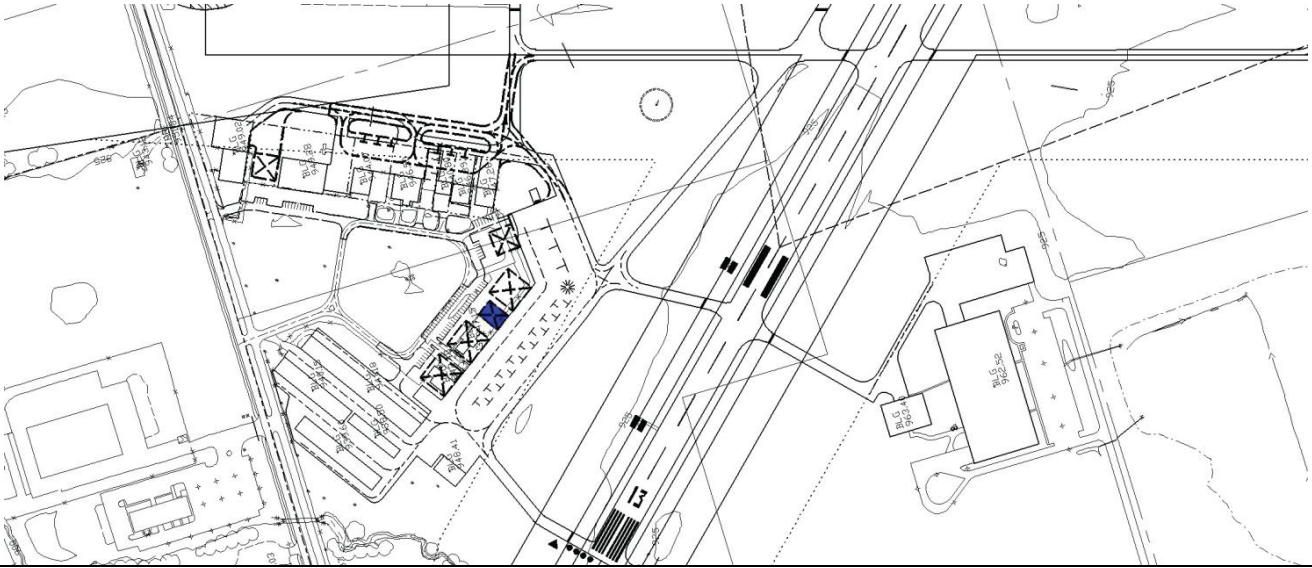
Airport Name: Ames Municipal Airport

Description of Project (include estimated Fiscal Year)	Funding Source	Total Estimated Cost
Road Relocation (FFY 2020)	Federal: 90% State: Local: 10% Total: 100%	\$ 647,640 \$ \$ 71,960 \$ 719,600
Runway 01/19 Paving (FFY 2021)	Federal: 90% State: Local: 10% Total: 100%	\$ 3,720,330 \$ \$ 413,370 \$ 4,133,700
	Federal: State: Local: Total:	\$ \$ \$ \$
	Federal: State: Local: Total:	\$ \$ \$ \$
	Federal: State: Local: Total:	\$ \$ \$ \$
	Federal: State: Local: Total:	\$ \$ \$ \$

CIP DATA SHEET

AIRPORT	Ames Municipal Airport	LOCID	AMW	LOCAL PRIORITY	1
PROJECT DESCRIPTION	Terminal Building & Combined Hanger	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 15

SKETCH:



JUSTIFICATION:

The existing structure exhibits a number of deficiencies due to the age of the structure and functional areas. This project will include a new terminal & hangar building to provide increased services in the form of protected cover for overnight storage, and during periods of inclement weather (Snow, Ice, Hail, High Winds, etc.). It will also relocate runway lighting relays into a separate secured electrical vault building next to the terminal.

COST ESTIMATE: (Attach detailed cost estimate)

Federal(90%)	\$450,000	State	\$150,000	Local (10%)	\$2,600,000	Total	\$3,200,000
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SPONSOR'S VERIFICATION:

For each and every project as applicable

Date	(see instruction sheet or point mouse over each date box for more information)
12/2008	- Date of approved ALP with project shown
N/A	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
N/A	- Date of land acquisition or signed purchase agreement
1/2010	- Date of pavement maintenance program
N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
N/A	- Apron sizing worksheet (for apron projects)
	- Revenue producing facilities (for fuel farms, hangers, etc.)
?	- Date statement submitted for completed airside development
?	- Date statement submitted for runway approaches are clear of obstructions

FAA USE ONLY

FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: _____ DATE: _____

PRINTED NAME: Damion Pregitzer TITLE: Traffic Engineer

PHONE NUMBER: 515-239-5275

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$



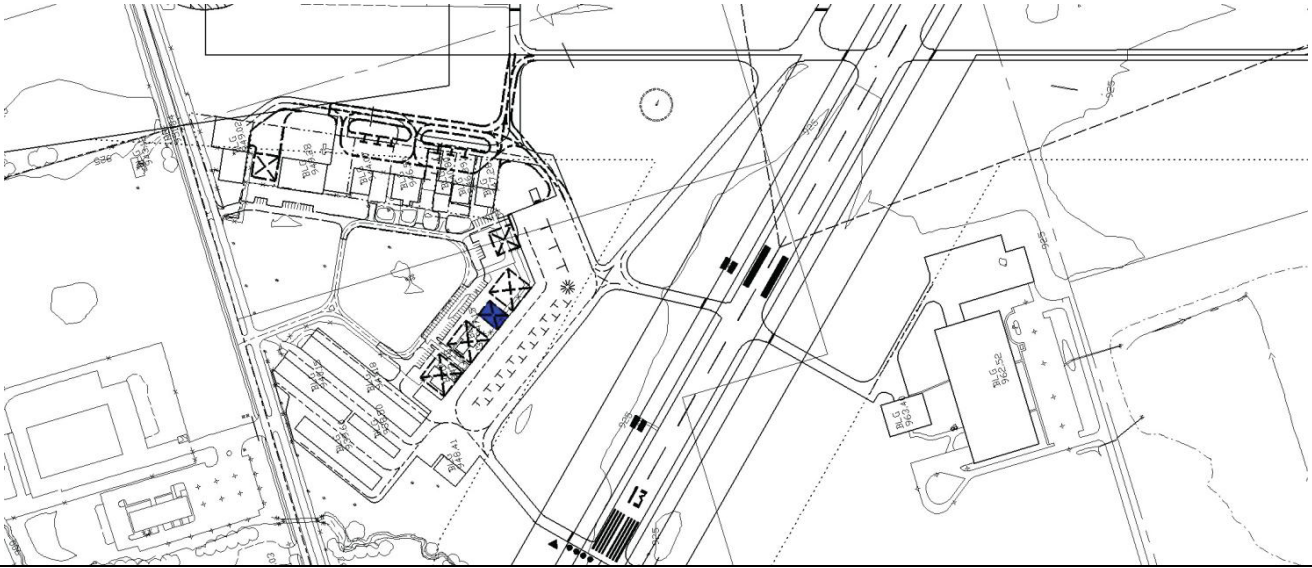
Terminal Building & Combined Hanger

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
1	Terminal Building	1	LS	\$ 2,800,000.00	\$ 2,800,000.00
Subtotal					\$ 2,800,000.00
Engineering, Testing, Administration & Legal (Approx. 15%)					\$ 400,000.00
Terminal Building & Combined Hanger					\$ 3,200,000.00

CIP DATA SHEET

AIRPORT	Ames Municipal Airport	LOCID	AMW	LOCAL PRIORITY	2
PROJECT DESCRIPTION	Masterplan	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 16

SKETCH:



JUSTIFICATION:

The current masterplan is nearing full buildout. Ames Municipal Airport has contracted Iowa State University regarding their use of the facility an. Increased use by ISU may result in larger aircraft operations and the potential need to modify the airport configuration to accommodate this use.

COST ESTIMATE: (Attach detailed cost estimate)

Federal(90%)	\$149,400	State	\$	Local (10%)	\$16,600	Total	\$166,000
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SPONSOR'S VERIFICATION:

For each and every project as applicable

Date	(see instruction sheet or point mouse over each date box for more information)
12/2008	- Date of approved ALP with project shown
N/A	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
N/A	- Date of land acquisition or signed purchase agreement
1/2010	- Date of pavement maintenance program
N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
N/A	- Apron sizing worksheet (for apron projects)
	- Revenue producing facilities (for fuel farms, hangers, etc.)
?	- Date statement submitted for completed airside development
?	- Date statement submitted for runway approaches are clear of obstructions

FAA USE ONLY

FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: _____ DATE: _____

PRINTED NAME: Damion Pregitzer TITLE: Traffic Engineer

PHONE NUMBER: 515-239-5275

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$



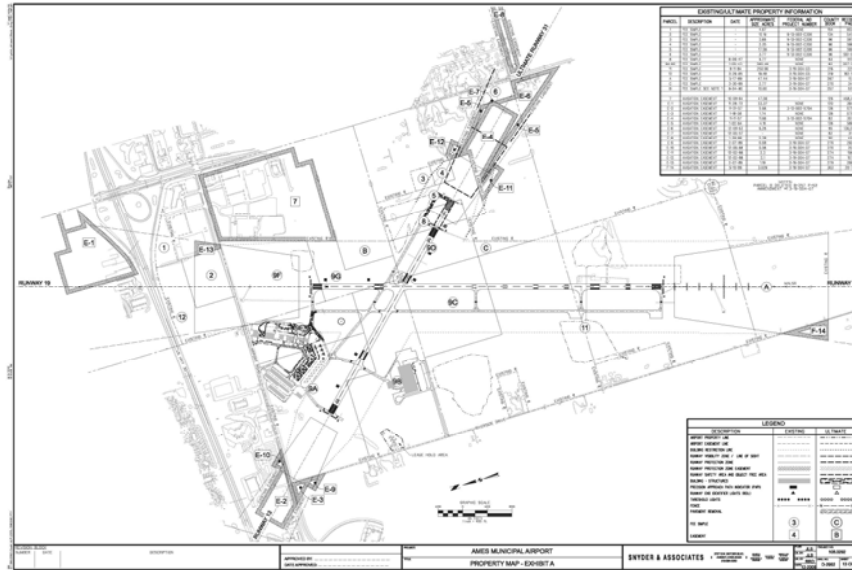
Masterplan

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
1	Masterplan	1	LS	\$ 166,000.00	\$ 166,000.00
Masterplan \$					166,000.00

CIP DATA SHEET

AIRPORT	Ames Municipal Airport	LOCID	AMW	LOCAL PRIORITY	3
PROJECT DESCRIPTION	Environmental Assessment	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 17

SKETCH:



JUSTIFICATION:

Runway 01/19 extension will require land acquisition. Initial stages of land aquisition is environmental documentation. Please note that in this fiscal year the City of Ames has programmed \$100,000 in local funds to conduct a preliminary engineering report for the project shown in FFY18.

COST ESTIMATE: (Attach detailed cost estimate)

Federal(90%)	\$90,000	State	\$	Local (10%)	\$10,000	Total	\$100,000
SPONSOR'S VERIFICATION:		Date (see instruction sheet or point mouse over each date box for more information)					
For each and every project as applicable		12/2008	- Date of approved ALP with project shown				
		N/A	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E				
		N/A	- Date of land acquisition or signed purchase agreement				
		1/2010	- Date of pavement maintenance program				
		N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)				
FAA USE ONLY		N/A	- Apron sizing worksheet (for apron projects)				
FAA Verification: (initial/date)			Revenue producing facilities (for fuel farms, hangers, etc.)				
		?	- Date statement submitted for completed airside development				
		?	- Date statement submitted for runway approaches are clear of obstructions				

SPONSOR'S SIGNATURE: _____ DATE: _____

PRINTED NAME: Damion Pregitzer TITLE: Traffic Engineer

PHONE NUMBER: 515-239-5275

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$



Runway 01/19 Extension Environmental Assesment

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
1	Environmental Assesment Documentation	1	LS	\$ 100,000.00	\$ 100,000.00
Runway 01/19 Extension Environmental Assesment					\$ 100,000.00

COUNCIL ACTION FORM

SUBJECT: AMES INTERNATIONAL PARTNER CITIES ASSOCIATION, INC.
2013/14 FUNDING CONTRACT

BACKGROUND:

During approval of the 2013/14 Budget process, the City Council allocated \$5,000 in funding for use by the Ames International Partner Cities Association, Inc. (AIPCA). More recently, Council approved carrying forward \$1,554.76 of AIPCA's unspent 2012/13 allocation into the 2013/14 budget year.

Each year the parties enter into this agreement to confirm the manner in which AIPCA will use this funding. This contract is similar to those utilized for arts agency and human service agency funding. The AIPCA contract specifically describes the Association's scope of services as follows:

To undertake such activities as will foster and promote friendly relations and mutual understanding between the people of Ames, Iowa, and people of similar cities of other nations; and, to act as a coordinating influence among those organizations, groups, and individuals desiring to engage in activities furthering those objectives and purposes.

This is the twentieth year during which the Council has funded the activities of this group. Exchanges will occur this year with Koshu City, Yamanashi Prefecture, Japan, marking the 20th anniversary of our relationship together. There will no longer be exchanges with Frydek-Mistek in the Czech Republic, since that city ended our partner city relationship earlier this year.

ALTERNATIVES:

1. Approve the 2013/14 funding contract with AIPCA in an amount not to exceed \$6,554.76.
2. Do not approve a funding contract for 2013/14 with AIPCA.

MANAGER'S RECOMMENDED ACTION:

This contract represents an ongoing commitment from the City to fund the Partner Cities Association, which originally was created as a City committee and was later transformed into a non-profit association. Funding is included in the Council's approved budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

CONTRACT FOR INTERNATIONAL PARTNER CITIES PROGRAM

THIS AGREEMENT, made and entered into the 25 of November, 2013, by and between the **CITY OF AMES, IOWA**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter sometimes called "City") and the **AMES INTERNATIONAL PARTNER CITIES ASSOCIATION, INC.** (a nonprofit corporation organized and existing pursuant to the laws of the State of Iowa and hereinafter called "AIPCA");

WITNESSETH THAT:

WHEREAS, the City of Ames has, by its City Council acting in open and regular session, determined that certain services hereinafter described and set out should be obtained in accordance with the terms of a written agreement as hereinafter set out;

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

I. PURPOSE

The purpose of this Agreement is to procure for the City of Ames and its citizens those services hereinafter described and set out; to establish the methods, procedures, terms and conditions governing payment by the City of Ames for such services; and, to establish other duties, responsibilities, terms and conditions mutually undertaken and agreed to by the parties hereto in consideration of the services to be performed and monies paid.

II. SCOPE OF SERVICES

- A. AIPCA shall provide the services to the City of Ames and its citizens set out in a program description generally described as:

To undertake such activities as will foster and promote friendly relations and mutual understanding between the people of Ames, Iowa and people of similar cities of other nations; and, to act as a coordinating influence among those organizations, groups and individuals desiring to engage in activities furthering those objectives and purposes.

- B. Any change in the scope of service by the provider shall require the notification of the City of Ames prior to such change.

- C. AIPCA shall also, at the request of the City, as expressed by action of the City Council, recommend to the City such groups or individuals other than the AIPCA that are deemed to be appropriate for receipt of a grant of funds in furtherance of relations between the City and its designated partner cities. Those recommendations shall be based on whatever criteria, schedule and/or available funding may be established by the City Council.

III. METHOD OF PAYMENT

- A. All payments to be made by the City of Ames pursuant to this Agreement shall be reimbursement for actual costs incurred by AIPCA in providing services required by Section II above during the contracted 2013-14 fiscal year.
- B. The City will disburse payment on requisition. The initial disbursement may be an advance on projected and estimated costs. If disbursement is made as an advance on estimated and projected costs, no subsequent disbursement shall be made until AIPCA submits complete and accurate documentation of actual costs for the previous disbursement. Documentation of actual costs for advanced payments must be provided to the City within ninety (90) days of disbursement.
- C. Requisitions for disbursement shall be made in such form and in accordance with such procedures as the Director of Finance for the City shall prescribe. Said form shall include but not be limited to an itemization of the nature and amount of costs for which reimbursement is requested.
- D. The maximum total amount payable by the City of Ames under this Agreement is **\$5,000** and no greater amount shall be paid.
- E. In addition to the above amount, the City shall also allow AIPCA to claim an additional **\$1,554.76** in reimbursements during the 2013-14 fiscal year, which amount was carried forward from the City's 2012-13 allocation to AIPCA.
- F. All unobligated amounts disbursed to AIPCA shall be repaid to the City as of the effective date of termination of this Agreement. AIPCA shall repay to the City any disbursed funds for which documentation of actual expenses is not provided.

IV. FINANCIAL ACCOUNTING AND ADMINISTRATION

- A. All monies disbursed under this Agreement shall be accounted for by the accrual method of accounting.
- B. All costs for which reimbursement is claimed shall be supported by properly executed payrolls, time records, invoices, contracts, vouchers, or other documentation evidencing in proper detail the nature and propriety of the charges. All checks, payrolls, invoices, contracts, vouchers, orders, or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by the City or its authorized representative.
- C. All records shall be maintained in accordance with procedures and requirements established by the City Finance Director, and the City Finance Director may, prior to any disbursement under this Agreement, conduct a pre-audit of record keeping and financial accounting procedures of AIPCA for the purpose of determining changes and modifications necessary with respect to accounting for funds made available hereunder. All records and documents required by this Agreement shall be maintained for a period of five (5) years following final disbursement by the City.
- D. At such time and in such form as the City may require, there shall be furnished to the City such statements, records, reports, data, and information as the City may require with respect to the use made of monies disbursed hereunder.
- E. Within ninety (90) days following the end of each funding year, AIPCA shall provide to the City Council an annual financial report detailing the use of all monies disbursed under this agreement.
- F. At any time during normal business hours, and as often as the City may deem necessary, there shall be made available to the City for examination all records with respect to all matters covered by this Agreement and AIPCA will permit the City to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

V. PROHIBITED USE OF FUNDS

None of the funds, materials, property, or services provided, directly or indirectly, under this Agreement shall be used in the performance of this Agreement for any

partisan political activity, or to further the election or defeat of any candidate for public office or ballot proposition. Further, none of the funds provided under this Agreement shall be used for publicity or propaganda purposes designed to support or defeat legislation pending before the Congress. City funding shall also not be used to purchase alcoholic beverages.

VI. DISCRIMINATION PROHIBITED

No person shall, on the grounds of race, creed, color, sex, national origin, religion, disability, sexual orientation, or gender identity, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Agreement.

VII. DURATION

This Agreement shall be in full force and effect from and after July 1, 2013, through June 30, 2014, or until terminated by resolution of the City Council of the City of Ames, Iowa. The City Council may terminate this Agreement prior to June 30, 2014, by giving written notice to AIPCA at least sixty (60) days before the effective date of such termination. From and after the effective date of termination, no further disbursement under this Agreement shall be made by the City. Any money disbursed to AIPCA and unencumbered or unspent as of the effective date of termination, shall be repaid to the City.

IN WITNESS WHEREOF the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

CITY OF AMES, IOWA

By: _____
Ann Campbell, Mayor

ATTEST:

Diane R. Voss, City Clerk

AMES INTERNATIONAL PARTNER CITIES ASSOCIATION, INC.

By: Dianne Brotherson
Authorized Representative

COUNCIL ACTION FORM

SUBJECT: CENTURYLINK 36-MONTH PRIMARY RATE INTERFACE TELEPHONE SERVICE AGREEMENT

BACKGROUND:

The City contracts for telephone service with CenturyLink to provide 46 Primary Rate Interface (PRI) telephone connections to the main telephone switch located in City Hall. This telephone switch provides the telephone service for all City of Ames departments. The current 36-month contract with CenturyLink is due for renewal. The present rate is \$1,160 per month. CenturyLink has quoted monthly rates for the PRI telephone service as follows:

12-month contract at \$1,160 per month
36-month contract at \$ 810 per month

By entering into a 36-month agreement, the City will save approximately \$4,200 per year. Because the 36-month contract option covers more than one year, City Council approval is required. The CenturyLink agreement contains a "non-appropriation" clause giving the City the option to unilaterally cancel the contract if funds are not appropriated by City Council in future years.

ALTERNATIVES:

1. Approve an agreement between the City of Ames and CenturyLink to provide PRI telephone service for a 36-month period at a cost of \$810 per month, or \$9,720 per year.
2. Approve an agreement between the City of Ames and CenturyLink to provide telephone service for a 12-month period at a cost of \$1,160 per month, or \$13,920 per year.

MANAGER'S RECOMMENDED ACTION:

By approving an agreement with CenturyLink to provide PRI telephone service for a 36-month period, the City will save \$4,200 per year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving an agreement between the City of Ames and CenturyLink to provide PRI telephone service for a 36-month period at a cost of \$810 per month, or \$9,720 per year.

COUNCIL ACTION FORM

SUBJECT: CENTURYLINK 36-MONTH LINE VOLUME PLAN AGREEMENT

BACKGROUND:

The City of Ames contracts for telephone service with CenturyLink to provide 43 business telephone lines. These business lines provide telephone service to City locations, traffic signals, river gauges, and alarms. The present month-to-month business line rate is \$1,526.50 per month, or \$18,318.00 per year for these 43 business lines. A CenturyLink Line Volume Plan (CLVP) would allow the City to vary between 10–49 business lines at a lower fixed rate. CenturyLink has quoted monthly rates for the Line Volume Plan telephone service as follows:

Current month-to-month contract at \$35.50 per month per line
24-month contract at \$26.99 per month per line
36-month contract at \$24.99 per month per line

By entering into a 36-month agreement, the City will save approximately \$5,400 per year. Because the 36-month contract option covers more than one year, City Council approval is required. The CenturyLink agreement contains a “non-appropriation” clause, which fulfills a legal requirement to give the City the option to unilaterally cancel the contract if funds are not appropriated by the Council in future years.

ALTERNATIVES:

1. Approve a Line Volume Plan agreement between the City of Ames and CenturyLink to provide telephone service to the City for a 36-month period at a cost of \$1,074.57 per month, or \$12,894.84 per year.
2. Approve an agreement between the City of Ames and CenturyLink to provide telephone service for a 24-month period at a cost of \$1,160.57 per month, or \$13,926.84 per year.

MANAGER’S RECOMMENDED ACTION:

By approving a 36-month Line Volume Plan agreement between the City and CenturyLink, the City will save \$5,423.16 per year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a Line Volume Plan agreement between the City and CenturyLink to provide telephone service for a 36-month period at a cost of \$1,074.57 per month, or \$12,894.84 per year.

COUNCIL ACTION FORM

SUBJECT: CENTURYLINK 36-MONTH INTERNET SERVICE AGREEMENT

BACKGROUND:

The City currently contracts with CenturyLink to provide Internet service at a 20 Mbps data transfer rate at a cost of \$1,854.48 per month or \$22,253.76 per year. The current 36-month contract with CenturyLink is due for renewal. This service is shared by 17 City locations through the City network. Due to increasing Internet utilization and a growing reliance on the Internet for communications and information to provide City services, it has become necessary to increase our present bandwidth to a 30 Mbps data transfer rate. CenturyLink has quoted monthly rates for the 30 Mbps Internet service as follows:

12-month contract at \$2,512.70 per month
36-month contract at \$2,193.00 per month

By entering into a 36-month agreement, the City will save approximately \$3,800 per year. Because the 36-month contract option covers more than one year, City Council approval is required. The CenturyLink agreement contains a “non-appropriation” clause, giving the City the option to unilaterally cancel the contract if funds are not appropriated by City Council in future years. The added annual costs are being included in the revised 2013/14 and proposed 2014/15 budgets, which will be presented to Council in January.

ALTERNATIVES:

1. Approve an agreement between the City of Ames and CenturyLink to provide 30 Mbps data transfer rate Internet service for a 36-month period at a cost of \$2,193 per month, or \$26,316 per year.
2. Approve an agreement between the City of Ames and CenturyLink to provide Internet service for the City of Ames for a 12-month period at a cost of \$2,512.70 per month, or \$30,152.40 per year.

MANAGER’S RECOMMENDED ACTION:

By approving an agreement with CenturyLink to provide Internet service for the City, we will be providing high-speed, dedicated service that will meet our current and future Internet bandwidth requirements.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving an agreement between the City of Ames and CenturyLink to provide 30 Mbps data transfer rate Internet service for a 36-month period at a cost of \$2,193 per month, or \$26,316 per year.

COUNCIL ACTION FORM

SUBJECT: CERTIFICATE OF CONSISTENCY WITH THE CITY'S 2009-2014 CDBG CONSOLIDATED PLAN ON BEHALF OF YOUTH AND SHELTER SERVICES, INC. IN CONJUNCTION WITH YSS'S SUPPORTIVE HOUSING PROGRAM RENEWAL FUNDING APPLICATION

BACKGROUND:

Since 1995, Youth and Shelter Services (YSS) has received grant funds through the Department of Housing & Urban Development's (HUD) Supportive Housing Program (SHP). Under this program, YSS administers their Lighthouse Transitional Living Programs in Story, Boone, Hardin, and Marshall Counties. The Lighthouse Transitional Living Program targets young mothers who are 16-25 years of age, homeless youth ages 16-21, and homeless pregnant/parenting women ages 16-25 and their children. The HUD funds are for leasing rental properties, supportive services, and operations for the clients. The renewal funding application request is for approximately \$191,096, of which approximately \$56,963 is designated for Story County. YSS is in the process of preparing their 2014-15 Supportive Housing Program renewal application that will be submitted as part of the Iowa Balance of State Continuum of Care Application by January 3, 2014.

Since Ames is a designated entitlement community, agencies requesting funding from HUD must have approval from the City that their program application matches the goals of the City's Consolidated Plan. **Therefore, in order for YSS to submit its application to the State of Iowa, they must receive certification (see attachment) from the City of Ames that their application is consistent with the goals outlined in the City's Consolidated Plan.**

The goal of the Lighthouse Program is to provide a safe, stable living environment so that runaway or homeless females can become self-sufficient adults and/or parents. The administration of this program meets one of the three goals outlined in the 2009-14 Consolidated Plan, which is that 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 homeless, transitional housing clients, and persons with special needs.

ALTERNATIVES:

1. The City Council can authorize the Mayor to sign the Certificate of Consistency.
2. The City Council can choose not to authorize the Mayor to sign the Certificate of Consistency.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will authorize the Mayor to sign the Certificate of Consistency with the City's 2009-2014 CDBG Consolidated Plan on behalf of Youth and Shelter Services, Inc., for submittal of their 2014-15 Supportive Services Housing Program Renewal Application to HUD through Iowa's Balance of State Continuum of Care Application process.

**Certification of Consistency
with the Consolidated Plan**

**U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Youth and Shelter Services, Inc.

Project Name: Lighthouse Transitional Living Program

Location of the Project: Boone County, Hardin County, Marshall County, and Story County
including Ames

Name of the Federal
Program to which the
applicant is applying: U.S. Department of Housing and Urban Development

Name of
Certifying Jurisdiction: City of Ames

Certifying Official
of the Jurisdiction
Name: Ann Campbell

Title: Mayor

Signature: _____

Date: _____

COUNCIL ACTION FORM

SUBJECT: **OPEN SPACE EASEMENT AND STORM WATER FLOWAGE
EASEMENT VACATION – 3910 MARICOPA DRIVE**

BACKGROUND:

Staff received a request from the property owner at 3910 Maricopa Drive to vacate the existing open space easement and the storm water flowage easement as shown on Attachment A.

The owner of 3910 Maricopa Drive is in the process of developing this property. The open space easement is not a requirement for the Fountainview Subdivision, and it is unclear why the original developer placed such an easement over the entire outlot. The entire outlot is not needed to accommodate the previously installed stormwater management functions. The stormwater flowage easement will be redefined with a new plat of survey that has been submitted and is in the approval process (shown in Attachment B).

ALTERNATIVES:

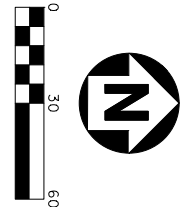
1. Set the date of public hearing as December 17, 2013, to approve the vacation of the open space easement and redefine the stormwater flowage easement at 3910 Maricopa Drive.
2. Do not to approve this vacation and maintain the existing easements.

MANAGER'S RECOMMENDED ACTION:

By vacating the open space easement and redefining the stormwater flowage easement, the City's interests will be preserved while allowing this property owner to develop the property.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing as December 17, 2013, to approve the vacation of the open space easement and redefining the stormwater flowage easement at 3910 Maricopa Drive.

EXISTING CONDITIONS



LEGEND

- Found Monument as noted.....●
- Set 5/8" rebar with yellow plastic cap #17535.....□
- Set 1/2" rebar with yellow plastic cap #17535.....○
- Public Utility Easement.....P.U.E.
- Surface Water Flowage Easement.....S.W.F.E.
- Storm Sewer Easement.....S.T.S.E.
- Pedestrian Easement.....PED.
- Sanitary Sewer Easement.....S.A.N.S.E.
- Water Main Easement.....W.E.
- Record Dimension.....(R)

NOTES

1. The East Line of Lot 3 of Fountainview Subdivision Third Addition bears N00°53'55"E as shown on the Final Plat filed 09/05/2012, Instrument No. 2012-00010364 in the Office of the Story County Recorder.
2. Easements as shown. No new easements created with this plat.
3. This survey meets or exceeds Iowa Code 355.8 (15).

LEGAL DESCRIPTION – PARCEL 'D':

All of Outlot B of Fountainview Subdivision to the City of Ames, Story County, Iowa as shown on the "Plat of Survey" Filed in the Office of the Recorder of Story County, Iowa, on _____, 2013 and recorded as Instrument _____, Slide _____, Page _____.

Proprietor:
Fountainview Property Owners Association
2400 Aspen Road
Ames, IA 50010-4038

Requested By:
The Ridge at Fountainview
4611 Mortensen Road, Suite 106
Ames, IA 50014

EXISTING CONDITIONS

AMES, IA



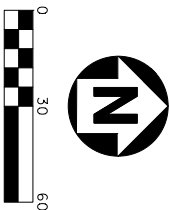
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

PLAT OF SURVEY

MARICOPA DRIVE
66' R.O.W.

N89°08'38"W 259.86'
N87°07'28"W 260.00' (R)

School District Separation Line



LEGEND

Found Monument as noted.....●
Set 5/8" rebar with yellow plastic cap #17535.....□
Set 1/2" rebar with yellow plastic cap #17535.....○
Public Utility Easement.....P.U.E.
Surface Water Flowage Easement.....S.W.F.E.
Storm Sewer Easement.....S.T.S.E.
Pedestrian Easement.....PED.
Sanitary Sewer Easement.....S.A.N.S.E.
Water Main Easement.....W.E.
Record Dimension.....(R)

NOTES

- The East Line of Lot 3 of Fountainview Subdivision Third Addition bears N00°53'55"E as shown on the Final Plat filed 09/05/2012, Instrument No. 2012-00010364 in the Office of the Story County Recorder.
- Easements as shown. No new easements created with this plat.
- This survey meets or exceeds Iowa Code 355.8 (15).

LEGAL DESCRIPTION – PARCEL 'D':

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Proprietor:
Fountainview Property Owners Association
2400 Aspen Road
Ames, IA 50010-4038

Requested By:
The Ridge at Fountainview
4611 Mortensen Road, Suite 106
Ames, IA 50014

The Ames City Council approved this plat of survey on _____, 2013, with Resolution Number _____, I certify that it conforms to all conditions of approval.

Planning & Housing Director _____

FOUNTAINVIEW
SUBDIVISION
THIRD ADDITION
3

N00°53'55"E 405.33'
S00°52'32"W 405.29' (R)

PARCEL D
3910 Maricopa Drive
106,791 Square Feet

OUTLOT B

Existing
5' P.U.E.

N00°30'14"W 401.36'
S00°30'30"E 401.17' (R)

SEC. NW 1/4 NE 1/4
17-T85N-R24W

FOUNTAINVIEW
SUBDIVISION

Surface
Water Flowage
Easement (S.W.F.E.)

FOUNTAINVIEW
SUBDIVISION

N89°59'12"E 269.72'
S89°58'33"W 269.72' (R)

US HIGHWAY 30
125' R.O.W.

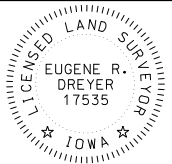
Found 5/8" rebar
with yellow
plastic cap #9029,
Southwest
Corner of
Outlot 'B',
Fountainview
Subdivision

Found 5/8" rebar,
Northwest
Corner of
Outlot 'B',
Fountainview
Subdivision

Existing 10'
P.U.E.

Found 5/8" rebar
with yellow
plastic cap #9029,
Northeast
Corner of
Outlot 'B',
Fountainview
Subdivision

Found 1/2" rebar
with yellow
plastic cap #6586,
Southeast
Corner of
Outlot 'B',
Fountainview
Subdivision



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Eugene R. Dreyer, P.L.S. Date
License Number 17535
My license renewal date is December 31, 2014
Sheets covered by this seal: 1 of 1

PLAT OF SURVEY

AMES, IA



BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

COUNCIL ACTION FORM

SUBJECT: **FLEET REPLACEMENT PROGRAM – POLICE CARS**

BACKGROUND:

Nine marked and lighted police squad cars are provided for law enforcement services. New cars typically can be ordered from the manufacturer only between October and March each year. The City's squad cars are replaced on a 25 month cycle; with new cars being put into service on a staggered schedule throughout the year.

Three cars are scheduled to be replaced in the next 12 months. Bids have been taken for the new 2014 Ford Interceptor police cars with all-wheel drive (AWD) as approved by Council on February 12, 2013. Bids were received as follows:

<u>Bidder</u>	<u>Make/Model</u>	<u>Unit Price</u>
Ames Ford Lincoln	2014 Ford Taurus Interceptor	\$24,863
Ames Ford Lincoln	2014 Ford Taurus Interceptor	\$24,964
Stivers Ford Lincoln, Wauke	2014 Ford Taurus Interceptor	\$25,330

All three bids meet the requirements of the specification. Ames Ford Lincoln, Ames, IA has tendered the lowest responsive bid.

The fleet replacement fund will have \$261,203 cash on hand December 31 to finance purchase of squad cars. The portion of this balance to be used for this purchase is for three cars at \$24,863 each, or a total of \$74,589.

ALTERNATIVES:

1. Award the bid to Ames Ford Lincoln, Ames, IA, for three 2014 Ford Taurus Interceptor sedans at \$24,863 each, for a total of \$74,589 with delivery in mid-March.
2. Reject these bids and re-bid.

MANAGER'S RECOMMENDED ACTION:

These competitive bids allow for three 2014 Ford Taurus Interceptor Sedans to be purchased to fill the Police Department's anticipated squad car needs during 2014. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as described above.

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – WHEEL LOADER

BACKGROUND:

A 2010 John Deere 624K rubber tired wheel loader is operated in the Power Plant coal yard. On March 23, 2010 Council awarded a contract to Murphy Tractor and Equipment of Altoona, IA to purchase this wheel loader in December 2010 at a cost of \$128,000 with a \$89,000 buyback guarantee. Murphy's buyback guarantee is for 4 years and 5,000 hours of use. The wheel loader was purchased based on the net low evaluated cost by using the cost of the machine, less the guaranteed buy back.

On December 1, 2013 this wheel loader had approximately 4,765 hours on the hour meter for three years of use. To use this machine the full four years will accumulate hours well beyond the 5,000 hour limit to receive the full \$89,000 buyback guarantee. Under the existing purchase agreement, Murphy will deduct from the buyback \$39.21 per hour over 5,000 hours. The average annual use over the past three years is 1,667 hours. Fleet Services and Electric Services have evaluated this situation for options to avoid unnecessary cost going forward.

ANALYSIS:

Typically the option to exercise the buyback guarantee significantly benefits the City, since the hours and replacement cycle of the wheel loader closely follow the plan. However, during this cycle the hours have accumulated faster than expected, making the buyback less beneficial to the City. This wheel loader could be replaced earlier than planned, thereby having most or all of the buyback available. Another option could be to keep the machine in service and not exercise the buyback.

Choosing to keep this wheel loader in service for an extended period and thereby diminishing or forgoing the buyback can be a better financial decision if the existing wheel loader's condition is acceptable to be used for the extended period. **Fleet Services has evaluated the condition of this wheel loader and feels confident the condition is satisfactory to continue use in the same capacity for three more years.** With Council's approval, the City can choose to keep the current wheel loader in service beyond the limits of the buyback, without penalty, while recognizing that the buyback will be diminished or foregone.

Bids for a new wheel loader to replace the existing loader were received in November 2013. These bids were evaluated to determine the net low evaluated cost. This is done by using the cost of the machine, less the guaranteed buy back "without the bucket", plus the projected cost of the fuel over the life of each machine. Fuel consumption is

based on each machine's published fuel efficiency rating for medium duty use of 5,000 hours at the current estimated fuel cost per gallon.

Fleet Services also evaluated the past practice of purchasing the coal yard's wheel loader with a new bucket each time and determined that this is not necessary. Purchasing the existing bucket would save \$7,000 over the next three years. The machines shown below have been bid without a bucket, since a new bucket is not needed. If exercising the buyback is chosen to be the best alternative, the City will need to purchase a bucket. Our existing bucket can be purchased from Murphy for approximately \$6,000. The price for a new bucket is \$13,000.

Bids for a new wheel loader were received as follows:

<u>Vendor</u>	<u>Machine</u>	<u>Base Bid</u>	<u>Buy Back</u> After 3 Years, without bucket	<u>Fuel Use</u> over life of machine	<u>Net Cost</u>
Ziegler	CAT 930K	\$144,990	(102,700)	\$ 25,500	\$ 67,790
Murphy	JD 624K	\$144,585	(105,000)	\$ 50,750	\$ 90,335
Van Keppel	Volvo L90G	\$162,400	(118,000)	\$ 38,250	\$ 82,650
Titan	Case 712F	\$142,320	(93,000)	\$ 60,350	\$109,670
Titan	Case 712F	\$144,109	(93,700)	\$ 60,350	\$110,759

The lowest evaluated bid is for the CAT 930K. This is the most fuel efficient model, and with the buy-back is the net low bid. Delivery can be expected in 16 weeks.

The fleet replacement fund will have \$47,550 in accumulated replacement funds by March 30, 2014 for purchase of the CAT 930K Wheel Loader.

The financial analysis shown underneath each alternative demonstrates that rejecting the bids above and retaining the existing wheel loader will be the most cost-effective option over the next three years. In making this determination, staff also considered the timing of the Power Plant's pending conversion from coal to natural gas. That conversion should be accomplished in under three years, which can be covered by the remaining life of the existing wheel loader.

ALTERNATIVES:

1. Reject all bids received for a new wheel loader, and approve continued use of the existing wheel loader, a 2010 John Deere 624K at the Power Plant's coal yard, beyond 5,000 hours and four years, resulting in a diminished or foregone \$89,000 buyback guarantee from Murphy Tractor and Equipment of Altoona, IA.

Replacement funds retained	\$ 47,550
Machine value: 10,000 hours & 6 years old.	14,000
Operating budget funds retained	30,781
Estimated Net Savings in 3 years	\$ 92,331

2. Award this bid to Ziegler, Inc., Altoona, IA for one CAT 930K wheel loader for \$144,990 without bucket, approve the buyback guarantee of \$102,700 after three years and 5,000 hours, purchase the existing bucket for \$6,000 from Murphy, and exercise the option with Murphy Tractor and Equipment of Altoona, IA before four years for the \$89,000 buyback less hourly charges for hours over 5,000.

Revenues:

Replacement funds support	\$ 47,550
Buyback estimated available on 3/30/14	72,659
<u>Operating department funds support</u>	<u>30,781</u>
Total available funds	\$150,990

Expenses:

CAT 930k price w/o bucket	\$144,990
<u>Bucket, purchase used existing</u>	<u>6,000</u>
Total cost for wheel loader and bucket	\$150,990

Net Savings over 3 years:

Buyback from Murphy Tractor & Equipment	\$ 72,659
Buyback applied to purchase of new CAT 930K	(72,659)
Replacement funds support	(47,550)
Operating department funds support	(30,781)
<u>Buyback from Ziegler Cat</u>	<u>102,700</u>
Estimated Net Savings over 3 years	\$ 24,369

3. Reject both alternatives and direct staff to further analyze other options.

MANAGER'S RECOMMENDED ACTION:

Staff has reviewed these two options and believes that keeping the current wheel loader in service is the most cost effective and best alternative for the City, even with a diminished or foregone buyback guarantee. This wheel loader will then be retired after the Power Plant converts to natural gas.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby rejecting all bids received for a new wheel loader, and approving continued use of the existing 2010 John Deere 624K wheel loader at the Power Plant coal yard.

COUNCIL ACTION FORM

**SUBJECT: CHANGE ORDER TO ENGINEERING SERVICES AGREEMENT FOR
NORTH GROWTH PUBLIC IMPROVEMENTS – GRANT AVENUE**

BACKGROUND:

This portion of the northern growth area, generally located north of Bloomington Heights Subdivision to 109th Street and between the UPRR tracks east to Ada Hayden Heritage Park, is planned for residential development. To facilitate this, Council previously directed that the water and sanitary sewer main extensions to serve the area be included in the 2012/13 Capital Improvements Plan (CIP). Connection districts will be established to recover these utility costs from the benefitted residential properties that later connect to these mains.

Grant Avenue will also need to be paved through this area to residential collector street standards. The four major land owners in the area will cover the engineering and construction costs for this paving. The cost shares previously negotiated are Quarry Estates 17%, Rose Prairie 37%, Hunziker 23%, and the City of Ames 23%.

On May 8, 2012, Council approved an engineering services contract for the utility and street design work with Civil Design Advantage (CDA) of Grimes, Iowa, in an amount not to exceed \$119,756. The scope of the original agreement included development of refined cost estimates for all three projects. However, right-of-way services were not included, since the extent of the land impacts was not known at the time the original agreement was executed. At City staff's request, CDA has submitted a change order in an amount not to exceed \$41,775 for these right-of-way services.

The proposed change order includes costs associated with transferring existing Story County Roadway easements to City of Ames Right-of-Way and permanent easement acquisitions related to the upcoming utility installations. The right-of-way services will follow the Federal Aid Process so that, in the event condemnations are necessary, all of the proper processes will have been followed.

The change order also includes additional costs associated with finalizing the construction documents to prepare for bidding both the utility and the roadway portions of the work. The water and sanitary sewer main work will be bid first, since budgeted funding is already available and those utilities need to be installed before the street is constructed. The street work will then be bid later this year after Council includes that project in the 2014/15 budget and CIP.

Staff originally hoped to bring this action to Council at the same meeting where Council would consider approval of annexation and rural water agreements related to the Northern Growth Area. However, Xenia Rural Water District will not

receive word from their creditors on final approval of the rural water agreements until the week of December 9th. Even though those agreements will not be presented to Council until December 17, staff feels it is important to move forward with this change order at this time. In order to get competitive bids for the utility work, it is critical to complete the design and easement acquisition work in time to put this project out for bids early next spring.

ALTERNATIVES:

1. Approve the change order to the professional engineering services agreement with CDA for the Grant Avenue utility and roadway design in an amount not to exceed \$41,775.
2. Reject the change order.

MANAGER'S RECOMMENDED ACTION:

By approving this change order request, the utility, roadway design work and associated right-of-way acquisition will be able to move forward and coincide with the proposed annexations in the area. The utility mains will then be on track for the 2014 construction season, and the roadway work can move forward for completion by the 2015 season. These steps will coincide with the developers' efforts to rezone and subdivide their land and begin installation of water and sewer utilities within their subdivisions, thus facilitating residential development in the newly annexed land.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the change order to the professional engineering services agreement with CDA for the Grant Avenue utility and roadway design in an amount not to exceed \$41,775.

COUNCIL ACTION FORM

**SUBJECT: CYRIDE BUS FACILITY EXPANSION PROJECT CONSTRUCTION
CHANGE ORDER #31**

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 Orders #1-30	<u>\$ 397,549.84</u>
Contract sum prior to Change Order #31	\$4,886,549.84
Change in Contract Sum Requested per Change Order #31	<u>\$ 42,412.24</u>
New Contract Sum including Change Order #31	\$4,928,962.08

Henkel Construction is now requesting a \$42,412.24 change order to provide a specialized value system to prevent the contents of the storm sewer from backing up in the building in a flood situation. Due to this system's proximity to the ISU power plant's cooling towers, the original valve system could not be used without possibly harming the cooling towers.

The project's contingency budget of \$362,120 has been spent on previous change orders. It is anticipated that the project, when completed, will be over budget by approximately \$120,000. However, funds for change order #31 and the remaining budget items are available in an 80% Federal Capital Grant, currently matched with local dollars in the Capital Improvement Plan. The Federal Capital Grant, including local match, currently has \$445,724 uncommitted and available for these additional project expenditures.

The Transit Board of Trustees met and approved change order #31 on December 4, 2013.

ALTERNATIVES:

1. Approve Change Order #31 to Henkel Construction Company for an additional \$42,412.24 to install a specialized value system preventing the storm sewer contents from entering CyRide's building in the event of a flood.
2. Do not approve Change Order #31.

MANAGER'S RECOMMENDED ACTION:

During the 2010 flood, CyRide's facility flooded from within the building through the storm sewer system, as well as from outside the building from Squaw Creek. Approval of this modification will prevent internal flooding from reoccurring in the future.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving a \$42,412.24 change to the Henkel Construction contract, increasing this contract to \$4,928,962.08.

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY ENERGY EFFICIENCY PROJECTS

BACKGROUND:

This project was for energy efficiency projects at the City's Maintenance Facility on Edison Street. Work consisted of replacing the rooftop heating and cooling unit (RTU) for the Fleet Services offices (Base Bid), and installing a heating/ventilation/air conditioning (HVAC) system that replaces seven window air conditioners and numerous baseboard or portable electric heaters in the Public Works offices (Alternate #1). These improvements were identified as a part of the Cool Cities Program in the City's Capital Improvements Plan. The new equipment includes three energy efficient natural gas fired furnaces and three energy star SEER rated cooling units. These units qualify for energy rebates from both Alliant Energy and the City's Electric Services.

To take advantage of economies of scale, these projects were combined into one project for better pricing. The project also combined the systems to gain better energy efficiency for the Maintenance Facility.

On September 25, 2012, City Council awarded this project to Neighbors Heating, Cooling, and Plumbing of Ames, Iowa, at a cost of \$97,440. Two change orders were administratively approved by staff in accordance with the City's Purchasing Policies and Procedures. These change orders were for bringing existing electrical wiring into code compliance for \$891, and for extra work to install insulating foam in the amount of \$1,403.60. Construction was completed at a cost of \$99,734.60.

The budget for these projects included \$75,800 in Cool Cities funding for the replacement of the rooftop unit for the Maintenance Facility. In addition, \$60,000 was budgeted from the Road Use Tax, Water, Sanitary Sewer, and Fleet Maintenance funds for installation of the new HVAC system in the Public Works offices. This brought the total available funding to \$135,800.

ALTERNATIVES:

1. Accept the Maintenance Facility Energy Efficiency Projects as completed by Neighbors Heating, Cooling, and Plumbing of Ames, Iowa, in the amount of \$99,734.60.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has been completed in accordance with plans, specifications, and applicable code requirements. These improvements will provide more economical and efficient systems to heat, cool, and condition the air in the affected offices and will improve the air quality for a healthier work environment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Maintenance Facility Energy Efficiency Projects as completed by Neighbors Heating, Cooling, and Plumbing of Ames, Iowa, in the amount of \$99,734.60.

COUNCIL ACTION FORM

SUBJECT: **COMPLETION OF UNIT 8 GENERATOR REPAIRS/RE-WEDGING STATOR**

BACKGROUND:

On July 23, 2013, City Council approved preliminary plans and specifications for the Unit 8 Generator Repairs / Re-wedging Stator. The complete project is to re-wedge the stator and replace connection ring ties in the Unit 8 turbine generator.

On August 14, 2013, bids were received and it was determined that the low bid submitted by Generator & Motor Services was acceptable. The amount of the contract as awarded on September 10, 2013, was \$225,400.

There were two change orders to this contract. Change Order No. 1 for time and materials not to exceed \$68,000 was to increase funds to cover costs associated with additional stator cleaning and replacement of the stator end winding support system. Change Order No. 2 for time and materials not to exceed \$25,000 was to increase funds to cover costs associated with additional realignment that was outside the original scope. The contract amount including these two change orders is \$318,400.

The Engineer's estimate of the total contractor cost of this project was \$270,811. The approved FY 2012/13 Budget and Capital Improvements Plan included \$3,500,000 for the turbine generator overhaul, including parts, professional technical assistance, and contractor services. Funds in the amount of \$627,387.74 remaining from that budget were carried over to cover the costs of this project.

All of the work included in the contract with Generator & Motor Services has now been completed, and the Power Plant Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract for the Unit 8 Generator Repairs / Re-wedging Stator with Generator & Motor Services at a total cost of \$318,400, and authorize final payment to the contractor.
- 2) Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Unit 8 Generator Repairs / Re-wedging Stator has completed the work under the contract. The Power Plant Engineer has issued a certificate of completion on the work, and the City is legally required to make final payment to the contractor. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2410-2428 LINCOLN WAY & 114 WELCH AVENUE & 107-111 STANTON AVENUE

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 site is located at:

Owner: Kingland Campus Properties, LLC

Street Address: 2410-2428 Lincoln Way & 114 Welch & 107-111 Stanton

Assessor's Parcel #: 09-09-127-180, 09-09-127-010, 09-09-127-020,
09-09-127-030, 09-09-127-040, 09-09-127-055,
09-09-127-065, 09-09-127-075, 09-09-127-080

Legal Description:

PARCEL 'AA' IN BEARDSHEAR'S ADDITION AND PARKER'S ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID BEARDSHEAR'S ADDITION; THENCE S 89°55'58" E, 146.33 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S 89°58'21" E, 43.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE NORTHWEST CORNER OF LOT 1, PARKER'S ADDITION; THENCE S 89°59'07" E, 15.48 FEET ALONG THE NORTH LINE OF LOT 1 OF PARKER'S ADDITION; THENCE S 89°54'47" E, 64.52 FEET ALONG THE NORTH LINE OF LOT 1 OF PARKER'S ADDITION; THENCE S 00°26'08" E, 74.21 FEET; THENCE S 89°58'27" E, 110.05 FEET TO THE EAST LINE OF LOT 1 OF SAID PARKER'S ADDITION; THENCE S 00°23'08" E, 114.22 FEET ALONG THE EAST LINE OF LOT 1 OF SAID PARKER'S ADDITION TO THE NORTHEAST CORNER OF PARCEL 'X'; THENCE N 89°54'43" W, 189.95 FEET ALONG THE NORTH LINE OF PARCEL "X" TO THE NORTHWEST CORNER OF PARCEL 'X'; THENCE N00°44'24"E, 7.98 FEET ALONG THE EAST LINE OF PARCEL 'B' TO THE NORTHEAST CORNER OF PARCEL 'B'; THENCE N89°42'49"W, 190.34 FEET TO THE NORTHWEST CORNER OF PARCEL 'B' ON THE EAST RIGHT-OF-WAY LINE OF WELCH AVENUE; THENCE N00°21'50"W, 179.55 FEET ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 1, BEARDSHEAR'S ADDITION TO THE POINT OF BEGINNING ON THE EAST RIGHT-OF-WAY OF WELCH AVENUE.

This plat of survey consolidates nine parcels into a single parcel for construction of a three story retail and office building. Staff has requested the property owner provide an emergency vehicle access easement along the south property line for mid-block access to multiple properties. A copy of the proposed plat of survey is attached for 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 that the proposed lots meet zoning standards, e.g. lot area, width, depth and access. The requested access easement meets the access needs articulated within the Zoning Code for development within Campustown Service Center. The easement would provide for emergency vehicle access off of Welch Avenue along the south property line for a distance of approximately 140 feet. The easement would not interfere with the potential addition of a parking deck accessed from Stanton. **The requested easement is a condition of approval of the plat of survey that is to be provided to the City prior to recordation of the plat.**

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 renders 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 subject to receipt by the City of the signed easement for an emergency access.
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 with the proposed condition of approval for the access easement. The easement ensures there is emergency access available to meet public safety needs for the subject site as well as to surrounding sites upon redevelopment of the subject site.

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 subject to receipt of the signed easement.

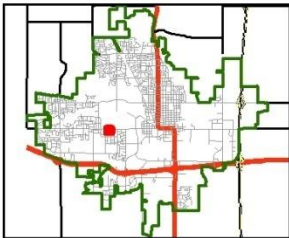
Approval of the resolution will allow the applicant to prepare the official plat of survey, and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey 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.

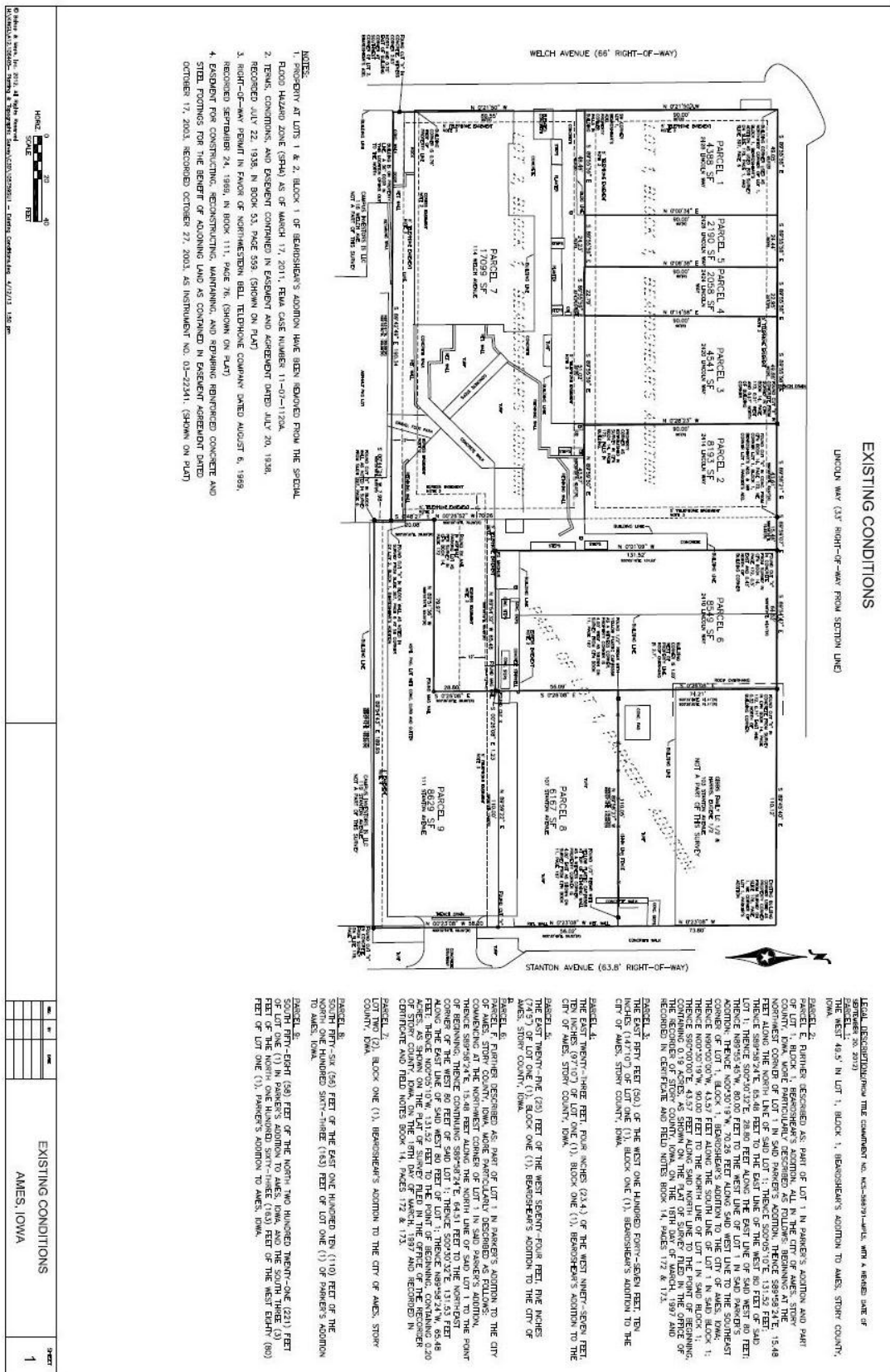
ATTACHMENT A



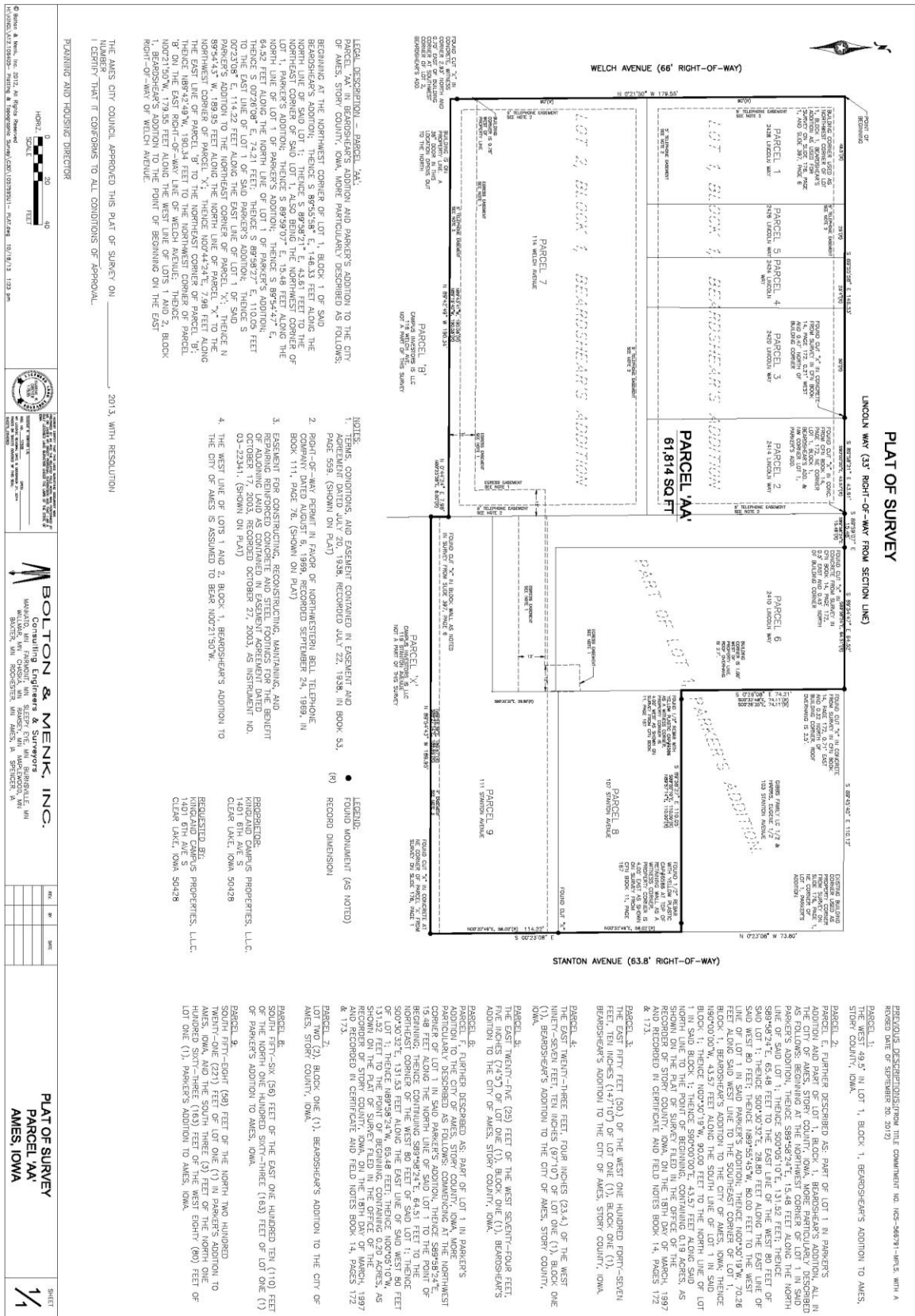
LOCATION MAP
2400 Block Lincoln Way



ATTACHMENT B – EXISTING CONDITIONS



6



COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 505 SOUTH DUFF AVENUE

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 site is located at:

Owner:	Nancy S. Bundy
Street Address:	505 S. Duff Avenue (See Attachment A)
Assessor's Parcel #:	0911176005; 0911176020; and 0911176055
Legal Description:	Lots 14, Cayler's Second Addition; Parcel "AW"; and an unplatted parcel.

This plat of survey consolidates three parcels into a single parcel (Parcel AX). One of the existing parcels contains the Texas Roadhouse. The combined lot will likely be the home of future commercial development in addition to the Texas Roadhouse. A copy of the proposed plat of survey is attached for Council consideration. (See Attachment B, Proposed Plat of Survey)

The plat also creates two new easements: a 6-foot pedestrian easement along the north lot line and a 10-foot electric easement along the east property line.

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 that the proposed lots meet zoning standards, e.g. lot area, width, depth and access.

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 renders 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, subject to receipt of the signed pedestrian and electrical easements to the City.
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.

CITY 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. The easements have been requested to serve specific needs of the City. **The 6-foot pedestrian easement is needed to accommodate a future sidewalk when the additional lane of S. 5th Street is constructed.** The 10-foot electric easement protects the existing overhead line on the west side of S. Duff Avenue.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolutions approving the proposed plat of survey subject to receipt of the signed pedestrian and electrical easements.

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.

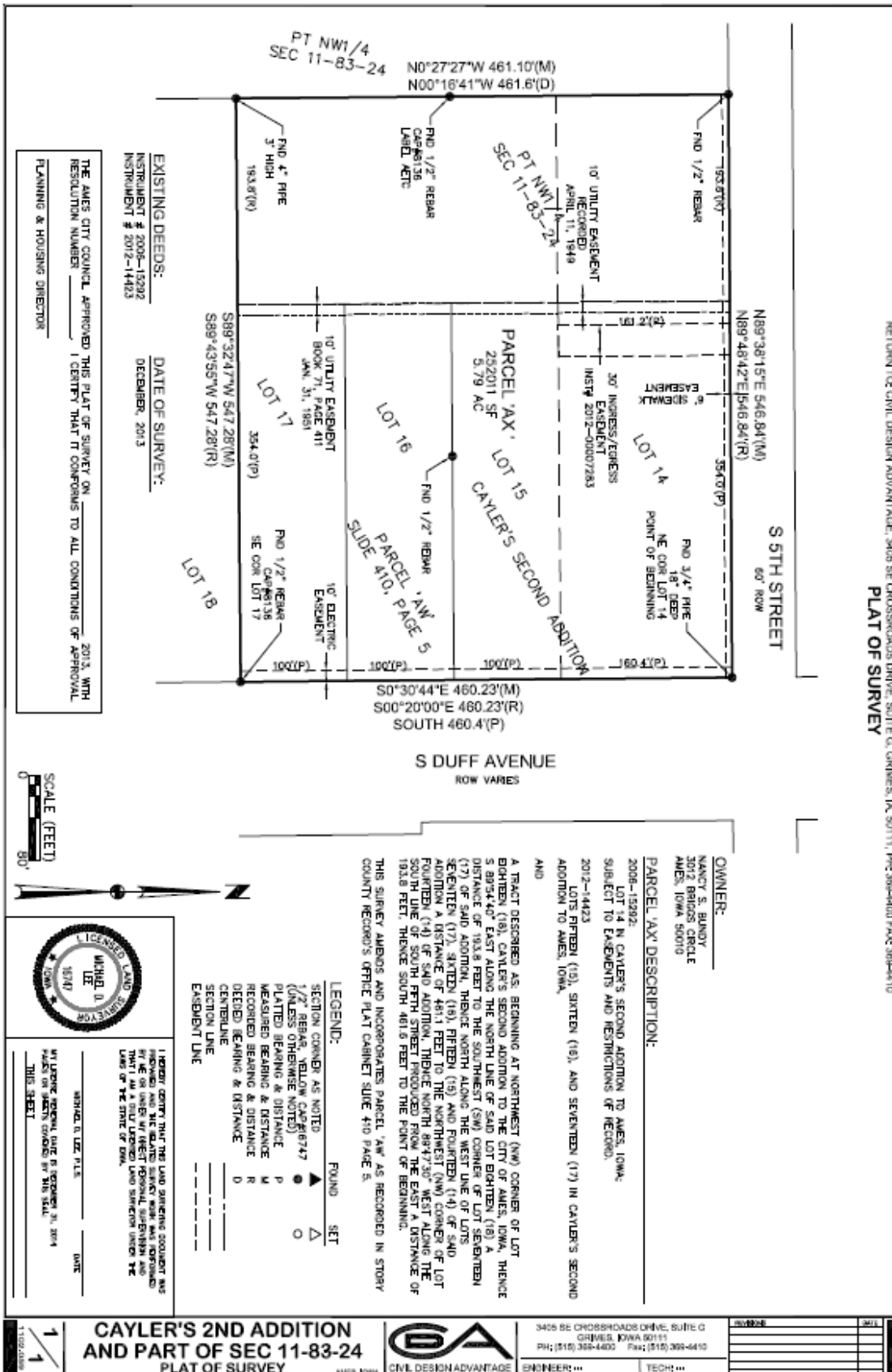
It should be noted that the official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing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

ATTACHMENT A
LOCATION MAP



ATTACHMENT B PROPOSED PLAT OF SURVEY

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA, 50111, PH: 386-4400 FAX: 386-4410
PLAT OF SURVEY



COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2712 & 2716 ASPEN ROAD

BACKGROUND:

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

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

The site is located at:

Owner: Hunziker, EA Development, LLC

Street Address: 2712 & 2716 Aspen Road (See Attachment A)

Assessor's Parcel #: 05-28-474-030 & 05-28-474-020

Legal Description: Lots 18 & 19, Somerset Subdivision, Twentieth Addition

This plat of survey consolidates Lots 18 and 19 into a single parcel (Parcel E) for construction of a commercial structure. A copy of the proposed plat of survey is attached for Council consideration. (See Attachment B, Proposed Plat of Survey)

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 that the proposed lots meet zoning standards, e.g. lot area, width, depth and access.

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 renders 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.
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:

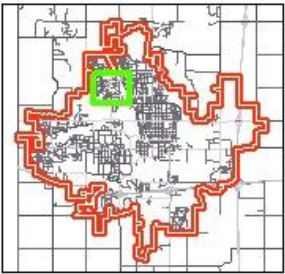
The Planning & Housing Department has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey.

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.

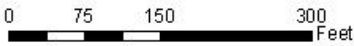
Approval of the resolution will allow the applicant to prepare the official plat of survey, and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey 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.

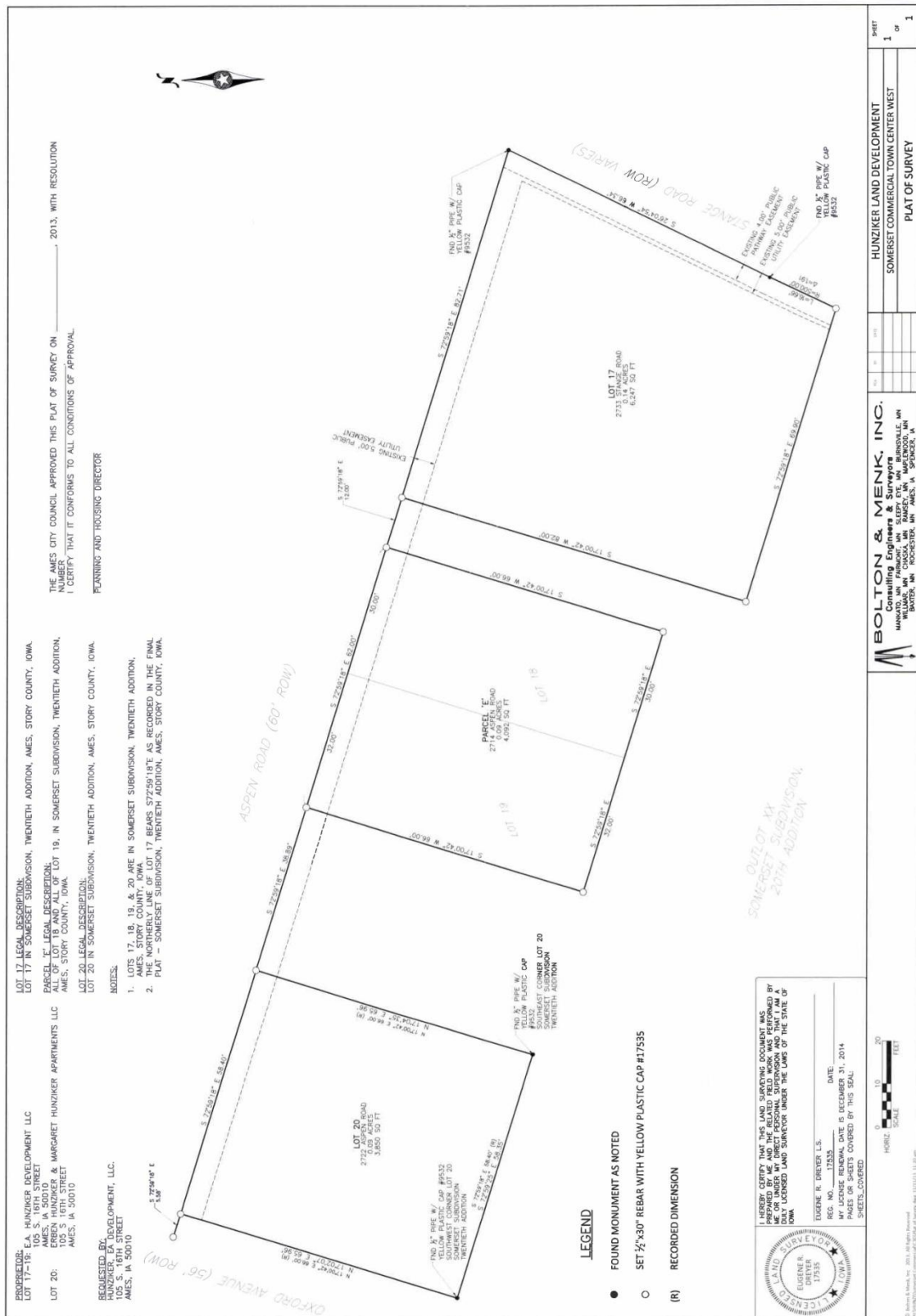
ATTACHMENT A
LOCATION MAP



Location Map
2712 & 2716 Aspen Road



4



Staff Report

SOUTH DUFF ACCESS STUDY FINDINGS**December 10, 2013****Background:**

On June 11, 2013, City Council referred to staff a letter from Chuck Winkleblack regarding access management on South Duff Avenue from South 5th Street to approximately Squaw Creek. Mr. Winkleblack is redeveloping several properties along the east side of South Duff. The letter asked City Council to direct staff to conduct a study of the corridor, evaluating the consolidation of several access drives along both the east and west sides of the street into a single signalized intersection. The purpose of the proposed changes is to improve traffic safety and efficiency along Ames' highest volume roadway.

On June 17, 2013, staff held a coordination meeting with Iowa Department of Transportation (DOT) staff, property owners, and developers who would be affected by a consolidation of access points. With support of the property owners and the Iowa DOT, City staff presented the proposed study to City Council on July 9, 2013. The outcome of that meeting was City Council directing staff to conduct the access study and traffic signal warrant analysis. This report summarizes the findings and recommendations of that study.

Study Findings:

As decided during the initial scoping meeting with the Iowa DOT, staff collected nine-hour continuous turning movement counts during the month of September 2013 at the following signalized intersections and drive accesses within the study area (see Attachment 1):

Signalized Intersections:

- a. S. Duff Ave. and S. 3rd Street
- b. S. Duff Ave. and S. 5th Street
- c. S. Duff Ave. and Chestnut Street

Private Driveways:

- d. Texas Roadhouse north drive with S. 5th Street
- e. Texas Roadhouse east drive with S. Duff Ave.
- f. Wal-Mart northwest drive with S.E. 5th Street
- g. Wal-Mart north drive with S.E. 5th Street (across from Target)
- h. Wal-Mart northeast drive with S.E. 5th Street (access to loading docks)
- i. Wal-Mart west drive with S. Duff Ave. (right-in/right-out)
- j. Boston Commons drive with S. Duff Ave.
- k. Tuffy's drive with S. Duff Ave.

Data sources such as turning movement, trip generation, and crash history were used in order to answer the following questions posed during the study: 1) Is a traffic signal warranted? 2) If so, where is the most safe, efficient, and practical location for a new signalized intersection? 3) In order to ensure ongoing operations of the signal, what other access management improvements are required?

Warrant Analysis

As required by the Manual on Uniform Traffic Control Devices (MUTCD), which sets the federal standards for all traffic control devices, a traffic signal shall only be installed if an engineering study finds that at least one (or more) of nine possible warrants as specified in the MUTCD are met. For the purpose of this study, staff analyzed the three main warrants numbers 1 to 3 as follows:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicle Volume
- Warrant 3: Peak-Hour Volume

The analysis of the traffic volume data was found to meet all three vehicle volume warrants. A summary of this data is shown in Attachment 2 of this report.

Location of a New Traffic Signal

There were three main criteria used in selecting the appropriate location for a new traffic signal along S. Duff Avenue: 1) For traffic progression/coordination, signal spacing should be between one-eighth and one-quarter mile spacing; 2) Based on traffic an operational analysis, the required queue distances between S. 5th Street and the new traffic signal should be identified so that traffic does not block either intersection; and 3) Based on existing development, locations should be identified that have the greatest potential for internal circulation between sites.

The first criterion specifies intersection spacing between one-eighth and one-quarter mile, which ranges from 660 to 1,320 feet. The current Wal-Mart drive is spaced approximately 550 feet south of S. 5th Street. **Therefore, a new traffic signal at a minimum would need to be located further south than the existing Wal-Mart drive onto S. Duff Avenue.**

The second criterion, queuing distance, showed that a new signalized intersection placed approximately at the 660 foot spacing would yield maximum northbound/southbound queues between 220 to 320 feet during the peak hours. **Since this number is less than the minimum spacing under Criteria 1, the 660 foot remains the minimum spacing required.**

The third criterion, internal site circulation, yields only two practical locations. These locations are the existing entrance to Boston Commons (915 ft spacing), or at the

southern drive aisle of Wal-Mart's parking lot frontage on S. Duff Avenue (725 ft spacing). **Based upon the study, the preferred location was found to be the connection into Wal-Mart's parking lot area.** This recommendation is based upon the results of the traffic operational analysis. That being said, this location is also more centrally located within the developable property along the S. Duff corridor between S. 5th Street and Squaw Creek.

Access Management/Safety Improvements

On November 25, 2013, City staff discussed the preliminary findings of this study with Iowa DOT staff. Inasmuch as S. Duff Avenue is also U.S. Hwy 69, this corridor is under jurisdiction of the state. In general, Iowa DOT staff supported the findings of the warrant analysis and the proposed location of a new traffic signal at approximately 725 south of the S. 5th Street intersection.

In addition to the installation of a traffic signal, the proposed project would include restoration of street right-of-way in the area of the existing Wal-Mart drive, as well as some minor reconfiguration of Wal-Mart's parking lot and drive isles to accommodate the new traffic patterns. It should be noted that other than the existing Wal-Mart drive onto S. Duff Avenue, no other access closures are being proposed to those properties that are currently in use. If this project moves forward, all sites that are ready for redevelopment will have design for internal site circulation and access to the new traffic signal.

City staff also conducted a 10-year accident history using the statewide accident database for the segment of the S. Duff corridor between S. 5th Street and the Squaw Creek Bridge. The most current data (2003-2012) showed that in this 0.25 mile segment there were 103 accidents for that 10-year period, of which 29 resulted in someone being injured (see Attachment 3). A relevant comparison to similar roads within the State is provided below:

	Statewide Average (Principal Arterial)	South Duff Avenue	% Over Iowa Average
All Crash Rates	283	419	148%
Injury Crash Rates	76	118	155%

As is shown above, this road segment has a significantly higher crash potential than what is expected of similar roadways. **Due to these findings, this project includes the installation of a raised median between the S. 5th Street intersection and the new traffic signal location, and from the new signal south to the Squaw Creek Bridge.** A conceptual layout has been provided under Attachment 4 at the end of this report.

Staff also conducted a benefit/cost calculation to quantify the safety value of the proposed improvements, including both a new traffic signal and a raised median. The project would be expected to have a B/C ratio of at least 3.3:1, which is significantly

higher than what is typically seen for a roadway improvement due to the relatively low cost of the improvement itself. This ratio is determined using the estimated savings from the reduction in crashes based on a 20-year service life, and is valued at approximately \$1,077,500 (see Attachment 5).

Estimated Project Cost and Funding Strategy

The anticipated cost for this project includes \$200,000 for a new traffic signal, plus approximately \$125,000 in roadway and paving improvements, bringing the total estimated cost to \$325,000. This project would be eligible for Iowa DOT grant funding from the Urban-State Traffic Engineering Program (U-STEP), which allows up to a maximum amount of \$400,000 for linear improvements. The grant funding requires a local match of 45%. This breaks out as follows:

	Iowa DOT U-STEP (55%)	Local Match (45%)
Traffic Signal (\$200k)	\$110,000	\$90,000
Roadway/Paving (\$125k)	\$68,750	\$56,250
Totals	\$178,750	\$146,250

Individual meeting invitations to discuss the findings of this study were sent to all affected property owners along S. Duff Avenue between S. 5th Street and Squaw Creek. A description of a method to split approximately \$150,000 in local match amongst the stakeholders was also distributed. The meeting was held on the evening of December 3, 2013 in the City Council Chambers.

During the meeting with the property owners, staff explained the reasoning for the location of the new intersection and the safety benefits of installing a raised median along S. Duff Avenue. Much of the discussion focused on issues related to the raised median. Topics that caused the greatest concern are as follows:

- Negative financial impact on businesses/Convenience factor (raised median)
- Longer trips caused by a raised median (U-turns)
- Willingness of property owners to provide cross-access easements
- Special need for access of larger vehicles (semi-trucks, heavy-equipment)

Staff recognizes that a raised median could be impactful on those businesses that currently have direct access onto S. Duff Avenue. However, the median will be necessary for the improvement of safety and for the efficient progression of traffic between the two intersections. It should be noted that the longer-term success of this project will involve an internal site circulation plan between properties to guide the design/layout of future development within this corridor.

STAFF COMMENTS:

The South Duff Avenue commercial corridor for many years has experienced challenges related to access management and traffic safety. With several properties becoming vacant and/or are being considered for redevelopment, an opportunity now exists to apply current best traffic management practices to reduce conflict points along S. Duff Avenue. This project presents an opportunity to make a significant traffic improvement in the South Duff corridor that will have mutual benefit for both adjacent businesses and the greater Ames community alike.

There are existing Iowa DOT access agreements for driveways at 519 S. Duff (No. 85-2012-001, Bundy Family Trust) and 534 S. Duff (No. 85-2007-001, Wal-Mart) that both have similar conditions that may require the installation of a raised median, and/or full closure of the respective drives. The conditions of those actions are driven by safety or traffic issues that occur from direct access to S. Duff Avenue, as determined by the City or the Iowa DOT.

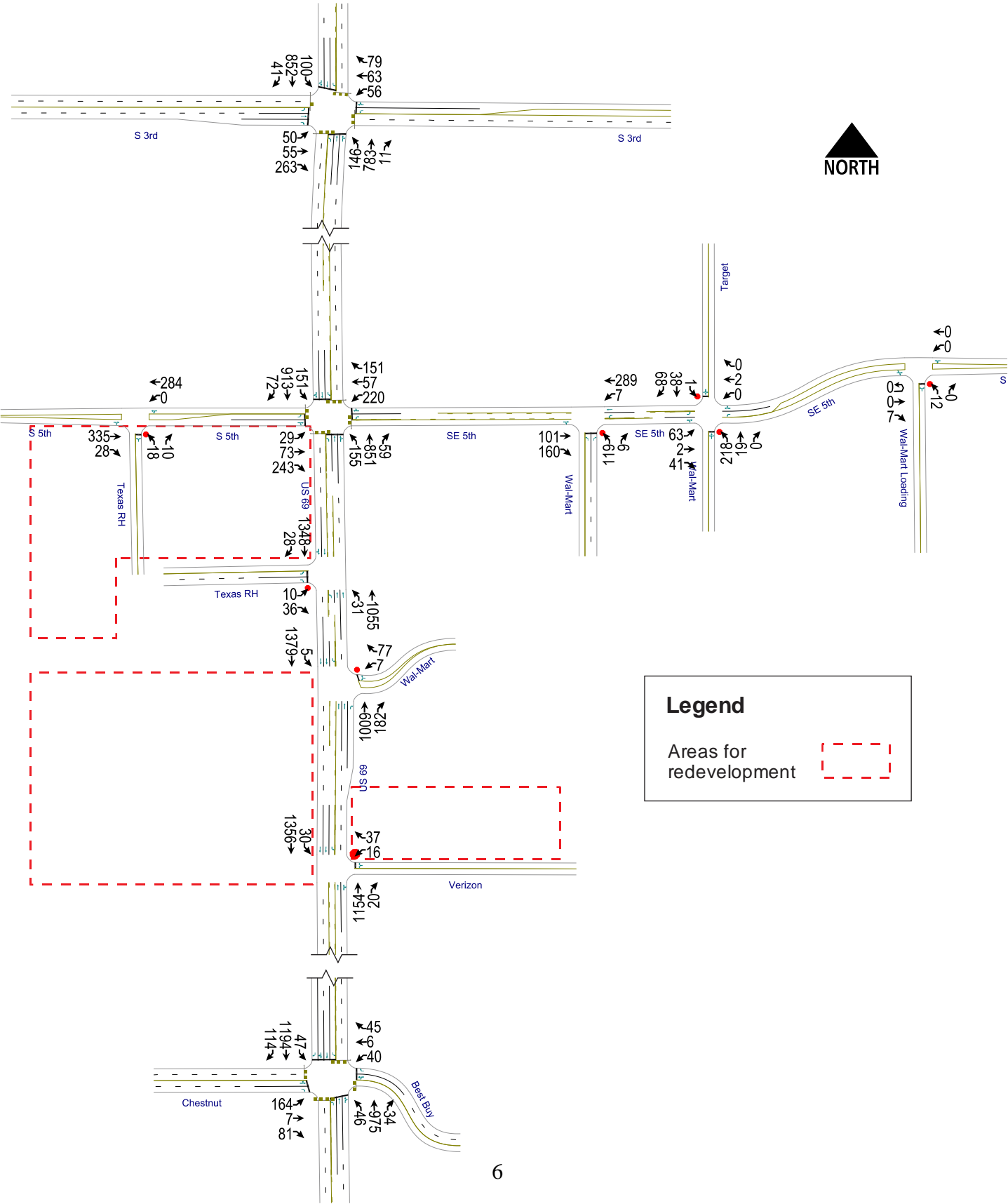
Staff believes that a fair approach to financing this project would be for the City to contribute up to \$50,000 towards the local match for these improvements. In addition, Wal-Mart, Hunizker Development and the Bundy Family Trust could be approached to contribute the remaining two-thirds (\$100,000).

If City Council is supportive of this proposed traffic signal and access management project, direction could be given to staff to pursue proceed through the following sequential steps:

- 1. Negotiate development agreements with the neighboring property owners that will secure \$100,000 in funding commitments.**
- 2. Identify the City's source of funding (\$50,000) for the project.**
- 3. Submit a grant application to the Iowa DOT for U-STEP funds.**
- 4. Secure cross-access easements to support the goal of the project.**
- 5. Select an engineering consultant to design the project.**
- 6. Construct the project.**

However, before providing this direction, it should be emphasized that in order improve safety and accommodate the growing development needs along the corridor, the appropriate solution to this traffic situation requires the installation of both a traffic signal and a raised median. The Council must understand that not every property/business owner is in support of the proposed solution (raised median).

Attachment 1: Existing PM Peak Turning Movement Counts



Attachment 2: Warrant Data Summary

Warrant 1: Eight-Hour Vehicular Volume

Hour	Major Street	Minor Street		Condition	
		EB	WB*	A	B
11:00:00 AM	2,009	143	416		
12:00:00 PM	2,292	163	491		
1:00:00 PM	2,171	154	446		
2:00:00 PM	1,901	135	422		
3:00:00 PM	1,868	133	385		
4:00:00 PM	2,213	157	441		
5:00:00 PM	2,490	177	500		
6:00:00 PM	2,121	151	453		
7:00:00 PM	1,934	137	422		

Thresholds:	Major	600	900
	Minor	200	100

*WB volume is a sum of actual traffic counts from the existing Wal-Mart drive and Trip Generation estimation for the undeveloped area that is anticipated to be a fast food restaurant.

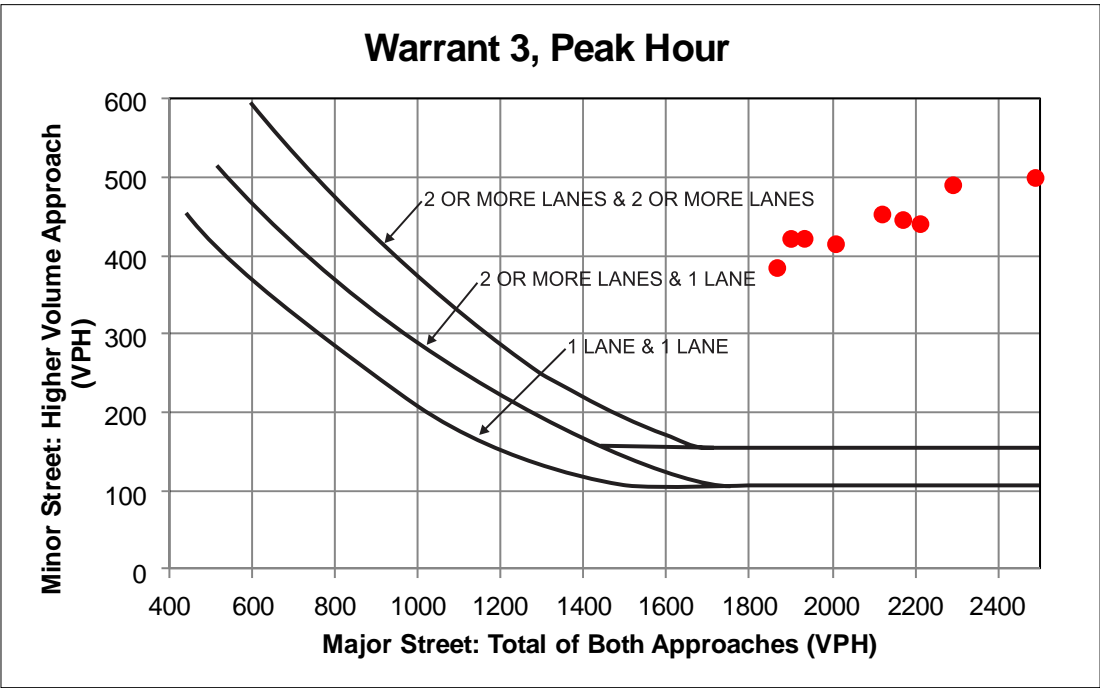
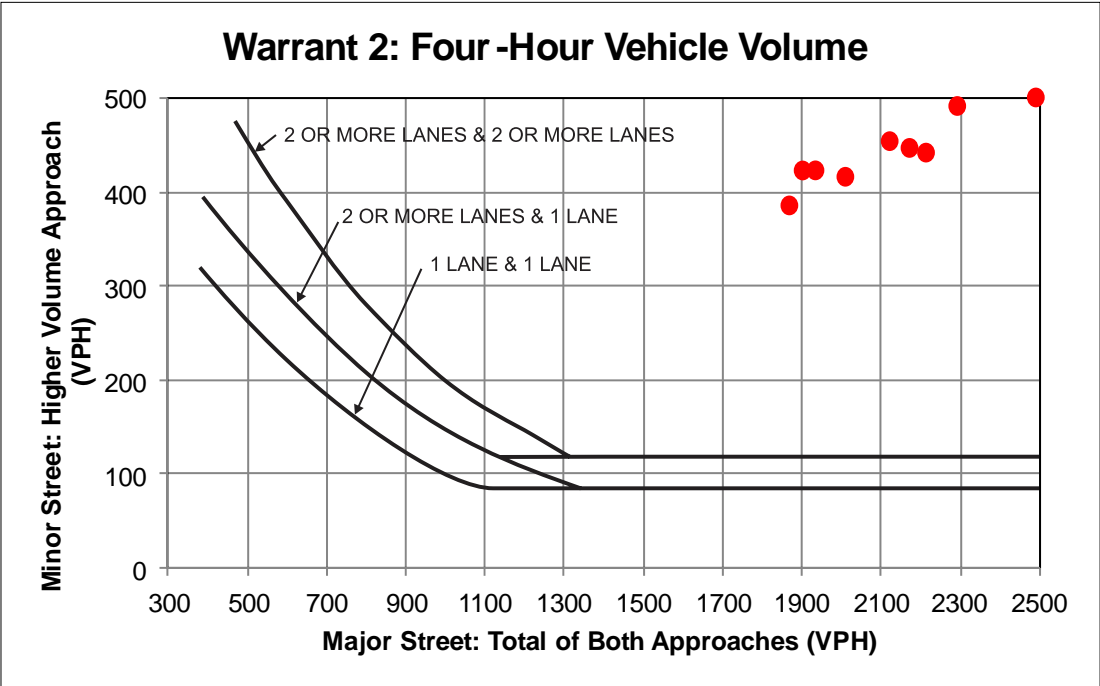
Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A Minimum Vehicular Volume


Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B Interruption of Continuous Traffic

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56



Attachment 3: Crash History (2003-2012)

 Iowa Department of Transportation	<h3 style="margin: 0;">Major Cause Summary</h3> <p style="margin: 0;">S Duff Access Study</p>	Report Version 1.1 Jan 2005																																														
Analysis Years: 2003 [9], 2004 [9], 2005 [11], 2006 [5], 2007 [7], 2008 [12], 2009 [17], 2010 [15], 2011 [8], 2012 [10]																																																
Crash Summary: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: right;">Fatal</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Major Injury</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Minor Injury</td><td style="text-align: right;">14</td></tr> <tr><td style="text-align: right;">Possible/Unknown</td><td style="text-align: right;">15</td></tr> <tr><td style="text-align: right;">PDO</td><td style="text-align: right;">74</td></tr> <tr style="border-top: 1px solid black;"><td style="text-align: right;">Total Crashes</td><td style="text-align: right;">103</td></tr> </table>	Fatal	-	Major Injury	-	Minor Injury	14	Possible/Unknown	15	PDO	74	Total Crashes	103	Injury Summary: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: right;">Fatal</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Major Injury</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Minor Injury</td><td style="text-align: right;">16</td></tr> <tr><td style="text-align: right;">Possible</td><td style="text-align: right;">21</td></tr> <tr><td style="text-align: right;">Unknown</td><td style="text-align: right;">1</td></tr> <tr style="border-top: 1px solid black;"><td style="text-align: right;">Total Injuries</td><td style="text-align: right;">38</td></tr> </table>	Fatal	-	Major Injury	-	Minor Injury	16	Possible	21	Unknown	1	Total Injuries	38	Surface Condition Summary: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: right;">Dry</td><td style="text-align: right;">75</td></tr> <tr><td style="text-align: right;">Wet</td><td style="text-align: right;">21</td></tr> <tr><td style="text-align: right;">Ice</td><td style="text-align: right;">2</td></tr> <tr><td style="text-align: right;">Snow</td><td style="text-align: right;">1</td></tr> <tr><td style="text-align: right;">Slush</td><td style="text-align: right;">3</td></tr> <tr><td style="text-align: right;">Sand/Dirt/Oil/Gravel</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Water</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Other</td><td style="text-align: right;">-</td></tr> <tr><td style="text-align: right;">Unknown</td><td style="text-align: right;">1</td></tr> <tr><td style="text-align: right;">Not Reported</td><td style="text-align: right;">-</td></tr> <tr style="border-top: 1px solid black;"><td style="text-align: right;">Total Crashes</td><td style="text-align: right;">103</td></tr> </table>	Dry	75	Wet	21	Ice	2	Snow	1	Slush	3	Sand/Dirt/Oil/Gravel	-	Water	-	Other	-	Unknown	1	Not Reported	-	Total Crashes	103
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Selection Filter: None																																																
Analyst: DNP	Notes: 2003-2012 Crash Years																																															



Driver and Time Summary

S Duff Access Study

Report Version 1.0 Aug 2008

Crash Time of Day Summary:

From To	00:00 01:59	02:00 03:59	04:00 05:59	06:00 07:59	08:00 09:59	10:00 11:59	12:00 13:59	14:00 15:59	16:00 17:59	18:00 19:59	20:00 21:59	22:00 23:59	NR	Total	%
SUN	-	-	-	-	-	-	2	1	1	-	-	1	-	5	5
MON	-	-	-	-	-	-	4	2	1	1	-	-	-	8	8
TUE	-	-	-	-	1	2	3	3	1	1	2	-	-	13	13
WED	-	-	-	-	1	1	4	4	3	1	-	-	-	14	14
THU	-	-	-	-	1	1	6	1	5	1	1	-	-	16	16
FRI	-	-	-	-	-	2	10	1	4	4	-	1	-	22	21
SAT	-	-	-	-	1	3	8	4	4	3	2	-	-	25	24
Tot.					4	9	37	16	19	11	5	2		103	
%					4	9	36	16	18	11	5	2			100

Driver Age/Gender Summary:

Age	Male	Female	NR	Drivers	%
<14	-	-	-		
14	-	-	-		
15	-	-	-		
16	4	2	-	6	3
17	1	3	-	4	2
18	3	3	-	6	3
19	2	4	-	6	3
20	6	5	-	11	5
21 to 24	16	22	-	38	17
25 to 29	25	14	-	39	18
30 to 34	8	9	-	17	8
35 to 39	9	6	1	16	7
40 to 44	9	3	-	12	5
45 to 49	6	7	-	13	6
50 to 54	11	3	1	15	7
55 to 59	12	5	-	17	8
60 to 64	6	4	-	10	5
65 to 69	3	1	-	4	2
70 to 74	3	-	-	3	1
75 to 79	2	-	-	2	1
80 to 84	-	-	-		
85 to 89	-	-	-		
90 to 94	1	-	-	1	0
95 plus	-	-	-		
NR	-	-	2	2	1
Drivers	127	91	4	222	
%	57	41	2		100

Drug/Alcohol Summary:

	Total	%
Drug		
Alcohol, Less than Statutory		
Alcohol, Statutory	1	1
Drug/Alcohol, Less than Statutory		
Drug/Alcohol, Statutory		
Refused		
Under Influence of Alc/Drugs/Meds		
None Indicated	102	99
Total Crashes	103	100

Fixed Object Struck Summary:

	Vehs.	%
Bridge/Bridge rail/Overpass		
Underpass/Structure Support		
Culvert		
Ditch/Embankment		
Curb/Island/Raised Median	1	0
Guardrail		
Concrete Barrier		
Tree		
Pole - Utility/Light/Etc		
Sign Post		
Mailbox		
Impact Attenuator		
Other Fixed Object		
None	221	100
Total Vehicles	222	100

Selection Filter:

None

Analyst: DNP

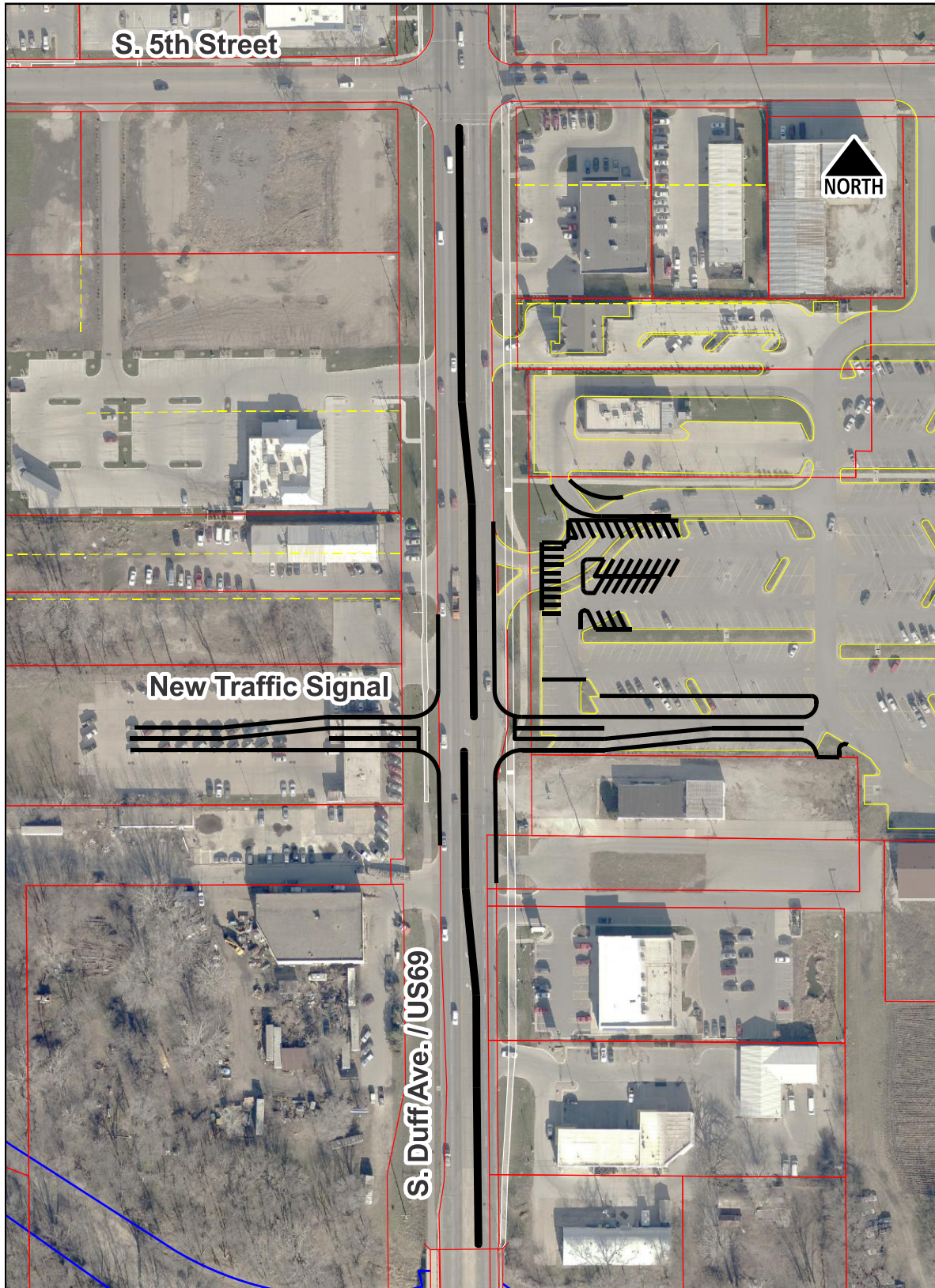
Notes: 2003-2012 Crash Years

12/3/2013

Crash Mapping Analysis Tool

Page: 1 of 1

Attachment 4: Conceptual Project Layout



Attachment 5: Benefit/Cost Estimation:

Road Segment Benefit / Cost Safety Analysis						Rev. 7/10
Iowa DOT Office of Traffic & Safety						
County:	Story	Prepared by:	DNP	Date Prepared:	Dec 1, 2013	
Location:	US 69 - S 5th Street to Squaw Creek Bridge					
Improvement						
Proposed Improvement(s):		South Duff Access Management and Traffic Signal				
\$ 325,000	Estimated Improvement Cost, EC	20	Est. Improvement Life, years, Y			
\$ -	Other Annual Cost (after initial year), AC	39	Crash Reduction Factor (integer), CRF			
\$ -	Present Value Other Annual Costs, OC	4.0%	Discount Rate, INT			
$OC = \frac{AC}{INT} \left(1 - \frac{1}{(1 + INT)^Y} \right)$		\$ 325,000	Present Value All Costs, COST = EC + OC			
Traffic Volume Data						
Source:	Iowa DOT	2011	Date of traffic count			
Length (mi.)	Two-way					
0.25	veh/day	Description	6,750	Current Vehicle Miles / Day, VM		
			8,236	End of Life Veh. Miles / Day		
			2,463,750	Current Veh. Miles / Year, AM		
			54,249,321	Total Projected Veh. Miles Over Life of Project, TVMT		
0.25	miles total		$TVMT = \frac{AM}{-G} \left(1 - \left(\frac{1+G}{1} \right)^Y \right)$			
1.0%	Projected Traffic Growth (0%-10%), G					
Crash Data						
2003	First full year -->	2012	Last full year	10.0	years, Time Period, T	
0	Additional months			values as of Dec. 2007		
0	Fatal Crashes	0	Fatalities @	\$3,500,000	\$ -	
		0	Major Injuries @	\$240,000	\$ -	
29	Injury Crashes	16	Minor Injuries @	\$48,000	\$ 768,000	
		22	Possible Injuries @	\$25,000	\$ 550,000	
74	Property Damage Only		(assumed cost per crash)	\$2,700	\$ -	
		-OR- enter all Property Costs of all crashes:			\$ 544,287	
103	Total Crashes, TA		Total \$ Loss, LOSS	\$ 1,862,287		
10.30	Current Crashes / Year, AA = TA / T		418.1	Crashes / HMVM, Crash Rate, CR		
\$ 18,080	Cost per Crash, AVCR = LOSS / TA		CR = TA x 10 ⁸ / (AM x T)			
226.8	Total Expected Crashes, TCR = CR x TVMT/10⁸		\$ 1,077,461	Present Value of Avoided Crashes, BENEFIT		
4.03	Crashes Avoided First Year AAR = AA x CRF / 100					
\$ 72,946	Crash Costs Avoided in First Year, AAR x AVCR					
88.8	Total Avoided Crashes, TCR x CRF/ 100		$BEN. = \frac{AVCR \times AAR}{(INT - G)} \left(1 - \left(\frac{1+G}{1+INT} \right)^Y \right)$			
Benefit / Cost Ratio						
Benefit : Cost =		\$1,077,461	:	\$325,000	=	
				3.32	: 1	

COUNCIL ACTION FORM

SUBJECT: **VACATION AND CONVEYANCE OF HUTCHISON RIGHT-OF-WAY
TO 1311 GEORGIA AVENUE AND 1401 GEORGIA AVENUE**

BACKGROUND:

On September 24, 2013, staff presented a report to Council regarding the encroachment of buildings into the existing Hutchison Street right-of-way by the property owners at 1311 and 1401 Georgia Avenue, as shown in Attachment A.

Council directed staff to proceed with conveying the property in question to the abutting property owners at no cost due to the longevity of the encroachments that predate annexation into the City. The property owners have agreed to accept the adjacent halves of the existing right-of-way; the south half to 1311 Georgia Avenue and the north half to 1401 Georgia Avenue, excluding the west 10' to maintain the existing electric easement along the west side of the subdivision. The property owners have also agreed to cover the recording fees associated with the official conveyance documents.

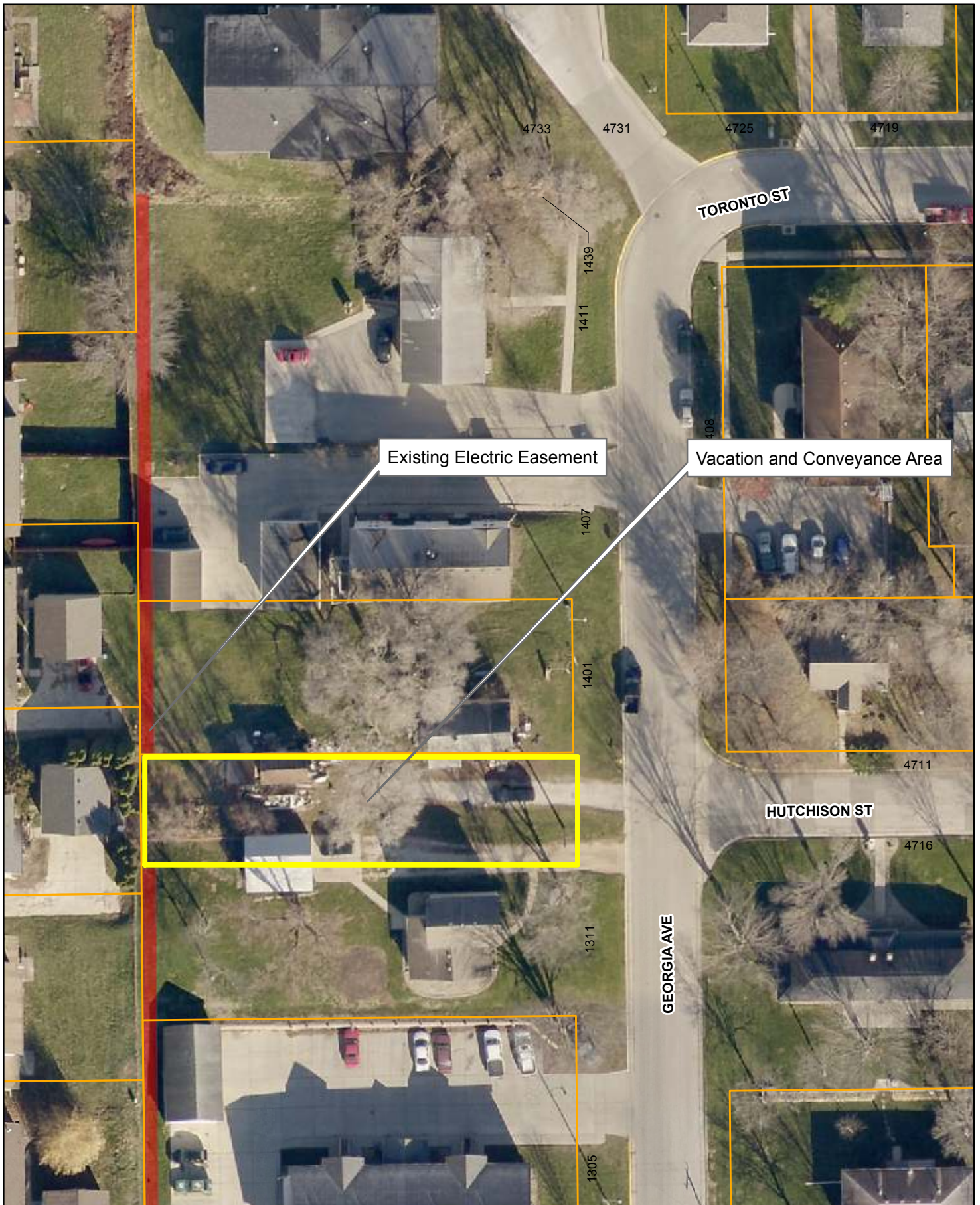
ALTERNATIVES:

1. Set the date of public hearing as December 17, 2013, to approve the vacation and conveyance of the Hutchison Street right-of-way adjacent to 1311 Georgia Avenue and 1401 Georgia Avenue, excluding the west 10' to maintain the existing electric easement along the west side of the subdivision.
2. Reconsider conveyance of the existing right-of-way.

MANAGER'S RECOMMENDED ACTION:

Conveyance of the existing right-of-way to the property owners will allow the existing structures to remain in place and no other actions by the property owners.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing as December 17, 2013 to approve the vacation and conveyance of the Hutchison Street right-of-way adjacent to 1311 Georgia Avenue and 1401 Georgia Avenue, excluding the west 10' to maintain the existing electric easement along the west side of the subdivision.



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.

COUNCIL ACTION FORM

SUBJECT: SPRING 2014 POWER PLANT BOILER REPAIRS

BACKGROUND:

On October 22, 2013, City Council approved preliminary plans and specifications for the Spring 2014 Boiler Repairs. This project is for labor and materials for replacement of the primary superheater attemperator, disassembly/reassembly of the boiler ash grates, replacement of the boiler water seal box/trough and box/trough seal plates, ash grate shafts and bearings, ash hopper refractory, undergrate air metal bellows expansion joint, and designated undergrate air ductwork. Purchase of the attemperator itself was approved by Council on Oct. 8, 2013.

Bid documents were issued to fifteen 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 three plan rooms. **The engineer's estimated cost for this project (labor and materials other than the attemperator) is \$461,000.**

On November 27, 2013, four bids were received as shown on the attached report. Staff reviewed the bids and concluded that the apparent low base bid submitted by ProEnergy Services, LLC, Sedalia, MO, in the amount of \$331,069.50, plus applicable sales taxes, is acceptable. Since this vendor is not licensed to collect sales taxes for the State of Iowa, the City would pay applicable Iowa Sales Taxes directly to the State.

Council should note that ProEnergy Services did not supply not-to-exceed time and material prices for the any of the options listed. These options were engineered and specified so that various additional repairs could be carried out if the need is identified after the boiler is opened up. Should any of the optional services be needed, staff will initiate change orders for the added work based upon ProEnergy's assessment of the needed time and materials. The City and ProEnergy have a separate agreement for routine and emergency boiler work that covers the various trade rates for this optional work. Those hourly rates are significantly lower than those of the other three bidders on this project. Staff feels assured that any optional work performed by ProEnergy will be at a lower cost than the other bidders.

Funding for this work is available in the approved FY2013/14 Electric Production operating budget, which contains \$475,000 in the Unit #8 Boiler Maintenance account.

ALTERNATIVES:

1. Award a contract to ProEnergy Services, LLC, Sedalia, MO, for the Spring 2014 Boiler Repairs in the amount of \$331,069.50 plus applicable sales taxes to be paid directly by the City to the State of Iowa.
2. Reject all bids, which would delay the boiler work and risk turbine damage, as well as unreliable and potentially unsafe boiler operation.

MANAGER'S RECOMMENDED ACTION:

This budgeted boiler work is needed to continue Unit #8 operation without unnecessary risk of serious equipment damage. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



BID SUMMARY FOR 2014-071 SPRING 2014 UNIT 8 BOILER REPAIRS

BIDDER:	ProEnergy Services, LLC Sedalia, MO	Plibrico Company LLC Omaha, NE	Industry Services Co., Inc Theodore, AL	AZCO, Inc Menasha, WI
BASE	\$331,069.50	\$649,435.00	\$605,100.00	\$1,470,583.00
SALES/USE TAXES INC.	Not licensed to collect IA sales tax	\$9,037.00	Not licensed to collect IA sales tax	\$3,940.00
OPTION 1	Invoiced at extra work rates	\$32,000.00	\$25,700.00	\$32,572.00
OPTION 2	Invoiced at extra work rates	\$28,000.00	\$20,100.00	\$10,785.00
OPTION 3	Invoiced at extra work rates	\$89,000.00	\$70,500.00	\$65,958.00
OPTION 4	Invoiced at extra work rates	\$8,000.00	\$125,500.00	\$7,353.00
OPTION 5	Invoiced at extra work rates	\$26,000.00	\$10,200.00	\$21,266.00



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MEMO

TO: Mayor and City Council
FROM: Diane Voss
DATE: December 6, 2013
SUBJECT: Item No. 25: Kingland TIF Agreement

Staff is still negotiating the Campustown Tax Increment Financing Development Agreement with the developers. City Manager Schainker will forward this item to you on Monday, December 9, 2013.

/drv

Staff Report

**MAJOR SITE DEVELOPMENT PLAN FOR
WESTWOOD VILLAGE PLANNED RESIDENCE DEVELOPMENT**

December 10, 2013

BACKGROUND

On October 22, 2013 a public hearing was held on an amended Major Site Development Plan for Westwood Village Planned Residence Development. City Council postponed action on the proposed amendment and asked the developer, Haverkamp Properties, and neighborhood representatives to meet to see if agreement could be reached on revisions to the proposed Plan. Since October 22, neighborhood residents have re-established the Edwards Neighborhood Association and appointed officers. On November 21, three representatives of the Edwards Neighborhood Association and three representatives of Haverkamp Properties met with a City staff representative present. The meeting resulted in proposed revisions to the amended Plan, which have subsequently been agreed to by the Haverkamp Properties.

The project is now proposed as a total of 18 units and 54 bedrooms, rather than the October plan proposal of 24 units and 72 bedrooms. In addition, there are changes to the building location and parking lot layout to further protect existing trees.

Accompanying this staff report are the following documents:

- Existing Approved Layout (Attachment F from Council Action Form of October 22, 2013)
- Proposed October Layout (Attachment G from Council Action Form of October 22, 2013)
- Revised Proposed Layout – (Proposed on November 21 and finalized on December 4, 2013)
- Revised renderings of proposed building
- Excerpt of Site Plan and Elevations of Revised Proposal

The Council Action Form of October 22, 2013 still applies to the proposed revised Plan. The following is a revised listing of changes from the existing approved Plan to the proposed revised Plan agreed upon with the neighborhood at the November 21 meeting. The revisions from the Plan proposed on October 22 are shown in parenthesis where applicable.

- Building is further from Marshall Avenue
- Building is moved closer to existing buildings and creates a 13-foot setback from the rear property line of the lot on which it is located

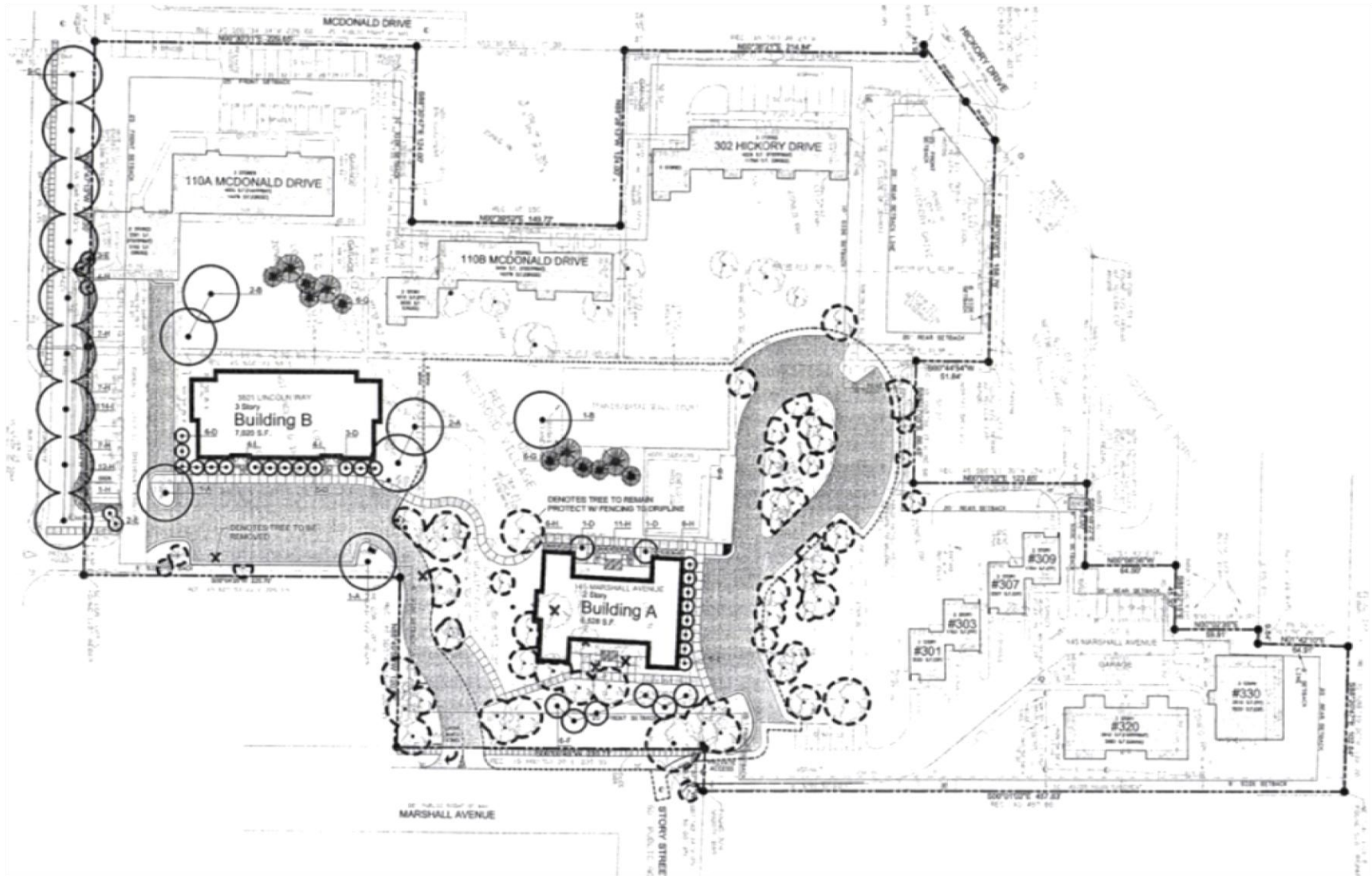
- Building foot print is increased in area from 6,500 square feet to 7,324 square feet (reduced 3,576 square feet from previous proposal)
- Building height is increased from a two-story to a three-story building (unchanged from previous proposal)
- Dwelling units in the building are increased from 16 units to 18 units (previously 24 units)
- Dwelling units in the total project are increased from 97 units to 99 units
- Bedrooms in the building are increased from 24 bedrooms to 54 bedrooms (reduced by 18 from previous proposal)
- Bedrooms in the total project are increased from 169 to 211
- Density of the total project is increased from 13.5 dwelling units per acre to 13.8 dwelling units per acre (reduced 0.8 from previous proposal)
- Total number of parking spaces on the site is increased from 196 spaces to 224 spaces, as required for the proposed number of bedrooms (reduced 24 from previous proposal)
- Parking area with 57 spaces is added north of the building
- Two existing oaks are proposed for removal; no parking paving is proposed under the drip line of remaining mature oak trees. (Alternative paving system of previous proposal is eliminated.)
- Portion of the total site that is open space is decreased from 86% to 57.4% (previously 55.2%)
- Central recreation space is reduced, swimming pool is removed, basketball court is reduced in area, and horseshoe court, bocce ball court and picnic shelter are added

STAFF COMMENTS

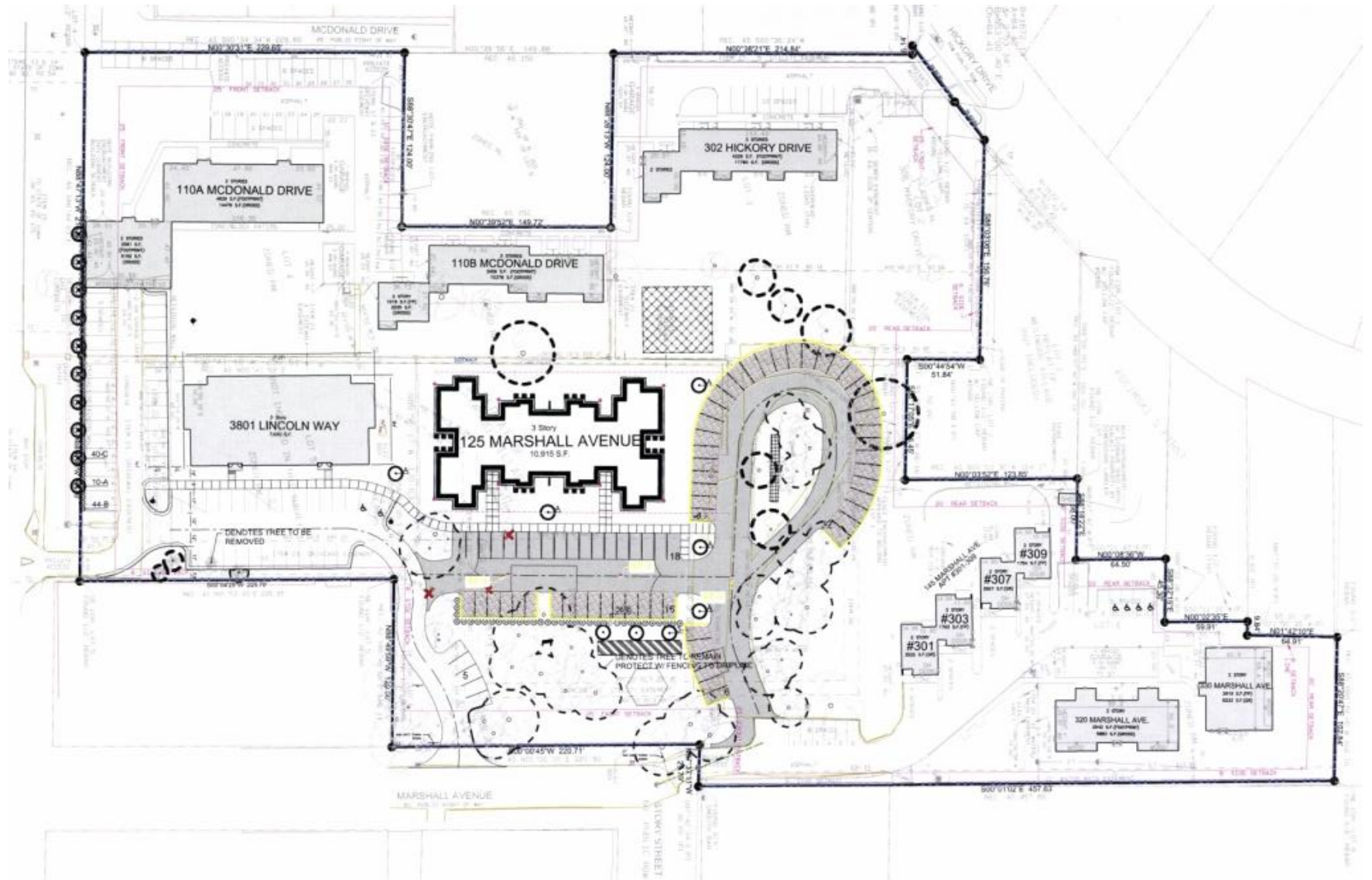
Staff participated in the discussions between the property owner and the surrounding neighborhood representatives. The neighborhood representatives voiced concerns about previous 2006 project conditions and questions about restricting the site to an agreed upon density so there would be no additional development requests. At the meeting there appeared to be tentative support by the neighborhood for Haverkamp to submit a revised proposal reducing the size of the project as is now proposed.

Staff has reviewed the revised proposed Major Site Development Plan with reference to the Planned Residential District Development Principles and Supplemental Development Standards. (See Attachments B & C to the attached Council Action Form from October 22). Other than the above facts, staff has no revisions to its findings, and concludes that the revised November Major Site Development Plan meets these Principles and Standards.

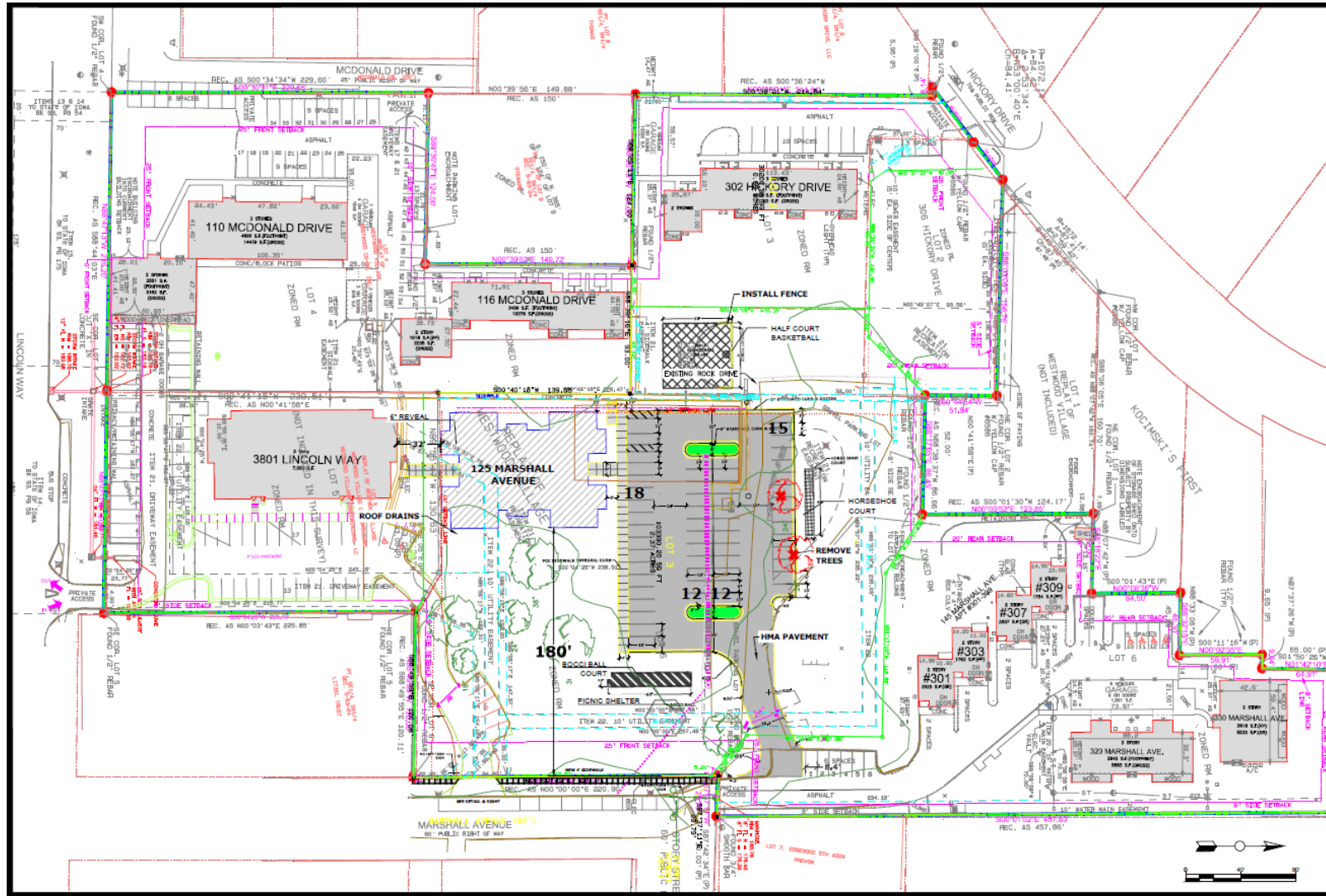
Attachment F (from CAF of October 22, 2013)
Existing Approved Layout



Attachment G (from CAF of October 22, 2013)
Proposed Modified Layout



Attachment G - Revised Proposed Modified Layout – Revised



Renderings of Proposed Building



① COLOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



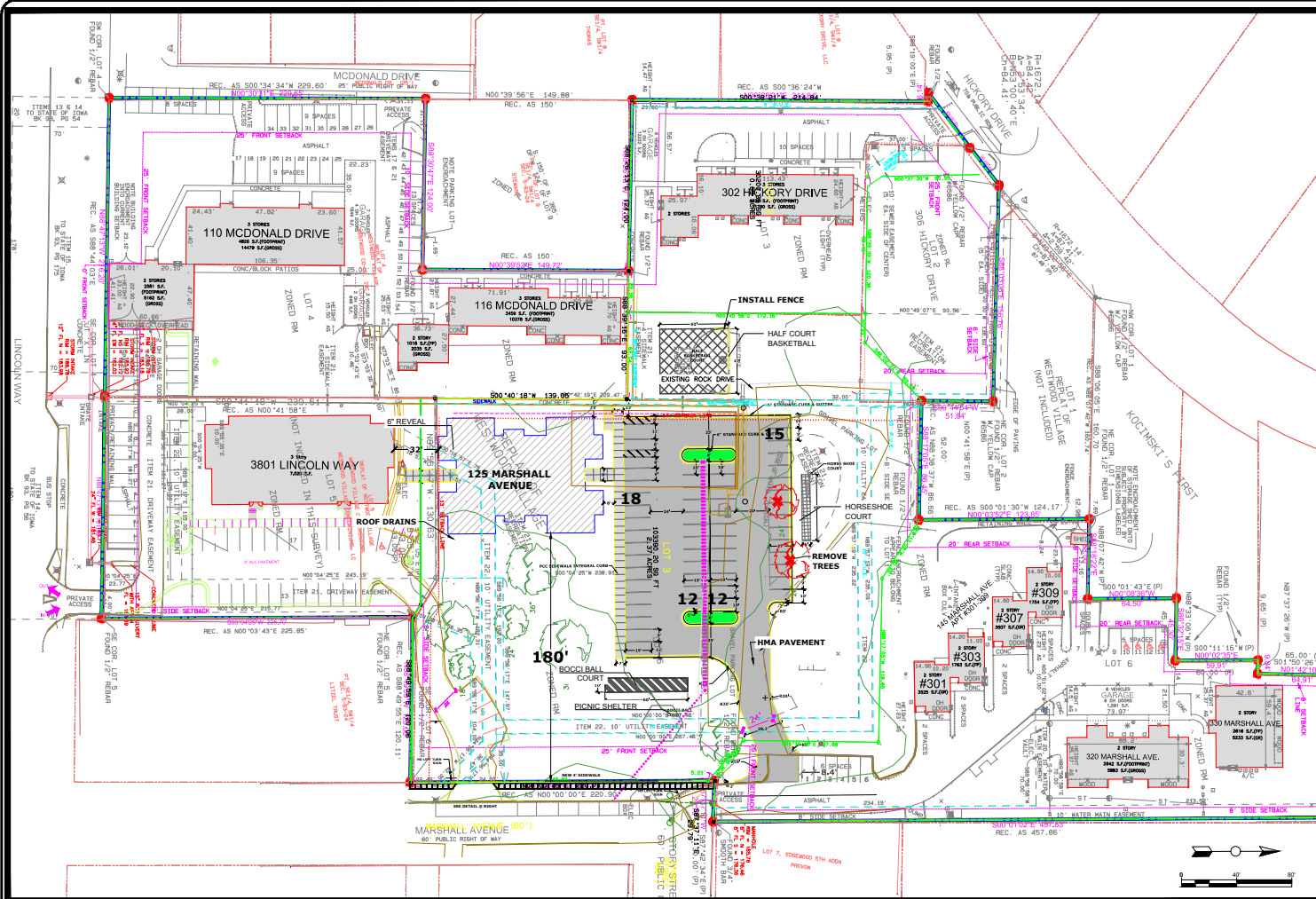
② COLOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ PERSPECTIVE 1
SCALE:



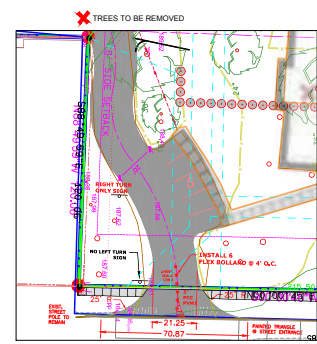
④ PERSPECTIVE 2
SCALE:



PROPOSED PARKING & BUILDING DATA

	EXISTING	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
110 MCDONALD DR	0	1	0	14	0	15
116 MCDONALD DR	0	4	6	0	0	10
302 HICKORY DRIVE	0	2	6	0	0	8
145 MARSHALL #301-303	0	0	0	2	0	2
145 MARSHALL #307-309	0	0	0	2	0	2
145 MARSHALL #320	0	0	0	4	0	4
145 MARSHALL #330	0	0	0	4	0	4
TOTAL PARK #301-330	0	0	0	12	0	12
3801 LINCOLN WAY	24	12	0	0	0	36
125 MARSHALL AVENUE	0	6	0	0	12	18
SUBTOTALS	24	25	12	26	12	99
PK. REQ'D UNIT	1.5	1.5	2.0	3.0	4.0	36.0
TOTAL PK. REQ'D	36	37.5	24	78	48	225.5

AREA OF SITE	312,846 S.F.	7.18 ACRES
GROSS DENSITY	99/7.18 = 13.8 UNITS PER ACRE	
BLDG. PARK COVERAGE	39,829 + 5,310 + 88,320 = 133,459 S.F.	
OPEN SPACE RATIO	133,459/312,846 = 42.6%	57.4% OPEN



DRIVE DETAIL • MARSHALL AVENUE
NOT TO SCALE

PROPOSED USE

RESIDENTIAL APARTMENTS

APPLICANT

BRENT HAVERKAMP
 HAVERKAMP PROPERTIES
 4720 MORTENSON ROAD, SUITE 105
 AMES, IA 50014-5534
 TELEPHONE: (515) 232-7575

OWNER OF RECORD

WESTWOOD CO-OP, INC.
 C/O HAVERKAMP PROPERTIES
 4720 MORTENSON ROAD, SUITE 105
 AMES, IA 50014
 TELEPHONE: (515) 956-1950

LEGAL DESCRIPTION

LOTS 2, 3, 4, 5 & 6, REPLAT OF WESTWOOD
 VILLAGE, CITY OF AMES, STORY COUNTY
 IOWA.

ZONING

F-PRD - PLANNED RESIDENCE DISTRICT

SITEPLAN PREPARED BY

FOX ENGINEERING ASSOCIATES, INC.
 414 S. 17TH STREET, SUITE 107
 AMES, IOWA 50010
 PHONE: 515-233-0000
 CONTACT: SCOTT RENAUD, P.E.

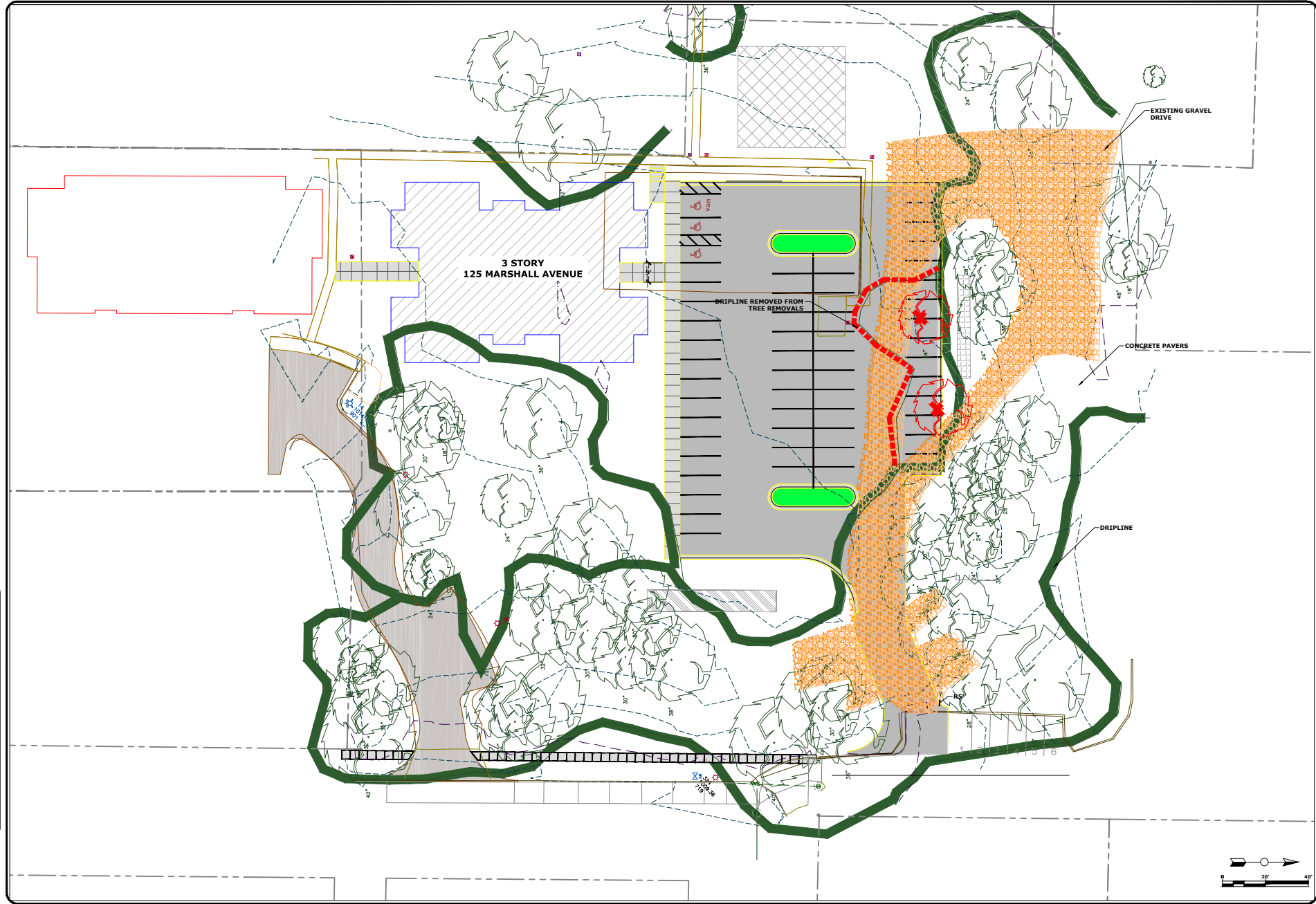
NOTES

1. ALL DRIVE APPROACHES AND CURB CUTS TO BE BUILT AS PER URBAN STAND. SPEC. & CITY OF AMES SUPPLEMENTAL SPEC.
2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY FOX ENGINEERING ASSOCIATES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATION.
5. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL CHECK THE SITE PERIODICALLY SO AS NOT TO LEAVE OPEN EXCAVATIONS OR PROTRUDING OBJECTS WHICH MAY BE INJURIOUS TO ANYONE.
7. REMOVE ALL DEBRIS SPILLED ONTO R.O.W. AT THE END OF EACH WORK DAY.
8. PARKING LINES AND CROSSWALK MARKINGS PAINTED W/ HYDROPAST FAST DRYING 100% ACRYLIC TRAFFIC PAINT OR APPROVED EQUAL.

REVISED: 12-03-13

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

DRAWING FILE NAME	
K:\2020\52881-13A WESTWOOD CO-OP\52881-13A.dwg	USER: LINDSEY K. BOG
PLAT STYLE TABLE	LAYOUT NAME
REF COLOR: CB	LAYER NAME
	TREE DRIPLINE



PROJECT NO.
5281-13A

SHEET
13

FOX Engineering

FOX Engineering Associates, Inc.

414 South Trumbull Avenue, Ames, Iowa 50010

Phone: (515) 233-0000

FAX: (515) 233-0103

TREE DRIPLINE

125 MARSHALL AVENUE

WESTWOOD CO-OP, INC.

AMES, IOWA

DATE

REVISION

BY

DATE

SECOND

DRAWN

CHECKED

DATE

DATE

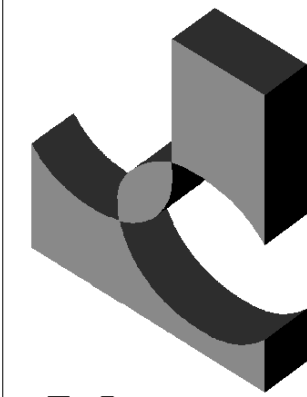
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12/02/13



JCorp, Inc.
consulting engineers

P.O. Box 159

Huxley, IA 50124

Phone: (515) 597-5457

Fax: (515) 597-5461

www.jcorp.biz

ARCHITECTURAL
CONSTRUCTION

STRUCTURAL
ENGINEERING

PROJECT: **Westwood Apartments**
125 Marshall Avenue
Ames, IA

REVISIONS:

- 1
- 2
- 3

DATE: 10 / 14 / 2013

PROJECT NO: 13-057

CONTENTS:
Elevations

SHEET NO:

A5



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Material Schedule	
TAG	DESCRIPTION
B1	Cultured Stone
S1	6" Horizontal Vinyl Siding
S2	4" Horizontal Vinyl Siding
S3	Vinyl Shake Siding
R1	Architectural Asphalt Shingles
T1	3" Lineal Corner Posts
T2	5" Lineal Window / Door Trim
T3	5" Lineal Frieze Trim
T4	2x6 Fascia w/Metal Wrap
T5	8" Siding Band

*Contractor to Verify Schedule With Owner Before Installation.

5 December 2013

To Ames City Council

Subject: Westwood Village Planned Residential Development

1. I write this communication as an individual, not as a representative of the Edwards Neighborhood Association or any other group.
2. At the 22 October meeting the City Council instructed the community and Mr. Haverkamp to resolve their differences with respect to his proposal to construct a 72-bed 3-story building at Westwood Village.
3. The community offered to accept a 25% increase in size of the 2-story 24-bed building that had been previously approved, however Mr. Haverkamp was unwilling to accept a 2-story building. Ultimately the choices were essentially to; a) accept the plan as proposed and Mr. Haverkamp would consider donating \$25K towards community efforts to have the Edwards School Property become a city park, or b) accept a 54-bed 3-story building in lieu of the 72-bed building without a cash donation.
4. In my opinion the community voted, although relatively few due to the holiday period and far from unanimously, to accept the “lesser evil” i.e. a smaller 3-story building in response to Mr. Haverkamp’s expressed confidence that the Council would approve his request, presumably because of planning and zoning staff support, and the fact that Mr. Haverkamp would be asking the City for approval at the 10 Dec meeting. Essentially there was not enough time for the community to discuss the other options and alternatives.

Perhaps in the future, potentially affected neighborhoods could be alerted through their associations as soon as the Planning and Zoning staff receive any request for a land use modification. This approach would facilitate greater community involvement, provide the time needed for productive communication among all groups, and most importantly avoid situations where a community feels pressured to accept an unwanted agreement as is currently the situation.

5. I am asking the council to disapprove Mr. Haverkamp's proposal for any 3-story building. The community's original willingness to accept a 25% larger 2-story building would have been a reasonable compromise and consistent with the philosophy of a PRD. Westwood Village should blend into the surrounding environment and preserve/protect the existing natural features i.e. the oak grove. A slightly smaller 3-story building that comes close to towering above the oak trees does not blend with the surrounding community. It is not a reasonable compromise. The increased land use intensity, and negative visual impact will adversely affect property values and quality of life in the community.

Respectfully submitted

K B Platt

3620 Woodland Street, Ames

Jo Baumann
3615 Story St.
Ames, IA 50014

Mayor and City Council

I would like to address the Council at the meeting on December 10 regarding Haverkamp Properties proposed development plan for Westwood Village. My husband and I are opposed to the size of the new apartment building, the increased traffic volume, noise and how it will affect our quality of life and property value. We are working class people, worker bees, in our '60s' our home is our retirement place, our investment. With the proposed 72 bedrooms at Westwood now maybe 54 the traffic will increase dramatically. The scale of the building built in 2006 and the proposed apartment building dwarf all the existing buildings and every house in the neighborhood. It is my understanding in the City Code in an R1 the buildings must match the surrounding area. These buildings looks like they should be in Campustown rather than a residential neighborhood.

My husband and I have lived in this neighborhood since 1999. For a short time we lived at Westwood Village in 1998. We understand how college students live.

I began work for the former owners of Westwood Village in 1996. The former owners were very concerned with being good neighbors, part of my job was to patrol the grounds at night to control parties and noise. We made every effort to keep the neighborhood a desirable place to live. At one time they considered building one building the size of the existing buildings but they decided to keep it more low key. They then retired in 2005 and sold the complex.

Since the sale in 2005, the new building built in 2006 and the sale of Crane woods the traffic and noise on our section of Story St. has increased significantly. It has become a raceway from Sheldon Avenue to the apartments. At night in the spring, summer and fall when windows are open you hear cars racing by all hours, people walking home yelling. Once I am awakened once or twice I get up to see where they go that is how I know they end up at the apartments.

Other concerns that haven't been addressed is storm water run off there is nothing in the plan for a storm water detention pond (Hunziker's new development had to have one) and the sanitary sewer. In 2007 three days before Christmas our basement backed up with raw sewage. We immediately assumed it was our fault and called Draintech. Draintech found that it was the city drain that was clogged. We also found that it was because our house was the last house on the main line from the apartments on Marshall.

I understand Mr. Haverkamp was told to communicate with the neighbors. In a rushed time frame, his time frame he told them he would only meet with 3 people and just before Thanksgiving with people leaving town the Edwards Neighborhood Association

attempted to negotiate with Mr. Haverkamp. An offer was made and he flat out told them no and what he would take, is this real negotiation with the neighbors. What about the neighbors that aren't members of the neighborhood association? To me this is bullying the neighbors into what you want.

I urge the Council to not approve his site plan as submitted. That the size, scope and traffic be revisited in a way that the neighborhood isn't dictated too about what he will and won't accept. That he will full-fill past requirements that weren't and that have nothing to do with these negotiations. It should be done because he said he would to get the last building. To reconcile traffic my suggestion is that he block off the entrance/exit from the current gravel parking lot access to Marshall and the access to Marshall built in 2006 connect them both to the parking lot installed in 2006 which accesses Lincoln Way. Mr. Haverkamp should look at re-directing traffic flow off of Marshall to Story through the complex onto Lincoln Way.

There are too many things that are not being considered about the quality of this neighborhood that can contribute to it's deterioration.

COUNCIL ACTION FORM

SUBJECT: 2012 CONSTRUCTION CODE UPDATES

BACKGROUND:

Updates to a number of nationally recognized codes are adopted on three-year cycles. The codes up for update at this time include the following:

- International Building Code (IBC)
- International Residential Code (IRC)
- International Existing Buildings Code (IEBC)
- International Mechanical Code (IMC)
- International Fuel Gas Code (IFGC)
- Uniform Plumbing Code (UPC)
- International Fire Code (IFC)

These codes are utilized to provide the requirements, consistency and guidance as the City's Inspection Division reviews and inspects projects within the City. During the last adoption cycle Council approved the 2009 codes.

The first step in the code adoption process is an in depth review of the 2012 codes by Inspections staff. Inspections staff reviews not only the 2012 code books, but also reference materials that describe the significant changes between the 2009 and 2012 versions of the code. Research is also conducted with staff from other Iowa jurisdictions to understand their process and any stumbling blocks that they encountered along the way. Once a thorough review is complete, the process moves on to the Building Board of Appeals.

The Building Board of Appeals is a seven member board appointed by the Mayor with approval of the City Council. Each member is qualified by experience and training in matters pertaining to building construction. The membership of the Board consists of the following professionals:

- Licensed Architect
- Professional Engineer
- General Contractor
- Homebuilder
- Licensed Journeyman or Master Electrician, or Electrical Contractor
- Licensed Journeyman or Master Plumber, or Plumbing Contractor
- Licensed Master HVAC Technician, or Mechanical Contractor

The Building Board of Appeals is tasked with reviewing proposed text amendments to Ames *Municipal Code*, Chapter 5, Building, Electrical, Mechanical and Plumbing Code and Chapter 8, Fire Code. Proposed text amendments are reviewed by the Board at a public hearing before forwarding their recommendation to the City Council.

The Building Board of Appeals held a public hearing on September 9th to consider changes to the seven codes shown above, as well as to the International Energy Conservation Code (IECC). However, for reasons explained below, the Board ultimately chose not to recommend changes to the IECC at this time.

The Building Board of Appeals also recommended to the City Council the adoption of the revisions to Ames *Municipal Code* Chapters 5 and 8.

Typically, the adoption process follows the State of Iowa adoption process. This allows the City of Ames to follow the State of Iowa's lead where appropriate. The State of Iowa has not yet adopted the 2012 codes. Staff understands that their adoption process may occur during the spring of 2014.

Ames *Municipal Code* Chapter 5 references the State of Iowa for energy standards, rather than adopting the International Energy Conservation Code (IECC) locally. At the end of the September 9th Building Board of Appeals meeting, the Board questioned a portion of the IECC. At that time, however, a motion was made to adopt the IECC locally.

The Inspection Division subsequently received a letter from Brad Heemstra, representing the Ames Home Builders Association, asking that the City not adopt the 2012 IECC and remove that section out of the International Residential Code (IRC) allowing the continued use of the State of Iowa adopted 2009 IECC. Inspections staff had an opportunity to review this request and to contact other jurisdictions that have moved forward with the 2012 code adoption process (Des Moines and Ankeny). Both jurisdictions chose to exempt the 2012 IECC standards from the IRC and will follow the State of Iowa's lead with the 2012 IECC adoption process. Ames *Municipal Code* Chapter 5 is already following the State of Iowa for energy conservation, so this is not a change.

With this modified understanding, Inspections staff requested another public hearing with the Building Board of Appeals on October 7th to discuss the IECC and the IRC. **The Building Board of Appeals made a motion to recommend that the City Council amend the 2012 IRC by removing energy conservation, which would allow our customers to continue to utilize the same requirements as are currently utilized.**

Inspections staff also hosted a 2012 Code Adoption meeting on September 23. All contractors who have done business with the Inspection Division within the past year were notified by e-mail of the meeting, which was attended by eight of our local contractors. Presentations were given by Inspections staff followed by a discussion of the 2012 codes.

As staff was preparing to take the 2012 codes to the City Council, staff had an opportunity to review the 2012 International Fire Code (IFC) further. We had originally revised Ames *Municipal Code* Chapter 8 to remove portions of IFC Chapter 11, *Construction Requirements for Existing Buildings*, to accurately reflect our current inspection process and our priority to inspect new construction and alterations. The additional review concluded that the City of Ames should make an additional revision to Chapter 8, thereby not removing those portions of the IFC, to make sure that the City of Ames will not be less strict than the State when the State of Iowa adopts the 2012 International Fire Code. The Building Board of Appeals met on December 2nd and made a motion to approve the amended version of Chapter 8, recommending approval to the City Council.

SIGNIFICANT CHANGES

The following is an overview of each of the proposed 2012 Codes and the significant changes from the adopted 2009 Codes:

International Building Code (IBC): The majority of changes to the IBC are for the purposes of clarification and grouping all of the definitions into Chapter 2 instead of some in Chapter 2 and some at the beginning of other chapters. The following are the more significant changes to the IBC:

- Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code (IRC) provided the building is protected by an automatic sprinkler system. Prior to the 2012, a sprinkler system was not required for these situations.
- The 2009 IBC required windows in houses and apartment buildings to not allow passage of a four-inch sphere if the window was more than 72-inches above the exterior finished grade and if the lowest part of clear opening of the window was less than 24-inches above the interior finished floor. The 72-inch dimension is the same, but the interior dimension has been increased to 36-inches. It stays at 24-inches in the IRC.
- Automatic sprinkler systems will be required in Factory occupancies exceeding 2,500 square feet that are used to manufacture upholstered furniture or mattresses, Mercantile occupancies exceeding 5,000 square feet that display and sale upholstered furniture or mattresses, and Storage occupancies exceeding 2,500 square feet used for the storage of upholstered furniture or mattresses,
- Carbon monoxide alarms will be required in Institutional and Residential occupancies that have a fuel-burning appliance or in a building which has an attached garage.

International Residential Code (IRC): The majority of the changes in the IRC were for clarification and reorganization. The following are the significant changes:

- Self-closing devices are now required on doors between the garage and the dwelling unit.
- Safety glazing is required at the bottom of stairs where the bottom exposed edge is greater than 36 inches (previously it was 60 inches).
- The code now recognizes "wireless smoke alarms".

International Existing Buildings Code (IEBC): There are no significant changes in the 2012 IEBC.

International Mechanical Code (IMC): The significant change in the 2012 IMC is as follows:

- Clarified that membrane penetrations of fire rated assemblies by duct systems constructed entirely of minimum No. 26 gauge steel shall be allowed without installation of radiation dampers.

International Fuel Gas Code (IFGC): There are no significant changes in the 2012 IFGC.

Uniform Plumbing Code (UPC): A transition from the 2009 to the 2012 version of the Uniform Plumbing Code brings relatively minor changes. There has been some reorganization of the body of the code and some modernization of the standards. The following is a list of the more significant changes:

- Addition of standards for pressure sealed doors in bathtub and whirlpool enclosures.
- New provisions allowing for the installation of barrier free showers.

- Clarification of the limitation of temperature and backflow protection requirements for bathtub and whirlpool faucets.
- Clarification of waste outlet size and material for tubs.
- Now provides a standard for the installation of emergency eyewash and shower equipment without drains.
- Clarification has been added for the calculation of the required number of plumbing fixtures.
- Added requirements for providing make-up air where gravity vented appliances can be affected by exhaust fans or other ventilation systems.
- Clarification of requirements for clearances for the servicing of appliances.
- Added guidance for appliance vent termination in relationship to openings in adjacent buildings.
- Clarification for gas vent terminations to bring the UPC in alignment with the NFPA 54.
- An update to allow for new methods of joining pipe materials and new fitting types for various water and drainage pipe materials.
- Minor modifications regarding pressure regulators and testing of systems with the addition of new safety requirements for the purging of gas systems with clarification of when purging to the outdoors is required.
- Can now substitute a service valve for the Post Indicator Valve (PIV) for an automatic fire sprinkler system under certain circumstances, if approved by the Fire Inspector.
- Eliminated the use of an air admittance valve on island sinks. Must use a UPC approved island vent.
- Eliminated the requirement for a main stack at least as large as the required building sewer.

International Fire Code (IFC): The 2012 International Fire Code has been completely reorganized into seven parts. The following are the significant changes:

- All definitions have been moved from specific chapters to Chapter 2.
- The requirements limit the area of roof gardens, require the use of roof assemblies designed for severe fire exposures and provide for the installation of a standpipe connection. It sets forth requirements for establishing a maintenance plan for the vegetation installed on rooftop gardens or landscaped roofs.
- The installation of traffic-calming devices on fire apparatus access roads are prohibited unless the devices are approved by the fire-code official. Each jurisdiction has its own traffic pattern emergency response challenges; this requirement ensures the fire department is part of this decision-making process.
- The 2012 IFC provides for the proper installation of photovoltaic (PV) systems and addresses the potential hazards to firefighters by requiring compliance with the provisions of the International Building Code and Section 690 of NFPA 70, identification of PV circuits and disconnects, location of conductors to reduce potential trip hazards and with the creation of pathways where firefighters can perform manual ventilation operations on roofs.
- The 2012 IFC contains requirements for carbon-monoxide alarms in all new residential (Group R) and institutional (Group I) occupancies (and in Section 1103.9 for existing residential and institutional occupancies). These provisions were added to the code to be consistent with the requirements to include carbon-monoxide detectors in all new construction of one- and two-family dwellings that had been added to the 2009 edition of the International Residential Code. Carbon-monoxide alarms are only required when the Group R or I occupancy contains a fuel-burning appliance or has an attached garage.
- Where general-use exit signs are required in Group R-1 occupancies, low-level exit signs must also be provided in the means of egress serving the guest rooms.

- The 2012 IFC has been clarified by removing the word "alterations." This word is used as a trigger point for the International Existing Building Code and defined specifically. The clarification removes potential confusion.
- The 2012 IFC establishes an inspection frequency for fire-escape stairs and balconies on existing buildings.
- The 2012 IFC addresses all LP-gas cylinder exchange stations and provides safety requirements for the operation of exchanges, including security of the cylinders, restricted access to cylinders, warning signs and posting of emergency contact information.
- The 2012 IFC contains provisions regulating automated LP-gas cylinder-exchange stations. The requirements limit access to one cylinder at a time, restrict how return cylinders can be put into the cage, require classified electrical equipment, allow manual override only by authorized persons and require regular safety inspections of the equipment.

ALTERNATIVES:

1. Set the public hearing for January 14, 2014, to review the proposed changes to the Ames *Municipal Code*, Chapter 5 and Chapter 8, and the proposal to adopt the 2012 editions of the International Building Code (IBC), International Residential Code (IRC), International Existing Building Code (IEBC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), Uniform Plumbing Code (UPC) and the International Fire Code (IFC) with local amendments.
2. Direct staff to work with the Building Board of Appeals to develop further local amendments to the recommended codes.

MANAGER'S RECOMMENDED ACTION:

The Building Board of Appeals has reviewed the proposed code updates and is recommending approval to the City Council. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting a public hearing on these code updates for January 14, 2014.

CHAPTER 5

Building, Electrical, Mechanical and Plumbing Code

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DIVISION I

ADOPTION AND ADMINISTRATION

Sec. 5.100. TITLE & ADOPTION.

These regulations shall be known as the Building Code of the City of Ames, hereinafter referred to as “this code.”

(1) **Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

(2) **Intent.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

(3) **Referenced codes.** The codes listed in the following Sections and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Provisions in the appendices of all referenced codes and standards shall not apply unless specifically adopted.

(4) **Adoption.**

(a) The International Building Code, [20122009](#) Edition, (IBC), except for the deletion of Chapters ~~1, 27,~~ and ~~279,~~ and

(b) The International Residential Code, [20122009](#) Edition, (IRC), except for the deletion of Chapter 1, Scope and Administration; **Part IV – Energy Conservation**; Part VII - Plumbing; and Part VIII - Electrical; and with the addition of appendix G; are hereby adopted and designated, together with and subject to the additions, deletions and modifications hereinafter stated, plus the ordinances pertaining to plumbing, electrical and mechanical matters, as the Building Code of the City.

(5) **Buildings.** The provisions of the [20122009](#) International Building Code (IBC), as adopted and amended in this municipal code chapter, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

(6) **Residential Buildings.** The provisions of the [20122009](#) International Residential Code for One- and Two family Dwellings (IRC), as adopted and amended in this municipal code chapter, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

(7) **Accessibility.** The provisions of Chapter 11 of the [20122009](#) International Building Code, and by reference, American National Standards Institute (ANSI) Standard A117.1-~~20092003~~, entitled Accessible and Usable Buildings and Facilities, [20092003](#) edition, as adopted in this code, shall apply to the design and construction of all public and private buildings intended for use by the general public, and multiple-unit dwellings with four or more units, including site elements and features.

Exception:

(a) This standard does not apply to single family dwellings or apartment buildings with less than four individual dwelling units.

(b) Any building or facility which is in compliance with the applicable requirements of State of Iowa Code Chapter 103A.7, and Administrative Rule 661-Chapter 302 shall be considered in compliance with this code.

(8) **Energy.** The provisions of the State of Iowa Building Code Section 103A.8A, Energy Conservation Requirements, and Administrative Rule 661-Chapter 303 shall govern the design and construction of buildings for energy efficiency.

(9) **Existing Buildings.**

The provisions of the ~~20122009~~ International Existing Building Code (IEBC), as adopted and amended in this code, shall be an acceptable code compliance standard for repair, alteration, change of occupancy, addition, and relocation of existing buildings.

(10) **Fire prevention.** The provisions of the ~~20122009~~ International Fire Code (IFC), as adopted and amended in Chapter 8 of the Ames Municipal Code, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

(11) **Electrical.** The National Electrical Code, 2011 edition, published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts, and as adopted by the Iowa Electrical Examining Board, is hereby adopted as the electrical code of the City of Ames and shall govern electrical work and installations in the City of Ames, except for such specific, higher standards and requirements as have been or may from time to time be enacted by the City of Ames.

(Ord. No. 4110, 05-08-12)

(12) **Mechanical.** The provisions of the ~~20122009~~ International Mechanical Code (IMC), as adopted and amended in this code, shall apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Exception: one and two family dwellings shall comply with the International Residential Code.

(13) **Plumbing.** The provisions of the ~~20122009~~ Uniform Plumbing Code (UPC), except for the deletion of Chapter 16 and 17; and with the addition of Appendix A, Appendix B, Appendix C (at the discretion of the AHJ), and Appendix D, are hereby adopted and designated, together with and subject to the additions, deletions, and modifications hereinafter stated in the amendments to this code, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, all aspects of a medical gas system, and fuel gas piping.

(14) **Gas.** The provisions of the ~~20122009~~ International Fuel Gas Code (IFGC), as adopted and amended in this code, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories. **Exception:** one and two family dwellings shall comply with the International Residential Code.

(15) **Elevators.** Design review, construction inspections, and periodic maintenance inspections of elevators are all within the scope of authority of the Elevator Safety Board, as detailed in State of Iowa Code Chapter 89A, Elevators, and 875 - Chapter 72, and such work shall comply with those standards and procedures.

(16) **Factory built structures.** The provisions of Iowa Code Section 103A.10 (3) and the administrative rules of the U.S. Department of Housing and Urban Development (HUD) shall be acceptable standards for new units moved into the City. A current HUD label, third party inspection certificate, and proof of compliance with Iowa Codes Section 103A.59, Certification of Manufactured Home Installers, and Iowa Administrative Rule 661 - Chapter 372, Licensing of Manufactured Housing Retailers, Manufacturers and Distributors shall be accepted in lieu of local inspections. Footings, foundations, electrical, mechanical, and plumbing work performed in conjunction with the placement of such factory built structures are subject to permits and inspections as provided in this chapter. Building permit fees for factory built structures are subject to permits and inspections as provided in this chapter. Building permit fees for factory built structures shall be based upon the same square foot construction cost valuations as similar site built structures.

Sec. 5.101. APPLICABILITY.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(1) **Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

(2) **Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

(3) **Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

(4) **Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

(5) **Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

Sec. 5.102. INSPECTION DIVISION.

The Inspection Division of the Fire Department is hereby created and the official in charge thereof shall be known as the Building Official. The Building Official shall be appointed by the Fire Chief.

(1) **Building Official or designees.** Where the term Building Official appears in this Code, it shall also be understood, within context, to include actions performed by inspectors and other members of Inspection Division staff under the direction and authority of the Building Official.

(2) **Inspectors and other staff.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

(3) **Duties and powers of the Building Official.** The Building Official is hereby authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(4) **Applications and permits.** The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

(5) **Notices and orders.** The Building Official shall issue all necessary notices or orders to ensure compliance with this code.

(6) **Inspections.** The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

(7) **Identification.** The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

(8) **Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

(9) **Inspection Division records.** The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained for the period required for retention of public records.

(10) **Liability.** The Building Official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

(11) **Approved materials and equipment.** Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

(12) **Used materials and equipment.** The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

(13) **Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Inspection Division.

(14) **Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

(15) **Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

(16) **Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

Sec. 5.103. PERMITS REQUIRED.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. It is a violation to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, without having first obtained the required permit.

(1) **Contractor registration required.** Each person, firm, or corporation performing work that requires a building, electrical, mechanical, or plumbing permit must possess a valid State Division of

Labor registration number when required, and provide proof of same to the Inspection Division prior to permit issuance.

Exceptions:

(a) A homeowner performing work on his/her primary place of residence, is not required to obtain State Division of Labor registration number.

(b) A building owner or tenant performing work on his/her building/place of business.

(2) **Contractor insurance required.** Each person, firm, or corporation performing work that requires a building, electrical, mechanical, or plumbing permit must possess current Contractor's Commercial General Liability Insurance in an amount not less than \$500,000 combined single limit, and shall provide proof of coverage to the Inspection Division prior to permit issuance. For electrical, plumbing, and HVAC contractors, possession of a State of Iowa contractor license shall serve as evidence of adequate insurance coverage.

Exceptions:

(a) A homeowner performing work on his/her primary place of residence, is not required to obtain Contractor's Commercial General Liability Insurance.

(b) A building owner or tenant performing work on his/her building/place of business.

(3) **Contractor licenses and registration required.** Permits shall not be issued to persons or companies who are not licensed by the State of Iowa and registered with the City of Ames, except as specifically exempted in this code. Permitted electrical, mechanical, and plumbing work must be performed by licensed persons, except as specifically exempted in other sections of this code.

(4) **Homeowner permit required.** Contractor license and registration is not required for alteration or repair work performed on a single family dwelling or accessory structure when the person performing the alteration or repair work is the owner of record and occupies the dwelling as his/her primary residence. An owner-occupant is required to obtain a homeowner building, electrical, mechanical, or plumbing permit for all such work performed, and the work must be inspected for compliance with this code. The scope of work authorized by a homeowner permit is limited by specific provisions in the electrical, mechanical, and plumbing licensing sections of this code.

(5) **Compliance with other codes.**

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of this code. All work requires separate building, electrical, mechanical or plumbing permits, unless specifically exempted elsewhere in this code. Each building owner, contractor, or project manager is responsible to request clarification of permit requirements from the Inspection Division before doing any work on any building.

(6) **Emergency Repairs.** Where equipment replacements or repairs must be performed in an emergency situation, and a permit is required for the work, the permit application shall be submitted to the Building Official within the next business day.

(7) **Application for permit.** To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Inspection Division for that purpose. Such application shall:

(a) Identify and describe the work to be covered by the permit.

(b) Describe the land on which the proposed work is to be done by street address or similar description that will identify and locate the proposed building or work.

(c) Indicate the proposed use of the building.

(d) Be accompanied by construction plans and documents as required in Section 5.110.

(e) State the total construction cost of the proposed work for building permits - including labor and materials.

(f) Be signed by the building owner, applicant, or the applicant's authorized agent.

(g) Provide other information as required by the Building Official.

(8) **Action on application.** The Building Official shall examine permit applications within a reasonable time after filing. The Building Official may reject applications if the form or other submitted documents do not comply with this code. If rejected, the Building Official will inform the applicant of the reason. If approved, the permit shall be promptly issued.

(9) **Time limitation of application.**

If no work occurs on a permitted project within ~~365~~¹⁸⁰ days after issuance, the project shall be viewed as abandoned, and a new permit must be issued to restart the project. Except, the Building Official may grant one or more 90 day extensions for unusual circumstances, upon receipt of a written request.

(10) **Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is authorized to prevent occupancy or use of a structure where in violation of this code.

(11) **Expiration.** Every permit issued shall expire unless the work authorized is completed within 365 days after issuance. If the work is not completed within 365 days, the building official ~~may will~~ issue a permit extension. A permit extension fee, in an amount equal to one half the original permit fee, or \$25.00, whichever is greater, ~~may shall~~ be invoiced to the permit holder. The permit holder shall be given a minimum 30 day advance written notice of impending permit expiration and imposition of extension fee.

Exception: Permit extension fees may be waived for major commercial, industrial, and other projects subject to approval of the Building Official.

(12) **Suspension or revocation.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any provisions of this code.

Sec. 5.104. BUILDING PERMITS NOT REQUIRED. No building permit is required for:

(1) Residential single family kitchen and bath and basement remodels when no sheetrock or lath and plaster is removed from a single contiguous area greater than 32 square feet, and when no new plumbing or electrical fixtures are installed in different locations than those replaced, and when no new walls, wall framing, openings, structural alterations or wall furring on the interior face of exterior walls occurs.

(2) Residential or commercial door and window replacements when rough openings are not enlarged in width.

(3) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

(4) Fences, ~~not over 6 feet high.~~

(5) Retaining walls that are not more than 4 feet in height above the lowest adjacent grade, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

(6) Sidewalks and driveways ~~not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route.~~

(7) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

(8) Temporary motion picture, television and theater stage sets and scenery.

(9) Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

(10) Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

(11) Swings and other playground equipment, ~~accessory to detached one and two family dwellings.~~

(12) Awnings ~~on Group R-3 and U occupancies.~~

(13) Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

(14) Repairs. Application or notice to the Building Official is not required for ordinary minor repairs to structures. Except that such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(15) Replacement of siding.

(16) Replacement of shingles or other roof covering.

Sec. 5.105. ELECTRICAL PERMITS NOT REQUIRED. No electrical permit is required for:

(1) **Repairs and maintenance:** Minor repair work, including the replacement of lamps and fuses, or the connection of approved portable electrical equipment to approved permanently installed receptacles, or for simple replacement of electrical fixtures such as wall plugs, and light fixtures.

(2) **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

(3) **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

(4) **Electric utilities:** The installation, alteration or repair of electrical equipment installed by or for the City of Ames Electric Department, or other licensed or franchised electric utility company in the generation, transmission, distribution, or metering of electricity.

(5) **Manufacturing processes:** Moveable process equipment which is independent of the building structure, is subject to being moved, rearranged, and replaced by equipment manufacturers and staff maintenance personnel. In such instances, permits and inspections are required only for the alteration of the building's electrical supply wiring to the point of connection to the equipment.

(6) **Electrical manufacturing:** Work involved in the manufacturing, testing, servicing, altering or repairing of electrical equipment.

(7) **Elevators:** Work involved in the installation, repairing, remodeling or maintenance of elevators, dumbwaiters or escalators. Except: electrical equipment for supplying current to the control panel of elevators, dumbwaiters or escalators does require permits and inspections.

Sec. 5.106. GAS SYSTEM PERMITS NOT REQUIRED. No gas system plumbing or mechanical permit is required:

(1) Portable heating appliances.

(2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Sec. 5.107. MECHANICAL PERMITS NOT REQUIRED. No mechanical permit is required:

(1) Portable heating appliances.

(2) Portable ventilation equipment.

(3) Portable cooling unit.

(4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

(5) Repair or replacement of any part that does not alter its approval or make it unsafe.

(6) Portable evaporative coolers.

Sec. 5.108. PLUMBING PERMITS NOT REQUIRED. No plumbing permit is required:

(1) For the stopping of leaks in drains, water, soil, waste or vent pipe, provided however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

(2) For the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Sec. 5.109. PUBLIC SERVICE AGENCIES EXEMPT FROM SOME PERMITS.

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. Such agencies include Ames Electric Utility; Alliant Natural Gas Utility; Ames Water Department; Ames Public Works Department; franchised telecommunications companies. Such exemption includes all equipment, lines, and facilities specific to the energy or product produced, processed, conveyed or conducted. Such exemption does not include permanent buildings that house or contain such systems. All buildings constructed, altered, repaired, or removed are subject to the typical plan review, permit, inspection and approval process as described elsewhere in this code.

Sec. 5.110. SUBMITTAL DOCUMENTS.

Construction documents, shall be submitted in one or more sets with each building permit application. Construction documents shall be prepared by a registered design professional where required by the statutes of the State of Iowa, ~~and Construction Document Submittal Guidelines of the Inspection Division.~~ Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional, if it is found that the nature of the proposed work is such that submittal and review of such construction documents is not necessary to obtain code compliance.

(1) **Information on construction documents.** Construction documents shall be dimensioned and drawn to scale upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

(2) **Fire protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the project construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in [the 2012 IBC Chapter 9, Fire Protection Systems](#).

(3) **Means of egress.** The construction documents shall show in sufficient detail that the location, construction, size and arrangement of all portions of the means of egress are in compliance with the provisions of this code.

(4) **Exterior wall envelope.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to demonstrate compliance with this code.

(5) **Site plan.** The construction documents submitted with the permit application shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for interior alteration or repair or when otherwise warranted.

(6) **Examination of documents.** The Building Official shall examine or cause to be examined the construction plans and documents to determine whether the construction indicated and described is in accordance with the requirements of this code.

(7) **Previous approvals.** This code shall not require changes in the approved construction documents, methods, materials, or designated occupancy of a structure for which a permit has been issued, and construction of which has been commenced within ~~365~~¹⁸⁰ days after the effective date of this code and has not been abandoned.

(8) **Phased approval.** The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the entire building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure may proceed with construction at the holder's risk. The City can provide no assurance that a permit for the remainder of the structure will be granted, unless the balance of the plans submitted are determined in compliance with this Code.

(9) **Design professional in responsible charge.** When it is required that documents be prepared by a registered design professional, the owner shall engage ~~and designate on the building permit application~~ a registered design professional for the project. The registered design professional shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by IBC Chapter 17, Structural Tests and Special Inspections, the individual or firms performing the structural observations and reporting shall be identified.

(10) **Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior

approval of the Building Official. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

(11) **Amended construction documents.** Work shall be installed in accordance with the approved construction documents. Any changes made during construction must be reviewed, inspected and approved by the Building Official.

(12) **Retention of construction documents.** One set of approved construction documents shall be retained by the Building Official in accord with the City of Ames Record Retention Policy.

(13) An Iowa licensed architect or engineer shall determine footing size and structural design for residential structures supported by post and beam construction and having a common roof with the house.

Sec. 5.111. TEMPORARY STRUCTURES AND USES

(1) **General.** The Building Official is authorized to issue a permit for temporary structures. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

(2) **Conformance.** Temporary structures shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

(3) **Temporary power.** The Building Official is authorized to approve temporary power in part of an electric installation before such installation has been fully completed and approved. The part approved shall comply with the applicable requirements for temporary lighting, heat or power of this code.

(4) **Termination of approval.** The Building Official is authorized to terminate such permit for a temporary structure and to order the temporary structure or use to be discontinued for due cause.

Sec. 5.112. FEES

(1) **Payment of fees.** A permit shall not be valid until the required fees have been paid. **Exception:** the City may invoice permit applicants for permit and inspection fees, as a customer convenience. In such instances, permits shall be considered valid immediately following permit application review and approval. This customer courtesy may be revoked if payment for billed permit fees is not received within 60 days of receipt of notice to the customer. In such instance, cash payments will be subsequently required in accord with this section.

(2) **Schedule of permit fees.** Fees for each permit type shall be paid as required, in accordance with the schedules as established by the City Council in the following referenced Ames Municipal Code Sections:

Building permit fees.

Appendix L, Ames Municipal Code

Electrical permit fees.

Appendix U, Ames Municipal Code

Mechanical permit fees.

Appendix U, Ames Municipal Code

Plumbing permit fees.

Appendix U, Ames Municipal Code

(3) **Building permit valuations.** The applicant for a building permit shall provide an estimated permit value at time of application. The term 'permit value' or 'permit valuation' means the actual cost of construction, including all materials and labor for all building, electrical, gas, mechanical, and plumbing equipment and permanent building systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the submitted permit valuation shall not be accepted unless the applicant can show verifiable project documents, estimates, or signed contracts to substantiate the submittal. Final building permit valuation shall be determined by the Building Official.

(4) **City assessor valuations to be used.** The Building Official shall use average square foot building construction costs as provided by the Ames City Assessor when calculating building permit fees

for new residential and commercial buildings, additions, and extensive interior renovations, in absence of more specific data. Such average square foot costs are base valuations for typical buildings of good quality. Buildings of higher quality will be valued at appropriately higher valuations. Square foot costs are adjusted periodically to reflect changes in material and labor costs, as reported by the Ames City Assessor.

(5) **Appeal of building permit valuation.** A request to appeal the Building Official's determination of building permit valuation may be filed with the Building Official for cause. Such request must be in writing, and contain a factual basis for review. Such appeals will be reviewed by the Building Official and may also include review by the City Assessor to assure consistency, accuracy, and fairness. If it is found the Building Official erred in the determination of building permit valuation, appropriate adjustment will be made to the permit valuation and the permit fee.

(6) **Work commencing before permit issuance - penalty fees.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits ~~may~~shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees. A penalty fee equal to the amount of the permit fee may be added for any work that commences prior to permit approval, i.e., the permit fee may be doubled for such building, electrical, mechanical, or plumbing work that occurs prior to permit issuance. Additional fees may also be charged for actual costs of inspections, project research, site visits, and meetings required to obtain code compliance prior to the point of actual permit approval. Such penalties do not prevent the Division from also issuing separate municipal infraction citations for each violation of this section.

(7) **Related fees.** The payment of permit fees for construction, alteration, removal or demolition work done in connection with the work authorized the permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed elsewhere in this Code.

(8) **Refunds.** The Building Official is authorized to establish a refund policy. Deductions from approved refunds shall be made for the actual costs of services rendered in association with the project up to the date of refund request. Actual costs include, but may not be limited to, plan reviews performed, permits issued, and inspections made by the Inspection Division.

Sec. 5.113. BUILDING INSPECTIONS

(1) **Building inspections.** Work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(2) **Preliminary inspection.** Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

(3) **Required inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(4) **Footing and foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place, and before concrete is poured. For concrete foundations, required forms shall be in place prior to inspection. Concrete shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94.,

(5) **Concrete slab, under-floor, and groundwork inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

(6) **Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the finish floor elevation certificate shall be submitted to the Building Official.

(7) **Framing and rough-in inspection.** Framing and rough-in electrical, mechanical, and plumbing inspections shall be made after the roof deck, all framing, fireblocking and bracing are in place and all work which is to be concealed is in place.

(8) **Lath and gypsum board inspection.** Inspection of lath and gypsum board that is part of a fire-resistance rated or shear assembly shall be made after lath and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

(9) **Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

(10) **Energy efficiency.** Inspections shall be made to determine compliance with the State of Iowa Energy Code.

(11) **Other inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to obtain compliance with this code.

(12) **Special inspections.** For special inspections, see IBC Chapter 17.

(13) **Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

(14) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(15) **Inspection requests.** It shall be the duty of the building permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(16) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

Sec. 5.114. ELECTRICAL INSPECTIONS.

(1) **Electrical inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(2) **Underground inspection.** Underground inspection shall be made after trenches or ditches are excavated and before any backfill is put in place.

(3) **Rough-in inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all electrical distribution conductors are roughed-in, and prior to the installation of wall or ceiling membranes.

(4) **Final inspection.** Final inspection shall be made after the building is complete, all electrical fixtures are in place and properly connected, and the structure is ready for occupancy.

(5) **Other inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to obtain compliance with this code.

(6) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(7) **Inspection requests.** It shall be the duty of the electrical permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(8) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

Sec. 5.115. MECHANICAL INSPECTIONS.

(1) **Mechanical inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(2) **Underground inspection.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

(3) **Rough-in inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

(4) **Final inspection.** Final inspection shall be made upon completion of the mechanical system. Exception: Ground-source heat pump loop systems tested in accordance with Section IMC 1208.1.1 shall be permitted to be backfilled prior to inspection.

(5) **Other inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to obtain compliance with this code.

(6) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(7) **Inspection requests.** It shall be the duty of the mechanical permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(8) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

Sec. 5.116. PLUMBING INSPECTIONS.

(1) **Plumbing inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(2) **Underground inspection.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.

(3) **Rough-in inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes.

(4) **Final inspection.** Final inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

(5) **Other inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to obtain compliance with this code.

(6) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(7) **Inspection requests.** It shall be the duty of the plumbing permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(8) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

Sec. 5.117. CERTIFICATE OF OCCUPANCY

(1) **Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy (C.O.), or until final inspection and approval has been given for minor projects. Issuance of a C.O. or other final approval shall not be construed as approval of a violation of this code.

(2) **Certificate issued.** After the Building Official inspects the building or structure and finds no violations of this code, a C.O. shall be issued that contains the following:

- (a) The building permit number.
- (b) The address of the structure.
- (c) The name and address of the owner.
- (d) A description of that portion of the structure for which the certificate is issued.

- (e) A statement that the described portion of the structure has received final inspections and may be occupied.
 - (f) The signature of the Building Official.
 - (g) The occupancy type as defined in the IBC.
 - (h) The type of construction as defined in the IBC.
 - (i) The occupant load,
 - (j) If an automatic sprinkler system is provided, whether the sprinkler system is required.
 - (k) Any special stipulations or conditions.
- (3) **Temporary occupancy.** The Building Official is authorized to issue a temporary certificate of occupancy (T.C.O.) before the completion of all work, if it is concluded the incomplete work items present no hazard to occupants or the general public. A fee may be charged for issuance of a T.C.O.
- (4) **Revocation.** The Building Official is authorized to suspend or revoke a C.O. or other approval wherever it is found the C.O. or other approval is issued in error, or on the basis of incorrect information received, or where it is determined the project, or portion thereof, is in violation of this code.
- (5) **Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system for which a permit is required, unless approved by the Building Official.
- (6) **Temporary connection.** The Building Official shall have the authority to authorize temporary connection of the building or system to the utility source of energy, fuel or power.
- (7) **Authority to disconnect service utilities.** The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.
- (Ord. 4044, 9-28-10)

DIVISION II

AMENDMENTS TO ADOPTED CODES

Sec. 5.200. BUILDINGS.

The provisions of the ~~2012~~2009 International Building Code (IBC), are amended with the deletion of Chapters 1 ~~and 27, 27 and 29 and Section 1405.13.2~~; and the revision of the following text as stated:

- (1) Section 717.6.2 Membrane Penetrations is amended by adding the following exception: **Exception;** Duct systems constructed entirely of minimum 0.0187 inch thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.
- (2) Section 1007.2 Continuity and components. The first paragraph is amended to read: Each required accessible means of egress shall be continuous to a public way, shall be hard-surfaced, and shall consist of one or more of the following components.
- (3) Section 1027.5 Access to a public way is amended to read: The exit discharge shall provide a direct, hard-surfaced, and unobstructed access to a public way.
- (4) Section 1808.1 Foundations, General is amended by adding the following text as stated: Concrete footings for new buildings shall have a minimum of one #4 reinforcing bar or bare copper conductor 20 feet in length installed for use as a concrete-encased electrode
- (5) Section 1809.5 Frost Protection. The first sentence is amended to read as follows: Except where otherwise protected from frost, foundations, permanent supports of buildings and structures, and all exterior landings shall be protected from frost by one or more of the following methods:
- (6) Section 1809.5 Frost Protection is further amended by deleting ~~the text of Exception 2~~ and inserting the following in lieu thereof: Area of 900 square feet or less for light-frame construction or 400 square feet or less for other than light-frame construction: and

(74) Chapter 18 of the IBC is amended ~~to allow for foundations and footings of buildings with Type V wood framed construction of three stories or less to be designed to meet, at a minimum, the specifications of the following table by deleting Table 1809.7 and inserting the following table with footnotes in lieu of:~~

Number of Floors Supported by the Foundations*	1	2	3
Thickness of Foundation Walls (inches) Concrete	8	8	10
Thickness of Foundation Walls (inches) Concrete Block	8	8	12
Width of Footing (inches)	16	16	18
Thickness of Footing (inches)	8	8	12
Minimum Depth of Foundation Below Grade	42	42	42

*Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor. ~~All other structures shall have footings and foundations engineered to meet the requirements of Section 1807, 1808, and 1809 of the IBC, and Chapter 4 of the IRC. All buildings shall have perimeter footings to 42" below grade, and such footings shall be designed to withstand all forces placed upon them as per Section 1807, 1808, and 1809 of the IBC and Chapter 4 of the IRC or engineering to show equivalency. Trench footings are allowed as a continuous 8" single pass trench for a single story wood frame structure with spans not exceeding 16 feet. The trench must be 42" deep and have at least two (2) horizontal rods fixed in place and tied into the existing structure. Soil bearing capacity shall be a minimum of 2000 psf.~~

~~*Spread footings shall have a minimum of 2 - #4 continuous horizontal reinforcement bars.~~

~~*Foundation walls shall have a minimum of #4 reinforcement bars 18" on center each way.~~

~~*All buildings shall have perimeter footings to 42" below finished grade.~~

~~*Trench footings are allowed as a continuous 8" pass trench for single story wood frame structures with spans not exceeding 16 feet. The trench must be 42" below finished grade and have at least two #4 horizontal reinforcement bars. Bars must tie into abutting adjacent structures.~~

~~(2) Section 1809.5, Exception 2 of the International Building Code is deleted and the following inserted in lieu thereof:~~

~~(a) Area of 900 square feet or less for light frame construction or 400 square feet or less for other than light frame construction (8) Section 2308.6 Foundation plates or sills is amended by replacing "and not spaced more than 6 feet apart" with "and spaced not more than 4 feet apart"~~

Sec. 5.201. RESIDENTIAL BUILDINGS.

The provisions of the ~~2012~~2009 International Residential Code for One- and Two-family Dwellings (IRC), are amended by deleting Chapter 1, Scope and Administration; ~~Part IV – Energy Conservation;~~ Part VII - Plumbing; and Part VIII - Electrical; and adding appendix G; and revising the following text as stated:

(1) **Section R301.2.1.1** Design Criteria, Table R301.2(1), Climatic and Geographical Design Criteria is amended to include the following local values:

Ground Snow Load (lbs)	25
Wind Speed (mph)	90
<u>Topographic Effects</u>	<u>No</u>
Seismic Design Category	A
Weathering	Severe
Frost Line Depth (inches)	42
Termite	Moderate to Heavy
Winter Design Temp (F.)	- 5
Ice Shield Underlayment Required	Yes
Flood Hazards	See FEMA Maps
Air Freezing Index	1896
Mean Annual Temperature (F.)	48.2

(2) Section R302.1 Exterior Walls, Fire-Resistant Construction. Add exception #6: Walls of detached garages and accessory structures greater than or equal to 3 feet from a property line.

(32) **Section R302.2 Townhouses** is amended by deleting the Exception.

(43) **Section R311.3.2 Floor elevations for other exterior doors** is amended by deleting the exception and inserting the following in lieu thereof:

Exception: A landing is not required where a stairway of three or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

(54) **Section R311.7.8.2 Continuity** is amended by adding Exception 3:

(3) Handrails may be interrupted at the point of transition from handrail to guardrail on stairways open on both sides at the bottom of a flight of stairs.

(6) **Section R313.1 Townhouse automatic fire sprinkler systems** is amended by deleting the text of that section and inserting the following in lieu thereof: Automatic residential sprinkler systems shall not be required in townhouses.

(75) **Section R313.2 One- and Two-family dwellings automatic fire systems, of the International Residential Code** is amended by deleting the text of that section and inserting the following in lieu thereof: Automatic residential fire sprinkler systems shall not be required in one- and two-family dwellings.

(8) **Section R314.3.1 Alterations, repairs and additions** is amended by deleting “When alterations, repairs or additions requiring a permit occur, or”.

(9) **Section R315.3, Where required in existing dwellings.** Delete text and replace with “ When one or more sleeping rooms are added or created in an existing dwelling that has an attached garage or within which a fuel-burning appliance exists, carbon monoxide alarms shall be required outside each separate sleeping area and in the immediate vicinity of bedrooms, and on every story of the dwelling. Carbon monoxide alarms shall be hard-wired, interconnected, and shall have battery backup.”

(6) ~~Section R313.1, Townhouse automatic fire sprinkler systems, of the IRC, is amended by deleting the text of that section and inserting the following in lieu thereof:~~

~~Automatic residential sprinkler systems shall not be required in townhouses.~~

(7) ~~Section R315.2 Carbon Monoxide Alarms — Where required in existing dwellings, of the International Residential Code is deleted and the following text is inserted in lieu thereof:~~

~~When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide detectors located as required for new dwellings.~~

Exceptions:

(a) ~~Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.~~

(b) ~~Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.~~

(10) **Section R315.4 Alarm requirements** is deleted.

(11) **Section R403.1 General** is amended by adding the following text to the end of the section: Where concrete footings are used in new one- and two-family dwellings, an approved concrete encased electrode shall be provided in the vicinity of the panel for each residential electrical service. The electrode shall be accessible and connected to at least twenty feet of #4 reinforcing rod by a minimum of two wire ties.

(128) **Section R403.1.4.1 Frost Protection** is amended by deleting Exception 1 and Exception 3 and= inserting the following in lieu thereof:

(a) Protection of freestanding accessory structures with an area of 900 square feet or less, of light-framed construction, with an eave height of 10 feet or less shall not be required.

(139) **Section R403.1.6 Foundation Anchorage** is amended by deleting “6-foot minimum maximum anchor bolt spacingmaximum of 6 feet” and inserting in lieu thereof a minimum of 4 foot spacing“maximum of 4 feet”.

(14) **Section R404.1.2.2, Reinforcement for foundation walls** is amended by adding the following to the end of the section: Minimum reinforcement for concrete foundation walls shall be #4 bars at 18” on center, each way.

~~(10) Section 903.5 Hail Exposure, of the International Residential Code, is deleted in its entirety.~~

~~(11) Section R907.3, Recovering Versus Replacement, of the International Residential Code, is amended by deleting item 4.~~

(1512) ~~Sections 1807, 1808, and 1809 of the International Building Code are Chapter 4 of the International Residential Code is~~ amended to allow for footings of buildings with Type V wood framed construction of three stories or less to be designed to meet, at a minimum, the prescriptive standards of the following table.

Number of floors supported by foundations*	1	2	3
Thickness of foundation walls (inches) concrete	8	8	10
Thickness of foundation walls (inches) concrete block	8	8	12
Width of footing (inches)	16	16	18
Thickness of footing (inches)	8	8	12
Minimum depth of footing below grade	42	42	42

*Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor. All other structures shall have footings and foundations engineered to meet the requirements of ~~Sections 1807, 1808, and 1809 of the IBC, and~~ Chapter 4 of the IRC. All buildings shall have perimeter footings to 42" below grade, and such footings shall be designed to withstand all forces placed upon them as per ~~Sections 1807, 1808, and 1809 of the IBC and~~ Chapter 4 of the IRC or engineering to show equivalency.

*Trench footings are allowed as a continuous 8" single pass trench for a single story wood frame structure with spans not exceeding 16 feet. The trench must be 42" deep and have at least two (2) horizontal rods fixed in place and tied into the existing structure. Soil bearing capacity shall be a minimum of 2000 psf.

*Spread Footings shall have two evenly spaced #4 continuous reinforcing rods. For alterations and additions, reinforcing rods shall be tied into the existing footings.

*Concrete foundation walls shall be reinforced with a minimum of # 4 bars at 18 inches on center each way.

(16) Section R501.3 Fire protection of floors is deleted.

(1743) ~~Section G2415.32415.1(404.3404.1)~~ **Prohibited Locations** is deleted and the following text is inserted in lieu thereof:

Piping shall not be installed in or through a ducted supply, return or exhaust, or a clothes chute, chimney or gas vent, dumbwaiter or elevator shaft. ~~Piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping.~~

Sec. 5.202. ACCESSIBILITY. Reserved.

Sec. 5.203. ENERGY. Reserved.

Sec. 5.204. EXISTING BUILDINGS. Reserved.

Sec. 5.205. ELECTRICAL.

The provisions of the National Electrical Code (NEC), 2011 edition, are hereby amended as follows:

(1) Section 334.10 of the said National Electric Code is amended by deleting Subsection (3) therefrom and inserting in lieu thereof a new Subsection (3): All other structures shall be wired using other methods as allowed by the NEC.

(2) Add the following exceptions to Article 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A)(2):

(a) Exception No. 1 to (2): Receptacles that are not readily accessible.

(b) Exception No. 2 to (2): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another, and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).

(c) Receptacles installed under the exceptions to 210.8(A)(2) shall not be considered as meeting the requirements of 210.52(G).

(3) Add the following exceptions to Article 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A)(5):

(a) Exception No. 2 to (5): Receptacles that are not readily accessible.

(b) Exception No. 3 to (5): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).

(c) Receptacles installed under the exceptions to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

(Ord. No. 4110, 05-08-12)

Sec. 5.206. MECHANICAL.

The provisions of the 2012 International Mechanical Code (IMC), are amended as follows:

(1) Section 607.6.2 Membrane Penetrations ~~Reserved~~ is amended by adding the following exception: Exception: Duct systems constructed entirely of minimum 0.0187 inch thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.

Sec. 5.207. GAS.

The provisions of the 20122009 International Fuel Gas Code (IFGC), are amended as follows:

(1) Section 404.3404.1 Prohibited Locations is deleted and the following text is inserted in lieu thereof:

Piping shall not be installed in or through a circulating air duct, clothes chute, chimney or gas vent, ventilating duct, dumbwaiter or elevator shaft.

Sec. 5.208. PLUMBING.

The provisions of the 20122009 Uniform Plumbing Code (UPC), are amended with the deletion of Chapter 16; and with the addition of Appendix A, Appendix B, Appendix C (at the discretion of the AHJ), and Appendix D, and the revision of the following text as stated:

(1) Add new section 101.11.6 Building Demolition ~~101.5.7~~ stating:

Whenever a structure or building is to be demolished, before demolition begins the following must be completed:

- (a) Building sewer capped at curb line with a manufactured plug.
- (b) Foundation line capped at curb line with a manufactured plug.
- (c) Water service capped or plugged at main.
- (d) Plumbing inspector sign-off on demolition sheet given to contractor before demolition permit is issued.

(2) Add new section 101.11.7 Annexed Building ~~101.5.8~~ stating:

When a structure or building is on land that has been or is being annexed into the City of Ames and connection to the public water or sewer system is requested for that building or structure, the City may require that its plumbing system be inspected to determine whether the system has adequate sewer venting and backflow prevention to protect the public water system, and to determine if it is otherwise free from hazards to those exposed or potentially exposed to that system. Based on that inspection, if it is determined that a cross connection or other hazard exists, then the Building Official shall determine what corrective action is needed to eliminate the hazard(s) and the owner shall complete the corrective action before connection to City services is allowed.

(3) Section 411.1 Water Closet Bowls is amended to state:

All water closet bowls shall be of the elongated type with open front seats except in dwelling units and, motel and hotel rooms. In nurseries, schools and other similar places where plumbing fixtures are provided for the use of children under six (6) years of age, water closets shall be of a size and height suitable for children's use. All water closets shall be equipped with seats as required below.

(4) Section 418.3 Location of Floor Drains is amended by adding subsection 418.3.(4)411.2.4 as follows:

In all buildings, a three-inch (3") floor drain shall be located on the lowest floor level and where the water meter is located. A three-inch (3") or larger floor drain shall be located in same room ~~whenever a RPZ-type backflow preventer~~ where a reduced pressure principle backflow prevention assembly is installed that discharges water. A two-inch (2") or larger floor drain shall

be provided in the same room the water heater is located on the lowest floor level.

Exception: Existing water heaters and water meters unless relocated.

(5) **Section 422.3 Fixture Requirements for Special Occupancies** is amended by replacing the last sentence and inserting the following in lieu thereof ~~to read:~~

In food establishments the fixture requirements may be determined by the statutes and regulations of the State of Iowa. The following requirements apply to food establishments, bars and night clubs:

(a) Bars, taverns and nightclubs shall be provided with a three (3) compartment glass washing sink and a drain board with hot and cold running water. The sink shall have an indirect waste with an air gap to a floor sink with a 3" trap, an air gap.

(b) A restaurant shall have either a three (3) compartment ware washing sink or an automatic dish washing machine of commercial type, including a booster heater along with a two-compartment sink.

(c) A hand-washing sink with hot and cold running water shall be installed in each food preparation area in restaurants and behind each bar area of bars, taverns and nightclubs.

(d) A mop/utility sink shall be required with hot and cold running water in each restaurant, bar, tavern or nightclub, for mop and waste water. The mop/utility sink shall not be used as a hand-washing sink.

(6) Further amend UPC Chapter 4 by adding ~~Amend Section 423.0.0 UPC by adding:~~
All single-family dwellings shall be provided with a two-inch (2") future vent stubbed to the basement level. Such vent shall be capped in the floor joist area for future use and labeled or marked as such.

(7) **Table 422.1 Minimum Plumbing Facilities** is amended by adding the following:
With prior approval, Authority Having Jurisdiction may allow use of Chapter 29 of the ~~2009~~ 2012 International Building Code.

(8) **Section 603 Cross-Connection Control** is amended as follows:

(a) **Section 603.2 Approval of Devices or Assemblies** is amended by deleting the last sentence and inserting the following in lieu thereof: "Testing shall be performed by a registered backflow assembly tester approved by the Authority Having Jurisdiction" and by adding: "A completed~~The~~ test report form shall be sent to the

AHJ Administrative Authority no later than ten working days after the test."

(b) **Section 603.4.2 Testing** is amended to read: The premise owner or responsible person shall have the backflow prevention assembly tested by a registered backflow assembly tester at the time of installation, repair, or relocation, and not less than on an annual schedule thereafter, or more often where required by the Authority Having Jurisdiction. The Authority Having Jurisdiction may establish the annual schedule.

~~(c)~~ **Section 603.0 Cross-Connection Control** is further amended by adding after the last numbered section a new **section 603.10**~~603.10~~ as follows:

(i) Purpose. The purpose of these containment regulations is:

a. to protect the City of Ames Public Water Supply (PWS) from the possibility of contamination or pollution by containing within the customer's internal distribution system(s) or the customer's private water system(s) such contaminants or pollutants that could backflow into the PWS; and

b. to provide for the maintenance of a continuing program of containment that will systematically and effectively prevent the contamination or pollution of the PWS.

(ii) Definitions. As used in this section:

a. **Approved Backflow Prevention Assembly For Containment** means: A backflow prevention assembly which is approved by the University of Southern California - Foundation for Cross-Connection Control and Hydraulic Research. The backflow prevention assembly must also be listed by the International Association of Plumbing and Mechanical Officials, or by the American Society of Sanitary Engineering. The approval and listing requirements do not apply to an air gap used as an approved backflow prevention assembly for containment.

b. **Auxiliary Water Supply** means: Any source of water that is available to the customer over which the City of Ames water utility does not have sanitary control to reduce pollution, contamination, or other conditions that make that source of water unacceptable as a potable water supply, such as, but not limited to

1. a public or private water supply other than the City of Ames water utility,

2. public or private wells, or
3. lakes, naturally-fed ponds, storm water basins, and
flowing waters (rivers, creeks, etc.) from which water is drawn.

c. Available to the Customer means: The water utility customer has authority to use, or direct the use of, the auxiliary water supply by virtue of ownership, contract, or other arrangement for control.

d. Backflow means: The undesirable reversal of flow into the public water distribution system.

e. Backflow Prevention Assembly means: An assembly or means to prevent backflow.

1. Air Gap means: This is a physical break between the PWS and the customer's water system. The air gap is to create an unobstructed vertical distance between the opening of any pipe or faucet conveying water to a tank, plumbing fixture, receptor, or other assembly and the flood level of the receptacle. The air gap shall conform to the requirements of UPC **Table 603.3.1 Minimum Airgaps for Water Distribution.**

2. Reduced-Pressure Principle Backflow Prevention Assembly (RP) means: The RP consists of two independently acting check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves. These units are located between two tightly closing resilient-seated valves as an assembly, and equipped with properly located resilient-seated test shutoffs.

3. Double Check Valve Assembly (DC) means: The DC consists of two internally loaded check valves, either spring loaded or internally weighted, installed as a unit between two tightly closing resilient-seated shutoff valves with properly located resilient-seated test shutoffs.

f. Commercial/Industrial Fluid means: Any liquid, gas, or solution that is a chemical, biological, or other substance in a form, quantity, or concentration that would constitute a hazard (health or non-health) if introduced into the public water supply, such as, but not limited to

1. polluted or contaminated waters;
2. all types of process and used waters (waters which originated from the public water supply but may have deteriorated in sanitary quality);
3. chemicals in fluid form;
4. plating acids and alkalis;
5. circulated cooling waters (except for those solely used for air conditioning);
6. oils, gases, caustic and acid solutions;
7. other liquid and gaseous fluids used industrially, agriculturally, commercially, or for other non-domestic purposes.

g. Commercial/Industrial Fluid System means: Any system used by the water utility customer to store or utilize any commercial/industrial fluid in a manner that may constitute a hazard (health or non-health) to the public water supply, such as, but not limited to

1. car washes,
2. microbreweries,
3. chlorinators,
4. clean-in-place systems,
5. bulk fluid storage with remote dispensing (motor oil, antifreeze, etc.), and

6. injection molding with integral heating and cooling.
However, commercial/industrial fluid systems do not include:

1. fuel gas (propane or natural gas) systems;
2. air conditioning, cooling, refrigeration, and similar systems using only Freon or similar refrigerants;
3. sanitary sewer, rainwater, or storm sewer lines; and
4. boilers.

h. Containment means: A method of backflow prevention which requires the installation of a backflow prevention assembly at the water service connection.

i. Contamination means: An impairment of a potable water supply by the introduction or admission of any foreign substance that degrades the quality of the water and creates a health hazard.

j. Cross-Connection means: An actual or potential connection between any part of a potable water system and any other environment containing other substances in a manner that, under any circumstances, would allow such substances to enter the potable water system.

k. Hazard, Degree of means: The rating of a cross-connection or service connection which indicates if it has the potential to cause contamination or pollution. The term is derived from an evaluation of the potential risk to public health and the adverse effect of the hazard upon the potable water system.

1. Hazard - Health means: A hazard upon the PWS involving any substance that, if introduced in the potable water supply, could cause death, illness, spread disease, or have a high probability of causing such effects.

2. Hazard - Non-health means: A hazard upon the PWS involving any substance that generally would not be a health hazard but, if introduced into the PWS, could cause a nuisance by introducing color, taste or odor, or would alter the quality of the PWS physically, chemically, or biologically.

l. Permanent Swimming Pool means: A pool or tub with a capacity of 1,000 gallons or more of chemically treated water that has a filtration system with a pump and rigidly supported walls/sides. Above-ground movable pools and tubs that meet the above criteria shall be deemed "permanent swimming pools."

m. Pollution means: The presence of any foreign substance in water that impairs, alters, or degrades its quality but does not constitute a health hazard.

n. Registered Backflow Prevention Assembly Technician (Technician) means: A person who is registered by the State of Iowa to test or repair backflow prevention assemblies and report on the condition of those assemblies.

o. Service Connection means: The terminal end of the pipe connected to, directly or indirectly, the City of Ames water main; that is, the point of delivery to the customer's water system. If a meter is installed at the end of the service connection, then the service connection shall mean the downstream end of the meter. Service connections shall also include, but not be limited to, a temporary water service connection from a fire hydrant and all other temporary or emergency water service connections from the public water system.

p. Thermal Expansion means: Volumetric increase of water due to heating resulting in increased pressure in a closed system.

(iii) Administrative Authority

a. The Administrative Authority is the Ames City Council acting through such persons or departments as the City Council shall designate.

b. The Administrative Authority shall have the right to enter, with the consent of the customer or upon the basis of a suitable warrant issued by a court of appropriate jurisdiction, any property to determine if the conditions for a partial or total exemption have been satisfied or if a backflow prevention assembly has been properly installed for containment.

1. All backflow prevention assemblies shall be available for City inspection within a short notice by the Administrative Authority. Short notice is considered to be less than 24 hours.

2. The entrance to the property to determine if the conditions for a partial or total exemption have been satisfied will not be necessary if the customer has properly installed, tested, and maintained an approved RP or air gap on every and all service connections serving the customer's premises.

c. The Administrative Authority may collect fees for the administration of this program.

d. The Administrative Authority shall maintain records of containment hazard surveys, and of the installation, testing, and repair of all backflow prevention assemblies installed for containment purposes

(iv) Where Containment Is Required

a. An RP or air gap is required for containment for every direct or indirect service connection unless such connection:

1. qualifies for a total or partial exemption; or
2. supplies a fire protection system.

b. A DC may be installed for containment in place of an RP or air gap when a partial exemption is granted.

c. A partial exemption shall be granted only if all of the following conditions precedent are met.

1. The entire facilities are within the scope and applicability of the plumbing regulations of the City of Ames, Iowa.

2. All water uses are protected by the “isolation” provisions of Chapter 6 of the Uniform Plumbing Code.

3. There are no auxiliary water supplies.

4. There are no solar heating systems.

5. There are no permanent swimming pools.

6. There are no commercial/industrial fluid systems.

7. The entire facilities and all pertinent circumstances and conditions are fully accessible for inspection by representatives of the City’s Water and Pollution Control Department.

d. No backflow prevention assembly is required for containment when a total exemption is granted.

e. A total exemption shall be granted when a partial exemption has been granted and all of the following conditions precedent are met.

1. There is only one service connection, not including services for fire protection systems.

2. The facility is less than four stories above grade.

f. Failure of the Administrative Authority to notify a customer that they do not qualify for an exemption and that they shall install backflow prevention assemblies for containment shall in no way relieve a customer of the responsibility to comply with all requirements of these regulations.

g. The Director of the City of Ames Water and Pollution Control Department may require installation of an air gap, by and at the customer's sole expense, at the service connection where records indicate a history of threat to the public water supply system because of inappropriate handling of health hazard substances or actual backflow into the PWS.

(v) New Service Connections

a. Plans shall be submitted to the Administrative Authority for review on all new service connections in order to determine if a partial or total exemption shall be granted.

b. The Administrative Authority shall require the installation of the appropriate backflow prevention assembly for containment before the initiation of water service.

(vi) Fire Protection Systems

a. A backflow prevention assembly to be used in a fire protection system shall meet the requirements of Factory Mutual Research Corporation (FM) and Underwriters Laboratory (UL) and the requirements of the fire code and the building code of the City of Ames, in addition to the requirements of paragraph (ii)a. Assemblies sized smaller than 2-1/2 inches which have not been tested by FM and listed by UL may be allowed if approved by the City of Ames Fire Department Chief.

b. An RP shall be installed on all new and existing fire protection systems which the Administrative Authority determines to have any of the following:

1. Interconnections with auxiliary supplies such as reservoirs, rivers, ponds, wells, mills, or other industrial water systems; or

2. Use of antifreeze or other additives in the fire protection system unless an RP is used to isolate the loop or branch containing antifreeze or other additives when a DC is installed at the service connection; or

3. Any other facility, connection, or condition which may cause contamination

c. A DC will be required for all other fire protection systems. The DC shall be required on all new systems at the time of installation and on existing systems at the time that they are modified.

(vii) Portable Tanks. Portable tanks and vessels shall be filled through a properly installed and maintained backflow prevention assembly or vacuum breaker.

(viii) Installation of Backflow Prevention Assemblies

a. All backflow prevention assemblies for containment shall be installed so that they are accessible for testing as stated in the UPC at **Section 603.4.3** thereof. The installation shall also provide the same clearances as called for the water meter in the City of Ames Municipal Code, Section 28.205.(5).

b. No backflow prevention assembly for containment shall be installed in a place where it would create a safety hazard such as, but not limited to, over an electrical panel or above ceiling level.

c. The required backflow prevention assemblies for containment shall be installed in horizontal plumbing immediately following the meter or as close to that location as deemed practical by the Administrative Authority unless approved in writing by the Administrative Authority. In any case, it shall be located upstream of any branch piping. Installation at this point does not eliminate the responsibility of the customer to protect the water supply system from contamination or pollution between the backflow prevention assembly and the water main, and to protect the water supply system from contamination or pollution within the premises.

d. RPs for containment shall be installed so as to be protected from flooding.

e. RPs for containment shall not be installed in underground vaults or pits.

f. All backflow prevention assemblies for containment shall be protected from freezing. Assemblies used for seasonal services may be removed in lieu of being protected from freezing; however, the assemblies must be reinstalled and tested by a technician prior to the service being reactivated.

g. If hot water is used within the water system, thermal expansion shall be provided for when installing a backflow prevention assembly for containment.

h. Provisions shall be made to convey the discharge of water from RPs to a suitable drain.

i. If interruption of water service during testing and repair of backflow assemblies for containment is unacceptable to the customer, another backflow prevention assembly for containment, sized to handle the temporary water flow needed during the time of test or repair, shall be installed in parallel piping.

(ix) Removal of Backflow Prevention Assemblies

a. Approval must be obtained from the Administrative Authority before a backflow prevention assembly for containment is removed, relocated, or replaced.

b. The use of an assembly may be discontinued and the assembly removed from service upon presentation of sufficient evidence that the customer qualifies for an exemption.

c. An assembly may be relocated following confirmation by the Administrative Authority that the relocation will continue to provide the required protection and satisfy installation requirements. A test will be required following the relocation of the assembly.

d. An assembly may be removed and replaced, provided the water use is discontinued until the replacement assembly is installed.

e. An assembly may be removed to protect it from freezing provided that

is reinstalled and tested; and

1. water use is discontinued until the assembly
2. the Administrative Authority is notified in writing within five days of the removal.

(x) Testing of Backflow Prevention Assemblies

a. Testing of backflow prevention assemblies for containment shall be performed by a registered backflow prevention assembly technician (technician). The costs of required tests shall be borne by the customer.

b. Backflow prevention assemblies for containment shall be tested and inspected upon installation and at least annually thereafter.

c. Backflow prevention assemblies for containment which are in place, but have been out of service for more than three months, shall be tested before being put back into operation. Backflow prevention assemblies for containment used in seasonal applications shall be tested before being put into operation each season.

d. Before being placed back into service, any backflow prevention assembly for containment which fails a test shall be repaired or replaced. In the case when a reported value is less than the minimum, the Director of the City of Ames Water and Pollution Control Department may approve temporary restoration of service before repairs are completed. Backflow prevention assemblies for containment shall be retested by a technician immediately after repair or replacement.

e. When water service has been terminated for non-compliance, the backflow prevention assembly for containment shall be repaired or replaced and then tested prior to the resumption of water service.

f. When warranted, the Administrative Authority may require backflow prevention assemblies for containment to be tested at any time in addition to the annual testing requirement. Examples of this include, but are not limited to, assemblies with a history of repeated failures or assemblies that have been subjected to fire, flood, or other unusual environmental conditions.

g. The technician shall report the results of all inspections and tests of a backflow prevention assembly for containment to the customer and to the Administrative Authority on the form provided by the Administrative Authority within ten working days of the test. The technician shall immediately report to the Administrative Authority when and where a test indicates that an assembly fails to perform and no immediate repair is done to make the assembly function properly.

h. The Administrative Authority may periodically verify test procedures and results.

(xi) Repair of Backflow Prevention Assemblies For Containment

a. All repairs to backflow prevention assemblies for containment shall be performed by technicians.

b. The technician shall not change the design, material, or operational characteristics of a backflow prevention assembly for containment during repair or maintenance and shall use only original manufacturer replacement parts or equivalent parts approved by the University of Southern California - Foundation for Cross-Connection Control and Hydraulic Research.

c. The repaired assembly must be tested after each repair and pass the test before being placed back into service.

d. The technician shall report the repair of a backflow prevention assembly for containment to the customer and to the Administrative Authority within ten working days of the repair. The report shall include the list of materials or replacement parts used and subsequent tests.

(xii) Backflow Incidents

a. The customer shall immediately notify the Administrative Authority when the customer becomes aware that backflow has occurred in the building, property, or private water system receiving water service.

b. The Administrative Authority may order that water service be temporarily shut off when backflow occurs in a customer's building, property, or private water system. Such shut off is to protect the system from further contamination or pollution and to allow time for locating and mitigating the cause and extent of the contamination or pollution.

(xiii) Existing Backflow Prevention Assemblies For Containment

a. All backflow prevention assemblies for containment installed prior to November 1, 1996, that do not meet the requirements of these regulations but were approved testable assemblies for the purpose described herein at the time of installation and that have been properly installed and maintained, shall, except for the testing, inspection, and maintenance requirements under Section (x) and Section (xi), be excluded from the requirements of these rules so long as the Administrative Authority is assured that they will satisfactorily protect the PWS. Whenever the existing assembly for containment is moved from the present location, requires replacement, or when the use of the service area protected by the assembly changes so that the Administrative Authority determines that the customer no longer qualifies for a partial exemption, the unit shall be replaced by an approved backflow prevention assembly for containment meeting the requirements of these regulations.

(xiv) Customer Non-compliance

a. In case of non-compliance with these regulations, the Administrative Authority shall notify the customer to comply within ten working days. In the event of failure or upon refusal of the customer to comply as ordered, the Administrative Authority may, after notice and reasonable opportunity for hearing, terminate water service. Non-compliance includes, but is not limited to, the following:

1. Refusal to allow the Administrative Authority access to the property to determine if the conditions for a partial or total exemption have been satisfied, except when an RP or air gap is properly installed for containment and properly maintained
2. Providing inadequate backflow prevention
3. Failure to install a backflow prevention assembly for containment which has been required by the Administrative Authority
4. Failure to test, maintain, or properly repair a backflow prevention assembly for containment as required by the Administrative Authority
5. Failure to comply with the requirements of these regulations
6. Refusal to replace a faulty backflow prevention assembly
7. Removal of a backflow prevention assembly for containment which has been required by the Administrative Authority except for seasonal removal as in Section (viii) f
8. Bypassing of a backflow prevention assembly for containment which has been required by the Administrative Authority
9. Failure to report a backflow incident
10. Direct connection between the PWS and a sewer line
11. A situation which presents an immediate health hazard to the PWS

b. For conditions 7, 8, 9, 10, and 11, the Administrative Authority will take the following steps.

1. Make a reasonable effort to advise the customer of intent to terminate water service.
2. Terminate water service and lock service valve. The water service will remain inactive until correction of the violation has been approved by the Administrative Authority.

(xv) COMMITTEE OF ADJUSTMENT There is hereby established the Containment Committee of Adjustment.

a. The Committee shall consist of three members as follows: the Building Official of the City or that official's designee; the Director of Water and Pollution Control or the Director's designee; and a representative of the [Plumbing and Mechanical Building Board of Appeals](#), selected from among the members of that Board by majority vote of the Board's members.

b. The said Committee of Adjustment shall have the following powers.

1. To hear and decide appeals that allege an error in any decision or determination made in the administration and enforcement of Section ~~524.208504(847)(cb)~~ of the Municipal Code of the City of Ames, Iowa

2. To authorize, in specific cases, such exemption from the requirements of Section ~~524.208504(847)(cb)~~ of the Municipal Code of the City of Ames, Iowa, as will not be contrary to the laws of the State of Iowa, when due to special circumstances not of the property owner's own creation, a strict literal interpretation of Section ~~524.208504(847)(cb)~~ would result in undue expenses to the property owner in view of an alternative measure agreed to by the property owner that will not be contrary to the public interest

(xvi) Presumptive Exemptions The following water uses shall generally be presumed exempt from the containment requirements of Section ~~524.208504(847)(cb)~~: water closets, lavatories, bath tubs, showers, water softeners, single-faucet water treatment units, boilers, sinks, irrigation systems, clothes washers, dishwashers, pre-rinse stations, garden hose connections, drinking fountains, urinals, carbonators/beverage dispensers, garbage disposals, ice makers, cleaning chemical dispensers, and private fire hydrants. However, when warranted by the facts and circumstances of a particular situation, the Administrative Authority, with notice and opportunity to be heard extended to the property owners, may apply to the Containment Committee of Adjustment for a determination that containment measures are required under such facts and circumstances.

(9) **Section 603.5.8 Water-Cooled Equipment** ~~603.4.8 UPC the Note~~ is amended to read: Water-cooled compressors, degreasers, or any other water-cooled equipment shall be protected by a listed IAPMO reduced pressure principle backflow ~~prevention assembly~~ preventer.

(10) **Section 603.5.10 Steam or Hot Water Boilers** is amended to read: Potable water make up connections to boilers, sterilizers, chillers, commercial clothes washers, or water heaters for radiant heat, shall have ~~an IAPMO a listed~~ reduced pressure type backflow prevention assembly ~~preventer~~.

~~(11) Section 603.4.12 UPC is amended by adding:
A stainless steel Watts 9Bd dual check valve backflow preventer or equivalent shall be used on all potable water lines that have a carbonated soda fountain or dispensing machine connected.~~

~~(11+2)~~ **Section 604.1 Pipe, Tube, and Fittings** is amended by adding the following:
The following type of pipe and fittings are allowed in the interior/exterior of a building or structure:

Interior

Above concrete floor (lowest level)

- (a) soft copper (Type K, L, M)
- (b) rigid copper (Type K, L, M)
- (c) brass
- (d) cross linked polyethylene (PEX) (as approved by Chapter 14 of the Uniform Plumbing Code),
- (e) ductile iron (four (4) inch or larger).
- (f) CPVC

Below concrete floor (lowest level)

- (a) soft copper (type K) (approved flared or compression fittings only)
- (b) PEX(as approved by Chapter 14 of the Uniform Plumbing Code)
- (c) Polyethylene, IPS 200 p.s.i. SLDR-7, PE3408
- (d) ductile iron (four (4) inch or larger) with flanged mechanical joints.
- (e) C-900 PVC DR 14 (fire line).

Exterior

- (a) PEX(as approved by Chapter 14 of the Uniform Plumbing Code),and which meets manufacturer's specifications.
- (b) Soft copper (Type K) (approved flared or compression fittings only)
- (c) Brass
- (d) Ductile iron (flanged mechanical joint) (bolts shall be teflon coated)
- (e) PVC meeting AWWA C-900 standards, DR14 for fire lines and Dr18 for non-fire lines.
- (f) Polyethylene, IPS 200 p.s.i. SLDR-7, PE3408

Note: Polyethylene, PEX and PVC C-900 shall have a 14-gauge solid copper tracer wire with a blue jacket. The tracer wire will start at the water main and terminate at a weatherproof junction box. The junction box

shall be accessible and be labeled to identify junction box "tracer wire". The tracer wire shall then continue from the junction box and terminate at the water meter. The wire shall run from the main and be exposed at the curb box. The junction box shall be located next to water meter remote on the exterior of the building or structure.

(1243) **Section 604.2 Copper Tube** is deleted.

(1344) **Section 604.5 Cast-Iron Fittings** is deleted.

(1445) **Section 604.6 Malleable Iron Fittings** is deleted.

(1546) **Section 605606.0 Joints and Connections** is amended by adding new subsections 606.0.1 through 606.0.13 as follows:

Sec. 605606.0.1. Curb Stops shall be of the quarter turn ball valve type with the grip joint ends.

Sec. 605606.0.2. The polyethylene to copper adaptor coupling, located at least two (2) feet from the outside footing, shall be a Ford Meter Box Co. C26-44-G (1") or equivalent.

Sec. 605606.0.3. All threaded taps on the main shall be at least 24 inches apart and shall be at least $\frac{3}{4}$ inch in size. If more than one tap is made for a service line, the taps will be staggered on the pipe. No more than three (3) threaded taps shall be made for a service connected to a 4-inch or larger main. Maximum threaded tap size for a 4 inch main is $\frac{3}{4}$ inch. All taps will be made in the top half of the water main, but not more than 45" above the horizontal plane. All services having two (2) taps or more shall be combined through a brass wye pipe connection. The maximum length of service from the main to the wye shall be four (4) feet. The following table lists appropriate number of taps for different service sizes.

Service Size Taps

1 inch = two $\frac{3}{4}$ inch or one 1 inch

1 $\frac{1}{4}$ inch = two 1 inch

1 $\frac{1}{2}$ inch = two 1 inch

Sec. 605606.0.4. Service saddles allowed on four (4) inch or larger water mains when water service is $\frac{3}{4}$ ", 1", 1 $\frac{1}{4}$ ", and 1 $\frac{1}{2}$ " shall be a Smith-Blair, or equivalent, #317, #357, #372, #393 or #397. The saddles shall have a stainless steel strap with two bolts wide minimum. The bolts or nuts shall be either stainless steel or blue coated. When tapping a four (4) inch or larger main for water services for a two (2) inch or larger water service, the Smith-Blair, or equivalent stainless steel full wrap around saddle, #238, #239, #264, or #265 shall be used. The bolts and nuts shall be either stainless steel or blue coated. Any water service that is larger than a two(2) inch shall require a tapping valve and sleeve at the main or private main. The Post Indicator Valve (PIV) for fire line shall not serve as the water service valve after the main. All tapping valve sleeves shall meet the Urban Standard Specifications as follows:

(1) Valve: Tapping valve conforming to ANSI/AWWA C509.

(2) Sleeve:

(a) Minimum 14 gauge

(b) Stainless steel, ASTM A240, Type 304

(c) Working pressure 200 psi.

(d) Must fully surround pipe

(e) Approved sleeves

(i) Cascade Water Works Manufacturing Company, Style CST-EX

(ii) PowerSeal Pipeline Products Corporation, Model 3490AS

(iii) JCM Industries, Inc. Model JCM 432

(iv) Approved equal

(3) Gasket:

(a) To completely surround pipe

(b) Minimum thickness 0.125 inch

(c) Material: nitrile rubber.

(4) Outlet Flange:

(a) Stainless steel, ASTM A240, Type 304

(b) ANSI B 16.1, 125 pound pattern

(5) Bolts: Stainless steel, ASTM A240, Type 304

Sec. 605606.0.5. In the event a curb box is set in any location where a concrete or asphalt surface is to be placed, a sleeve shall be placed around the cap to allow for expansion and contraction.

Sec. 605606.0.6. In a new subdivision the water service line shall be installed at the center of the property unless otherwise approved by the Administrative Authority.

Sec. ~~605606~~.0.7. There shall be a curb cock in every service connection to the main. It shall be located on the property line or as close as possible thereto and in alleys within one foot of the alley line, except two (2) inch and larger, which shall have a street valve box over the valve at the water main. The curb cock to be used for services from three-fourths ($\frac{3}{4}$) inch to two (2) inches shall be the style known as Mueller Mark II Oriseal or Ford Ball Valve with 90° curb cock, or equal, provided with T handle and extension rod keyed and locked to curb cock and shall be the same diameter as the pipe served. The curb cock shall be kept in an operative condition at all times.

Sec. ~~605606~~.0.8. The curb cock shall be covered by a curb box of the Western pattern No. 100, or equal, extending to the curb grade. In cases where the surface of the ground is higher than the curb grade to the extent that the curb box will not extend sufficiently to be in plain view, then the curb box shall be extended to the ground surface. Whenever a water service is renewed the curb box shall be brought to the curb grade or present natural ground level and moved to the property line. In placing the curb cock in position, care must be exercised to provide against settlement of the curb box, by providing a base of brick, stone or concrete block set on solid earth for support. A support shall be placed across the ditch and wired to the curb box near the top to keep it in a vertical position while filling the ditch.

Sec. ~~605606~~.0.9. A corporation cock of either a Mueller or Ford make, or its equivalent, shall be inserted in every tap on one and one half inch or less in diameter made in the water main. The connection to the main shall be made by a regulation corporation cock and copper service with a compression joint if the pipe is plastic SIDR-7 200 P 3408. All connections to the water main shall be adequately looped to prevent breakage from ditch settlement.

Sec. ~~605606~~.0.10. A service valve shall be installed immediately following a two (2) inch or larger tap on all take offs from the water main or private main.

Sec. ~~605606~~.0.11. Where a single water service line provides service to a new duplex or is split for any other reason, the service line shall be at least one inch in diameter. Where an existing structure is to be converted to a duplex a 1" equivalent service may be provided by a separate tap. The new service lines shall be divided by a wye at the property line. Existing 1" services may be split inside the building so long as shut-offs are available in a common area. Separate curb boxes shall be installed, and separate $\frac{3}{4}$ inch service lines shall be run to the individual customer units.

Sec. ~~605606~~.0.12. Sprinkler systems used for fire protection may be permitted to be attached to the water mains by registered plumbing contractors by direct connection without meters under the direction and supervision of the City. No open connection can be incorporated in the system, and there shall be no valves except thea post indicator valve at the entrance to the building, which must be sealed open service valve at the main unless a post indicator valve (PIV) is required by the Fire Inspector. One and two family residential sprinkler lines shall be metered through the single meter. The property owner or tenant shall promptly report to the City any seal which has been broken for the closing of the system. A detailed drawing of the sprinkler system shall be filed with the City and free access to the building shall be granted the City for inspection purposes. No charge will be made for water used for fire purposes through a sprinkler system. The fire line shall be a minimum four (4) inch diameter with a shut-off valve installed after the tap into the main. When required, the PIV shall be a minimum of forty (40) feet from the building or at the determination of a location determined by the fire inspector.

Exception: The fire line may be smaller than 4" in size if hydraulic calculations by the fire sprinkler company show that a 4" would not be required. If a 4" fire line is not required a Fire Department connection or P.I.V. may not be required if determined by the fire inspector.

Sec. ~~605606~~.0.13. Where required, a post indicator valve (PIV) must be set at 36" above final grade. The termination flange, inside the building, shall not be more than twelve (12) inches above finished floor level and be set at a true vertical position. When entering through a wall, the termination flange shall not be more than twelve (12) inches from the wall and set in a true horizontal position. The fire line shall have a two hundred (200) pound pressure test done for a minimum of two (2) hours without losing any pressure. The fire line shall be tested from the tap at the main to the termination flange with the PIV open and the curb box closed. No fire line static pressure test shall be started after 1:30 p.m., Monday through Friday.

A certified fire sprinkler installer may install the backflow device to the sprinkler system for containment. The termination flange, inside the building, from horizontal to the vertical position or from horizontal to the horizontal position traveling through an exterior wall or floor, shall have no smaller than $\frac{3}{4}$ inch galvanized or equivalent all-thread rod used between said flanges to keep fire line termination stable. The fire line located in the trench may use mega-lug type supports, however, a concrete thrust block shall be in front of

fire line traveling from horizontal to vertical prior to the termination flange. Only PVC C-900 DR 14, and ductile iron shall be used for the fire line service. The joints shall have bolted flanged fittings. The tapping valve, PIV, and all other fittings and pipe shall be marked to withstand 200 p.s.i. Before requesting a Bac-T test, the fire line shall be flushed thoroughly by the plumbing contractor. The contractor shall request, from the Inspection Division, a Bac-T test form, complete the form and return it to the Inspection Division. Utility Maintenance Division will collect the sample for testing. If the fire line passes Bac-T test, the Inspection Division will contact the plumbing contractor. The termination flange shall have a two (2) inch ball valve to properly flush the fire line.

(a) If the fire line and water service are on one line, the domestic water service shall have the take off so that the domestic service will have a curb stop and stop box at the property line. If a PIV is required, the domestic service will branch off prior to the PIV and have a curb stop and stop box adjacent to the PIV. The take off for the water service shall be either brass, ductile iron, C-900 PVC DR14, or copper to the curb box.

(b) The curb stop and stop box may be installed at another location with prior approval of the Inspections Division and the Water and Pollution Control Department. The post indicator valve (PIV) must be set at 36" above final grade. The termination flange, inside the building, shall not be more than twelve (12) inches above finished floor level and be set at a true vertical position. If the fire line and water service are on one line, the water service shall have the take off prior to the PIV. The take off for the water service shall be either brass, ductile iron, C-900 PVC DR 14, or copper to the curb box. The fire line shall have a two hundred (200) pound pressure test done for a minimum of two (2) hours without losing any pressure. The fire line shall be tested from the tap at the main to the termination flange with the PIV open and the curb box closed. No fire line static pressure test shall be started after 1:30 p.m., Monday through Friday.

A certified fire sprinkler installer may install the backflow device to the sprinkler system for containment. The termination flange, inside the building, from horizontal to the vertical position or from horizontal to the horizontal position traveling through an exterior wall or floor, shall have no smaller than ¾ inch galvanized or equivalent all thread rod used between said flanges to keep fire line termination stable. The fire line located in the trench may use mega lug type supports, however, a concrete thrust block shall be in front of fire line traveling from horizontal to vertical prior to the termination flange. Only PVC C-900 DR 14, and ductile iron shall be used for the fire line service. The joints shall have bolted flanged fittings. The tapping valve, PIV, and all other fittings and pipe shall be marked to withstand 200 p.s.i. Before requesting a Bac-T test, the fire line shall be flushed thoroughly by the plumbing contractor. The contractor shall request, from the Inspection Division, a Bac-T test form, complete the form and return it to the Inspection Division. Utility Maintenance Division will collect the sample for testing. If the fire line passes Bac-T test, the Inspection Division will contact the plumbing contractor. The termination flange shall have a two (2) inch ball valve to properly flush the fire line.

(17) — Section 606.2.1 UPC is amended to add the following to the end of the section:

Soft copper water service lines, except fire line, shall be either brazed, silver soldered, or flared with a long shouldered joint. Whenever type "K" soft copper is used for the water service, use of any joints is discouraged whenever possible.

(1618) **Section 608.5 Drains** is amended by deleting "of galvanized steel" and ~~inserting the following in lieu thereof replacing~~ "the outside of the building" with "a properly drained surface".

(1749) **Section 609.1 Installation** is amended by deleting the last two sentences in the section and inserting the following in lieu thereof:

All water service lines shall be installed at least five feet below finish grade. If the water service cannot be buried below frost depth at any point, the trench shall be lined with 1 ½" thick "Blue Board" insulation or equivalent as approved by the Administrative Authority. Sand backfill material shall then be placed to a depth of one foot above the top of pipe, then 1 ½" "Blue Board" or equivalent will be installed so that the entire trench width and length in the area needing protection against freezing is insulated and then backfilled. The insulation shall be at least five (5) feet in depth.

(1820) **Section 609.5 Unions** is amended by adding the following to the end of the section:

Exception: water heaters and boilers.

(1924) **Section 609.10 Water Hammer** is amended by adding:

Exception: Single family dwelling units.

(20) Section 610.1 Size, Size of Potable Water Piping, is amended by deleting the words “each water meter and” from the first sentence and adding “Water meter sizing shall be determined by the Water Meter Division” to the end of the section.

(2122) Section 610.8(6) Size of Meter and Building Supply Pipe Using Table 610.4 is amended by deleting the last sentence and inserting the following in lieu thereof:

No building water service line shall be less than one (1) inch diameter.

(2223) Amend Table 610.4 Fixture Unit Table for Determining Water Pipe and Meter Sizes ~~6-6 UPC by changing footnote~~ is amended by deleting the language in footnote 2 and inserting the following in lieu thereof:

Replace “Building supply, three-quarter(3/4) inch nominal size minimum.” With “Building supply, one (1) inch nominal size minimum.”

~~(24) Section 610.1 Size, Size of Portable Water Piping, is amended by deleting the words “each water meter and” from the first sentence and adding “Water meter sizing shall be determined by the Water Meter Division” to the end of the section.~~

(2325) Section 701.1 Drainage Piping is amended to read as follows:

Drainage pipe and fittings used inside a new building or an existing building for underground shall be copper (type L), brass, ABS (schedule 40), PVC (schedule 40) or cast iron.

Exception: Galvanized may be used on a sewage ejector system when the discharge line is three (3) inch or larger. The galvanized shall only be piped no more than four (4) feet out of pit.

Above ground piping shall be the same as underground except that ABS and PVC pipe may be coextruded and copper tube and fittings may be type M for commercial and structures that are more than a one and two-family dwelling. A one and two-family dwelling may use type DWV copper tube.

(24) Table 702.1 Drainage Fixtures Unit Values (DFU) is amended by adding the following to footnote #8:

Public use shall be any building or structure that is not a dwelling unit. Fraternities and sororities are not classified by this section as a dwelling unit.

(2526) Section 703.1 Minimum Size, Size of Drainage Piping, is amended by adding the following at the end of the section:

No underground drainage piping or vent shall be less than two (2) inches inside diameter.

~~(27) Table Drainage Fixtures Unit Values (DFU) is amended by adding the following to footnote #8:~~

~~Public use shall be any building or structure that is not a dwelling unit. Fraternities and sororities are not classified by this section as a dwelling unit.~~

(2628) Section 704.3 Commercial Dishwashing Machines and Sinks is amended by adding “At the discretion of the Plumbing Inspector and Sanitarian” at the beginning of the section.

(2729) Section 704.3 Commercial Dishwashing Machines and Sinks is further amended by adding the following to the end of the section:

or shall be discharged by an airgap indirect waste to a properly sized floor sink.

(2830) Section 705.0.1 is added ~~705.1.6 UPC is reworded to read as follows:~~

No molded rubber coupling (Fernco Coupling or equivalent) shall be used on any sanitary sewer or storm sewer. Appropriate A stainless steel shielded molded rubber couplings may be used as connections when connecting ~~to clay pipe or PVC truss pipe on the~~ sanitary or storm sewer.

(31) ~~Section 705.1.8 UPC is reworded to add the following to the end of the section:~~

Shielded ~~Single band shielded~~ -couplings (no hub clamps) are not allowed on any exterior building sanitary sewer, or storm sewer.

(2932) Section 710.9 Alarm is amended by adding the following exception to the end of the section:

Exception: When only discharging a lavatory sink, a general sink, or a floor drain into a sewage ejector receiving tank, dual pumps in public use occupancy will not be required.

(3033) Section 717.1 General, Size of Building Sewers, 0 is amended to read as follows:

The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1 Maximum/Minimum Fixture Unit Loading on Building Sewer Piping ~~7-8~~. No building sewer shall be smaller than four (4) inches. The building sewer shall not be smaller than the building drain.

In unusual circumstances, with prior approval from the plumbing inspector, a sewage ejector may discharge the building sewer to the public sewer manhole when the public main is too shallow to allow the building

sewer discharge to flow by gravity. The pipe material to be used shall be Polyethylene (P.E.) Two (2) inch SDR 7, 3408. The 2" line shall at all times be a minimum of five (5) feet deep or be blue-boarded. The sewage ejector shall be vented with a minimum two (2) inch pipe. The ejector pumps shall comply with section 710.9

(3134) **Section 718.2 Support** is amended to read as follows:

Building sewer pipe made of cast iron, copper, or extra strength vitrified clay shall be laid on a firm bed. Pipe consisting of Schedule 40 PVC/ABS, PVC SDR 23.5/35 and PVC truss pipe shall be enveloped on bottom, sides and top with a minimum of four (4) inches of either one (1) inch clean or 3/8" minus crushed rock, 3/8" washed chip or "pea gravel". After enveloping the pipe, the remainder of the ditch may be filled once the inspection is complete.

(3235) **Section 718.3 Protection from ~~Damage~~ Drainage** is amended to read as follows:

No building drain or sewer shall be closer than two (2) feet from the building structure or footing that is not made out of cast iron, Schedule 40 PVC, or Type "L" copper. At no point shall the building sewer be less than five (5) feet in depth on new construction or when replacing existing sewers. If less than five (5) feet in depth, the trench shall be lined with 1 1/2" thick blue-board insulation. The insulation of the sides shall be at least five (5) feet below finished grade with a cap over the two sides.

One (1) inch clean 3/8" minus, 3/8" washed chips, and pea gravel rock shall be placed on the bottom, sides and top of pipe whenever any type of PVC is used. Whenever cast iron is used sand may take the place of the one (1) inch rock. Whenever possible, the building sewer shall be at a depth of nine (9) feet below street grade from the main to the property line on new construction. Whenever possible on a duplex or single-family dwelling, the building sewer shall not be located under a driveway.

(3336) **Section 719.6 Manholes** is amended by deleting the second paragraph.

(3437) **Section 801.3 Bar and Fountain Sink Traps**~~Food-Handling Fixtures~~ is amended ~~UPC~~ is reworded to amended to read as follows:

Sinks (except hand sinks) in a bar, nightclub, tavern, or soda fountain shall drain to an approved and properly trapped and vented floor sink through an approved airgap or airbreak. The floor sink, drain line, trap, and strainer inlet shall be at least three (3) inch pipe size. The developed length from the fixture outlet to the floor sink shall not exceed five (5) feet.

(3538) **Section 807.4 Domestic Dishwashing Machine** is amended to read as follows:

No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine, or ~~without~~ looping the discharge line of the dishwasher as high as possible near the flood level of the kitchen sink where the waste disposer is connected, ~~and The looped discharge line of the dishwasher shall will~~ be supported or strapped. Listed air gap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher.

(3639) **Section 901.0 General, Vents,** is amended by adding new sub-section 901.0.1

Section 901.0.1 All single-family or two-family dwelling units with a basement shall be provided with a two (2) inch future vent. The future vent shall be combined with other vents or terminate through the roof. Such vent shall be capped in the floor joist area of the basement for future use. The two (2) inch vent is for a future basement bathroom or other approved fixtures.

(3740) **Section 902.2 Bars, Soda Fountains, and Counter, Vents Not Required,** is amended to read as follows:

Sinks (except hand sinks) in a bar, nightclub, tavern, or soda fountain shall drain to an approved and properly trapped and vented floor sink through an approved airgap or airbreak. The floor sink, its drain line, trap, and strainer inlet shall be at least three (3) inch pipe size. The developed length from the fixture outlet to the floor sink shall not exceed five (5) feet.

(3841) **Section 903.1 Applicable Standards, Materials,** is amended to read as follows:

Drainage and vent pipe and fitting used inside a new building or an existing building for underground shall be copper (Type L), brass, ABS (Schedule 40), PVC (Schedule 40) and cast iron.

Exception: Galvanized may be used on a sewage ejector system when the discharge line is three (3) inch or larger. The galvanized shall be piped no more than four (4) feet out of pit.

Above ground piping shall be the same as underground except that coextruded PVC and ABS may be used, and copper tube and fittings may be Type M for commercial and structures that are more than a one and two-family dwelling. One and two-family dwellings may use type DWV copper tube.

~~(42) —Section 903.1.1 UPC is deleted~~

(3943) **Section 903.2.1 Underground, Copper Tubing,** is amended to read as follows:

Copper tube for underground drainage and vent piping shall have a weight of not less than that of copper drainage tube type L.

(4044) **Section 903.2.2 Aboveground, Copper Tubing**, is amended to read as follows:

Copper tube for aboveground drainage and vent piping shall have a weight of not less than that of copper drainage tube type M.

Exception: Single-family and two-family dwellings may use copper tube type DWV.

(4145) **Section 904.1 Size, Size of Vents**, is amended to read as follows:

The size of vent piping shall be determined from its length and the total number of fixture units connected thereto, as set forth in Table 702.1 Drainage Fixture Unit Values (DFU) 7-5. The diameter of an individual vent above ground shall not be less than one and one-fourth (1 ¼) inches, or less than two (2) inches for underground, nor less than one-half (½) the diameter of the drain to which it is connected.

Exception: A water closet shall be vented with a vent no smaller than a two (2) inch inside diameter pipe.

~~Each individual building or structure shall have a main vent stack equal in size or larger than the required building sewer. The main vent stack shall extend through the roof a minimum of twelve inches undiminished in size from the underground building drain.~~

~~Exception: In single family, duplexes, apartment, motel and hotel buildings four (4) stories or less, a three (3) inch main stack vent is permitted, as long as other vents through the roof equal the cross-sectional diameter of the required building sewer.~~

(4246) **Section 906.7 Frost or Snow Closure, Vent Termination**, is amended to read as follows:

Change two (2) inches to three (3) inches and ten (10) inches to twelve (12) inches and remove reference to mm.

(4347) **Section 908.2 Horizontal Wet Venting for Bathroom Groups**, is amended by deleting the first sentence and inserting the following in lieu thereof: Water closets, bathtubs, showers and floor drains within one bathroom group located on the same floor level and for private use shall be permitted to be vented by a wet vent.

~~(44) Table 1002.2 Horizontal Lengths of Trap Arms is amended to read as follows:~~

~~Maximum Allowable Horizontal Length Of Trap Arms~~

~~1-1/4" 5' 0"~~

~~1-1/2" 6' 0"~~

~~2" 8' 0"~~

~~3" 12' 0"~~

~~4" and larger 13' 0"~~

~~The developed length between the trap of a water closet or similar fixture (measured from the top of the closet flange to the inner edge of the vent) and its vent shall not exceed six feet.~~

~~(44549) Section 908.2.3-908.3 Batteries of Fixtures (Battery Venting) and subsections are amended by ingadded~~

Section 908.2.3.1-908.3.1 A maximum of eight (8) floor-outlet water closets, showers, bathtubs, or floor drains connected in battery on a horizontal branch drain shall be permitted to be battery-vented. The drain from each fixture being battery-vented shall connect horizontally to the horizontal wet-vented drain branch. The horizontal wet-vented branch drain shall be considered as a vent extending from the downstream fixture drain connection to the most upstream fixture connection.

Section 908.2.3.2-908.3.2 Back-outlet water closets having carriers conforming to Section 402.4 Wall-Hung Fixtures shall be permitted to be battery-vented provided they connect horizontally to the horizontal wet-vented section.

Section 908.2.3.3-908.3.3 Trap arm lengths for fixtures shall not exceed those as indicated in amended Table 10-102.2 Horizontal Lengths of Trap Arms (See (45) above).

Section 908.2.3.4-908.3.4 A battery vent shall be connected to the horizontal wet-vented branch drain between the two (2) most upstream fixture drains.

Section 908.2.3.5-908.3.5 The entire length of the wet-vented section of the horizontal branch drain shall be uniformly sized for the total drainage discharge connected thereto as per Table 703.2 Maximum Unit Loading and Maximum Length of Drainage and Vent Piping. The maximum slope of the horizontal drain shall be three-eighths (3/8) inch (10 mm) per foot (300 mm).

Section ~~908.2.3.6~~ 908.3.6 A relief vent shall be provided on each wet vented horizontal branch drain below the uppermost floor. The relief vent shall connect to the horizontal branch drain between the stack and the first upstream fixture drain.

Section ~~908.2.3.7~~ 908.3.7 Battery vents and relief vent connections shall be taken off vertically from the top of the horizontal drain. Battery vents and relief vents shall not be used as vertical wet vents.

Section ~~908.2.3.8~~ 908.3.8 Lavatories and drinking fountains shall be permitted to connect horizontally to the horizontal wet-vented branch drain provided that they are located on the same floor as the battery-vented fixtures and each is provided with either an individual or common vent.

Section ~~908.2.3.9~~ 908.3.9 Batteries of more than eight (8) battery vented fixtures shall have a separate battery vent for each group of eight (8) or less fixtures, and the horizontal branch drain in each group shall be sized for the total drainage into the branch, including all upstream branches and the fixtures within the particular group.

Section ~~908.2.3.10~~ 908.3.10 All battery vents and relief vents shall be sized according to Section 904.0, but shall be not less than one-half (1/2) the area of the drain pipe that they serve and shall comply with Section 905.0

(45) Table 1002.2 Horizontal Lengths of Trap Arms is amended to read as follows:

Maximum Allowable Horizontal Length Of Trap Arms

1-1/4"	5' 0"
1-1/2"	6' 0"
2"	8' 0"
3"	12' 0"
4" and larger	13' 0"

The developed length between the trap of a water closet or similar fixture (measured from the top of the closet flange to the inner edge of the vent) and its vent shall not exceed six feet.

~~(50) Section 909.0.1 is added to read as follows:~~

~~As an alternative for single family dwellings, an "air admittance valve" may be installed as follows:~~

~~(a) The air admittance valve shall be two (2) inches in size and have the ANSI/ASSE 1051 listing label clearly visible during inspection.~~

~~(b) The stack or horizontal branch drain shall have a 1 1/2" vent. The two (2) inch waste line shall be a designated line with no other connections of any sort.~~

~~(c) The air admittance valve shall be readily accessible in the cabinet area, be removable, and located at least six (6) inches above the 2 x 2 x 1 1/2" tee for the trap.~~

~~Only kitchen or bar island sinks may be auto-vented. The auto vent shall be readily accessible and shall be located above the trap arm and in same cabinet as "P" trap.~~

(4652) Section 1101.2 Storm Water Drainage to Sanitary Sewer Prohibited is amended by adding the following:

Whenever such connection or arrangement is found to exist in violation of the ordinances of this city and ~~Chapter 21~~ **Chapter 5**, whereby surface water runoff, subsoil or footing drainage is discharged or diverted into the sanitary sewer system, the inspector shall issue a written notice to the owner to cause such to be abated by ordering a connection to a public storm main or collector line.

(4753) Section 1101.3 Material Uses is amended to read as follows:

Rainwater piping placed within the interior of a building to two (2) feet out of building or footings shall be cast iron, brass, copper (Type M), Schedule 40 PVC or Schedule 40 ABS DWV. Schedule 40 PVC and ABS pipe installed within a duct or plenums shall be insulated with an insulation having a flame-spread index of not more than 25 and a smoke index of not more than 50.

Rainwater piping placed outside a building shall be cast iron, brass, copper (Type M), Schedule 40 PVC or Schedule 40 ABS DWV, reinforced concrete pipe (RCP), vitrified clay pipe (VCP), SDR 23.5 PVC, SDR 35 PVC, PVC truss pipe, PVC A2000 pipe, and corrugated high-density polyethylene (P.E.)

SDR 23.5 PVC, SDR 35 PVC, schedule 40 PVC or Schedule 40 ABS, PVC truss, PVC A2000, and corrugated polyethylene pipe outside a building shall be enveloped with four (4) inches of crushed rock, either one (1) inch clean or 3/8" minus 3/8" washed chips, or "pea gravel", on the top, bottom and sides.

The storm water sewer may be connected to the City storm main at intakes, manholes, or connected directly into the storm main. Whenever a direct connection is made to the storm main, the connection shall be made by a clamping saddle or a fitting with a sealant that makes the joints water and root proof.

If the storm sewer is one-half (½) or more of the size of the storm main, a manhole shall be required at the point of connection to the storm main. All manholes shall meet the Iowa Statewide Urban Standards.

All direct taps into the storm main shall be installed on the top one-half (½) of the main.

The storm sewer shall have a cleanout installed every one hundred (100) feet and every change of direction exceeding 135°. In place of a cleanout every one hundred (100) feet, a manhole shall be placed every three hundred (300) feet (manhole shall meet Des Moines Urban Standards).

No Fernco coupling or no-hub clamp shall be used on the storm sewer or main.

Exception: When converting to PVC truss pipe or clay pipe, a Fernco stainless steel shielded coupling shall be used on storm sewer.

(4854) **Section 1101.5.1** ~~1101.5.2~~ **Discharge, Subsoil Drains**, is amended to read as follows:

The subsoil drains may be allowed to discharge to a pond, or waterway if approved by the Building Official. If not allowed by the Building Official, the subsoil drain shall be discharged to a storm main.

Regardless, the gravity line shall have a backwater valve.

In existing buildings, if granted permission by the plumbing inspector, the perimeter tile may flow by gravity to a storm main, intake, or manhole if there is at least ten (10) feet vertical height difference between the perimeter tile and the storm main, intake, or manhole.

(4955) **Section 1101.5.2** **Sump, Subsoil Drains**, is amended by replacing “fifteen (15) gpm” with “17 gpm with a seventeen (17) foot head” and adding the following to the end of the section:

The sump pump line may be either Schedule 40 PVC or Schedule 80 PVC pipe.

The fittings shall be either schedule 80 PVC deep socket or schedule 40 deep socket pressure fittings. The sump pump line may also be 1 ½" polyethylene (PE) SDR 9, 3408. The PE joints shall be made with ribbed insert fittings secured by stainless steel clamps. The sump line shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be maintained, the sides and top of pipe wall shall be covered with 1 ½" blue board insulation. The sides of the insulation shall be at least five (5) feet in depth. When the sump line is discharged into a storm manhole, intake, or storm main that is not five (5) feet below final surface grade, a quarter (¼) of an inch hole shall be drilled into the bottom portion of the horizontal 90° elbow before pipe is placed in the vertical position.

If two sump lines are combined together, the sump line shall be a two (2) inch line to the storm main, intake, or manhole. The sump pump shall have an electrical outlet within reach of the manufacturer's cord.

No foundation drain service line shall be discharged onto property, someone else's property, or into the building drain or building sewer. No floor drain, clothes washer, or any other plumbing fixture shall be discharged into the foundation sump pit.

Every sump pit in an elevator shaft shall meet the rules and regulations of the State of Iowa Elevator Inspector. No hydraulic elevator sump shall be discharged into a storm or sanitary sewer.

(5056) **Section 1101.5.3** **Splash Blocks** is deleted.

(5157) **Section 1102.1.1** **Conductors, Materials**, is amended to read as follows:

The inside conductors installed above ground level shall be of seamless copper water tube, Type K, L, or M; Schedule 40 copper pipe or Schedule 40 copper alloy pipe; service weight cast-iron soil pipe or hubless cast-iron soil pipe; or Schedule 40 ABS or Schedule 40 PVC Plastic pipe.

(5258) **Section 1102.3** **Underground Building Storm Drains** is amended by adding the following:

Rainwater piping placed underground within the interior of a building to two (2) feet out of building or footings shall be cast iron, brass, seamless copper water tube (type K, L, or M), Schedule 40 PVC or Schedule 40 ABS DWV.

(5359) **Section 1102.3** **Underground Building Storm Drains** is further amended by adding the following:

Rainwater piping placed outside a building shall be cast iron, brass, copper (Type M), Schedule 40 PVC or Schedule 40 ABS DWV, reinforced concrete pipe (RCP), vitrified clay pipe (VCP), SDR 23.5 PVC, SDR 35 PVC, PVC truss pipe, PVC A2000 pipe, and corrugated high-density polyethylene (P.E.)

SDR 23.5 PVC, SDR 35 PVC, schedule 40 PVC or Schedule 40 ABS, PVC truss, PVC A2000, and corrugated polyethylene pipe outside a building shall be enveloped with four (4) inches of crushed rock, either one (1) inch clean or 3/8" minus 3/8" washed chips, or “pea gravel”, on the top, bottom and sides.

(5460) Tables 1101.7 Sizing of Horizontal Rainwater Piping~~11-1~~, 1101.11 Sizing of Roof Drains, Leaders, and Vertical Rainwater Piping~~11-2~~, and 1106.3 Size of Gutters are amended by adding the following note to the end of each table:

Rainfall rates for the City of Ames shall be based at three and one-half (3 ½) inches of rain per hour.

~~(61) — Section 1209.5.1.1 UPC is amended to add:~~

~~Material allowed six (6) inches or higher above lowest finished floor shall be:~~

~~(1) standard weight wrought iron or steel~~

~~(2) black iron or steel~~

~~(3) corrugated stainless steel (csst)~~

~~(62) — Section 1209.5.3.4 UPC is amended to add:~~

~~No corrugated stainless steel tubing (csst) shall be installed outside of a building or installed below ground in a building. Csst shall be installed by manufacturer's recommendations unless it violates this code.~~

~~(63) — Section 1212.1 UPC is amended to add:~~

~~No appliance connector shall penetrate the housing of an appliance, or be used in an exterior location.~~

~~(5564) Section 1302.0 Medical Gas and Vacuum Piping Systems—Installation Requirements~~ is amended by adding the following at the end of the section:

Applicant must provide a certificate to the Inspection Division from an architect or engineer that the facility, as built, meets the requirements of Chapter 13 UPC.

~~(5665) Section D1.1 General, Roof Drainage, D1~~ of Appendix D UPC is amended to read as follows:

The maximum rainfall rate for the City of Ames shall be based on three and one-half (3 ½) inches in Table D1.1 Maximum Rates of Rainfall for Various Cities~~D-1~~ for design.

(Ord. 4044, 9-28-10)

DIVISION III

CONTRACTOR AND TRADE LICENSES

Sec. 5.300. BUILDING CONTRACTOR REGISTRATION.

(1) **Contractor registration required.** Each person, firm, or corporation performing work requiring a building, electrical, mechanical, plumbing, or sign permit must possess a valid State Division of Labor registration number and provide proof of same to the Inspection Division prior to permit issuance. For electrical, plumbing, and HVAC contractors, possession of a State of Iowa contractor license shall serve as evidence of registration with the Division of Labor.

(2) **Contractor insurance required.**

All persons, firms, or corporations performing work that requires a building permit must possess current Contractor's Commercial General Liability insurance in not less than \$500,000.00 combined single limit, and provide proof of coverage to the Inspection Division prior to permit issuance. For electrical, plumbing, and HVAC contractors, possession of a State of Iowa contractor license shall serve as evidence of adequate insurance coverage.

Sec. 5.301. CITY ELECTRICAL CONTRACTOR REGISTRATION AND STATE LICENSING.

Before doing any electrical work governed by this code in the City of Ames, an electrical contractor must register with the City of Ames Inspection Division as an electrical contractor on a form provided by the Division.

(1) **Conditions for Registration.** An electrical contractor must hold a valid State of Iowa license as an electrical contractor.

(2) Information to be provided. An applicant for electrical contractor registration under this section shall provide the following information:

(a) Copy of possession of current State license;
(b) Name, mailing address, email address, phone number of the principal of the registered firm or corporation; and

(c) The names and State license classifications of all employees who may be working on projects in the City of Ames.

(3) Registration not Transferable. Contractor registration is not transferable to any other person, firm or corporation.

Sec. 5.302. STATE ELECTRICIAN LICENSE CATEGORIES.

(1) **Apprentice electrician.** An apprentice electrician is a person who holds an apprentice electrician license issued by the State of Iowa.

(2) **Journeyman electrician.** A journeyman electrician is a person who holds a journeyman electrician license issued by the State of Iowa.

(3) **Master electrician.** A master electrician is a person who holds a master electrician license issued by the State of Iowa.

(4) **Electrical Contractor.** An electrical contractor is a person, firm or corporation that holds an electrical contractor license issued by the State of Iowa.

Sec. 5.303. STATE ELECTRICIAN LICENSE REQUIRED.

(1) Where this code requires electrical work to be performed by a licensed person, such person must hold and have in their immediate possession, a valid Electricians license issued by the State of Iowa that authorizes the work being performed.

Sec. 5.304. EXEMPTIONS.

(1) No license or registration shall be required for minor repair work, including the replacement of lamps and fuses, or the connection of approved portable electrical equipment to approved permanently installed receptacles, or for simple replacement of electrical fixtures such as wall plugs, and light fixtures, in single family dwellings when the person performing the repair work is the owner of the structure, and has his or her primary place of residence there.

(2) No license or registration shall be required for a mobile home dealer or the employee of a mobile home dealer to perform electrical connections in a mobile home space or within ten feet of such space, located in a mobile home park, all within the meaning and intent of Section 103A.52 Code of Iowa. The requirements for permits and inspections remain in effect, and the mobile home dealer shall pay the permit and inspection fees.

Sec. 5.305. CITY PLUMBING CONTRACTOR REGISTRATION AND STATE LICENSING.

Before doing any plumbing work governed by this code in the City of Ames, a plumbing contractor must register with the City of Ames Inspection Division as a plumbing contractor on a form provided by the Division.

(1) Conditions for Registration. A plumbing contractor must hold a valid State of Iowa license as a plumbing contractor.

(2) Information to be provided. An applicant for plumbing contractor registration under this section shall provide the following information:

(a) Copy of possession of current State license;
(b) Name, mailing address, email address, phone number of the principal of the registered firm or corporation; and

(c) The names and State license classifications of all employees who may be working on projects in the City of Ames.

(3) Registration not Transferable. Contractor registration is not transferable to any other person, firm or corporation.

Sec. 5.306. STATE PLUMBERS LICENSE CATEGORIES.

(1) **Apprentice plumber.** An apprentice plumber is a person who holds an apprentice plumber license issued by the State of Iowa.

(2) **Journeyman plumber.** A journeyman plumber is a person who holds a journeyman plumber license issued by the State of Iowa.

(3) **Master plumber.** A master plumber is a person who holds a master plumbers license issued by the State of Iowa.

(4) **Plumbing contractor.** A plumbing contractor is a person, firm or corporation that holds a plumbing contractor license issued by the State of Iowa.

Sec. 5.307. STATE PLUMBERS LICENSES REQUIRED.

(1) Where this code requires plumbing work to be performed by a licensed person, such person must hold and have in their immediate possession, a valid Plumbers license issued by the State of Iowa that authorizes the work being performed.

Sec. 5.308. EXEMPTIONS.

(1) No license or registration shall be required for plumbing work to be performed on a single family residential structure when the person performing the plumbing work is the owner of the structure, and has his/her primary place of residence there.

(2) No license or registration procedure shall be required for a mobile home dealer or employee of a mobile home dealer to perform water, gas, or utility service connections in a mobile home space or within ten feet of such space, located in a mobile home park, all within the meaning and intent of Section 103A.52 Code of Iowa. The requirements for permits and inspections remain in effect, and the mobile home dealer shall pay the permit and inspection fees. No homeowners or mobile home dealer will be allowed to tap a water main, sanitary or storm main or repair nor be allowed to install a building sanitary sewer, water service, foundation drain, or a storm sewer or make repair of such.

Sec. 5.309. CITY MECHANICAL HVAC CONTRACTOR REGISTRATION AND STATE LICENSING.

Before doing any heating, ventilation, air conditioning, or ducted heating work governed by this code, in the City of Ames, an HVAC contractor must register with the City of Ames Inspection Division as an HVAC contractor on a form provided by the Division.

(1) **Conditions for Registration.** An HVAC contractor must hold a valid State of Iowa license as an HVAC contractor.

(2) **Information to be provided.** An applicant for HVAC contractor registration under this section shall provide the following information:

- (a) Copy of possession of current State license;
- (b) Name, mailing address, email address, phone number of the principal of the registered firm or corporation; and
- (c) The names and State license classifications of all employees who may be working on projects in the City of Ames.

(3) **Registration not Transferable.** Contractor registration is not transferable to any other person, firm or corporation.

Sec. 5.310. STATE HVAC MECHANICAL LICENSE CATEGORIES.

(1) **HVAC Mechanical Apprentice.** An HVAC mechanical apprentice is a person who holds an HVAC mechanical apprentice license issued by the State of Iowa.

(2) **HVAC Mechanical Journeyman.** An HVAC mechanical journeyman is a person who holds an HVAC mechanical journeyman license issued by the State of Iowa.

(3) **HVAC Mechanical Master.** An HVAC mechanical master is a person who holds an HVAC mechanical master license issued by the State of Iowa.

(4) **HVAC Mechanical Contractor.** An HVAC mechanical contractor is a person, firm or corporation that holds an HVAC mechanical contractor license issued by the State of Iowa.

Sec. 5.311. STATE HVAC MECHANICAL LICENSES REQUIRED.

(1) Where this code requires mechanical work to be performed by a licensed person, such person must hold and have in their immediate possession, a valid HVAC license issued by the State of Iowa that authorizes the work being performed.

Sec. 5.312. EXEMPTIONS.

(1) No such license or registration procedure shall be required for mechanical work to be performed on a single family residential structure when the person performing the mechanical work is the owner of the structure, and has his/her primary place of residence there.

(2) No license or registration procedure shall be required for a mobile home dealer or employee of a mobile home dealer to perform water, gas, or utility service connections in a mobile home space or within ten feet of such space, located in a mobile home park, all within the meaning and intent of Section [103A.52](#) Code of Iowa. The requirements for permits and inspections remain in effect, and the mobile home dealer shall pay the permit and inspection fees. No homeowners or mobile home dealer will be allowed to tap a water main, sanitary or storm main or repair nor be allowed to install a building sanitary sewer, water service, foundation drain, or a storm sewer or make repair of such.

(Ord. 4044, 9-28-10)

DIVISION IV **DANGEROUS BUILDINGS**

Sec. 5.400. TITLE AND ADOPTION.

These regulations shall be known as the Dangerous Building Code of the City of Ames, hereinafter referred to as "this code".

(1) Scope. The provisions of this code shall apply to the use and occupancy, repair, maintenance, removal and demolition of every building or structure or any appurtenances connected with or attached to such buildings or structures, including all electrical, mechanical, plumbing, and fire alarm and suppression equipment and systems. Buildings and structures may be declared dangerous based upon unsafe conditions found in any one or more of these building systems.

(2) Intent. The purpose of this code is to establish the minimum standards of structural strength and stability, means of egress, health and sanitation, light and ventilation, necessary to safeguard the public health, safety and general welfare from fire and other hazards, and to provide safety to fire fighters, police, and other emergency responders during routine and emergency operations.

(3) Referenced codes. The codes adopted by reference in Section 5.100 of the City of Ames Building, Electrical, Mechanical and Plumbing Code shall be used as the minimum standards to be followed under this chapter.

Sec. 5.401. DEFINITIONS.

The following words when used in this chapter shall have the meanings:

(1) *Abatement* means the repair, modification, stoppage, removal or demolition of that which causes or constitutes a public nuisance.

(2) *Building Official* means the City official designated to administer and enforce the provisions of this code, or designee.

(3) *Dangerous building*. For the purpose of this code, any building, shed, garage, fence, or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered:

(a) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

(b) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

(c) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

(d) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code

for new buildings of similar structure, purpose or location.

(e) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(f) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

(g) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(h) Whenever the building or structure, or any portion thereof, because of
(i) dilapidation, deterioration or decay;
(ii) faulty construction;
(iii) the removal, movement or instability of any portion of the ground
necessary for the purpose of supporting such building;

(iv) the deterioration, decay or inadequacy of its foundation; or
(v) any other cause, is likely to partially or completely collapse.

(i) Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(j) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

(k) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

(l) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become

(i) an attractive nuisance to children;
(ii) a harbor for vagrants, criminals or immoral persons; or as to
(iii) enable persons to resort thereto for the purpose of committing
unlawful or immoral acts.

(m) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, as specified in the City of Ames Municipal Code Chapter 5, Building, Electrical, Mechanical and Plumbing Code, or City of Ames Municipal Code Chapter 13, Rental Housing Code, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.

(n) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the:

(i) strength,
(ii) fire-resisting qualities or characteristics, or
(iii) weather-resisting qualities or characteristics required by law in
the case of a newly constructed building of like area, height and occupancy in the same location.

(o) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

(p) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined to be a fire hazard.

(q) Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law, or in equity jurisprudence.

(r) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is

abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(4) *Imminently dangerous structure* is any building, shed, fence or other man-made structure which, is in danger of imminent collapse of all or any part of such structure and is thereby an imminent danger to the health and safety of the general public or adjacent property.

(5) *Owner* means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court; or a trustee.

(6) *Property* means any real property, premises, structure or location on which a dangerous building is alleged to exist.

(7) *Public nuisance* means any fence, wall, shed, deck, house, garage, building, structure or any part of any of the aforesaid; or any tree, pole, smokestack; or any excavation, hole, pit basement, cellar, sidewalk subspace, dock, wharf or landing dock; or any lot, land, yard, premises or locations which in its entirety, or in any part thereof, by reason of the condition in which the same is found or permitted to be or remain, shall or may endanger the health, safety, life, limb or property, or cause any hurt, harm, inconvenience, discomfort, damage or injury to any one or more individuals in the City, in any one or more of the following particulars:

(a) By reason of being a menace, threat and/or hazard to the general health and safety of the community.

(b) By reason of being a fire hazard.

(c) By reason of being unsafe for occupancy, or use on, in, upon, about or around the aforesaid property.

(d) Is an imminently dangerous structure.

(e) By reason of the existence of any condition set forth in Section 5.401(3) of this code.

(8) *Summary abatement* means abatement of the dangerous building by the City, or a contractor employed by the City, by removal, repair, or other acts without prior notice to the owner, agent, or occupant of the property.

Sec. 5.402. AUTHORITY.

(1) City Officials. The Building Official, City Sanitarian, Fire Inspector, or their designees are authorized to conduct inspections and take any other actions to carry out and enforce the provisions of this chapter relating to dangerous buildings.

(2) Abatement. All buildings or portions thereof which are, on inspection, determined to be dangerous, as provided in subsection 5.401(3) above, are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, vacation, securing against entry, demolition or removal.

(3) Summary Abatement. Where it has been determined that a structure is imminently dangerous the City may proceed by Summary Abatement.

(4) Failure to Obey Notice. If any person, firm, or corporation shall refuse to comply with a notice issued by the Building Official in regard to a dangerous structure, the Building Official may cause the person to be prosecuted or institute actions to abate the building as a public nuisance by securing against entry, initiating repair or initiating demolition.

Sec. 5.403. PROCEDURE TO REMEDY.

Whenever the Building Official or other inspector determines that any structure is dangerous the Building Official shall:

(1) Post Notice. Cause to be posted in a conspicuous place on the structure a notice which shall read substantially as follows: "Danger - Unsafe or Unfit Structure."

(2) Serve Notice. Cause to be served upon the owner thereof and the occupants, if any, a written notice which shall contain:

(a) The street address and a legal description sufficient for identification of the premises upon which the structure is located;

(b) A statement that the Building Official has found the structure to be a dangerous structure with a description of the conditions found to render the structure dangerous under the provisions of Section 5.401(3);

(c) A statement that the structure must be vacated by all occupants within a specified time, which shall be reasonable under the circumstances;

(d) A statement of the corrective action to be taken as determined by the Building Official including a time for commencing and completing such corrective action. Corrective action may include repair, removal, demolition, or other abatement, as determined by the Building Official. All repair or modification or demolition work ordered shall be commenced within a reasonable time as determined by the Building Official. When required action is repair, such work shall be completed within a reasonable time as determined by the Building Official. Requests for time extensions shall be submitted in writing to the Building Official.

(e) A statement that the Building Official may require the owner to obtain structural, or other appropriate evaluations and reports to be prepared by a structural engineer or other appropriately licensed persons for use in developing a complete and detailed corrective action plan. The notice shall set a date for submittal of such professional evaluations and reports. If the owner is unwilling or unable to obtain such required evaluations and reports, the Building Official may contract with qualified persons and invoice the building owner to recover costs for such services, or assess the costs against the property in the manner of a special assessment

(f) A statement that if the required repair, modification or demolition work is not commenced or completed within the time specified, the City may cause the structure to be abated or demolished and assess all costs thereof.

(g) A statement that the Building Official will report the failure of the owner to repair, modify or demolish the structure to the Building Board of Appeals (as established in Municipal Code Chapter 5 Division VI, hereinafter referred to as "the Board"), City Manager, and City Council; and

(i) that the Board will conduct a public hearing on the report and may direct the Building Official to proceed with demolition of the structure or abatement of the dangerous condition and assessment of costs in accord with procedures set forth in this code, and

(ii) that the owner may file written objections with the Building Official, and appear at the public hearing and be heard orally in relation to the matter at the time of the public hearing before the Board.

(h) A statement that the owner has the right to request a hearing by the Board to appeal the notice.

(i) A statement that any person who is the record owner of the premises, location or structure at the time an order pursuant to this Ordinance is issued and served upon him, shall be responsible for complying with that order, and liable for any costs incurred by the City therewith, notwithstanding the fact that the Building Official conveys his interests in the property to another after such order was issued and served.

(3) Form of Notice. Such notice may be in the form of an ordinance, or by certified mail, or by personal service to the property owner as shown by the records of the city assessor and to the occupants, if any, and shall state the time within which action is required. However, in an emergency, the city may perform any action which may be required under this section without prior notice, as a Summary Abatement and assess costs.

(4) File Notice. The Building Official shall file a copy of such written notice with the county recorder.

Sec. 5.404. ABATEMENT BY OWNER; TIME FOR COMPLIANCE.

(1) Duties. The owner or occupant of a Dangerous Building who has been served notice under Section 5.403 shall:

(a) Promptly take action to make the dangerous building as safe, secure, and free from danger to others as is possible pending repair or demolition.

(b) Within fifteen (15) days after date of the notice file with the Building Official a written statement of intent to comply which includes plans detailing the repairs or demolition to be done, and includes a completion date.

- (c) Obtain approval from the Building Official of the repair or demolition plans submitted.
- (d) Within a reasonable time after filing a statement of intent and receiving approval, commence actual repairs or modification in accord with the statement of intent.
- (2) Time Extensions. Extensions of time may be granted as follows:
 - (a) The owner may request one extension of time from the Building Official for the owner to abate the dangerous conditions by demolition or to make required repairs, provided such extension is limited to a specific time period.
 - (b) If the owner has been granted one extension of time by the Building Official, any additional request for an extension of time shall be taken as an appeal to the Building Board.

Sec. 5.405. APPEAL PROCEDURES.

- (1) Manner. The owner or occupant of the property who has been served with a notice pursuant to this Code that a dangerous building exists and that it must be abated or repaired as set forth in the Building Official's notice may make a written request to the Building Official for a hearing before the Building Board. This request shall be made within fifteen (15) days after the date of such notice.
- (2) Grounds. A request for a hearing shall be based on one or more of the following grounds:
 - (a) That the Building Official erred in the determination that a building is dangerous; or
 - (b) where the Building Official rejects or refuses to approve the mode or manner of construction and/or material to be used in the repair or abatement of the building; or
 - (c) where it is asserted that the true intent of this code has been incorrectly interpreted; or
 - (d) where it is asserted that the provision of this code do not fully apply; or
 - (e) that specific proposed alternative actions will remove or eliminate the condition such that it no longer endangers the health, safety, life, limb or property, or causes any hurt, harm, inconvenience, discomfort, damage or injury to any one or more individuals in the City; or
 - (f) additional time for compliance is sought and one extension of time has already been granted by the Building Official.
- (3) Date. The Building Official shall, within fifteen (15) days after receipt of such a written request, set a date for a hearing by the Board. The hearing shall be held as soon as practicable following receipt by the Building Official of the written request and at least seven (7) days notice of the hearing shall be given to the individual who made the written request for the hearing.
- (4) Authority of Board. The hearing shall be heard and conducted by the Board. When acting on a dangerous building appeal, the Board may uphold the notice as issued, or amend or modify the notice, or extend the time for compliance with the notice by such time limit as the majority of the Board may determine, all in accord with the scope of authority as follows:
 - (a) In determining whether a building is dangerous, the Board shall consider whether a building or structure has any or all of the conditions set forth in Sec. 5.401(3) of this code to the extent that the life, health, property, or safety of the public or its occupants, are endangered
 - (b) In considering alternative methods of compliance, the Board may approve any alternate if it finds that the proposal is satisfactory and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety; and that application of such alternative will eliminate or remove all of the conditions identified as dangerous, as set forth in Sec. 5.401(3) of this code.
 - (c) In considering alternative methods of compliance, the Board may require that sufficient evidence or proof be submitted to substantiate any claim that may be made regarding the use of alternative methods or materials.
 - (d) The Board shall have no authority to waive the requirements of this code.
 - (e) In considering interpretations of the Code, the Board shall follow the intent, spirit and purpose of the code.
 - (f) The Board shall have no authority relative to interpretation of the procedural provisions of this code.
 - (g) A decision of the Board to vary the application of any provision of this Code or to modify an order of the Building Official shall specify in what manner such variation or

modification is made, the conditions upon which it is made, and the reasons therefore.

(h) The Board may find that the Building Official erred in the determination that a dangerous building exists. To make this finding, the Board must conclude the building has none of the conditions or defects described in Section 5. 401(3) of this Code, to the extent that the life, health, property or safety of the public or the building occupants are endangered.

(i) When an owner has applied for an extension of time, the Board may grant one extension of time to comply with an order to repair or modify or demolish a structure when the owner affirmatively shows the financial ability to perform the work; and the work cannot practicably be completed within the time provided. Such extension shall be for a reasonable period of time generally not to exceed ninety (90) days for repairs or modifications and generally not to exceed sixty (60) days for demolition, except when extraordinary circumstances can be shown, the Board may exceed these general time periods.

(5) No Defense. It shall not be a defense to the determination that a dangerous building exists that the structure is boarded up or otherwise enclosed.

Sec. 5.406 DEMOLITION OR ABATEMENT BY CITY.

(1) When the owner fails to commence or complete the required repairs, removal or demolition within the specified time period and does not timely appeal, the Building Official shall report the owner's failure to the Board, City Manager, and City Council.

(2) The Board shall then hold a hearing and may, by majority vote of approval, authorize the Building Official to demolish the structure, or may take other abatement action as deemed appropriate, including the granting of a stay pursuant to Section 5.407.

(3) Following Board action, the Building Official shall file a certified copy of the Board's decision with the county recorder, and shall issue a notice of intent to demolish or abate to the owner of the structure.

Sec. 5.407. STAY OF DEMOLITION OR ABATEMENT.

(1) The owner may request a delay in the demolition or abatement of a structure at the time of hearing on the Building Official's recommendation for Board action approving demolition or abatement. Such request shall be made in writing. The Board may grant such request when in its opinion it is practical, economical and structurally possible to rehabilitate the structure to comply with this code, and the owner complies with the following conditions.

(2) No stay granted shall be effective, however, unless and until such person signs a written agreement with the city wherein the owner agrees:

(a) To make all of the necessary repairs consistent with the approved plans within a time limit to be determined by the Board; and

(b) To grant the city the right to award a contract and to enter in and upon such premises for the purposes of demolishing same upon the failure of the person to complete all required repairs within the agreed time limit; and

(c) To reimburse the City for its actual costs incurred in inspection and administration expenses until the structure is brought into compliance with the original notice, through repair or demolition; and

(d) To file with the city a corporate surety performance bond, a cashier's check, a certified check drawn on an Ames bank or credit union, a letter of credit from an Ames bank or credit union, or other surety approvable by the City, in an amount sufficient to pay the estimated cost of demolition or abatement as determined by the Building Official, and to assure payment of the reimbursement of costs to the City. The surety shall be conditioned upon performance of the repairs within the agreed time period, together with any subsequent written time extensions thereto, and conditioned upon payment of the City's reimbursement as same shall become due. Upon such owner's failure to make all of the repairs in a manner acceptable to the city within the agreed time period, together with written extensions thereto, the Building Official may proceed to demolish or abate the structure.

(3) The proceeds of the surety given pursuant to this Section shall be applied by the City first against any unpaid reimbursement and then against the assessment for demolition.

Sec. 5.408. ACCESS FOR DEMOLITION OR ABATEMENT – PENALTIES.

The owner of the structure who has received notice of the intent of the Building Official to demolish or abate, shall give entry and free access to the property to the Building Official and all other persons acting on behalf of the City. Any owner who refuses, impedes, interferes with or hinders or obstructs entry by such agent pursuant to a notice shall be subject to enforcement actions which may include arrest and prosecution for Interference with Official Acts, or other civil or criminal charges.

Sec. 5.409. GRADING OF PREMISES AFTER DEMOLITION.

Whenever the premises is demolished, whether carried out by the owner or by the Building Official, such demolition shall include the filling of the excavation on which the demolished structure was located in such manner as to eliminate all potential danger to the public health, safety, or welfare arising from such excavation. This includes, but is not limited to the removal of the entire basement including walls, floor, footings, and foundations; cisterns or wells; accessory buildings and structures; abandoned utility services: water, sewer, gas, and electric.

Sec. 5.410. EXTERMINATION PROCEDURE BEFORE DEMOLITION OR ABATEMENT.

Demolition or abatement shall be preceded by an inspection of the premises by the Building Official to determine whether or not extermination procedures are necessary. If the premises are found to be infested, appropriate extermination to prevent the spread of rats, insects, or other vermin to adjoining or other areas or properties shall be instituted before demolition, as appropriate. The costs for such actions shall be included in the final assessment against the property and/or the owner.

Sec. 5.411. DEMOLITION OR ABATEMENT CONTRACT.

The Building Official shall commence demolition as follows:

- (1) Pursuant to the Board's decision to proceed with demolition or abatement, the City shall award a contract in accordance with the City's purchasing policies, for that work.
- (2) A contract for demolition ordered by the Building Official or other designated City official in response to an emergency condition shall be approved by the City Manager.

Sec. 5.412. REMOVAL OF POSTED NOTICE AND ENTRY ON POSTED PREMISES PROHIBITED.

- (1) No person shall deface, cover, obliterate, or remove the notice posted pursuant to this Code from any structure which has been so posted by the Building Official as unsafe or unfit. The Building Official shall remove such posted notice when the defect or defects which caused the posted notice have been eliminated, or when the demolition or removal of the structure is commenced.
- (2) No such structure shall again be occupied or used until such posted notice is removed by the Building Official. No persons shall enter a posted building except with the express permission of the Building Official. This provision shall not apply to emergency fire, medical or police personnel responses.

Sec. 5.413. SERVICE BY PUBLIC UTILITIES.

- (1) It is unlawful for any public utility corporation or company to furnish gas or electrical service to any structure which has been posted as unsafe or unfit after the Building Official has notified the public utility of the posting, and the date by which services shall be discontinued. The utility service shall not be restored to a posted structure until notice, authorizing the restoration of such service is received from the Building Official by the utility corporation or company. The Building Official may authorize temporary or limited restoration of service to be used in connection with the renovation, repair or remodeling of the structure to enable compliance with the provisions of this title.

Sec. 5.414. SUMMARY ABATEMENT OF IMMINENTLY DANGEROUS STRUCTURES.

- (1) Whenever a complaint is made to the Building Official or the Building Official otherwise becomes aware of the existence of an imminently dangerous structure the Building Official shall promptly inspect such structure. Should the Building Official find that an imminently dangerous structure exists, and that the public health, safety or welfare may be in immediate danger, then summary abatement may commence and the Building Official may promptly cause the structure or any portion of it, to be demolished, removed or abated.
- (2) When a summary abatement is used, notice to the owner, agent or occupant of the property is not required prior to abatement. Following summary abatement, the Building Official shall

cause written notice to be served promptly to the owner describing the action taken to abate the imminently dangerous structure.

Sec. 5.415. COST OF ABATEMENT; LOW INCOME, ELDERLY PERSONS.

(1) Policy. Notwithstanding the other provisions of this code, the cost of abating a dangerous building may be waived for low income and elderly persons, if upon application it appears to the Building Official that the conditions set forth in subsection (2) are met.

(2) Eligibility. To be eligible for waiver of abatement costs a person must be classified as “low income”, defined as having household income of not more than 50% of the Story County median income.

(3) Other eligibility requirements. Additionally, all persons wishing to qualify for waiver or nuisance abatement costs must:

(a) Furnish proof of the income requirements as set forth above in the manner and form designated by the Building Official; and

(b) Must own, or be in the process of purchasing the property from which the nuisance is abated; and

(c) The property from which the nuisance is abated must be their primary residence.

(4) Official Notice. The abatement of the dangerous building in question must have been required by the Building Official and the person requesting the waiver of costs must have been officially notified by the Building Official to remove the same.

(5) Application. Applications for waiver of abatement costs shall be filed with the Building Official on forms supplied by the City. All information required to be given on such form shall be supplied and verified by the applicant.

(6) Amount. The Building Official shall have authority to waive up to \$1,000 per calendar year, for any one parcel of real property or any one person. Requests for waiver in excess of that granted by the Building Official shall be subject to approval of the City Council.

Sec. 5.416. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or portion of this code is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this code. The City Council declares that it would have adopted this code and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion would be declared invalid or unconstitutional.

(Ord. 3986; 03-03-09)

DIVISION V

PENALTIES AND ENFORCEMENT

Sec. 5.500. VIOLATIONS.

Any violation of any provision of Chapter 5, Building Code, or any model code adopted in Chapter 5, is hereby declared a municipal infraction, and a public nuisance.

Sec. 5.501. MUNICIPAL INFRACTION CITATION.

Any violation of any provision of Chapter 5 is punishable by a penalty of \$500 for a first offense, and a penalty of \$750 for a second offense, and \$1,000 for each succeeding offense.

Sec. 5.502. NUISANCE ABATEMENT.

Any violation of any provision of Chapter 5 may be abated as a Public Nuisance, in the manner that public nuisances are now or may hereafter be commonly abated, in accord with provisions of the State Code of Iowa.

Sec. 5.503. STOP WORK ORDERS.

Any work being performed in violation of any provision of Chapter 5 may be ordered immediately stopped, in accord with provisions of this code.

DIVISION VI **MEANS OF APPEAL**

Sec. 5.600. BUILDING BOARD OF APPEALS

There is established a Building Board of Appeals to hear appeals of persons in matters of building construction, safety and code compliance within the scope of the building, electrical, mechanical, and plumbing codes as adopted by the City of Ames.

Sec. 5.601. APPEAL APPLICATION.

Any person directly affected by a decision of the Building Official or a notice or order issued under this code shall have the right to appeal. That appeal shall be heard by the Building Board of Appeals. An appeal shall be made in writing and be filed no later than twenty (20) days after the date of the notice or order. An application for appeal shall be based on a claim that:

- (1) the true intent of this Code or the rules legally adopted hereunder have been incorrectly interpreted, or
- (2) the provisions of this Code do not fully apply, or
- (3) the requirements of this Code are adequately satisfied by other means, and the specific proposed alternative action will increase the degree of general code compliance of the specific system or the building and premises, or
- (4) there are specific fixed conditions that make strict compliance with this Code impracticable, or
- (5) required actions cannot be completed within the time limit specified by the Building Official

Sec. 5.602. BOARD MEMBERSHIP AND APPOINTMENT.

(1) The Board shall consist of seven members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the City of Ames. The Building Official shall be an ex-officio member but shall have no vote on any matter before the Board.

(2) Board members shall be appointed by the Mayor with the approval of the City Council. The term of office shall be for three (3) years, except for the terms of office for the Board when initially established. The Mayor may prescribe a shorter than a full term of appointment in order to stagger terms. No member who has served two (2) full consecutive terms is eligible for reappointment.

- (3) Membership shall consist of:
- 1 licensed architect
 - 1 professional engineer
 - 1 general contractor
 - 1 homebuilder
 - 1 licensed journeyman or master electrician, or electrical contractor
 - 1 licensed journeyman or master plumber, or plumbing contractor
 - 1 licensed master hvac technician, or mechanical contractor

Sec. 5.603. BOARD CHAIRPERSON.

The Board shall annually elect one of its members to serve as chairperson.

Sec. 5.604. CONFLICT OF INTEREST.

A member shall not hear an appeal in which the member or immediate family member has a personal, professional or financial interest.

Sec. 5.605. BOARD RECORDS.

The Building Official shall designate a qualified person to serve as secretary to the Board. The secretary shall file a detailed record of all proceedings in the offices of the Inspection Division and the City Clerk.

Sec. 5.606. MEMBER COMPENSATION.

Members shall receive no compensation.

Sec. 5.607. MEETING SCHEDULE.

The Board shall meet upon notice from the Building Official within 20 days of the filing of an appeal, or at stated periodic dates. An appellant may waive a timely hearing by filing a written waiver explaining the cause for seeking a delay.

Sec. 5.608. OPEN MEETINGS.

The Board shall adopt and make available to the public, procedures under which hearings will be conducted.

Sec. 5.609. BOARD AUTHORITY.

The Board has authority to affirm, modify or reverse the decision of the Building Official.

Sec. 5.610. ACTION ON BOARD DECISION.

The Building Official shall take prompt action in accordance with the decision of the Board.

Sec. 5.611. STAY OF ENFORCEMENT.

Appeal of a notice and order (other than an Imminent Danger notice) shall stay enforcement of the notice and order until the appeal is heard by the Board.

Sec. 5.612. CODE AMENDMENTS.

- (1) Authority - The Board of Appeals may recommend revisions to this Code.
- (2) General - The model codes adopted in this chapter shall be retained in their entirety, unless compelling factual evidence indicates that deviation from them is necessary to accomplish the objective of the codes. Local geographic and climatic conditions, for example, require local modification of structural design parameters, and are included in this code.
- (3) Process - Proposed revisions are subject to public hearing and action at the Board level, followed by Council discussion, public hearing, and action.

DIVISION VII – Reserved

**DIVISION VIII
BUILDING MOVING**

Sec. 5.801. STRUCTURE DEFINED.

The term "structure" as used in this division means any house, building, or other structure eight (8) feet or more in width, which is to be moved from one location to another upon, along, across, over, or near any street, avenue, alley, highway, sidewalk, or other public ground of the city.
(Code 1956, Sec. 46-1; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.802. "HOUSE MOVER" DEFINED.

The term "house mover" as used in this chapter means a person who has been issued a valid license to move structures.
(Code 1956, Sec. 46-2; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.803. LICENSE REQUIRED.

No person shall engage in the business of moving structures within the city without first obtaining a

license therefore, as hereinafter provided.
(Code 1956, Sec. 46-3; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.804. APPLICATION FOR LICENSE REQUIRED.

Any person, intending to carry on the business of house mover in the city shall file in the office of the city manager an application in writing upon forms furnished by the city, and among other things such application shall state:

- (1) The name and address of the applicant.
- (2) The person who will have charge of work done, qualifications and experience as such, and that the person has knowledge of the provisions of this Code and the city ordinances relating thereto.
- (3) The applicant agrees to reimburse the city or others for all costs incurred in the moving of structures under the provisions of the license and permit issued therefore.

Sec. 5.805. BOND.

The applicant must, before the license shall be issued, file with the city clerk a corporate surety bond executed to the city in the amount of two thousand, five hundred dollars (\$2,500.00) with sureties approved by the city clerk, conditioned that all work done under such license shall be done in a good, competent manner and in accordance with the ordinances of the city relating thereto and that the applicant or a surety will pay to the city or any person injured all damages for injuries to persons or property caused by the negligence, fault or mismanagement of said applicant, or due to any other cause, in doing any work under said license or any permit issued for such work, and will pay to the city any cost or expense incurred in repairing or restoring any pavement, curbs, sidewalks, electric facilities or other public works injured and of restoring such works to its previous condition.

(Code 1956, Sec. 46-5; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.806. INSURANCE REQUIRED.

Applicant shall procure and maintain, for the duration of the license period, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the function for which the license is issued. Applicant shall furnish the City of Ames with certificates of insurance evidencing the following coverages:

- (1) Comprehensive General Liability with limits of no less than \$1,000,000 combined single limits per occurrence for bodily injury, personal injury and property damage.
- (2) Automobile Liability with limits of no less than \$1,000,000 combined single limits per occurrence for bodily injury, personal injury and property damage.
- (3) Worker's Compensation and Employee's Liability as required by the laws of the State of Iowa. The certificate must be on file in the office of the City Clerk, City of Ames before a license shall be issued.

(Code 1956, Sec. 46-6; Ord. No. 3043, Sec. 1, 4-11-89; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.807. ISSUANCE OF LICENSE.

Upon approval of the application for a license, the filing and approval of the bond and certificate of insurance set forth herein, and the payment of the license fee, the city clerk shall issue a license to the applicant as a house mover.

(Code 1956, Sec. 46-7; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.808. LICENSE FEE; EXPIRATION; TRANSFERABILITY.

A fee for a license as a house mover shall be set by the city clerk to cover costs of administration and issuance. The license shall expire on the first day of January next ensuing after issuance therefore. The license shall not be transferable.

(Code 1956, Sec. 46-8; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.809. REVOCATION OF LICENSE.

Any licensed house mover who shall, in any application for a permit, make any untrue or false statements, or who shall be guilty of a violation of this chapter, or who shall be guilty of acts of negligence in the conduct of the business, shall upon such finding have the license revoked by the city council.
(Code 1956, Sec. 46-17; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.810. PERMIT REQUIRED.

No person shall move any structure upon, across or over any street, avenue, alley, highway, sidewalk or public ground of the city, or raise, lower or move any structure within twenty (20) feet of any public sidewalk, without first obtaining a permit therefore from the city manager as herein provided.
(Code 1956, Sec. 46-9; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.811. APPLICATION FOR PERMIT.

All applications for a permit as herein required shall be in writing on forms furnished by the city, filed in the office of the city manager, and among other things, shall state:

- (1) The name and license number of the house mover.
 - (2) The present and proposed location of the structure to be moved together with the name and address of the owner thereof.
 - (3) The building permit number as issued for the structure in the proposed location.
 - (4) A description of the structure to be moved, with the size, maximum height when loaded and ready to be moved and the maximum width of the structure in the direction of travel.
 - (5) The route over which the structure is to be moved.
 - (6) The day and hour of the day when the structure will first be moved into the limits of the public way and the approximate length of time the structure will be within said limits.
 - (7) Whether any, and what electric lines, telephone or telegraph wire, cables or guys will have to be cut or moved or will be interfered with and the locations thereof.
 - (8) What railway tracks, if any, will be crossed, their location, and the day and approximate hour when such crossing will be made.
 - (9) Whether any street structures will be removed or interfered with, including sidewalks, curbing, fire hydrants, and street signs and signals.
 - (10) What shade trees, if any, will require trimming and the location of the property and name of property owner thereof and whether consent for such trimming has been obtained from such owners.
 - (11) A description of the type of moving equipment to be used.
 - (12) Said application shall state that all work will be done in strict accordance with the provisions of this chapter and under the direction and supervision of the city manager.
- (Code 1956, Sec. 46-10; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.812. PERMITS TO UNLICENSED APPLICANTS AUTHORIZED.

The city manager may issue moving permits for structures to persons, whether licensed or not, when the maximum width of such structure along the line of travel does not exceed fourteen (14) feet, and when they may be moved on rubber tired vehicles or trucks in such a manner as will not substantially interfere with traffic, damage any street structure or trees, require the removal of any electric, telephone or telegraph wires, or damage any street pavements or sidewalks. Before issuing such a permit the city manager shall designate the route to be followed and the date and time when such moving shall take place, and shall supervise the operation of moving thereof.
(Code 1956, Sec. 46-13; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.813. PERMIT FEES.

The City Council shall establish and charge reasonable fees to cover the costs of issuing house moving permits. Additionally, the city manager may charge the house mover for the costs of special services rendered by police units, utility or street crews or any special city expense caused by the moving of a house or building.
(Code 1956, Sec. 46-19; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.814. COMPLIANCE WITH BUILDING, ZONING, OTHER ORDINANCES.

No moving permit shall be issued unless the structure, if moved to a new location in the city, will comply with the zoning, building code and all other ordinances of the city.
(Code 1956, Sec. 46-11; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.815. OBSTRUCTING STREETS REGULATED.

No moving permit shall be issued to move any structure over the paved streets, avenues or highways of the city when the maximum width of such structure in the direction of travel shall occupy more than two (2) feet less than the total width of paving between curbs, and no structure shall be allowed to obstruct the free passage of any street, avenue or highway for a greater length of time than set forth in the permit issued therefore, except in case of unavoidable delay and through no fault or negligence on the part of the permit holder, the city manager may grant such extension of time as is reasonable.
(Code 1956, Sec. 46-12; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.816. MOVING OVER RAILWAY TRACKS.

No permit shall be issued for the moving of any structure across the tracks of any railway or street railway until the mover thereof shall have given the superintendent of such railway or street railway companies not less than twenty-four (24) hours notice before such crossing of the tracks is to be made and satisfactory arrangements for such crossing have been made and the city manager advised in detail of such arrangements.
(Code 1956, Sec. 46-14; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.817. CONSENT TO MOVE WIRES, CABLES REQUIRED.

No permit shall be issued for the moving of any structure which requires the removal of electric, telephone or telegraph wires or cables until not less than twenty-four (24) hours notice has been given of the time and place such removal is desired and the consent of the electric department of the city and/or the telephone or telegraph company has been secured for such removal and the city manager advised of such satisfactory arrangements.
(Code 1956, Sec. 46-15; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.818. ISSUANCE, CONTENTS OF PERMITS; DENIAL.

When an application has been made for a moving permit as provided herein and is approved by the city manager, the city manager shall, after being presented with a receipt for payment of the permit fee by the house mover to the city clerk, issue to the applicant a permit, in duplicate, numbered in consecutive order, one copy being furnished the applicant and a record thereof retained in the manager's office. Such permit shall contain the name and address of the person to whom issued, the route to be followed, and the time of starting and completing the moving operation within public ways, an abstract of the information and agreements contained in the application, and such regulations, conditions, and instructions as the city manager may deem necessary to protect public and private property and secure compliance with the provisions of this chapter. Such permit shall not take effect, and the work shall not be commenced until the time therein stated and shall at all times be under the supervision and control of the city manager or the manager's designee. The city manager may deny an application for a permit when it is necessary to protect public or private property; or public safety; or to secure compliance with this Code or the laws of the State of Iowa.
(Code 1956, Sec. 46-16; Ord. No. 2163, Sec. 2, 10-18-66; Ord. No. 3194, Sec. 1, 9-24-92)

Sec. 5.819. AUTHORITY TO REQUIRE PLANKING OF STREETS.

When in the judgment of the city manager it is necessary to protect streets or street improvements, the city manager may require the house mover to properly and adequately plank such streets and all rollers, trucks or other devices used in conveying and moving same shall run upon and rest upon such planks at all times.
(Code 1956, Sec. 46-18; Ord. No. 3194, Sec. 1, 9-24-92)

DIVISION IX

Noxious Weeds

Sec. 5.901. WEED ORDINANCE.

(1) Words and Terms Defined

(a) Noxious Weeds: Primary and secondary classes of weeds as defined by Iowa Code Section 317.1A.

(b) Weed Official: Person designated by the city manager to enforce this section.

(2) Nuisance Declared; Penalty

(a) It shall be a public nuisance for any owner or person in the possession or control of any land to allow any noxious weeds to grow thereon.

(b) Duty To Cut Noxious Weeds: Each owner and each person in the possession or control of any land shall cut or otherwise destroy, in whatever manner prescribed by the weed official, all noxious weeds thereon and shall keep said lands free of such growth.

(c) Interference With Weed Official: No persons shall interfere with the weed official or any appointed assistant while engaged in the enforcement of this chapter.
(Ord. No. 4114, 6-12-12)

CHAPTER 8

FIRE CODE

DIVISION I ADOPTION

Sec. 8.101. INTERNATIONAL FIRE CODE ADOPTED.

The ~~2009-2012~~ Edition of the International Fire Code (IFC) as published by the International Code Council, including Appendix Chapters B, Fire Flow; D, Fire Apparatus Access Road; and E, Hazard Categories; is hereby adopted by the City of Ames, Iowa, for the purpose of prescribing regulations pertaining to conditions hazardous to life from fire and explosives, together with the deletion, additions and modifications hereinafter stated.

DIVISION II AMENDMENTS, ADDITIONS AND DELETIONS

Sec. 8.201. PERMITS.

Delete Section 105 of the International Fire Code relating to permits, except, add the following text:

Section 105.7.1 Automatic fire-extinguishing systems. A construction permit is required for installation of or modification to an automatic fire-extinguishing system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

Section 105.7.5-6 Fire alarm and detection systems and related equipment. A construction permit is required for installations of or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

Sec. 8.202. AMENDMENTS

(1) Amend Section 104.8 Modifications, by deleting the text and inserting the following in lieu thereof: Whenever there are practical difficulties involved in carrying out the provisions of this code, the fire chief shall have the authority to grant modifications for individual cases, provided the fire chief shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the fire department.

(2) Amend Section 307.4.3 Portable Outdoor Fireplaces, by deleting the exception and inserting the following in lieu thereof:

Recreational fires are permitted in approved containers, such as chimineas, contained fire pit/ring, screened devices. Such fires shall be located more than 15 feet from any structure, including decks, porches, roofs, garages, sheds, and fences. The immediate area within 15 feet of the fire shall be clear of combustible materials, such as weeds, shrubs, and furniture.

(23) Amend Section 308.1.4 Open-flame cooking devices, by deleting the text and inserting the following in lieu thereof: Charcoal burners and other open-flame cooking devices shall not be operated or located on

combustible balconies or within 10 feet of combustible construction. Exceptions: Such devices are permitted in (1) one and two family dwellings; and (2) where buildings, balconies and decks are protected by an automatic sprinkler system.

- (43) Amend **Section 503.2.4, Turning radius**, by deleting the text and inserting the following in lieu thereof:

Radius. The inside turning radius of a 20 foot wide fire apparatus road shall be a minimum of 20 feet, and the outside turning radius of such road or lane shall be a minimum of 50 feet.

- (54) Amend **Section 503.4, Obstruction of fire apparatus access roads**, by deleting the text and Inserting

the following in lieu thereof: Where fire apparatus access roads are established and are signed or marked as required by the fire chief, parking or obstructing in any manner of those roads shall be prohibited. The fire chief, traffic engineer and police chief or their representatives are authorized to enforce this subsection by the issuance of citations, or removal and impoundment of the obstructions, or both. Exception: Attended vehicles may be stopped in a fire apparatus access road for loading and unloading.

- (65) Amend **Section 506.1 Where required**, by deleting the text and inserting the following in lieu thereof:

Knox® brand key boxes are required for new buildings equipped with monitored fire alarms, sprinkler systems, or as otherwise ordered by the fire code official. Key boxes shall be installed in an approved location and shall contain keys to gain necessary access for life-saving or fire-fighting purposes.

- (7) Amend **Section 903.4, Sprinkler system monitoring and alarms**, by adding the following exception:

Water supply valves that are locked in the open position.

- (8) Amend **Section 903.4.2, Alarms**, by inserting the following text:

Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location and can be required on the interior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

- (9) Amend **Section 905, Standpipe systems**, by adding the following general provision:

The requirements of this section shall be at the discretion of the fire chief.

- (10) Amend **Chapter 11, Construction Requirements for Existing Buildings**, by adding the following to the end of this chapter: Compliance with the provisions of this Chapter shall be completed within a time schedule approved by the fire chief.

- (11) Add the following local provision:

ZONING DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN BURIED OR UNDERGROUND TANKS IS PROHIBITED.

Installation of underground flammable or combustible liquid storage tanks is prohibited in the following zoning districts: RL, RM, RH, RLP, UCRM, ~~F-S, FS-RL, FS-RM, F-PRD, S-SMD, F-VR, and~~ S-HM Zoning Districts. The fire chief, or designees, will have the authority to alter or allow installations in prohibited zones after the consideration of special features including but not limited to topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes. This section shall not apply to underground heating oil installations.

- (12) Add the following local provision:

ZONING DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVE GROUND TANKS IS PROHIBITED.

The limits in which the storage of flammable or combustible liquids is restricted are hereby established as follows: RL, RM, RH, RLP, UCRM, ~~F-S, FS-RL, FS-RM, F-PRD, S-SMD, F-VR, and~~ S-HM Zoning Districts. The fire chief, or designees, will have the authority to alter or allow installations in prohibited zones after the consideration of special features including but not limited to topographical conditions, nature of occupancy, proximity to buildings,

capacity of proposed tanks and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes. This section shall not apply to heating oil installations.

(1341) Add the following local provision:

ZONING DISTRICT RESTRICTIONS ON STORAGE OF MORE THAN 100LBS LIQUEFIED PETROLEUM GASES.

The limits in which storage of liquefied petroleum gas is restricted, are hereby established as follows: RL, RM, RH, RLP, UCRM, F-S, FS-RL, FS-RM, F-PRD, S-SMD F-VR, and -S-HM Zoning Districts. The fire chief, or designees, will have the authority to alter or allow installations in prohibited zones after the consideration of special features including but not limited to topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes.

**DIVISION III
SPRINKLER SYSTEM RETROFIT**

Sec. 8.301 EXISTING BUILDINGS TO HAVE SPRINKLER SYSTEMS.

- (1) The following terms as used in this article shall have the meaning respectively ascribed to them in this section.

Automatic Sprinkler System. An automatic sprinkler system within the meaning of this section shall consist of piping designed in accordance with fire protection engineering standards, that includes a suitable water supply, and which is activated by heat or the products of combustion, to discharge water over the fire area.

Fire Chief means the Fire Chief of the Ames Fire Department or said Fire Chief's designee.

High-Rise buildings shall mean buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

~~**Impaired evacuation capability occupant**, for the purposes of this article, shall mean an occupant that cannot reliably evacuate a building in a timely manner because of that occupant's physical and/or mental limitations or disabilities.~~

- (2) **Retrofit Requirements.** The following existing buildings shall be retrofitted with an automatic sprinkler

system in accordance with Section 403.2 of the 2003 International Building Code and Section 903 of the 2003 International Fire Code.

(a) Existing high-rise buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

(b) Institutions. Buildings housing more than 16 persons on a twenty-four hour basis to be cared for or provided a supervised environment because of their physical or mental condition, including hospitals, nursing homes, and assisted living facilities.

~~(c) **Mobility Impaired.** Buildings with 16 or more dwelling units of which eight are occupied by one or more persons who have an impaired evacuation capability. The Fire Chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as aforesaid, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with such impaired evacuation capabilities.~~

(d) **Dormitories.** A building in which sleeping accommodations are provided for more than 16 persons, who are not related by marriage or consanguinity, in one room or a series of closely associated rooms, with or without meals, including fraternity and sorority houses, barracks, and dormitories.

(3) Each and every existing building that comes within the scope of this section shall be retrofitted as aforesaid not later than October 1, 2011.

- (4) Should a facility be unable to meet the prescribed date of October 1, 2011, the owners can request up to two extensions. Requests for extension will be heard by the Building Board of Appeals.
- (a) A first request for extension must be brought to the Building Board of Appeals prior to October 1, 2010. If granted an extension for three years, the implementation period would end on October 1, 2014.
- (b) Should a facility be unable to meet the extended compliance date of October 1, 2014, a second request for extension must be brought to the Building Board of Appeals prior to October 1, 2013. If granted an extension for two years, the implementation period would end on October 1, 2016.
- (5) In order to grant an extension, the Board must find all of the following five criteria have been met:
- (a) The owners have made a compelling case that they cannot be Code compliant by the prescribed ordinance date.
- (b) The owner's request for extension is based upon financial need.
- (c) The owners have made substantial and unsuccessful efforts to acquire necessary funds.
- (d) Complete and thorough cost estimates, construction plans, and Code compliant sprinkler system designs have been developed.
- (e) The owners have a viable plan for compliance if an extension is granted.

DIVISION IV OPEN BURNING

Sec. 8.401 OPEN BURNING.

(1) Prohibition.

The burning of garbage, refuse, leaves, landscape waste and all other combustible materials is prohibited except as specifically permitted by the fire chief as provided in the following exceptions.

EXCEPTIONS:

(a) Landscape waste.

Landscape waste produced in clearing, grubbing and construction operations may be burned on site at such locations and under such conditions as are granted advance written approval of the fire chief or designee. No building materials, trade wastes, rubber tires, material left from demolition of any structure, landscape waste originating from a different location nor any other material may be mixed with the landscape waste when burned. Gasoline shall not be used to ignite landscape waste

(b) Open burning on public or private property.

Open burning of prairies, pastures, fields, yards and road ditches may occur at such locations and under such conditions as are granted advance written approval of the fire chief or designee.

(c) Training Fires.

Fires set for the purpose of training of public or industrial employees in fire fighting methods are permitted at such locations and under such conditions as are granted in advance written approval of the fire chief or designee. When structures are to be burned as part of the training, advance written approval must also be obtained from the State of Iowa Department of Natural Resources.

(d) Storm damaged trees.

Downed and damaged trees, limbs, and brush may be burned, immediately following severe storm events, at such locations and under such conditions as are granted advance approval by the fire chief, public works director, and City Manager, as part of a declared public emergency. The site authorized and designated for such burning shall not be located in a residential area.

(2) General Conditions for Open Burning.

(a) Fire Chief may prohibit. The Fire Chief may prohibit any or all open burning when atmospheric conditions or local circumstances make such fires hazardous or a nuisance.

- (b) Attendance of Open Fires. Open fires shall be constantly attended by an adult person until such fire is extinguished. This person shall have a hose connected to the water supply, or other fire extinguishing equipment readily available for use.
- (c) Offensive Smoke and Odors. Upon receipt of a complaint regarding the smoke or odors from open fires, the fire chief's designee shall investigate and have the discretion to have the fire extinguished.

DIVISION V
BUILDING CODE BOARD OF APPEALS

Sec. 8.501. BUILDING BOARD OF APPEALS HAS JURISDICTION.

The provisions of Section 108.1 of the IFC notwithstanding, the Ames Building Board of Appeals as established and constituted under the ordinances of the City of Ames shall have jurisdiction to determine the suitability of alternative materials and types of construction and to provide for reasonable interpretations of the provisions of this Fire Code, except those relating to open burning.

The Ames Building Board of Appeals is authorized to grant two year extensions for the implementation period for sprinkler systems as defined in Section 8.301.

When so acting, the Fire Chief may designate an individual knowledgeable in fire safety to render professional advice to the Board on matters related to the Fire Code.

The Building Board of Appeals, when acting pursuant to this subsection, shall have authority to review and make recommendations on any and all proposed changes to this chapter of the Code. Recommendations shall be forwarded to the City Council for final action.

DIVISION VI
PENALTY

Sec. 8.601 PENALTIES FOR OFFENSES PERTAINING TO THE FIRE CODE.

A violation of any provision of Chapter 8, Fire Code, shall be a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.

(Ord. No. 3196, Sec. 1, 8-24-92; Ord. No. 3497, Sec. 5, 8-25-98; Ord. No. 3196, Sec. 1, 8-24-92; Ord. No. 3218, Sec. 2, 3-23-93; Ord. No. 3491, Sec. 1, 7-14-98; Ord. No. 3789, 7-27-04; Ord. No. 3924, 06-26-07; Ord. No. 4045, 9-28-10)

COUNCIL ACTION FORM

SUBJECT: FIRE ALARM SYSTEM RETROFITTING

BACKGROUND:

During 2009 an extensive community involvement process resulted in numerous changes to Ames *Municipal Code* Chapter 13, the City's Rental Housing Code. At that time, a new section recommended by a citizen advisory committee was added that requires the installation of an automatic fire alarm system in rental buildings with more than 16 units by July 1, 2014. The July 1, 2014 deadline provided five years from the date that the revised Rental Housing Code was adopted to comply with this new provision. The Code also provided for two extensions which could potentially extend compliance to July 1, 2019 if approved by the Building Board of Appeals.

The following is an excerpt from Ames *Municipal Code* Chapter 13, specifically Section 13.802(5), which includes the fire alarm system retrofitting requirement:

(5) Fire alarm system retrofitting.

At a minimum, all existing R-2 occupancies of more than 16 dwelling or sleeping units, shall have an automatic, or manual and automatic fire alarm system installed throughout all interior corridors serving sleeping units in accord with the following schedule:

- (a) Each and every existing building that comes within the scope of this section shall be retrofitted as aforesaid not later than July 1, 2014.*
- (b) Should a facility be unable to meet the prescribed date of July 1, 2014 the owners can request up to two extensions. Requests for extension will be heard by the Building Board of Appeals.*
 - (i) A first request for extension may be brought to the Board prior to July 1, 2013. If granted an extension for three years, the implementation period would end on July 1, 2017.*
 - (ii) Should a facility be unable to meet the extended compliance date of July 1, 2017. A second request for extension may be brought to the Board prior to July 1, 2016. If granted an extension for two years, the implementation period would end on July 1, 2019.*
 - (iii) In order to grant an extension, the Board shall find all of the following five criteria have been met:*
 - (a) The owners have made a compelling case that they cannot be Code compliant by the prescribed ordinance date.*
 - (b) The owner's request for extension is based upon financial need.*
 - (c) The owners have made substantial and unsuccessful efforts to acquire necessary funds.*

- (d) *Complete and thorough cost estimates, construction plans, and Code compliant alarm system designs have been developed.*
- (e) *The owners have a viable plan for compliance if an extension is granted.*

The following is an excerpt from Ames *Municipal Code* Chapter 13, specifically Section 13.403(1.c), that includes a list of prior approvals that shall not continue:

(c) *Fire alarm system.*

Retrofitting All pre-existing R-2 occupancies of more than 16 dwelling or sleeping units shall have an automatic, or manual and automatic fire alarm system installed throughout all interior corridors serving sleeping units, within the time limits specified elsewhere in this Code.

In a City Council staff report dated May 29, 2009, fire alarm system retrofitting was discussed. The rental code that was in place at the time, prior to the adoption of our existing Rental Housing Code, did not include this provision. The staff report included a "Consensus Statement" that this type of fire code requirement can have a dramatic impact on occupant safety in larger apartments (16 or more units) by assuring advance warning to all tenants. This statement was followed by a "Concession to Landlords" which stated that the proposed rental code provides a generous timeline for installation of the required alarm system of five years from the date of adoption of the code (July 1, 2009). Possible time extensions were made available based upon the same model as Council previously approved with the retroactive sprinkler ordinance.

Inspections staff reviewed property records and determined that 14 rental property owners and 35 properties would still be affected by this requirement. Staff alerted the rental community to this requirement via an e-mail with an application form. To date, Inspections staff has not yet received an application for an extension request.

Please note that the International Fire Code (IFC) currently includes the fire alarm system retrofitting requirement *plus applicable exceptions* that are not included within the Rental Housing Code, thereby creating a duplication of the fire alarm system retrofitting requirement with inconsistent verbiage between the Codes. With the adoption of the IFC on a three year cycle, the standards are updated regularly. However, the Rental Housing Code is not on the same review cycle. We now have the fire alarm system retrofitting requirement in two locations, in the Rental Housing Code and in the IFC.

Inspections staff is currently in the process of updating to the 2012 Codes, including the 2012 IFC. The 2012 IFC will be reviewed by the City Council at their regular meeting on December 10, 2013. As previously stated, the fire alarm system retrofitting requirement currently resides in the IFC Section 1103.7.6. The 2012 IFC sets the expectation that the Fire Code Official may utilize the following standards to obtain compliance with the 2012 IFC:

1101.4 Owner notification.

When a building is found to be in noncompliance with this chapter, the fire code official shall duly notify the owner of the building. Upon receipt of such notice, the owner shall, subject to the following time limits, take necessary actions to comply with the provisions of this chapter.

1101.4.1 Construction documents.

Construction documents necessary to comply with this chapter shall be completed and submitted within a time schedule approved by the fire code official.

1101.4.2 Completion of work.

Work necessary to comply with this chapter shall be completed within a time schedule approved by the fire code official.

1101.4.3 Extension of time.

The fire code official is authorized to grant necessary extensions of time when it can be shown that the specified time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance shall be based on the showing of good cause and subject to the filing of an acceptable systematic plan of correction with the fire code official.

A newly proposed section to Ames *Municipal Code* Chapter 8, Fire Code, adds the following language:

8.202.9 Amendments

Compliance with the provisions of this Chapter [IFC Chapter 11, Construction Requirements for Existing Buildings] shall be completed within a time frame approved by the fire chief.

To prevent duplication of the fire alarm system retrofitting requirement, it would be understandable to eliminate the references to fire alarm system retrofitting in the Rental Housing Code, Ames *Municipal Code* Sections 13.403(1.c) and 13.802(5), and instead to rely on the International Fire Code, which provides for the Fire Chief to set an allowable time table for compliance.

ALTERNATIVES:

1. Direct staff to draft an ordinance to eliminate Ames *Municipal Code* Sections 13.403(1.c) and 13.802(5) of the Rental Housing Code and to rely on the existing language in the International Fire Code Section 1103.7.6. This alternative will enable a future process to be established by the Fire Chief.
2. Retain Ames *Municipal Code* Sections 13.403(1.c) and 13.802(5) as currently written.

MANAGER'S RECOMMENDED ACTION:

It is confusing to have duplicative requirements dealing with fire alarm system retrofitting in Ames *Municipal Code* Sections 13.403(1.c) and 13.802(5) and in the International Fire Code Section 1103.7.6. Placing the requirement within the IFC will allow the Fire Chief to establish a reasonable time period for installation of these systems in specific situations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby directing the City Attorney to draft a revision to the existing Ames *Municipal Code* Sections 13.403(1.c) and 13.802(5), removing the Fire Alarm System Retrofitting requirement from the Rental Housing Code, and instead relying on the existing language in the International Fire Code Section 1103.7.6, with a future compliance process to be established by the Fire Chief.

COUNCIL ACTION FORM

SUBJECT: FUNDING FOR 2014 VEISHEA PANCAKE FEED

BACKGROUND:

Each year the City Council awards funds to organizations through a grant process during budget approval. Last November, VEISHEA, Inc. requested \$8,000 for its 2014 Pancake Feed. The City Council supported this event at \$8,000 in both FY 2011/12 and FY 2012/13. The Student Affairs Commission evaluated the 2014 request and spoke with VEISHEA staff. Although quorum was not attained to present a formal recommendation to the Council, the commissioners present supported VEISHEA's request.

At the February 12, 2013 Budget Wrap-Up Meeting, the City Council requested that staff meet with VEISHEA to discuss this request further. **The Council's concerns centered on whether the City's \$8,000 was being used to subsidize other activities and whether the \$4 admission fee was appropriate given the City's funding.** The City Council's adopted budget included \$8,000 for VEISHEA pancakes. In May, VEISHEA staff indicated willingness to reduce the fee to \$3 per person as a condition of receiving the \$8,000 in City funding. Council did not approve a contract with VEISHEA at that time; and staff was directed to gather further information about VEISHEA's budget and return to Council for additional discussion.

Based on grant application documents, the actual expenses from the 2013 Pancake Feed, and follow-up conversations with VEISHEA organizers, staff has determined that when charging \$3 per person, VEISHEA's Pancake Feed budget is in balance:

REVENUES	AMOUNT	EXPENSES	AMOUNT
City of Ames Funding	\$8,000	Pancake Supplier	\$315
		Mileage/Hotel	
Fees (2,200 Patrons at \$3 ea.)	\$6,600	Pancakes (2,200 plates at \$3.35 ea.)	\$7,370
		Tent/Table/Chair Rental	\$1,581
		Lighting Rental/Electric	\$4,525
		Support Equipment	\$588
		Advertising	\$221
TOTAL	\$14,600	TOTAL	\$14,600

However, in discussions with City staff, VEISHEA indicated that when it charged \$4 per person, the City's funds were also used to support on-campus entertainment programs. In the most recent discussions with staff, VEISHEA has proposed keeping the per person charge at \$4, which generates an additional \$2,200 for VEISHEA. VEISHEA proposes using \$2,500 of total pancake feed revenue to pay for an on-campus entertainment act. VEISHEA staff has indicated that if the per person

price was reduced to \$3, one of its on-campus entertainment programs would be canceled. (See attached letter from the VEISHEA Co-Chairs)

Staff should note that the City contracts with ISU Homecoming to provide a similar midnight pancake feed. Homecoming's pancake feed serves 1,200 people over the course of just one night, but its total cost is only \$4,200. Patrons at that event are charged \$2 per person and the City's contribution is \$1,000.

Staff needs direction regarding whether the Council would accept VEISHEA's proposal to keep fees at \$4 per person and use a portion of the Council's funding for entertainment programming, or if the Council feels that its \$8,000 should pay for the pancake feed only and the price charged should be \$3. Once this point is resolved and a contract is signed by VEISHEA, the contract will be returned to Council for approval at a later time.

ALTERNATIVES:

1. Direct staff to prepare a contract with VEISHEA, Inc. in the amount of \$8,000 for the pancake feed and require as a condition of the contract that VEISHEA charge no more than \$3 per person.
2. Direct staff to prepare a contract with VEISHEA, Inc. in the amount of \$8,000 for the pancake feed and associated entertainment acts and allow VEISHEA to charge \$4 per person.
3. Do not authorize staff to prepare a contract with VEISHEA, Inc.

MANAGER'S RECOMMENDED ACTION:

VEISHEA has long represented that the City funds for the Pancake Feed are used only for Pancake Feed activities. VEISHEA's budget for the pancake feed balances at \$3 per person, and it achieves the goal of providing a reasonable cost to encourage more participation. VEISHEA may choose to forego City funding if it feels strongly about setting its own prices. However, if the \$2,200 loss from charging \$3 per person instead of \$4 means the elimination of an entertainment act, VEISHEA has the opportunity to explore other funding sources between now and April.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing staff to prepare a contract with VEISHEA, Inc. for the 2014 VEISHEA Pancake Feed in the amount of \$8,000 for the pancake feed and require as a condition of the contract that VEISHEA charge no more than \$3 per person.



Ames Fall Grant Program

The Ames Fall Grant Program provides funding for activities that fulfill a public purpose for the Ames community. Grant funds are also available through Commission on the Arts, ASSET, and the Ames Community Grant Program. Funds should be requested through the program that best matches the goals of the requesting organization.

For General Community Fall Grants and Student-Sponsored Activity Fall Grants, follow the criteria below.

General Community Fall Grant Eligibility Criteria

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

Student-Sponsored Activity Fall Grant Eligibility Criteria

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

Grant Application Process and Additional Requirements:

- For all applications, applicants must demonstrate their ability to successfully complete their projects by answering narrative questions. **All sections of the application must be completed to be eligible for consideration.**

- **All applications must be received no later than November 15 each year.** General Community requests will be reviewed by a committee of City staff and residents. Student-Sponsored Activity requests will be reviewed by the Student Affairs Commission. The requesting organization may be asked to attend a hearing to discuss their funding requests in detail. Recommendations on all applications will be made to the City Council during its annual February budget hearings. Awards will be made official upon approval of the City budget.

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

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

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

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

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

- Grant awards are paid by the City on a reimbursement basis for tasks completed. To receive reimbursement for expenses, awardees must submit to the City a payment request form, a summary of expenses, and a final report documenting the outcomes of the event or program. Reimbursement will be made in accordance with the task-drawdown schedule listed in the grant application. Full program requirements will be detailed in the award contract.

- Grant awards can make up no more than 50% of the project revenues. Capital improvements, building renovations, replacement of funding that no longer exists, debt service, anything excluded from purchase through the City's Purchasing Policies (such as alcohol), expenses for supporting a particular political party, candidate, or platform, or anything that violates local, state, or federal laws are not eligible for use as a match expense and are not eligible for funds through this grant. Funds from other City-funded grant programs are ineligible as match revenues. Funds from this grant may not be used for general fundraising, organizational dues, or memberships.

Funds awarded by the City Council in February will be available for activities starting July 1 and concluding within one year (by June 30).

Ames Fall Grant Program Application

Applicant Information

Is this for request for a program/event sponsored by a student organization? YES NO
X

Contact Person: Karl Kerns Date: 10/1/2012

Organization Name: VEISHEA, Inc.

Organization Address: 1580 H Memorial Union Iowa State University

Ames Iowa 50011
City State ZIP Code

Phone: (515) 294-1026 E-mail Address: veishea@iastate.edu Tax ID#: 42-600-4224 (non-proft)

Program/Event Information

Name of program/event: VEISHEA Pancake and Waffle Feed

What are the goals of this program/event?:

The goal of the pancake feed is to give people who are enjoying VEISHEA a late night alternative to enjoy some great homemade food on campus. The money will also be split up and allocated towards helping with the VEISHEA parade. The main goal is to be able to provide the best experience possible to the city of Ames, ISU, and those involved with attending the events.

Date(s) program/event will be held: 4/11/2014 to 4/12/2014 Check if continuous or ongoing: ☐

Location of the program/event: Central Campus – Iowa State University

of individuals involved in program/event planning: 150 # of individuals who will benefit from program/event: 3,000

Has the City of Ames funded this YES NO If yes, what year was If yes, what amount of
program/event before? X it last funded?: 2013 funding was received?: \$8,000

If the City of Ames has funded the activity in the past, how will funds awarded this year be used to enhance the program/event?:

VEISHEA Inc. is very appreciative of the funding provided from the City of Ames for this event in previous years. As you may be aware, we use this money to offset the cost of tables, tents, chairs, and the pancake and waffle provider. We are grateful for the opportunity to partner with the City of Ames to ensure that VEISHEA remains a safe and enjoyable tradition of Iowa State University.

Program/Event Description

Please answer each question below using the space provided.

Describe the program/event you are planning to conduct:

We anticipate hosting Pancake feeds on central campus from 12:00 – 3:00 AM on both Friday and Saturday night. Charges will be \$4 per plate for all you can eat pancakes. We anticipate students will be on Central Campus throughout the night as there will be multiple events organized during the evening and nighttime hours.

CITY MANAGER'S OFFICE

NOV 14 2012

CITY OF AMES, IOWA

If awarded, how will your grant funds be used to accomplish a specific activity or service?:

The grant funds will be used to ensure we continue to provide the quality of service and performance to which ISU students and the City of Ames are accustomed. The Pancake Feed on Central Campus is becoming a more and more popular event, as evident by the increasing number of patrons served at each of the feeds. The Pancake Feed gives students the opportunity to relax in a friendly and controlled environment before they continue on to their way home for the night.

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

The Pancake Feeds are vital to the success and longevity of the VEISHEA celebration. Events like these keep students on campus to celebrate with good, clean fun and help to curb incidents that occur at house parties. We are currently beginning work to promote this opportunity in campus town area. We as a VEISHEA committee are confident that the events that we host are valuable to the success of our celebration.

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

The VEISHEA Executive Board has worked hard to promote our events and secure funding from a variety of sources including: the President of the University, GSB, student organization co-sponsorships, and registration fees. We have also submitted paper work for assistance from the Ames Convention & Visitors Bureau as well as COTA. VEISHEA receives funding from a variety of sources that contribute to the celebration as a whole. However, the City of Ames has been the exclusive sponsor of the pancake and waffle feed for the past several years.

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

The VEISHEA Executive Board is composed of 27 students. Two of these students are responsible for overseeing the Catering Committee for VEISHEA 2014, including the Pancake Feeds on Friday and Saturday night. Their leadership skills coupled with their knowledge and experience with the event will ensure its success along with their 12 Catering Committee Members and assistance as from the rest of the VEISHEA Organization as needed (over 150 students).

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

All VEISHEA committees are required to submit an end of the year report and wrap up all loose ends prior to the last day of final exams. The Business Manager will work with the committees to ensure all claims are filed and complete prior to your deadline in order to comply with the requirements of the organization.

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

The patrons and customers of this event would be immediately affected if funding for this event were not secured. We use this money to help cover the cost of tables, tents, chairs and the pancake and waffle providers. In order to recover our costs we would likely be required to scale back this event or significantly increase the cost of admission to the pancake feed. This would be detrimental to the event as the number of attendees continues to grow, (2,594 customers served during pancake feeds at VEISHEA 2011; 2,405 pancake and waffle customers at VEISHEA 2012 – number decrease due to poor weather)

If this is a student program/event, has it or its past iterations been approved by ISU's Events Authorization Committee?:
This event has always received approval from the Event Authorization Committee.

Budget

Complete the budget for your activity below, including your grant request from the City of Ames in line 10 and previous fiscal years in columns A, B, and C.

		(A)	(B)	(C)	(D)
	REVENUE - ALL SOURCES	FY 10-11 ACTUAL	FY 11-12 ACTUAL	FY 12-13 ADOPTED	FY 13-14 PROPOSED
1	FUNDRAISING	-	-	-	-
2	MEMBERSHIP DUES	-	-	-	-
3	FEES CHARGED (Pancake Revenue)	\$11,824	\$9,558	\$10,300	\$10,300
4	INVESTMENT INCOME	-	-	-	-
5	GRANTS (PRIVATE SECTOR)	-	-	-	-
6	STATE/FEDERAL FUNDS	-	-	-	-
7	ISU OR GSB FUNDS	-	-	-	-
8	OTHER GOV'T OR NON-PROFIT FUNDS	-	-	-	-
9	MISC. (Describe):	-	-	-	-
10	GRANT FUNDING FROM CITY OF AMES	\$11,000	\$8,000	\$8,000	\$8,000
11	TOTAL REVENUES	\$22,824	\$17,558	\$18,300	\$18,300

	EXPENSES	FY 10-11 ACTUAL	FY 11-12 ACTUAL	FY 12-13 ADOPTED	FY 13-14 PROPOSED
12	SALARY AND RELATED	-	-	-	-
13	OCCUPANCY/RENT	-	-	-	-
14	SUPPLIES/EQUIPMENT	\$9,129	\$7,601	\$7,970	\$7,970
15	CONTRACTUAL SERVICES	-	-	-	-
16	PROMOTION/ADVERTISING	\$500	\$500	\$500	\$500
17	MISC. (Describe): Tables, chairs, tents, electricity, ground support, sound equipment, and lights	\$13,195	\$9,457	\$9,830	\$9,830
18	TOTAL EXPENSES	\$22,824	\$17,558	\$18,300	\$18,300

Proposed Task/Drawdown Schedule

On the lines below, describe the tasks you plan to complete using grant funds, the anticipated task completion date, and the amount you will request in grant funds reimbursement for that task. The total should add up to your grant request.

Task	Completion Date	Amount
Tables, chairs, tents, electricity, ground support, sound equipment, lights, and pancake and waffle vendor.	4/13/2014	\$8,000

Disclaimer and Signature

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

Signature:  Title: Business Manager Date: 11/11/2012

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than November 15 each year to be considered for funding.

City of Ames Grant Application Budget Glossary

- | | |
|--|--|
| 1. Fundraising: | Funds collected from individual or corporate donations, match donations, or funds voluntarily committed by group members |
| 2. Membership Dues: | Funds collected from those individuals or organizations who belong to the entity conducting the activity, usually collected on a monthly or annual basis |
| 3. Fees Charged: | Fees collected from members of the public, usually in exchange for participation |
| 4. Investment Income: | Funds raised from investment of organization revenue in financial instruments such as stocks, bonds, CDs, and mutual funds |
| 5. Grants (Private Sector): | Funds allocated to an organization from grants offered by private companies and interests |
| 6. State/Federal Funds: | Allocations or grant funds provided to an organization by state or federal government |
| 7. ISU or GSB Funds: | Funds collected from Iowa State University or the Government of the Student Body through student fees, tuition, tax revenues, or grants |
| 8. Other Gov't or Nonprofit: | Funds from governments other than those already listed in this budget form, including county and school district funds. Also includes any funds allocated by non-profit organizations |
| 9. Misc.: | Any other funds not listed above. Describe the source briefly in the space provided |
| 10. Grant Funding from the City of Ames: | The funds you are requesting from this grant program |
| 11. Total Revenues: | The total of lines 1-10. This number should match the expenses total listed on line 18 |
| 12. Salary and Related: | Expenses for people employed by the organization for this activity, including wages, taxes, social security, unemployment insurance, and other benefits. Contracted workers' fees should be entered in line 15 |
| 13. Occupancy/Rent | Expenses for obtaining access to property for operations, storage, or other purposes. This does not include utilities and upkeep, which should be listed in line 15 |
| 14. Supplies/Equipment: | Anything that needs to be purchased from a vendor in order to complete a project for a program. These items can be disposable or reusable |
| 15. Contractual Services: | Services provided by a company or individual that is not a regular employee of the organization. These services are funded on a fee-for-service basis as established in a contract |
| 16. Promotional/Advertising: | Expenses such as printing fliers, banners, or posters, or advertising time purchased on television, radio, or other media to promote the event, service, or activity being provided |
| 17. Misc.: | Any expenses not listed in a particular category. Describe the expense briefly in the space provided |
| 18. Total Expenses: | The total of lines 12-17. This number should match the revenues total listed on line 11 |

VEISHEA *INC.*



West Student Office Space, Memorial Union, Iowa State University, Ames, Iowa 50011, Phone (515) 294-1026

April 26, 2013

Brian Phillips
515 Clark Avenue
Ames, IA 50010

Mr. Phillips & The Ames City Council:

On behalf of VEISHEA, Nick and I would like to thank you for the City's continued support of Friday and Saturday late night pancakes on Central Campus.

We understand your request in lowering the cost of pancakes for students and have evaluated our budget for 2014. We plan on bringing the fee down from \$4/plate to \$3/plate as long as we still receive \$8,000 from the City of Ames.

We look forward to working with you in the year to come for a successful VEISHEA 2014!

If you have further questions, be sure to let us know.

Thanks!

Nick Morton & Karl Kerns
VEISHEA 2014 General Co-Chairs

November 8, 2013

City of Ames Council
PO Box 811
515 Clark Avenue
Ames, Iowa 50010

Re: VEISHEA 2014 City Grant

Dear City of Ames Council:

We would like to request a change in our VEISHEA 2014 City Grant application. It came to our attention when working with Mr. Brian Phillips that the application did not accurately communicate what the funds help sponsor. The city's allocation to VEISHEA before the formal grant process was originally as general support to help draw students away from unofficial activities during VEISHEA week and to an alcohol free environment. As the grant process evolved, the pancake feed has been what that money has been attributed towards. In the past, the pancake feed used to have campus event entertainment acts alongside it. These events had a weather location inside the Memorial Union which were used more often than not. Last year we officially moved these to the Memorial Union as the primary location to minimize confusion to the general public on their location in less than desirable weather conditions and to encourage an increased attendance in such weather conditions. These events are a vital component of our evening lineup activities that draw thousands of people away from unofficial activities.

After communication with Mr. Brian Phillips, he expressed the Council's interest in seeing the pancake fee reduced to \$3 per plate due to the lack of knowledge where the other \$2,200 was going. We apologize for the miscommunication in the direction of this funding as the grant process has evolved and the recent changes to the Pancake Feed. We would like to formally request a budget line item be added to our grant application to include "Campus Events Entertainment Act(s) (ie regurgitator, hypnotist, magician, etc.)" in the amount of \$2,500 as an expense.

If you look at the reason these funds are allocated towards VEISHEA, then this directly falls in line with our mutual goal of pulling people away from unofficial activities and into an alcohol free environment during the evening hours. We are currently in the middle of our financial year and if we were to change the plate price to \$3 we would be losing \$2,200 in our bottom line revenue and have to cancel a campus events entertainment act(s) from our evening activities. Further, we feel that the decrease of \$1 per plate would not draw near the increase in people (if any for that matter) needed to make up for the cancelled campus events entertainment act.

We hope that you will grant permission for the proposed line item addition in working towards our mutual goals.

Sincerely,

Handwritten signatures of Karl Kerns and Nick Morton in blue ink.

Karl Kerns and Nick Morton
VEISHEA 2014 General Co-Chairs

VEISHEA 2014 Pancake Budget at \$3 per person

EXPENSES

	Vendor	Product	Number	Price/Each	Total
Tent/Chairs/Tables	Classic Events	40 x 80 Tent	1	\$ 928.00	\$ 928.00
	Classic Events	Internal Tent Lighting	4	\$ 16.20	\$ 64.80
	Classic Events	Tent Sides	6	\$ 20.00	\$ 120.00
	Classic Events	8' x 30' Tables	40	\$ 6.30	\$ 252.00
	Classic Events	Chairs	200	\$ 1.08	\$ 216.00
Lighting	Ziegler Power Systems	Allmand NitePro Light Plants	2	\$ 200.00	\$ 400.00
	Ziegler Power Systems	Fuel	2	\$ 33.33	\$ 66.67
	Ziegler Power Systems	Freight	2	\$ 66.67	\$ 133.33
	Musco Lighting	Central Campus and Lake LaVerne Lighting	0.5	\$ 6,370.00	\$ 3,185.00
	FP&M	Backup Generator for Musco Lighting	0.5	\$ 1,480.00	\$ 740.00
PR	Z-Card North America	Z-Card	0.035	\$ 4,000.00	\$ 140.00
		Weekend Poster	0.1	\$ 200.00	\$ 20.00
	Nite Owl Printing	General Brochure	0.03	\$ 2,000.00	\$ 61.00
Pancakes Support	Chris Cakes	Mileage	250	0.7	\$ 175.00
	MU Hotel	Hotel	2	\$ 70.00	\$ 140.00
	FP&M	Electric for Central Campus	0.1	\$ 1,232.00	\$ 123.20
	Electronic Engineering	Radios	0.03	\$ 6,150.00	\$ 184.50
	NB Golf Carts	Utility Golf Cart	1	\$ 110.00	\$ 110.00
	Barker Implement	Gators	0.05	\$ 750.00	\$ 37.50
	FP&M	Turf Replacement	0.25	\$ 219.41	\$ 54.85
	Jims Johns Inc	Portable Restrooms	0.05	\$ 1,550.00	\$ 77.50
Pancakes	Chris Cakes	Pancakes	2200	3.35	\$ 7,370.00
Total All Expenses:					\$ 14,599.35

REVENUES

	Number	Price/Each	Total
City of Ames Grant	1	\$ 8,000.00	\$ 8,000.00
Patron Fees	2200	\$ 3.00	\$ 6,600.00
Total All Revenues:			\$ 14,600.00

VEISHEA 2014 Budget - revised request (\$4 per person and entertainment funds)

EXPENSES

	Vendor	Product	Number	Price/Each	Total
Tent/Chairs/Tables	Classic Events	40 x 80 Tent	1	\$ 928.00	\$ 928.00
	Classic Events	Internal Tent Lighting	4	\$ 16.20	\$ 64.80
	Classic Events	Tent Sides	6	\$ 20.00	\$ 120.00
	Classic Events	8' x 30' Tables	40	\$ 6.30	\$ 252.00
	Classic Events	Chairs	200	\$ 1.08	\$ 216.00
Lighting	Ziegler Power Systems	Allmand NitePro Light Plants	2	\$ 200.00	\$ 400.00
	Ziegler Power Systems	Fuel	2	\$ 33.33	\$ 66.67
	Ziegler Power Systems	Freight	2	\$ 66.67	\$ 133.33
	Musco Lighting	Central Campus and Lake LaVerne Lighting	0.5	\$ 6,370.00	\$ 3,185.00
	FP&M	Backup Generator for Musco Lighting	0.5	\$ 1,480.00	\$ 740.00
PR	Z-Card North America	Z-Card	0.035	\$ 4,000.00	\$ 140.00
		Weekend Poster	0.1	\$ 200.00	\$ 20.00
	Nite Owl Printing	General Brochure	0.03	\$ 2,000.00	\$ 61.00
Pancakes Support	Chris Cakes	Mileage	250	0.7	\$ 175.00
	MU Hotel	Hotel	2	\$ 70.00	\$ 140.00
	FP&M	Electric for Central Campus	0.1	\$ 1,232.00	\$ 123.20
	Electronic Engineering	Radios	0.03	\$ 6,150.00	\$ 184.50
	NB Golf Carts	Utility Golf Cart	1	\$ 110.00	\$ 110.00
	Barker Implement	Gators	0.05	\$ 750.00	\$ 37.50
	FP&M	Turf Replacement	0.25	\$ 219.41	\$ 54.85
	Jims Johns Inc	Portable Restrooms	0.05	\$ 1,550.00	\$ 77.50
Pancakes	Chris Cakes	Pancakes	2200	\$ 3.35	\$ 7,370.00
Campus Events Entertainment Act(s)		ie Regurgitator, hypnotist, magician, etc			\$ 2,500.00
Total All Expenses:					\$ 17,099.35

REVENUES

	Number	Price/Each	Total
City of Ames Grant	1	\$ 8,000.00	\$ 8,000.00
Pancake Patron Fees	2200	\$ 4.00	\$ 8,800.00
Additional Campus Event Entertainment Act(s) Sponsorship	1	\$ 299.35	\$ 299.35
Total All Revenues:			\$ 17,099.35

Staff Report

2014-15 ASSET FUNDING GUIDELINES

December 10, 2013

BACKGROUND:

At its meeting on November 26th, 2013, the City Council asked staff for additional information to determine the funding limits for ASSET in the 2014-15 Budget. The attached budget narrative provided at that meeting offers several options for consideration based on prior contracted service amounts (Attachment A).

Staff has provided an attachment showing the funding by service area over the last two fiscal years, as well as the full requests for 2014-15 services (Attachment B).

On November 26th, staff stated it would provide information about service areas with constraints in helping clients (Attachment C). These requests fall primarily in the City's highest priority areas that are included in ASSET Panel 2 -Basic Needs and Panel 3 - Children's Services. When responding to this new ASSET question, the vast majority of service areas did not indicate issues with meeting needs in the community. The services shown in Attachment C stated concerns about having to turn away clients due to funding or facility constraints.

- All daycare providers indicated constraints with providing service and had waiting lists for new clients in all age groups.
- In ASSET Panel 2 - Basic Needs, there were several services that indicated issues with turning away clients as well. However, most of them did not have accurate data to provide for 2012-13, except YSS.
 - ACCESS and the Salvation Army indicated they had started more specific data collection, so that they can better report this information for 2013-14.
 - Emergency Residence Project did not state if it could provide more accurate numbers or indicate if they were going to start tracking information to be able to provide data for 2013-14.

STAFF COMMENTS:

Total ASSET requests for FY 2014/15 are \$1,275,268, or 17.5% over the current total contracted for FY 2013/14. Staff should again note that there is no anticipated increase for FY 2014-15 in the Local Option Sales Tax revenues that support ASSET programs. Staff has provided a variety of funding options for the Council to consider.

OPTIONS:

1. Allocate no increase in ASSET funds, or \$1,084,978 for the 2014-15 Budget.
2. Allocate a 2% increase in ASSET funds, or \$1,106,677 for the 2014-15 Budget.
3. Allocate a 3% increase in ASSET funds, or \$1,117,527 for the 2014-15 Budget.
4. Allocate a 4% increase in ASSET funds, or \$1,128,377 for the 2014-15 Budget.
5. Allocate an increase of some other amount.
6. Do nothing.

ATTACHMENT A ASSET Narrative

The following priorities were adopted by the City Council in July 2013 for 2014/2015:

#1 Meet basic needs, with emphasis on low to moderate income:

- Housing cost offset programs, including utility assistance
- Sheltering
- Quality childcare cost offset programs, including daycare and State of Iowa licensed in home facilities
- Food cost offset programs, to assist in providing nutritious perishables and staples
- Transportation cost offset programs for the elderly and families
- Legal assistance
- Disaster response

#2 Meet mental health and chemical dependency needs

- Provide outpatient emergency access to services
- Provide crisis intervention services
- Provide access to non-emergency services
- Ensure substance abuse preventions and treatment is available in the community

#3 Youth development services and activities

The volunteers also noted that the City Council had identified youth in its goals as being a priority to help strengthen the community.

Staff has prepared some additional background information which summarizes ASSET requests and changes due to mental health redesign program at the State level, regionalization of domestic violence services and new programs/services. Below are the summaries from 2009/10 moving forward, showing the recommended ASSET allocations for all funders at budget time.

	Story County	United Way of Story County	Gov't of the Student Body	City of Ames	City % Increase	Total
2009/10	\$989,208	\$758,474	\$138,364	\$986,889	5.40%	\$2,872,935
2010/11	\$983,591	\$803,707	\$139,781	\$1,079,065	9.30%	\$3,006,144
2011/12	\$995,618	\$814,333	\$149,960	\$1,111,437*	3.0%	\$3,071,348
2012/13	\$1,029,339	\$819,607	\$136,755	\$1,150,278**	3.5%	\$3,135,979
2013/14	\$1,193,438	\$883,256	\$138,178	\$1,184,786***	2.9%	\$3,299,850

* Excludes supplemental funding in 2011/12 for Heartland Senior Services (\$5,990) awarded after budget approval. If included, the percentage increases for 2011/12 would be 3.6%.

**During the 2012/13 Budget process, the City Council allocated \$158,176 for services from Community Family Resources (substance abuse \$106,125) and Richmond Center (mental health \$52,051). No contracts were entered into in 2012/13 for these services and therefore the total under City contract in 2012/13 was only \$992,102, not \$1,150,278 that was allocated.

***The budget for 2013/14 is \$1,184,786, which included \$12,875 for Eyerly Ball for Family Counseling Services for Mental Health issues for which Eyerly Ball has not sought a contract,

from the City, due to their ability to find other funding to assist clients from insurance or other government programs. An additional \$86,933 for any other mental health or related needs was also set aside in the 2013/14 Budget by the City Council. No new program or service has been identified to target the remain 2013/14 budgeted dollars. The total left unallocated from the 2013/14 Budget is \$99,808. The amount under contract for 2013/14 is currently \$1,084,978, up just over 9% from contracted 2012/13, which includes ACCESS supplemental funding for Battering Shelter in the amount of \$16,758.

Comparison of Contracted Amount Vs. Budget Vs. Requested

	Ames Budget 12/13	Ames Contracted 12/13	Ames Requested 13/14	Ames Budget 13/14	Ames Contracted 13/14	Ames Request 14/15
Total ASSET Funding	\$1,150,278	\$992,102	\$1,209,060	\$1,184,786	\$1,084,978	\$1,275,268

2014/15 Program and Service Requests

For 2014/15, total City ASSET funds requested by agencies are \$1,275,268 (see Attachment A), up \$190,290 or 14.9% over the current 2013/14 contracted services of \$1,084,978. Or \$90,482 (7.1%) over the approved 2013/14 Budget.

The 2014/15 increased request are spread over all for ASSET funding areas or panels (see Attachment B), with increases being largest with **Basic Needs** at \$78,141 (18.38%), which is the #1 priority for the City of Ames. The largest increases were requested in the areas of:

- assistance for basic materials in the amount of \$18,624, which covers shelter, food and rent assistance.
- budget and credit counseling services in the amount of \$23,333,
- and emergency shelter in the amount of \$15,642.

Prevention/Support Services is the next highest increase for requested 2014/15 dollars and covers the City's #3 priority in the areas of youth, but also encompasses a variety of other areas that are not identified as a priority for City funds. Of the \$59,129 additional request, the largest increases were requested in the areas of:

- assistance for out of school learning and under age 5 reading programs in the amount of \$14,000, which is a City priority
- assistance for social development, including the mental illness wellness center and youth reading development in the amount of \$27,050, both of which are City priorities

Children's Services area requested \$28,256 increase in funding for 2014/15, which is part of the City's priority #1 and #3. The largest funding increases were in the following:

- assistance for social development and adjustment programs in the amount of \$20,525
- assistance for day care for children in the amount of \$9,580.

Health Services (including mental health and substance abuse services) is the lowest increase in requests and is part of both City priorities #1 and #2. The biggest increase in this area were in the following:

- Dental clinics in the amount of \$25,693

There was also no request from Eyerly Ball for mental health services. Though this is a City priority, as noted above, coverage for clients exists elsewhere and therefore prohibits the use of ASSET dollars from the City.

Two new agencies have also joined ASSET for 2014/15, they are Raising Readers and Visiting Nurses. Raising Readers is requesting \$43,000 from the City to fund service new programs. Visiting Nurses is now running the Foster Grandparent Program that was administered previous by Mid Iowa Foster Grandparent, there was no change in the funding with Visiting Nurses taking over the program.

The chart below indicates some City allocations possible based on percentage increases from last year's contracted City funding of \$1,084,978.

Increase Options over Current Year ASSET Contracts with the City of Ames

	Dollar Increase	Total City Allocation Allotment
2%	\$21,700	\$1,106,677
3%	\$32,549	\$1,117,527
5%	\$54,249	\$1,139,227
7%	\$75,948	\$1,160,926
14.9% (request)	\$190,290	\$1,275,268

Attachment A
ASSET Increase By Agency from 2013/14 to 2014/2015

	2014/15 Increase in City Request		2014/15 Increase in ASSET Request	
<u>Organization</u>	\$	%	\$	%
ACCESS	\$5,417	7.74%	\$24,269	12.16%
ACPC	\$3,142	4.0%	\$5,121	3.85%
American Red Cross	\$5,000	55.56%	\$11,167	28.03%
Boys & Girls Club	\$2,775	3.0%	\$5,100	2.86%
Campfire	\$307	5.0%	\$1,760	4.76%
Center for Creative Justice	\$2,105	4.0%	\$3,866	3.84%
Childserve	\$40	0.23%	\$354	1.07%
Emergency Residence Project	\$18,450	28.87%	\$42,251	23.09%
Eyerly Ball	(\$12,875)	--	(\$168,436)	--
Good Neighbor	\$425	2.62%	\$1,675	6.12%
Heartland Senior Services	\$11,880	8.01%	\$58,612	17.66%
HIRTA	\$2,000	5.0%	\$2,000	1.22%
Homeward	\$7,720	21.28%	\$43,115	10.12%
Legal Aid	\$7,008	8.69%	\$18,156	9.17%
Lutheran Services	\$2,825	100%	\$12,010	20.79%
Mid-Iowa Community Action	\$23,673	71.60%	\$44,839	39.08%
Nat'l Alliance on Mental Illness	\$3,050	55.96%	\$16,487	25.41%
Orchard Place	\$0	0%	\$0	0%
Raising Readers (new agency)	\$43,000	100%	\$114,000	100%
RSVP	\$1,950	7.25%	\$4,435	5.98%
The ARC of Story Co.	\$700	9.59%	\$7,600	9.87%
The Salvation Army	\$30,253	123.5%	\$43,323	51.42%
University Community Childcare	\$3,992	9.07%	\$12,755	8.62%
Visiting Nurses (formerly MidIowa)	\$0	0.0%	(\$87)	-0.73%
Volunteer Center	\$1,050	15.0%	\$4,440	5.63%
Youth & Shelter Services	\$26,403	13.23%	\$56,873	13.66%

Attachment B	Ames Approved 12/13	Ames Approved 13/14	Ames Request 14/15		ASSET Approved 12/13	ASSET Approved 13/14	ASSET Request 14/15		Ames % Change 12/13 to 13/14	Ames \$ Change 12/13 to 13/14	Ames % Change 13/14 to 14/15	Ames \$ Change 13/14 to 14/15		ASSET % Change 12/13 to 13/14	ASSET \$ Change 12/13 to 13/14	ASSET % Change 13/14 to 14/15	ASSET \$ Change 13/14 to 14/15
Panel 1 --Health Services																	
Community Clinics Subtotal	\$23,139	\$24,746	\$50,439		\$126,815	\$134,081	\$188,100		6.94%	\$1,607	103.83%	\$25,693		5.73%	\$7,266	28.72%	\$54,019
In-Home Nursing	\$0	\$0	\$0		\$47,200	\$51,819	\$59,400		#DIV/0!	\$0	#DIV/0!	\$0		9.79%	\$4,619	12.76%	\$7,581
In Home Hospice	\$0	\$0	\$0		\$45,800	\$47,660	\$50,500		#DIV/0!	\$0	#DIV/0!	\$0		4.06%	\$1,860	5.62%	\$2,840
Substance Abuse/Co-Occuring Disorders Treatment Subtotal	\$6,500	\$6,830	\$7,000		\$134,291	\$9,010	\$9,500		5.08%	\$330	2.49%	\$170		12.81%	\$17,209	5.16%	\$490
Primary Treatment/Health Maintenance (out patient) Subtotal	\$42,688	\$60,075	\$49,000		\$344,660	\$399,313	\$230,246		40.73%	\$17,387	-18.44%	-\$11,075		15.86%	\$54,653	-73.43%	-\$169,067
Services for Mentally/Physically Impaired Subtotal	\$0	\$0	\$0		\$13,865	\$37,959	\$42,139		#DIV/0!	\$0	#DIV/0!	\$0		173.78%	\$24,094	9.92%	\$4,180
Special Recreation (Active Lifestyles)	\$1,100	\$1,500	\$2,000		\$8,700	\$25,100	\$30,000		36.36%	\$400	33.33%	\$500		188.51%	\$16,400	16.33%	\$4,900
Community Support Services Subtotal	\$0	\$0	\$0		\$28,440	\$26,735	\$26,279		#DIV/0!	\$0	#DIV/0!	\$0		3.15%	\$897	-1.74%	-\$456
Employment Assistance for Physically and Mentally Disabled	\$0	\$0	\$0		\$0	\$0	\$0		#DIV/0!	\$0	#DIV/0!	\$0		#DIV/0!	\$0	#DIV/0!	\$0
Enclave Services -employment services	\$0	\$0	\$0		\$5,000	\$7,940	\$9,000		#DIV/0!	\$0	#DIV/0!	\$0		58.80%	\$2,940	11.78%	\$1,060
Day Habilitations Services Subtotal	\$0	\$0	\$0		\$0	\$8,700	\$14,300		#DIV/0!	\$0	#DIV/0!	\$0		#DIV/0!	\$12,000	39.16%	\$5,600
Day Care Adult	\$45,452	\$49,111	\$51,567		\$51,730	\$56,677	\$93,795		8.05%	\$3,659	5.00%	\$2,456		9.56%	\$4,947	39.57%	\$37,118
In-Home Health Monitoring (Lifeline)	\$0	\$0	\$0		\$7,600	\$8,586	\$9,800		#DIV/0!	\$0	#DIV/0!	\$0		12.97%	\$986	12.39%	\$1,214
Homemaker/Home Health Assistance	\$9,390	\$10,900	\$13,200		\$121,690	\$130,860	\$141,500		16.08%	\$1,510	21.10%	\$2,300		7.54%	\$9,170	7.52%	\$10,640
Home Delivered Meals																	
Home Delivered Meals Subtotal	\$8,300	\$11,000	\$14,400		\$36,366	\$59,412	\$72,291		32.53%	\$2,700	30.91%	\$3,400		84.04%	\$30,563	17.82%	\$12,879
Congregate Meals	\$22,266	\$26,405	\$27,725		\$36,182	\$45,580	\$47,859		18.59%	\$4,139	5.00%	\$1,320		25.97%	\$9,398	4.76%	\$2,279
Total Panel 1 - Health Services	\$158,835	\$190,567	\$215,331		\$1,008,339	\$1,049,432	\$1,024,709		19.98%	\$31,732	12.99%	\$24,764		4.08%	\$41,093	-2.41%	-\$24,723
Panel 2 - Basic Needs Services																	
Emergency Assistance for Basic Materials Subtotal	\$31,497	\$47,797	\$66,421		\$51,672	\$77,711	\$131,127		51.75%	\$16,300	38.96%	\$18,624		50.39%	\$26,039	40.74%	\$53,416
Battering Relief Subtotal	\$30,911	\$31,600	\$33,100		\$78,780	\$83,315	\$87,300		2.23%	\$689	4.75%	\$1,500		5.76%	\$4,535	4.56%	\$3,985
Rape Relief Subtotal	\$4,779	\$5,200	\$6,500		\$18,399	\$22,272	\$26,900		8.81%	\$421	25.00%	\$1,300		21.05%	\$3,873	17.20%	\$4,628
Crisis Intervention/Childcare	\$2,825	\$2,825	\$5,650		\$10,280	\$11,350	\$22,700		0.00%	\$0	100.00%	\$2,825		10.41%	\$1,070	50.00%	\$11,350
Emergency Shelter Subtotal	\$107,081	\$129,158	\$144,800		\$212,361	\$248,568	\$288,700		20.62%	\$22,077	12.11%	\$15,642		17.05%	\$36,207	13.90%	\$40,132
Correctional Services (Probation Supervision)	\$51,115	\$52,648	\$54,753		\$93,672	\$96,695	\$100,561		3.00%	\$1,533	4.00%	\$2,105		3.23%	\$3,023	3.84%	\$3,866
Legal Aid Civil	\$75,870	\$80,675	\$87,683		\$171,290	\$179,827	\$197,983		6.33%	\$4,805	8.69%	\$7,008		4.98%	\$8,537	9.17%	\$18,156
Clothing, Furnishing & Other Assistance (Stork's Nest)	\$5,333	\$5,996	\$7,000		\$7,165	\$9,203	\$12,750		12.43%	\$663	16.74%	\$1,004		28.44%	\$2,038	27.82%	\$3,547
Disaster Services Subtotal	\$17,000	\$16,300	\$20,750		\$41,000	\$36,468	\$47,850		-4.12%	-\$700	27.30%	\$4,450		-11.05%	-\$4,532	23.79%	\$11,382
Transportation Subtotal	\$38,252	\$40,400	\$42,550		\$148,598	\$166,571	\$169,646		5.62%	\$2,148	5.32%	\$2,150		12.10%	\$17,973	1.81%	\$3,075
Budget/Credit Counseling Subtotal	\$0	\$6,667	\$30,000		\$6,810	\$18,477	\$44,310		#DIV/0!	\$6,667	349.98%	\$23,333		171.32%	\$11,667	58.30%	\$25,833
Respite Care	\$5,600	\$5,800	\$4,000		\$8,530	\$20,300	\$15,000		3.57%	\$200	-31.03%	-\$1,800		137.98%	\$11,770	-35.33%	-\$5,300
Health and Safety Education	\$1,980	\$0	\$0		\$6,980	\$0	\$0		-100.00%	-\$1,980	#DIV/0!	\$0		-100.00%	-\$6,980	#DIV/0!	\$0
Total Panel 2 - Basic Needs	\$372,243	\$425,066	\$503,207		\$855,537	\$970,757	\$1,144,827		14.19%	\$52,823	18.38%	\$78,141		13.47%	\$115,220	15.20%	\$174,070
Panel 3 Childrens' Services																	
Day Care Infants Subtotal	\$31,761	\$32,871	\$29,456		\$101,443	\$102,619	\$103,363		3.49%	\$1,110	-10.39%	-\$3,415		1.16%	\$1,176	0.72%	\$744
Day Care Children Subtotal	\$80,039	\$83,107	\$92,687		\$215,188	\$225,135	\$246,528		3.83%	\$3,068	11.53%	\$9,580		4.62%	\$9,947	8.68%	\$21,393
Day Care School Age Subtotal	\$28,430	\$29,596	\$30,841		\$52,660	\$55,100	\$56,542		4.10%	\$1,166	4.21%	\$1,245		4.63%	\$2,440	2.55%	\$1,442
Preschool Subtotal	\$0	\$0	\$0		\$12,868	\$13,266	\$14,392		#DIV/0!	\$0	#DIV/0!	\$0		3.09%	\$398	7.82%	\$1,126
Childcare Resource Development	\$5,665	\$6,165	\$6,165		\$10,300	\$9,652	\$9,652		8.83%	\$500	0.00%	\$0		-6.29%	-\$648	0.00%	\$0
Childcare for Mildly Ill Children	\$525	\$788	\$859		\$2,485	\$3,675	\$4,006		50.10%	\$263	9.01%	\$71		47.89%	\$1,190	8.26%	\$331
Youth Development and Social Adjustment Subtotal	\$142,491	\$133,500	\$153,775		\$319,918	\$304,180	\$350,376		-6.31%	-\$8,991	15.19%	\$20,275		-4.92%	-\$15,738	13.18%	\$46,196
Employment Assistance for Youth	\$17,900	\$18,500	\$19,000		\$24,100	\$25,200	\$27,000		3.35%	\$600	2.70%	\$500		4.56%	\$1,100	6.67%	\$1,800
Out of School Program	\$0	\$0	\$0		\$12,131	\$13,840	\$17,000		#DIV/0!	\$0	#DIV/0!	\$0		14.09%	\$1,709	18.59%	\$3,160
Total Panel 3 Childrens' Services	\$306,811	\$304,527	\$332,783		\$751,093	\$752,667	\$828,859		-0.74%	-\$2,284	9.28%	\$28,256		0.21%	\$1,574	9.19%	\$76,192
Panel 4 Prevention/Support Services																	
Family Life Services Subtotal	\$15,601	\$15,932	\$29,932		\$53,347	\$61,563	\$107,223		2.12%	\$331	87.87%	\$14,000		15.40%	\$8,216	42.58%	\$45,660
Foster Family Recruitment	\$0	\$0	\$0		\$4,000	\$0	\$0		#DIV/0!	\$0	#DIV/0!	\$0		-100.00%	-\$4,000	#DIV/0!	\$0
Separated Families	\$0	\$0	\$2,000		\$2,000	\$2,000	\$4,235		#DIV/0!	\$0	#DIV/0!	\$2,000		0.00%	\$0	52.77%	\$2,235
Volunteer Management																	
Service Coordination Subtotal	\$38,730	\$40,358	\$42,358		\$99,811	\$103,996	\$109,996		4.20%	\$1,628	4.96%	\$2,000		4.19%	\$4,185	5.45%	\$6,000
Activity and Resource Center	\$32,500	\$32,500	\$34,125		\$35,905	\$35,905	\$37,700		0.00%	\$0	5.00%	\$1,625		0.00%	\$0	4.76%	\$1,795
Public Education and Awareness Subtotal	\$37,571	\$39,446	\$46,300		\$104,035	\$100,528	\$115,864		4.99%	\$1,875	17.38%	\$6,854		-3.37%	-\$3,507	13.24%	\$15,336
Advocacy for Social Development Subtotal	\$1,000	\$6,000	\$33,050		\$65,512	\$84,896	\$157,373		500.00%	\$5,000	450.83%	\$27,050		29.59%	\$19,384	46.05%	\$72,477
Resource Development	\$0	\$0	\$4,000		\$0	\$0	\$14,000		#DIV/0!	\$0	#DIV/0!	\$4,000		#DIV/0!	\$0	100.00%	\$14,000
Informal Ed for Self Improvement/Enrichment	\$0	\$0	\$0		\$1,070	\$1,100	\$2,050		#DIV/0!	\$0	#DIV/0!	\$0		2.80%	\$30	46.34%	\$950
Total Panel 4 Prevention/Support Services	\$154,213	\$164,818	\$223,947		\$494,666	\$526,994	\$691,020		6.88%	\$10,605	35.88%	\$59,129		6.54%	\$32,328	23.74%	\$164,026
Attachment B																	
All Panel Total	\$992,102	\$1,084,978	\$1,275,268		\$3,109,635	\$3,299,850	\$3,689,415		8.56%	\$92,876	14.92%	\$190,290		5.18%	\$190,215	10.56%	\$389,565

ASSET REPORT ON NEEDS:
Were any clients turned away in FY 2012-13?

Attachment C

Panel 1 - Health Services			
Heartland	Adult Day Center	1.4a	Limited due to size of facility. No data on how many have to alter visits to meet space constraints.

Panel 2- Basic Needs			
ERP	Transitional Housing	2.1a	Served 44 people. Mostly always at capacity. Only have estimates on numbers turned away and do not report to the State of Iowa.
Salvation Army	Rent/Mortgage/Utility Assistance	2.1a	Clients were turned away in 2012-2013, however, that information was not being tracked. Working on tracking for 2013-2014.
ACCESS	Battering Shelter	2.1h	Turn away clients when shelter reaches capacity. In FY 13 a total of 484 were turned away, some individuals called more than once for help. This data was not kept by location of requesting individual in 2013.
ERP	Shelter-plus meals	2.1h	Served 721 people. Only have estimates on numbers turned away and do not report to the State of Iowa.
YSS	Shelter	2.1h	58 clients served, with 4 turned away due to no bed availability.

Panel 3 - Children's Services			
ACPC	Daycare-Infant	3.1a	75 toddlers and preschoolers on a waiting list on 6/30/13, with another 24 on a list for when a child turns 18 mos. Just started tracking those not put on the list in Fall 2013, per ASSET's request.
ChildServ	Daycare-Infant	3.1a	Classrooms were full in 2012-2013, currently 17 are on a waiting list. Only 44 slots are available.
UCC	Daycare-Infant	3.1a	27 infants were served with 113 on the waiting list. This does not count clients who were turned away accurately.
ACPC	Daycare-Child	3.1b	75 toddlers and preschoolers on a waiting list on 6/30/13, with another 24 on a list for when a child turns 18 mos. Tracking just started on calls that did not get put on the list in Fall 2013, with ASSET's request to track.
ChildServ	Daycare-Child	3.1b	Classrooms were full in 2012-2013, currently 10 are on a waiting list. Only 78 slots are available.
UCC	Daycare-Child	3.1b	46 toddlers were served with 119 on the waiting list. This does not count clients who were turned away accurately.
ACPC	Daycare-School Aged	3.1c	50 school children were turned away and another 12 on waiting lists for fall 2014. Attempting to track phone call inquiries moving forward.
UCC	Daycare-School Aged	3.1c	53 children were served with 53 on the waiting list. This does not count clients who were turned away accurately.
YSS	GRIP Mentoring Program	3.2a	203 mentoring matches were made in Story County in 2012-2013, with 13 on a waiting list.

Panel 4 - Prevention/Support Services			
Volunteer Center	Service Learning	4.3b	994 service learning clients of which 752 were at Kate Mitchell and Sawyer elementary schools. Some children were turned away due to capacity issues at Kate Mitchell, as an example. Accurate data was not kept in 2012-2013.



To: Mayor and Ames City Council

From: Steven L. Schainker, City Manager

Date: December 6, 2013

Subject: Flood Mitigation Plan

On November 26, 2013, the staff recommended that the City Council pass a resolution supporting a three-part flood mitigation plan. (See attached Council Action Form). This recommendation was offered after reviewing the draft report from our consulting firm, HDR, and two meetings with the City Council where the cost/benefit calculations regarding various options were discussed.

The recommended plan would include the following elements:

1) Conveyance

- Reshaping the Squaw Creek channel immediately upstream and downstream of the South Duff Avenue bridge crossing.
- Expanding of the width of the U.S. Highway 30 bridge over Skunk River.

2) Long-term

- Working with the Squaw Creek Watershed Management Authority to address flood mitigation strategies higher up in the watershed.

3) Floodplain Regulatory Controls

- Reviewing existing floodplain regulations and considering possible strategies to manage the flood plain differently to mitigate the impact of future flooding.

After reviewing the various options provided by our consultant, I thought it would be important for the City Council to declare its strategy for mitigating river flooding for the benefit of public who is following this issue as well as that staff who will have to implement your strategy. Therefore, you were asked to make this declaration by passing a resolution in support of the three-part plan. It became apparent from your action at the November 26th meeting that there were not enough votes to support all three parts of the proposed plan.

Absent the necessary votes to adopt this plan in total, you will be asked on December 10th to consider a series of motions that would give staff direction on how to proceed regarding this important issue. This approach will allow Council members to vote separately on each proposed direction.

The separate actions would include the following:

- A motion approving the issuance of a Request for Proposals for professional consulting services to assist in the pursuit of FEMA grants for reshaping the Squaw Creek Channel. The estimated cost for this service is \$85,000. A recommended funding source will be identified prior to the approval of the consulting services contract.
- A motion approving the inclusion of the Squaw Creek channel reshaping project totaling \$5,920,000 (with the City's share at \$1,480,000 and FEMA share at \$4,440,000) in the Capital Improvements Plan for sometime during the next five years.
- A motion directing City staff to engage the Iowa DOT in discussions to accelerate the Highway 30 bridge replacement.
- A motion directing the Mayor and City staff to remain actively engaged in the Squaw Creek Watershed Management Authority and support efforts to pursue additional flood mitigation measures higher up in the watershed through that entity.
- A motion approving the scheduling of a Council workshop to discuss possible floodplain regulations.

ITEM # 21
DATE: 11-26-13**COUNCIL ACTION FORM****SUBJECT:** FLOOD MITIGATION PLAN**BACKGROUND:**

On October 29, 2013, staff presented the final results of the flood mitigation study. The staff report accompanying that presentation recommended a three-pronged approach for achieving the Council's goal of mitigating the impacts of flooding in the Ames Community. **The three elements of the recommended course of action included (1) undertaking conveyance improvements on the Squaw Creek and South Skunk River, (2) exploring regulatory changes to how the flood plain is managed, and (3) working through the Squaw Creek Watershed Management Authority to undertake long-term flood improvements higher up in the watershed.**

This report deals with the first of these three elements – conveyance improvements to facilitate the flow of flood waters through the community.

Conveyance Improvements. The recommended conveyance improvements include two projects. The first is to **reshape the Squaw Creek channel immediately upstream and downstream of the South Duff Avenue bridge crossing**. As modeled by the consultants, this alternative would reduce the water surface elevation of the 1% annual chance flood (i.e., the “100-year flood”) by two feet at South Duff Avenue. The benefit of the improvement would be less upstream of Duff Avenue. This alternative is believed to have a high likelihood of being eligible for FEMA grants. To begin moving forward on this element, staff recommends that \$85,000 be identified in the current year's budget to begin the application process for FEMA and other grants. The success of the grant applications would likely be known by December of 2014. Design work for the improvements could then occur during FY 15/16, with the construction permits from the Iowa DNR and Army Corps of Engineers being acquired on a parallel path. Construction then could most likely take place during FY 16/17. If the City is successful in obtaining FEMA funding, a 25% state/local match would be required. Staff recommends that the City's portion of these costs be shown in the Capital Improvements Plan as coming from general obligation bonds.

The second project related to conveyance improvements involves the **improvements to the U.S. Highway 30 bridge**. The initial response from FEMA was that this project would not be eligible for disaster mitigation funds. However, staff still intends to actively explore other grant opportunities for this project.

The bridges were constructed in 1964, and at this time are not on the Iowa Department of Transportation's (IDOT's) current five-year plan for replacement. Options for undertaking and funding this mitigation project include the following:

- A. Request that IDOT accelerate the timing of the project.
- B. Wait for the IDOT to advance the project on its own timeframe.
- C. Seek IDOT or federal funding opportunities to help accelerate the improvements.
- D. Offer to help partially fund the project to accelerate the timing.
- E. Choose to fund the project entirely with local funds and proceed immediately.

At this time, staff is not recommending that the Highway 30 bridge be included in the City of Ames Capital Improvements Plan, and is also not recommending that any local funds be designated for this work. Instead, staff proposes to engage IDOT staff in discussions seeking to accelerate the timing for state and federal funds to undertake the project. The City Council, Ames Chamber of Commerce, and others may also wish to contact the Governor's Office, Iowa DOT administrators, and area legislators to see what options may exist for advancing the priority of the Highway 30 bridge replacement.

Floodplain Regulatory Controls. Staff proposes to hold a Council workshop on existing floodplain regulations and possible strategies to manage the flood plain differently to mitigate the impact of future flooding. This workshop could be held as early as February or March 2014, and could be held in conjunction with a discussion of the proposed Post-Construction Storm Water Ordinance.

Squaw Creek Watershed Management Authority. The City of Ames is a founding member of the Squaw Creek Watershed Management Authority (WMA). The WMA is being administered through Story County, which was recently awarded a \$160,000 State grant to develop a strategic master plan for the watershed. With input from a WMA technical advisory committee, the Board of Supervisors selected the firm of Emmons & Olivier Resources, Inc. (EOR) to prepare this master plan. Included in the scope of work is an assessment of the flood risks in the watershed, an assessment of options for reducing flood risk in the watershed, monitoring various flood risk activities in the watershed, education of residents in the watershed about flooding risks, and seeking funding for flood mitigation in the watershed. A number of public input and education activities are being planned; and EOR's work is scheduled for completion in September 2014.

The Squaw Creek WMA seems to be the best suited entity for addressing flood mitigation strategies higher up in the watershed. The multi-jurisdictional nature of the Authority lends itself to undertaking strategies that cross jurisdictional boundaries or impact multiple cities and counties. The Mayor and City staff continue to remain actively engaged in this organization. It is staff's intent, wherever appropriate, to work through the Authority to pursue the types of watershed storage improvements suggested by HDR in the Ames Flood Mitigation Study.

ALTERNATIVES:

1. Direct staff to implement the following flood mitigation strategy:
 - A. Issue a Request for Proposals for professional consulting services to assist in the pursuit of FEMA grants for reshaping the Squaw Creek Channel. The estimated cost for this service is \$85,000. A recommended funding source will be identified during preparation of the upcoming budget.
 - B. Include the Squaw Creek channel reshaping project (\$5,920,000) in the Capital Improvements Plan update.
 - C. Engage the Iowa DOT in discussions to accelerate the Highway 30 bridge replacement.
 - D. Schedule a Council workshop on floodplain regulations.
 - E. Remain actively engaged in the Squaw Creek Watershed Management Authority, and support efforts to pursue additional flood mitigation measures higher up in the watershed through that entity.
2. Direct staff to implement some other flood mitigation strategy.
3. Take no action at this time.

MANAGER'S RECOMMENDED ACTION:

The Ames Flood Mitigation Study concluded that the most cost-effective physical mitigation measures involved improving the conveyance capacity of Squaw Creek. Staff has developed a three-pronged approach with short-term measures (reshaping Squaw Creek), mid-range measures (Highway 30 bridge modifications and consideration of flood plain regulation modifications), and long-term measures (working with Squaw Creek Watershed Management Authority to pursue flood mitigation activities higher up in the watershed). This approach offers an opportunity to make immediate, meaningful improvements in the South Duff business corridor, where the highest dollar damage potential exists; while continuing to pursue other meaningful measures that cannot be accomplished in the near term.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby directing staff to undertake the flood mitigation strategy outlined above.