

**AGENDA**  
**MEETING OF THE AMES AREA METROPOLITAN**  
**PLANNING ORGANIZATION POLICY COMMITTEE**  
**AND REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**JULY 12, 2016**

**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.**

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

**CALL TO ORDER: 6:00 p.m.**

1. Motion appointing Council Member Chris Nelson as Temporary Chairperson for this meeting
2. Public Hearing on proposed FY 2017-2020 TIP:
  - a. Motion approving Final FY 2017-2020 TIP

**COMMENTS:**

**ADJOURNMENT:**

**REGULAR CITY COUNCIL MEETING\***

\*The Regular City Council Meeting will immediately follow the meeting of the Ames Area Metropolitan Planning Organization Transportation Policy Committee AAMPO Meeting.

1. Motion appointing Council Member Chris Nelson as Temporary Chairperson for this meeting

**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 Special Meeting of June 21, 2016, and Regular Meeting of June 28, 2016
4. Motion approving Report of Contract Change Orders for June 16-30
5. Motion approving new Special Class C Liquor License & Outdoor Service for Botanero Latino, 604 East Lincoln Way
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor – Welch Avenue Station, 207 Welch Avenue
  - b. Special Class C Liquor, B Wine, & Outdoor Service – Wheatsfield Cooperative, 413 Northwestern Avenue, Suite 105
  - c. Class C Liquor & Outdoor Service – Bar, 823 Wheeler Street, Suite 4
  - d. Class B Beer – Panchero’s Mexican Grill, 1310 South Duff Avenue
  - e. Class C Liquor – Applebee’s, 105 Chestnut Street
  - f. Special Class C Liquor – Triple Double, 223 Welch Avenue
  - g. Class C Liquor & Outdoor Service - VenuWorks, Scheman Building

7. Motion approving request for authority to retain additional outside counsel
8. Requests from Main Street Cultural District for Summer Sidewalk Sales on July 28-July 30, 2016:
  - a. Motion approving blanket Temporary Obstruction Permit for 400 block of Kellogg Avenue from 4 to 7:30 p.m. on Thursday, July 28, and Blanket Vending License
  - b. Resolution approving closure of 400 block of Kellogg Avenue from 4 to 7:30 p.m. on Thursday, July 28, and waiving requirement of reimbursement for lost parking meter revenue
  - c. Resolution approving suspension of parking regulations in Central Business District from 8:00 a.m. to 6:00 p.m. on Saturday, July 30
  - d. Resolution approving waiver of fees for blanket Vending License and parking meters in entire Central Business District
9. Requests from Main Street Cultural District for Foodies & Brew on August 19, 2016:
  - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
  - b. Motion approving 5-day (August 18-22) Special Class C Liquor License and Outdoor Service
  - c. Resolution approving closure of Douglas Avenue, and 12 metered parking spaces, between Main Street and Fifth Street from 8 a.m. on Friday, August 19, to 1 a.m. on Saturday, August 20, and waiver of parking meter fees
  - d. Resolution approving waiver of Blanket Vending License fee
10. Requests from Iowa State Running Club for Mile on Main Street on Saturday, September 17, 2016:
  - a. Motion approving blanket Temporary Obstruction Permit for Burnett Avenue, Clark Avenue, 8<sup>th</sup> Street, and 11<sup>th</sup> Street from 8:45 a.m. to 9:45 a.m. on Saturday, September 17
  - b. Resolution approving closure of Burnett Avenue, Clark Avenue, 8<sup>th</sup> Street, 9<sup>th</sup> Street, 10<sup>th</sup> Street, and 11<sup>th</sup> Street from 8:45 a.m. to 9:45 a.m. on Saturday, September 17
  - c. Resolution approving closure of 22 parking spaces within closed areas, and waiving requirement of reimbursement for lost parking meter revenue
11. Resolution approving Professional Service Agreement with Shive-Hattery for engineering services for 2016/17 CyRide Route Pavement Improvements (S. 3<sup>rd</sup> Street/S. 4<sup>th</sup> Street)
12. Resolution approving Professional Service Agreement with Stanley Consultants, Inc., for Engineering Services for East Industrial Area Utility Extension project
13. Resolution waiving formal bidding requirements and approving software maintenance contract with Sungard/HTE for joint public safety network
14. Resolution waiving formal bidding requirements and approving software maintenance contract with Sungard/HTE for Information Technology
15. Resolution approving contract with EMC Risk Services, LLC, for Workers' Compensation and Municipal Fire and Police "411 System" Claims Administration from August 1, 2016, through July 31, 2017, in an amount not to exceed \$55,000
16. Resolution awarding contract for purchase of 15kV 500 KCMIL Compact Copper Cable for Electric Services to Affinity Resources of San Francisco, California, in the amount of \$58,768.68
17. Resolution approving contract renewal with Fletcher-Reinhardt Company of Cedar Rapids, Iowa, for purchase of Electric Meters in accordance with unit prices bid
18. Resolution approving preliminary plans and specifications for the South Skunk River Basin Watershed Improvements (City Hall Parking Lot Reconstruction); setting August 3, 2016, as bid due date and August 9, 2016, as date of public hearing
19. Resolution approving contract and bond for Ames/ISU Ice Arena LED Lighting Replacement
20. Resolution approving contract and bond for Electrical Maintenance Services for Power Plant
21. Resolution approving contract and bond for 2015/16 Storm Sewer Improvements Program (Various Locations)
22. Resolution accepting completion of public improvements on Dotson Drive (Ames Middle School)
23. Resolution approving Change Order No. 7 for WPC Digester Improvements Project
24. Resolution accepting completion of WPC Decant Line Repairs Project

25. Resolution accepting completion of 2013/14 and 2014/15 Resource Recovery System Improvements (HVAC Improvements)

**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.

**PUBLIC WORKS:**

26. Resolution approving South Duff Access Safety Improvements Project:
- a. Resolution approving Cost-Sharing Agreement of design improvements between Hunziker, WalMart, and City of Ames
  - b. Resolution approving amendment to Professional Services Agreement with Clapsaddle-Garber Associates, Inc., in the amount of \$87,873

**HEARINGS:**

27. 3599 George Washington Carver Avenue:
- a. Hearing on rezoning from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD):
    - i. First passage of ordinance
  - b. Hearing on Major Site Development Plan:
    - i. Resolution approving Plan
  - c. Resolution approving Preliminary Plat
28. Hearing on text amendment to correct an omission, specifically Section 9.7(3), Conditional Uses, Appeals and Variances, from Chapter 9, Flood Plain Zoning Regulations:
- a. First passage of ordinance (second and third readings and adoption requested)
29. Hearing on proposed contract for sale of City-owned property at 1125 Maxwell Avenue in connection with Community Development Block Grant Neighborhood Sustainability Program:
- a. Resolution approving Contract with Habitat for Humanity
30. Hearing on proposed contract for sale of City-owned property at 306 Wellons Drive in connection with Community Development Block Grant Neighborhood Sustainability Program:
- a. Resolution approving Contract with Habitat for Humanity

**POLICE:**

31. Staff update on Urban Deer Management Program:
- a. Motion approving bow hunting within park system, City property, and other eligible property as detailed in Urban Deer Management Ordinance and rules

**ORDINANCES:**

32. Second passage of ordinance rezoning property at 104 South Hazel Avenue from Government/Airport District (S-GA) to Neighborhood Commercial (NC)
33. Third passage and adoption of ORDINANCE NO. 4264 pertaining to Residential Low-Density Park Zone minimum building setback at exterior boundary line

**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.**

**AMES AREA METROPOLITAN PLANNING ORGANIZATION  
TRANSPORTATION POLICY COMMITTEE ACTION FORM**

**SUBJECT: FY 2017 - 2020 TRANSPORTATION IMPROVEMENT PROGRAM**

**BACKGROUND:**

In order to receive funds for transportation improvement projects, it is necessary for the projects to be part of the approved statewide plan. The initial step in this process is for the Ames Area MPO to develop a draft Transportation Improvement Plan (TIP). The attached draft plan provides for projects for street improvements, CyRide improvements, and trail projects.

In January, 2016, the Ames Area MPO distributed applications for new funding for both STP (Surface Transportation Program) and TAP (Transportation Alternatives Program) projects. Four applications were received. These projects have been added to the FY 2017 – 2020 Transportation Improvement Program. **The Transportation Policy Committee reviewed and unanimously approved the draft TIP on June 14, 2016.**

<b>Program</b>	<b>Project Sponsor</b>	<b>Project Name</b>	<b>Federal Fund Request</b>	<b>Total Project Cost</b>
STP	City of Ames	North Dakota Ave. (Ontario St. to UPRR)	\$680,000	\$1,000,000
STP	CyRide	Vehicle Replacement	\$225,000	\$528,686
STP	City of Ames	13 <sup>th</sup> St. (UPRR to Harding Ave.)	\$1,060,000	\$1,480,000
STP	City of Ames	Grand Ave Extension	*\$2,300,000	\$17,450,000

\*Grand Ave. Extension already awarded \$2,000,000 STP funds in previous years. Request is for an additional \$2,300,000 for a total of \$4.3 Million.

Total New STP Requests: \$4,265,000

Total New TAP Requests: \$0

**ALTERNATIVES:**

1. Approve the final FY 2017–2020 Transportation Improvement Program for submission to the Iowa Department of Transportation.
2. Approve the final FY 2017–2020 Transportation Improvement Program with Transportation Policy Committee modifications for submission to the Iowa Department of Transportation.

## **ADMINISTRATOR'S RECOMMENDATION:**

The Ames Area MPO Transportation Technical Committee has reviewed and unanimously approved the draft 2017-2020 TIP. The Ames Area MPO staff received and addressed comments from the Iowa Department of Transportation, Federal Highway Administration, and Federal Transit Administration. At the public input session, no revisions were requested by the public. The final FY 2017 – 2020 Transportation Improvement Program is due to the Iowa Department of Transportation by July 15, 2016.

Therefore, it is the recommendation of the Administrator that the Transportation Policy Committee adopt Alternative No. 1, as noted above.



**FY** 2017 -  
2020

## Transportation Improvement Program

The Ames Area MPO prepared this report with funding from the U.S. Department of Transportation's Federal Highway Administration and Federal Transit Administration, and in part through local matching funds of the Ames Area MPO member governments. These contents are the responsibility of the Ames Area MPO. The U.S. government and its agencies assume no liability for the contents of this report or for the use of its contents. The Ames Area MPO approved this document on July 12 2016. Please call (515) 239-5160 to obtain permission to use.



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## Federal Highway Administration Section

### Project Selection

#### Introduction

The Ames Area Metropolitan Planning Organization (AAMPO) uses a project selection criteria system as a means of prioritizing submitted projects. All projects submitted to the AAMPO for inclusion in the Transportation Improvement Program (TIP) are reviewed by staff and the Transportation Technical Committee (TTC) and Transportation Policy Committee (TPC). Projects are programmed in the TIP by approval of the TPC based on the recommendation of the TTC and staff.

#### Surface Transportation Block Grant Program (STBG)

Factors identified in the Long Range Transportation Plan (LRTP) are used as tools to help determine those projects selected and their respective priority. In addition to the LRTP tools, highway capacity improvement projects are selected using Level of Service criteria; rehabilitation and reconstruction projects are selected based upon pavement condition index and field review. A STBG application form shall be submitted along with all STBG projects to be considered to receive federal-aid funding. This form can be requested from the Ames Area MPO staff or downloaded from the Ames Area MPO website at [www.aampo.org](http://www.aampo.org).

#### Transportation Alternative Projects (TAP)

Transportation Alternative Projects consists mainly of greenbelt trails that have been identified during the public involvement process for the Long Range Transportation Plan update. Trail segments shown in the plan are sized proportionately based upon estimated construction costs.

A TAP application form shall be submitted along with all TAP projects to be considered to receive federal-aid funding. Submitted projects are then ranked with the following criterion:

- connectivity with existing facilities,
- cost in relation to public benefit,
- enhancement to existing transportation system, and
- identified in the long range transportation plan.

The ranked list is then discussed and may be revised during the TIP development process. This form can be requested from the Ames Area MPO staff or downloaded from the Ames Area MPO website at [www.aampo.org](http://www.aampo.org).

#### Other

Bridge projects consist of necessary repairs recommended by the biennial Iowa Department of Transportation (IDOT) bridge inspections. The IDOT requires these inspections for bridges within the local jurisdictions of the Ames Area MPO. A Candidate List is created by the IDOT Office of Local Systems based on priority points ranking. Local agencies and the Ames Area MPO work with the IDOT on programming necessary bridge projects based on priority and available funding.

The Transit Board selects operating projects for CyRide as identified in the approved Passenger Transportation Plan (PTP), which serves as a needs assessment for all regional human and health service agencies. The Transit Board also approves matching funds for capital projects based upon identified route expansions.

All projects are consistent with the approved Ames Mobility 2040 Long Range Transportation Plan.



## FY 2016 Project Status Report

<b>TPMS #</b>	<b>Project Number</b>	<b>Location</b>	<b>Type of Work</b>	<b>Status</b>	<b>Total Project Cost</b>	<b>Total Federal Aid</b>	<b>Sponsor</b>
32738	STP-U-0155(691)--70-85	In the City of Ames, On 13th ST, from Furman Aquatic Center east .29 Miles to Union Pacific Railroad,	Pavement Rehab	<b>Authorized, 2016 Construction</b>	\$ 1,460,000	\$ 1,060,000	City of Ames
1948	STP-E-0155(S DUFF)--8V-85	In the City of Ames, S DUFF AVE: From Squaw Creek to South 5th Street	Ped/Bike Grade & Pave	<b>FHWA Approved - Project Delayed; Roll Over Funding</b>	\$ 100,000	\$ 70,000	City of Ames
16032	STP-U-0155(690)--70-85	Grand Ave: S Grand Ave: 0.1 miles north of S. 16th Street to Squaw Creek Dr / S 5th St: S Grand Ave to S Duff Ave / S 16th S Duff Ave Intersection	Grade and Pave, New Bridge	<b>January 2017 Letting</b>	\$ 17,730,000		City of Ames
14980	STP-E-0155(684)--8V-85	In the City of Ames, Skunk River Trail, From Bloomington Road to Ada Hayden Park	Ped/Bike Grade & Pave	<b>October 2016 Letting</b>	\$ 474,000	\$ 250,000	City of Ames
14982	STP-E-0155(682)--8V-85	In the City of Ames, Skunk River Trail: From East Lincoln Way to S. River Valley Park	Ped/Bike Grade & Pave	<b>Authorized, Under Construction</b>	\$ 721,000	\$ 360,000	City of Ames
15628	STP-E-C085(100)--8V-85	Gilbert to Ames Trail: Trail connection from Gilbert, Iowa to Ames, Iowa	Ped/Bike ROW	<b>FHWA Approved - Roll over Funding</b>	\$ 983,000	\$ 62,000	Story CCB
34214	RGPL-PA22(RTP)--PL-00	Transportation Planning	Trans Planning	<b>Ongoing</b>	\$ 111,000	\$ 89,000	AAMPO
22016	IM--35)--13-85	I35: US 30 Interchange in Ames	Pave, New Bridge, Grading	<b>Authorized, 2016 Construction</b>	\$ 30,103,000	\$ 22,890,000	IDOT Dist. 1
29713	BRM-0155(685)--8N-85	In the City of Ames, On 6th Street, Over Squaw Creek	Bridge Replacement	<b>Authorized, Under Construction</b>	\$ 2,425,000	\$ 1,000,000	City of Ames
16103	RGPL-PA22(RTP)--ST-85	Ames MPO Planning: STP Funds for Transportation Planning	Trans Planning	<b>Authorized - October 2015 completion</b>	\$ 305,000	\$ 320,000	AAMPO

## Fiscal Constraint

The Ames Area MPO FY 2017 programming targets are \$1,607,098 for STBG, \$89,722 for TAP, and \$69,131 for TAP Flex. The project costs shown in the TIP are in year of expenditure dollars. This is accomplished by developing an estimate of costs in the current bidding environment and then applying an inflation factor of 4% per year. The Ames City Council has programmed these projects in the City of Ames 2016-2021 Capital Improvement Program for the local funding allocation. These funds are generated from the City of Ames annual Road Use Tax Fund (RUTF) distribution, Local Option Sales Tax, and General Obligation (GO) Bonds. The transit program does not have targets, and thus the requests involve significant costs in the anticipation of maximizing the amounts received.

## Financial Constraint Summary Tables

Federal Aid Program	Summary of Costs and Federal Aid							
	2017		2018		2019		2020	
	Total Cost	Federal Aid	Total Cost	Federal Aid	Total Cost	Federal Aid	Total Cost	Federal Aid
Surface Transportation Block Grant Program (STBG)	\$2,422,000	\$1,292,000	\$18,930,000	\$5,360,000	\$500,000	\$400,000	\$1,529,000	\$905,000
Highway Bridge Replacement (STP-HBP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Alternatives Program (TAP)	\$1,409,000	\$560,000	\$521,000	\$160,000	\$0	\$0	\$448,000	\$140,000
National Highway Performance Program (NHPP)	\$0	\$0	\$3,609,000	\$3,249,000	\$0	\$0	\$0	\$0
Metropolitan Planning (PL)	\$113,000	\$90,000	\$113,000	\$90,000	\$113,000	\$90,000	\$113,000	\$90,000
Congestion Mitigation and Air Quality Improvement(CMAQ)	\$1,036,000	\$829,000	\$0	\$0	\$0	\$0	\$0	\$0
Primary Road Funds (PRF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 2 STBG Fiscal Constraint Table				
	2017	2018	2019	2020
Unobligated Balance (Carryover)	\$4,695,847	\$5,080,076	\$1,396,176	\$2,672,276
Region STBG Target	\$1,607,098	\$1,607,100	\$1,607,100	\$1,607,100
Region TAP Flex Target	\$69,131	\$69,000	\$69,000	\$69,000
<b>Subtotal</b>	<b>\$6,372,076</b>	<b>\$6,756,176</b>	<b>\$3,072,276</b>	<b>\$4,348,376</b>
Programmed STP Funds	\$1,292,000	\$5,360,000	\$400,000	\$905,000
<b>Balance</b>	<b>\$5,080,076</b>	<b>\$1,396,176</b>	<b>\$2,672,276</b>	<b>\$3,443,376</b>

Table 3 TAP Fiscal Constraint Table				
	2017	2018	2019	2020
Unobligated Balance (Carryover)	\$609,427	\$139,149	\$69,149	\$159,149
Region TAP Target	\$89,722	\$90,000	\$90,000	\$90,000
TAP Flex Target	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$699,149</b>	<b>\$229,149</b>	<b>\$159,149</b>	<b>\$249,149</b>
Programmed TAP Funds	\$560,000	\$160,000	\$0	\$140,000
<b>Balance</b>	<b>\$139,149</b>	<b>\$69,149</b>	<b>\$159,149</b>	<b>\$109,149</b>

<b>Table 4</b>						
<b>Forecasted Operations and Maintenance (O&amp;M) Costs on the Federal-Aid System Table</b>						
Source: 2015 City Street Finance Report						
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
City of Ames Total Operations	\$466,506	\$485,166	\$504,573	\$524,756	\$545,746	\$567,576
City of Ames Total Maintenance	\$1,074,882	\$1,117,877	\$1,162,592	\$1,209,096	\$1,257,460	\$1,307,758
City of Gilbert Total Operations	\$1,507	\$1,567	\$1,630	\$1,695	\$1,763	\$1,833
City of Gilbert Total Maintenance	\$11,400	\$11,856	\$12,330	\$12,823	\$13,336	\$13,870
<b>Total O&amp;M</b>	<b>\$1,554,295</b>	<b>\$1,616,467</b>	<b>\$1,681,125</b>	<b>\$1,748,370</b>	<b>\$1,818,305</b>	<b>\$1,891,038</b>

<b>Table 5</b>						
<b>Forecasted Non-Federal Aid Revenue Table</b>						
Source: 2015 City Street Finance Report						
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
City of Ames Total RUTF Receipts	\$6,131,328	\$6,376,581	\$6,631,644	\$6,896,910	\$7,172,787	\$7,459,698
City of Ames Total Other Road Monies Receipts	\$4,291,366	\$4,463,021	\$4,641,541	\$4,827,203	\$5,020,291	\$5,221,103
City of Ames Total Receipts Service Debt	\$13,354,772	\$13,888,963	\$14,444,521	\$15,022,302	\$15,623,194	\$16,248,122
City of Gilbert Total RUTF Receipts	\$112,509	\$117,009	\$121,690	\$126,557	\$131,620	\$136,884
City of Gilbert Total Other Road Monies Receipts	\$13,221	\$13,750	\$14,300	\$14,872	\$15,467	\$16,085
City of Gilbert Total Receipts Service Debt	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Non-Federal Aid Road Fund Receipts</b>	<b>\$23,903,196</b>	<b>\$24,859,324</b>	<b>\$25,853,697</b>	<b>\$26,887,845</b>	<b>\$27,963,358</b>	<b>\$29,081,893</b>

## Network Operations and Maintenance

The capital investment and other measures necessary to preserve the existing transportation system, as well as operations, maintenance, modernization, and rehabilitation of existing and future transportation facilities are annually reviewed and programmed. Preservation, operating, and maintenance costs are included as a priority for funding. Maintenance and rehabilitation projects are also included in the AAMPO LRTP. In addition to STBG funding, the City of Ames utilizes RUTF, Local Option Sales Tax, and General Obligation funding for system preservation projects. A program is also included in the City of Ames 2016-2021 CIP to address shared use path maintenance. The LRTP and Land Use Policy Plan (LUPP) both use an intersection efficiency standard of Level of Service (LOS) C.

## Public Participation Process

The draft Transportation Improvement Program follows a process of Transportation Technical Committee review on May 17, 2016; a public input session was held at the Ames City Hall on June 3, 2016; Transportation Policy Committee draft review on June 14, 2016; and a Transportation Policy Committee public hearing on July 12, 2016. Postings for meetings are performed in accordance with our approved Public Participation Plan.

Draft documents are available on the Ames Area MPO website at [www.aampo.org](http://www.aampo.org) and include a map of roadway projects by programmed fiscal year. Notice of meetings were posted at the Ames City Hall and on the Ames Area MPO website as 'News'. In addition, projects are available for public review and comment through the City of Ames Capital Improvement Program process.

## Title VI Compliance

The Ames Area MPO adheres to the City of Ames's Title VI of the Civil Rights Act of 1964 Compliance Plan. The AAMPO carries out its transportation planning processes without regard to race, color, or national origin. The Compliance Plan provides information on the Ames Area MPO Title VI compliance policies, complaint procedures, and a form to initiate the complaint process for use by members of the public. For more information or to file a complaint or concern, please contact the AAMPO Administrator at the City of Ames Public Works Administration Office at 515-239-5160.

## Self Certification

The AAMPO Policy Committee certified that transportation planning activities in the Ames metropolitan area are being carried out in accordance with governing Federal regulations, policies and procedures. This certification was at the meeting on March 22, 2016. A copy of the document is attached in Appendix C.

## Revising the TIP

Often after development and subsequent adoption of the TIP, changes may need to be made to the list of programmed projects. Examples of changes might be adding or deleting projects, moving a project between years in the TIP, adjusting project cost, or changing the vehicle numbers of transit vehicles.

A major requirement of a project receiving Federal transportation funds is for the project to be included in the TIP and Statewide Transportation Improvement Program. Once a project has received Federal Authorization for construction it does not need to be included in the TIP. This is one of two major reasons for adding or deleting a project from the TIP. The other major reason for adding a project is the awarding of a grant or earmark for a project, which can happen throughout the year.

Changes to the TIP are classified as either “amendments” or “administrative modifications”.

### Amendment

Amendments are major changes involving the following:

- Project Cost – projects in which the recalculated project costs increase federal aid by more than 30 percent or increase total federal aid by more than \$2 million from the original amount.
- Schedule Changes – projects added or deleted from the TIP.
- Funding Source – projects receiving additional federal funding sources.
- Scope Changes – changing the project termini, project alignment, the amount of through traffic lanes, type of work from an overlay to reconstruction, or a change to include widening of the roadway.

Amendments are presented to the Policy Committee and a public comment period is opened, which lasts until the next Policy Committee meeting (the Policy Committee meets on an as needed basis, giving a 3-4 week public comment period). Public comments are shared at this meeting with the Policy Committee and action is taken to approve the amendment.

### Administrative Modifications

Administrative Modifications are minor changes involving the following:

- Project Cost – projects in which the recalculated project costs do not increase federal aid by more than 30 percent or do not increase total federal aid by more than \$2 million from the original amount
- Schedule Changes – changes in schedules to projects included in the first four years of the TIP
- Funding Source – changing funding from one source to another
- Scope Changes – all changes to the project’s scope

Administrative modifications and amendments are subject to different AAMPO Policy Committee and public review procedures. Administrative modifications are processed internally and are shared with the Policy Committee and the public as informational items

## Federal Transit Administration Section

### FY 2017 Transportation Improvement Program FTA Project Justification

The following transit projects identified within the draft FY2017-2020 TIP were included within the 2017 Passenger Transportation Plan (PTP) Update, meeting the requirements to have the Enhanced Mobility for Seniors and individuals with Disabilities formulized federal funding within an approved PTP prior to TIP approval. The following narrative describes the projects within the initial year of the plan.

#### General Operations

This funding supports the day-to-day transit operations of the Ames Transit Authority from Ames' urbanized area federal apportionment, Transit Intensive Cities, and State Transit Assistance funding.

#### Contracted Paratransit (Dial-A-Ride) Service

According to federal regulations, public transit agencies providing fixed-route transit service in their community must also provide door-to-door transportation service within a ¾ mile area of that fixed-route service. Therefore, CyRide purchases transportation service for its Dial-A-Ride operations in order to meet this ADA requirement. This requirement has been expanded to the entire city limits of Ames.

#### Associated Transit Improvements

CyRide developed a Bus Stop Plan that recommended an implementation plan for bus stop amenities along CyRide's fixed-route system. From the prioritization of recommended stop improvements, concrete pads will be added for easier boarding/alighting during inclement weather as well as replacing bus shelters with lighted bus shelters to improve the

accessibility for patrons and CyRide's image throughout the Ames community. In February 2013, CyRide launched Nextbus allowing passengers to obtain real-time information of the next buses coming to a particular bus stop. The information can be obtained on CyRide's website, by texting or calling or via LED digital signs at the bus stop. CyRide envisions additional LED digital signage signs next to high ridership stops throughout the Ames community.

#### Building Security System

CyRide plans to upgrade its current office building security camera system implemented in 2008 and expand this system to the maintenance garage areas over a two year period in FY2017 and FY2018. The current security system has electronic access at all doors of the administration building available to employees' via a personal key fob. Exterior doors of the entire maintenance garage, storage and shop, would also have this type of electronic access added throughout the facility. The only open door accessible to the public would be the front door of the administration building available only during weekday office hours.

#### Re-roof Maintenance Facility

The roof on the maintenance storage facility built in 1983 is currently 17 years old and in need of replacement as it is past its useful life. This portion of the roof was reconstructed in 1999 with a black rubber membrane and ballast to protect the membrane from ultraviolet light damage. Additionally, the 27 skylights on the roof were reused in 1999 and are therefore original to the building when they were installed in 1983 and are currently 33 years-old. The skylights show extreme deterioration due to the ultraviolet damage and are demonstrating leaks among the perimeter of these structures.

New skylights are recommended to be completely replaced within this roof reconstruction as the existing skylights are extremely brittle and will likely expose the new roof system to future leaks if reinstalled. CyRide wishes to replace this roof with a mechanically fastened PVC system with a thicker white membrane that will better repel ultraviolet rays.

### Heavy Duty Bus Replacement

Eight buses have exceeded FTA guidelines for useful life. Bus numbers are 00716, 00715, 00711, 00712, 00713, 00717, 00146. These units will be replaced with 40' heavy-duty buses, equipped with cameras. These replacement vehicles will be ADA accessible.

### Light Duty Bus Replacement

Six light-duty buses have exceeded FTA guidelines for useful life. Bus numbers are 00337, 00338, 00334, 00335, 00336, and 00333. These units will be replaced with either 158" wheelbase or 176" wheelbase light-duty buses depending on their current size, equipped with cameras. These replacement vehicles will be ADA accessible.

### Maintenance Pits

The seven oil/water separation pits within the original section of CyRide's facility are 33 years old, past their useful life and in need of replacement. These pits are currently crumbling near the edges of the grates and need to be replaced before vehicles risk falling through these critical areas. Doing this replacement ensures water and oil flow dripping from the vehicles drain properly in the future.

### Blue Route (Sunday)

In 2014-2015, CyRide doubled its frequency on the Sunday Blue route to 20-minute intervals between 11:00 am and 5:00 pm. The route previously operated at 40-minute intervals. One

bus was added on Sundays to serve a portion of the route between ISU campus and the Wal-Mart on South Duff Avenue. This additional frequency helps reduce overcrowding and on-time performance issues experienced on the route. Additionally, this change will improve service by decreasing wait times for customers. Many trips along this portion of the route on Sunday consistently exceeded 60 passengers per bus, which is standing capacity. The seated capacity is 39 passengers. CyRide is requesting the final year of funding this project through Iowa's Clean Air Attainment Program (ICAA) funding.

### Brown/Green Route (Weekday)

In 2014-2015, CyRide added two additional buses along the Brown Route and one bus to the Green route each weekday between 11:30am and 6:00pm. Ridership has grown on both these corridors to the point where overcrowding occurs and buses are having a difficult time staying on time and buses are exceeding standing capacity. Ridership on the Brown route has grown by more than 45% over the past three years due to the influx of students to apartments north of Somerset and full utilization of the Wallace/Wilson Residence Halls. An added benefit of this change is that the Brown/Green routes will now be able to meet other buses (Red and Blue routes) to make transfers allowing customers to switch between buses to travel to other areas of campus or the city. Previously, the Brown route bus arrived several minutes after the other route buses have left, causing customers to wait almost 20 more minutes until their next bus arrives. CyRide is requesting the final year of funding this project through Iowa's Clean Air Attainment Program (ICAA) funding.

### Plum Route (Weekday)

CyRide added a new route in 2015-2016 called the #9 Plum Route operated 20-minute service on ISU class weekdays between S. 16th/Duff and Iowa State University campus. The #9 Plum route serves high residential areas (The Grove, Laverne, Pleasant Run and Copper Beech) along S. 16th Street. This route also provides access to the commercial district near the intersection of S. 16th/Duff including Mid-Iowa

Community Action and Community and Family Resources just east of this intersection. The route travels as follows: 16th St – University Blvd – Wallace – Osborn – Bissell – Union (past the Memorial Union & Knoll) – Lincoln Way – University – S. 16th – Buckeye. CyRide is requesting a second year of funding for this project through Iowa's Clean Air Attainment Program (ICAA) funding at 50 percent. ICAAP can potentially fund up to three years of funding for new transit projects.



Appendix A: FFY 2017 – 2020 TPMS Printouts

# MPO-22 / AAMPO

## 2017 - 2020 Transportation Improvement Program

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# S.T.R		Pgm'd Amounts in 1000's				Total	STIP#
				FY17	FY18	FY19	FY20		
<b>STBG - Surface Transportation Block Grant Program</b>									
Story - 85									
19961 Ames Draft TIP Approved	<b>STP-U-0155(S 3RD / S 4TH)--70-85</b> In the City of Ames, S 3RD ST / S 4TH ST: From Squaw Creek to South Duff Avenue Pavement Rehab	2.02 -- 0:0:0	Project Total Federal Aid Regional FA	2,422 1,292 1,292	0 0 0	0 0 0	0 0 0	2,422 1,292 1,292	--
16032 Ames Draft TIP Approved	<b>STP-U-0155(690)--70-85 DOT Letting: 01/18/2017</b> GRAND AVE: S Grand Ave: 0.1 miles north of S. 16th Street to Squaw Creek Dr / S 5th St:S Grand Ave to S Duff Ave / S 16th & S Duff Ave Intersection Grade and Pave,Bridge New	0.652 MI -- --	Project Total Federal Aid Regional FA	0 0 0	17,450 4,300 4,300	0 0 0	0 0 0	17,450 4,300 4,300	--
<b>PA NOTE:</b> Total Project Cost \$17,450,000 through FY19/20									
35644 Ames Draft TIP Approved	<b>STP-U-0155()--70-85</b> In the city of Ames, On 13th Street, from Union Pacific Railroad Tracks East 0.29 Miles to Harding Avenue Pavement Rehab	0.29 MI -- --	Project Total Federal Aid Regional FA	0 0 0	1,480 1,060 1,060	0 0 0	0 0 0	1,480 1,060 1,060	--
16103 MPO-22 / AAMPO Draft TIP Approved	<b>RGPL-PA22(LRTP)--ST-85</b> Ames MPO Planning: STP Funds for Transportation Planning Trans Planning	0 MI -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	500 400 400	0 0 0	500 400 400	--
35616 Ames Draft TIP Approved	<b>STP-U-0155()--70-85</b> In the city of Ames, On North Dakota Avenue, from Ontario Street North 0.17 Miles to Union Pacific Railroad Tracks Pave	0 -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	0 0 0	1,000 680 680	1,000 680 680	--
35617 MPO-22 / AAMPO Draft TIP Approved	<b>RGTR-PA22()--ST-85</b> CyRide: Vehicle Purchase Transit Investments	0 -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	0 0 0	529 225 225	529 225 225	--
<b>NHPP - National Highway Performance Program</b>									
Story - 85									
34019 DOT-D01-MPO22 Draft TIP Approved	<b>IM--35()--13-85</b> I-35: US 30 TO CO RD E29 (NB) Pavement Rehab	4.4 MI -- --	Project Total Federal Aid Regional FA	0 0 0	3,609 3,249 0	0 0 0	0 0 0	3,609 3,249 0	--

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# S.T.R		Pgm'd Amounts in 1000's				Total	STIP#
				FY17	FY18	FY19	FY20		
<b>TAP - Transportation Alternatives</b>									
Story - 85									
21260 Ames	<b>STP-E-0155(SE16TH)--8V-85</b> In the City of Ames, Skunk River Trail: From SE 16th Street to East Lincoln Way	1.033 MI --	Project Total Federal Aid	835 240	0 0	0 0	0 0	835 240	
Draft TIP Approved	Ped/Bike Structures, Ped/Bike Miscellaneous	--	Regional FA	240	0	0	0	240	--
1948 Ames	<b>STP-E-0155(S DUFF)--8V-85</b> In the City of Ames, S DUFF AVE: From Squaw Creek to South 5th Street	0.16 MI --	Project Total Federal Aid	100 70	0 0	0 0	0 0	100 70	
Draft TIP Approved	Ped/Bike Grade & Pave	0:0:0	Regional FA	70	0	0	0	70	--
14980 Ames	<b>STP-E-0155(684)--8V-85 DOT Letting: 10/18/2016</b> In the city of Ames, Skunk River Trail, From Bloomington Road to Ada Hayden Park	0.5 MI --	Project Total Federal Aid	474 250	0 0	0 0	0 0	474 250	
Draft TIP Approved	Ped/Bike Grade & Pave	--	Regional FA	250	0	0	0	250	--
15628 Story CCB	<b>STP-E-C085(100)--8V-85 Local Letting: 12/21/2021</b> Gilbert to Ames Trail: Trail connection from Gilbert, Iowa to Ames, Iowa	2.997 MI --	Project Total Federal Aid	983 62	0 0	0 0	0 0	983 62	
Draft TIP Approved	Ped/Bike ROW	--	Regional FA	62	0	0	0	62	--
<b>DOT NOTE:</b> Project funded using CIRTPA TAP funds									
14983 Ames	<b>STP-E-0155(SE16th)--70-85</b> In the City of Ames, Skunk River Trail: From SE 16th Street to East Lincoln Way	1 MI --	Project Total Federal Aid	0 0	521 160	0 0	0 0	521 160	
Draft TIP Approved	Ped/Bike Grade & Pave	--	Regional FA	0	160	0	0	160	--
17025 Ames	<b>STP-E-0155()--8V-85</b> In the city of Ames, Skunk River Trail: River Valley Park to Bloomington Road	0.75 MI --	Project Total Federal Aid	0 0	0 0	0 0	448 140	448 140	
Draft TIP Approved	Ped/Bike Grade & Pave	--	Regional FA	0	0	0	140	140	--
<b>CMAQ - Congestion Mitigation Air Quality</b>									
Story - 85									
34245 MPO-22 / AAMPO	<b>STP-A-PA22()--86-85</b> #2 Green / #6 Brown / #3 Blue Service Expansion & Bus Expansion	0 --	Project Total Federal Aid	204 163	0 0	0 0	0 0	204 163	
Draft TIP Approved	Transit Investments	--	Regional FA	0	0	0	0	0	--
34580 MPO-22 / AAMPO	<b>STP-A-PA22()--86-85</b> #9 Plum Weekday Route Expansion & Bus Expansion	0 --	Project Total Federal Aid	732 586	0 0	0 0	0 0	732 586	
Draft TIP Approved	Transit Investments	--	Regional FA	0	0	0	0	0	--
34581 MPO-22 / AAMPO	<b>STP-A-PA22()--86-85</b> Ames Traffic Network Master Plan	0 --	Project Total Federal Aid	100 80	0 0	0 0	0 0	100 80	
Draft TIP Approved	Planning Study	--	Regional FA	0	0	0	0	0	--

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# S.T.R		Pgm'd Amounts in 1000's				Total	STIP#
				FY17	FY18	FY19	FY20		
<b>PL - Metropolitan Planning</b>									
Region Wide - 00									
34214	<b>RGPL-PA22(RTP)--PL-00</b>	0	Project Total	113	113	113	113	452	
MPO-22 / AAMPO	VARIOUS	--	Federal Aid	90	90	90	90	360	
Draft TIP Approved	Trans Planning	--	Regional FA	0	0	0	0	0	--

# FY 2017 - 2020 Transportation Improvement Program

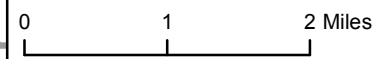
## Project Location Map

### Legend

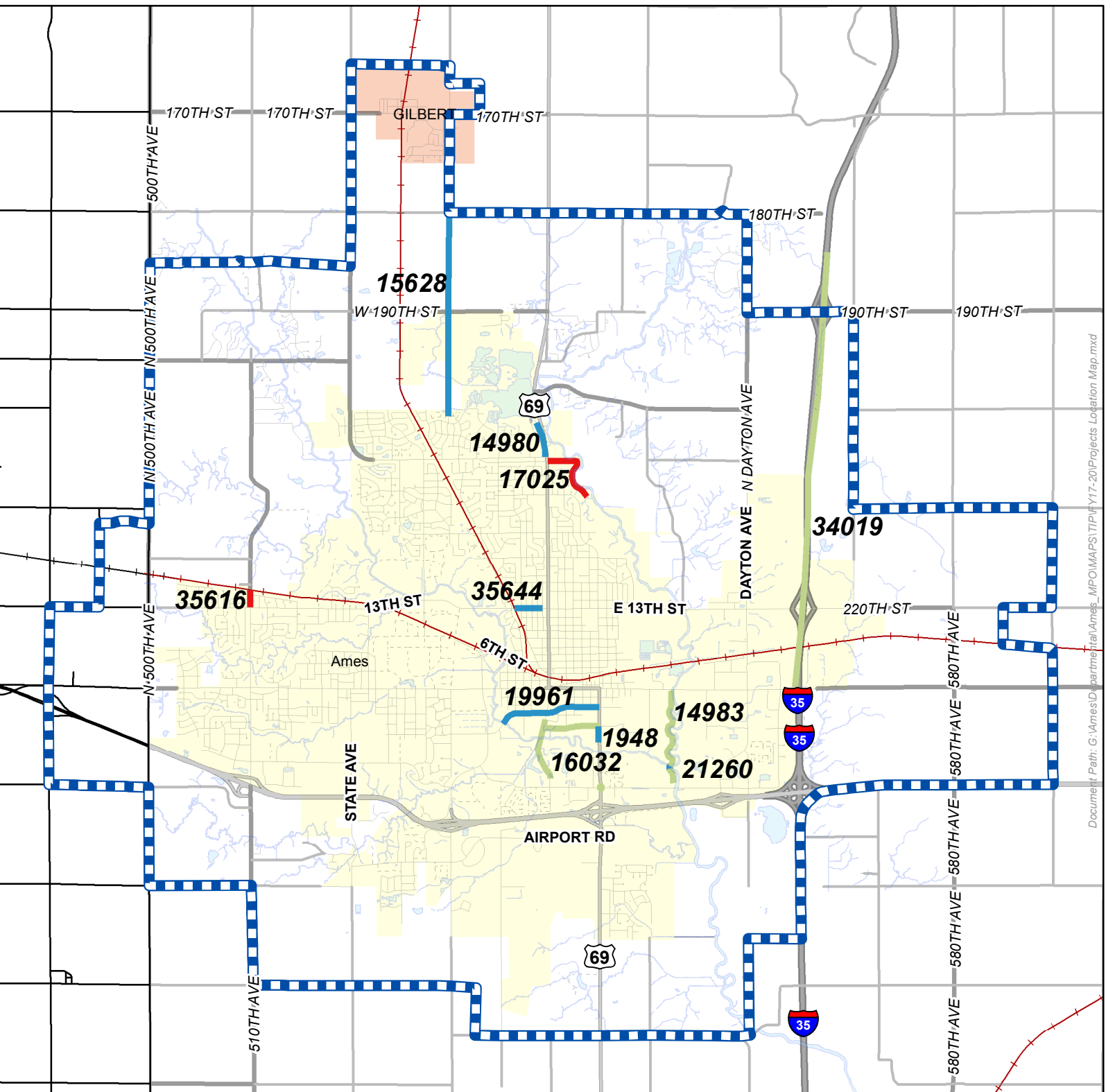
- City of Ames
- City of Gilbert
- Ames Area MPO Boundary

### Program Year

- 2017
- 2018
- 2019
- 2020



Document Path: G:\Ames\Departments\Ames\_MPO\MAPS\TIPI\FY17-20\Projects\_Location\_Map.mxd



## MPO-22 / AAMPO (55 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY17	FY18	FY19	FY20
STA, 5307	Ames	914 Operations Misc	General Operations	<b>Total</b>	10,440,442	10,935,193	11,372,601	11,744,096
				<b>FA</b>	2,100,000	2,184,000	2,271,360	2,362,214
				<b>SA</b>	792,586	824,289	857,261	891,551
5310	Ames	919 Operations Misc	Contracted Paratransit Service	<b>Total</b>	276,449	285,295	296,707	288,475
				<b>FA</b>	221,159	230,005	239,206	230,780
				<b>SA</b>				
5310	Ames	920 Capital Replacement	Associated Transit Improvements	<b>Total</b>	50,000	50,000	50,000	50,000
				<b>FA</b>	40,000	40,000	40,000	40,000
				<b>SA</b>				
5339	Ames	945 Capital Expansion	Building Security System	<b>Total</b>	30,000	200,000		
				<b>FA</b>	24,000	160,000		
				<b>SA</b>				
PTIG	Ames	953 Capital Replacement	Re-roof Maintenance facility	<b>Total</b>	400,000			
				<b>FA</b>				
				<b>SA</b>	320,000			
5339	Ames	1905 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00717	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
5339	Ames	2434 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 07117	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
5339	Ames	2437 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00146	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
5339	Ames	2448 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00334	<b>Total</b>	110,000			
				<b>FA</b>	93,500			
				<b>SA</b>				
5339	Ames	2449 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00335	<b>Total</b>	110,000			
				<b>FA</b>	93,500			
				<b>SA</b>				
5339	Ames	2450 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00336	<b>Total</b>	110,000			
				<b>FA</b>	93,500			
				<b>SA</b>				
5339	Ames	2451 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00333	<b>Total</b>	110,000			
				<b>FA</b>	93,500			
				<b>SA</b>				
5339	Ames	2452 Capital Replacement	Light Duty Bus (158" wb) Diesel, UFRC, VSS, BioDiesel Unit #: 00337	<b>Total</b>	105,000			
				<b>FA</b>	89,250			
				<b>SA</b>				
5339	Ames	2453 Capital Replacement	Light Duty Bus (158" wb) Diesel, UFRC, VSS, BioDiesel Unit #: 00338	<b>Total</b>	105,000			
				<b>FA</b>	89,250			
				<b>SA</b>				
5339	Ames	2834 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00713	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				

# MPO-22 / AAMPO (55 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY17	FY18	FY19	FY20
5339	Ames	2835 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00715	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
5339	Ames	3315 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00712	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
5309	Ames	3317 Capital Rehabilitation	Maintenance Pits	<b>Total</b>	250,000			
				<b>FA</b>	200,000			
				<b>SA</b>				
5339	Ames	3651 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00711	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
ICAAP	Ames	3662 Operations Expansion	Blue Route Sunday	<b>Total</b>	9,828			
				<b>FA</b>	7,862			
				<b>SA</b>				
ICAAP	Ames	3663 Operations Expansion	Brown/Green Weekday	<b>Total</b>	188,345			
				<b>FA</b>	150,676			
				<b>SA</b>				
ICAAP	Ames	3664 Operations Expansion	9 Plum Route Weekday	<b>Total</b>	288,004	266,276		
				<b>FA</b>	230,404	213,020		
				<b>SA</b>				
5339	Ames	2439 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00716	<b>Total</b>	470,000			
				<b>FA</b>	399,500			
				<b>SA</b>				
5339	Ames	2444 Capital Expansion	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	2445 Capital Expansion	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	2446 Capital Expansion	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	2447 Capital Expansion	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	2841 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00958	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
PTIG, 5309, 5339	Ames	3314 Capital Expansion	Maintenance Facility Expansion	<b>Total</b>		8,175,000	2,986,200	
				<b>FA</b>		4,300,000	853,200	
				<b>SA</b>		800,000		
5339	Ames	4119 Capital Replacement	In-Ground Hoist Replacement Unit #: 007	<b>Total</b>		250,000		
				<b>FA</b>		200,000		
				<b>SA</b>				

# MPO-22 / AAMPO (55 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY17	FY18	FY19	FY20
PTIG	Ames	3668 Capital Replacement	Bus Wash	<b>Total</b>		250,000		
				<b>FA</b>				
				<b>SA</b>				
5339	Ames	2438 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00147	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	1900 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00953	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	2435 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00954	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	2436 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00956	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	1891 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00145	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	1894 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00144	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	1898 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00714	<b>Total</b>		488,800		
				<b>FA</b>		415,480		
				<b>SA</b>				
5339	Ames	1899 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00948	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	1895 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00955	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	1901 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00957	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	2836 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00785	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	2837 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00778	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	2838 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00762	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	2839 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00779	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				



## MPO-22 / AAMPO (55 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY17	FY18	FY19	FY20
5339	Ames	2840 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00763	<b>Total</b>			508,352	
				<b>FA</b>			432,099	
				<b>SA</b>				
5339	Ames	4042 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00793	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4043 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00700	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4044 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00792	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4045 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 07118	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4046 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 07119	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4047 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 07120	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4048 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00974	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	4049 Capital Replacement	Heavy Duty Bus (40-42 ft.) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 7121	<b>Total</b>				528,686
				<b>FA</b>				449,383
				<b>SA</b>				
5339	Ames	957 Capital Rehabilitation	Resurface ISC Commuter Parking	<b>Total</b>				1,000,000
				<b>FA</b>				720,000
				<b>SA</b>				


## Appendix B: Ames Area MPO Self Certification

**AMES AREA METROPOLITAN PLANNING ORGANIZATION  
ANNUAL SELF-CERTIFICATION**

In accordance with 23 CFR 450.334, the STATE DEPARTMENT OF TRANSPORTATION and the Ames Area Metropolitan Planning Organization for the Ames, Iowa urbanized area(s) hereby certify that the transportation planning process is addressing the major issues in the metropolitan planning area and is being conducted in accordance with all applicable requirements of:

- (1) 23 U.S.C. 134, 49 U.S.C. Section 5303, and 23 CFR Part 450;
- (2) In nonattainment and maintenance areas, Sections 174 and 176(c) and (d) of the Clean Air Act as amended (42 U.S.C. 7504, 7506(c) and (d) and 40 CFR 93);
- (3) Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d-1) and 49 CFR part 21;
- (4) 49 U.S.C. 5332, prohibiting discrimination on the basis of race, color, creed, national origin, sex or age in employment or business opportunity;
- (5) Section 1101(b) of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Pub. L. 109-59) regarding the involvement of Disadvantaged Business Enterprises in FHWA and FTA funded planning;
- (6) 23 CFR part 230, regarding the implementation of an equal employment opportunity program on Federal and Federal-aid highway construction contracts;
- (7) The provisions of the Americans with Disabilities Act of 1990 (Pub. L. 101-336, 104 Stat. 327, as amended) and USDOT implementing regulation;
- (8) Older Americans Act, as amended (42 U.S.C. 6101);
- (9) 23 U.S.C. 324, regarding prohibition of discrimination based on gender; and
- (10) Section 504 of the Rehabilitation Act of 1973 and 49 CFR Part 27, regarding discrimination against individuals with disabilities.

For AAMPO:

  
Ann Campbell, Chair  
Transportation Policy Committee

3-22-16  
Date

## Appendix C: Resolution

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

AMES, IOWA

JUNE 21, 2016

The Ames City Council met in special session at 6:01 p.m. on the 21<sup>st</sup> day of June 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Peter Orazem, Chris Nelson, and Bronwyn Beatty-Hansen. *Ex officio* Member Sam Schulte was absent.

Planning and Housing Director Kelly Diekmann and Housing Coordinator Vanessa Baker-Latimer presented the workshop on the redevelopment of 321 State Avenue (Old Middle School Site). The City acquired the property with funds from the Community Development Block Grant (CDBG) program with the intent to develop affordable housing. The lot is 10 acres and currently zoned as RL (Residential Low-Density). The workshop provided an overview of the site, affordable housing parameters, and issues related to development options.

Diekmann discussed several configurations to depict the amount and types of housing that could be provided on the lot. The types of housing included single-family detached units, townhomes, small lot single-family units, and small rental housing buildings. According to Diekmann, a minimum of 51% of the housing units must be affordable to meet federal requirements. The housing would be affordable to households earning less than 80% of median family income and could be ownership or rental.

The question arose of how the units would remain affordable housing several years later. Baker-Latimer said there are certain programs and a recapture provision that would capture the equity over a period of time. Some stipulations require the owner to sell to another first time homebuyer if selling in a certain time-frame from when originally purchased. Recapture provisions would last a varied amount of years and the Department of Housing and Urban Development (HUD) would recommend an affordability period. These negotiations would also be discussed with the developer.

**PUBLIC FORUM:** Ted Huiatt, Story County Community Housing Corporation, explained how a community land trust could help maintain the units as affordable housing. He mentioned that local non-profits have an interest and some alternatives available through community land trusts might be helpful in terms of maintaining HOA fees for smaller houses. Secondly, he suggested seeking advice from non-profits if the parcel will be single-family occupied because he is not sure it could be maintained as affordable with the various construction and land costs.

Matthew Youngs, 112 E. 2nd St., Ames, commented that with the City providing the land, some funds for infrastructure, and by building smaller homes, he thinks it would be possible to hit a \$170,000 price point without outside funds and still meet the affordable housing requirements. He feels that rentals would not be necessary.

Sharon Guber, 2931 Northwestern Ave., Ames, discussed her concerns for the parcel. She stated that the availability for affordable family housing is limited, and now families with school age

children are moving out of Ames for affordable housing which raises a concern for the school district. Guber noted the parcel was not intended for rental development, and proposed several other development options. In her opinion, there was not enough time spent with the neighborhood to gather opinions.

Julian Birch, 2925 Arbor St., Ames, said that for several years his neighborhood has campaigned to keep an out-of-town developer from developing the area. Birch mentioned that his neighborhood desires affordable, low-density, owner-occupied homes, and with very little notice, they learned that something other than that might be considered. He asked whom the City owes loyalty to— the developers or people who live here.

Joanne Pfeiffer, 3318 Morningside St., Ames, read a letter from Michael Petersen, 3302 Morningside St., Ames. In his letter, Petersen wrote he was under the impression that single-family housing would be developed, however it now appears the lot will allow condos, duplexes and other multiplexes. He strongly opposes this idea, and hopes the City resists the wishes to alter the original intent.

Pfeiffer does not want the neighborhood to have a bad reputation. She wants the quality of life and the health of the neighborhood to be positive, and believes there are too many apartments and rentals as is. Pfeiffer said she is leaning towards an owner-occupied neighborhood to bring together a sense of neighborhood.

Sarah Cady, 2812 Arbor St., Ames, showed her vision for the neighborhood in her own layout. Cady does not want a “cookie cutter” lot with identical housing of the same sizes. Her layout consisted of 3-plex units, row homes, and other various sized lots to allow for a total of 52 units with 25% being rental. Cady believes there is a demand for affordable rental housing in a neighborhood setting rather than a high-rise setting.

Marilyn Clem, 3306 Morningside St., Ames, declared she would like the area to be RL zoning and would like to see the Council uphold that.

Sharon Stewart, 437 Hilltop Rd., Ames, stated that diversity means having different kinds of people living in the same area. She feels that market value homes are also important along with shared green space and combining small house options.

Austin Stewart, 437 Hilltop Rd., Ames, said the lot is a great location for diverse housing. He discussed the importance to have decent affordable housing in the community, and believes it could be almost all owner-occupied units with a small percentage as rental. Stewart feels that if the lot remains zoned as RL, the developer will build inexpensive, identical housing.

Kathie Whattoff, 325 S. Wilmoth Ave., Ames, simply stated that she prefers owner-occupied units. She mentioned that there are too many rentals in the area and owner-occupied housing would be better for the neighborhood.

Jason Paull, 3310 Tripp St., Ames, claimed there is no consensus in the neighborhood. He said there are many different opinions from the neighborhood itself and also friends of the neighborhood. Paull said that a good, strong discussion is wanted by the neighborhood to achieve goals for both the neighborhood and City.

Catherine Scott, 1510 Roosevelt Ave., Ames, believes that promises were made to the neighborhood, and wonders how the new addition will work with the current neighborhood. She is concerned with how large lots are becoming, and feels like the City needs to give more residents the opportunity to own a home.

Council Member Orazem stated it is important to think through the types of housing. It will be challenging for both the developer and the owner of housing, so many options need to be available. Family occupation is the primary concern.

Council Member Betcher said that more rentals downtown would be a good option to consider rather than in the middle school parcel. She suggested the more the 6<sup>th</sup> Street parcel is utilized, the better. She would like more ownership options.

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 8:35 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Heidi Petersen, Recording Secretary

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

AMES, IOWA

JUNE 28, 2016

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 28th day of June, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex officio* Member Sam Schulte was absent.

**PROCLAMATION FOR “PARKS AND RECREATION MONTH:”** Mayor Campbell proclaimed the month of July 2016 as “Parks and Recreation Month.” Accepting the Proclamation were Parks and Recreation Commission Chairperson Ed Moran, Parks and Recreation Director Keith Abraham and Parks and Facilities Superintendent Joshua Thompson.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of June 13, 2016, and Regular Meeting of June 14, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for June 1-15, 2016
5. Motion approving 5-day (July 12-July 16) Class C Liquor License for Olde Main at the ISU Alumni Center, 420 Beach Avenue
6. Motion approving 5-day (July 13-July 17) Class C Liquor License for Olde Main at the CPMI Event Center, 2321 North Loop Drive
7. Motion approving 5-day (July 2-July 6) Special Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard
8. Motion approving new Class E Liquor License, Class B Native Wine & Class C Beer Permit for Casey’s General Store #2560, 3020 South Duff Avenue
9. Motion directing City Attorney to draft ordinance regarding parking regulations on Eaton Avenue
10. RESOLUTION NO. 16-368 approving and adopting Supplement No. 2016-3 to *Municipal Code*
11. RESOLUTION NO. 16-369 approving appointment of Paola Sepulveda, Olivia Madison, Jess Calhoun, and David Faux to fill vacancies on Public Art Commission
12. RESOLUTION NO. 16-370 authorizing continued health insurance benefits to temporary employee at Electric Services through July 2017
13. RESOLUTION NO. 16-371 approving Commission On The Arts Fall 2016 Special Project Grants
14. RESOLUTION NO. 16-372 setting date of public hearing for July 12, 2016, for sale of City-owned properties at 1125 Maxwell and 306 Wellons Drive
15. RESOLUTION NO. 16-373 approving Memorandum of Understanding with Story County to apply for grant funding under 2016 Department of Justice, Office of Justice Programs, Edward Byrne Memorial Justice Assistance Grant Program and authorizing application
16. RESOLUTION NO. 16-374 approving Professional Services Agreement with HDR Engineering for final design associated with North River Valley Well Field Project



17. RESOLUTION NO. 16-375 approving preliminary plans and specifications for CyRide - Interceptor Pit Upgrades 2016; setting July 28, as bid due date and August 9, 2016, as date of public hearing
18. RESOLUTION NO. 16-376 approving contract and bond for Maintenance Facility Roof Replacement, Phases 2 & 3
19. RESOLUTION NO. 16-377 increasing purchase order for Waste Disposal operations for Resource Recovery
20. RESOLUTION NO. 16-378 approving Change Order to crane truck rental for Electric Services
21. RESOLUTION NO. 16-379 approving Change Order with FOX Engineering for Resident Project Review work associated with construction of new Water Treatment Plant
22. RESOLUTION NO. 16-380 approving Change Order No. 4 with GE Energy Control Solutions of Longmont, Colorado, for Bid No. 1 Turbine Control System
23. RESOLUTION NO. 16-381 accepting final completion of 2014/15 Concrete Pavement Improvements Contract #2 (Ridgewood Avenue)
24. RESOLUTION NO. 16-382 approving Plat of Survey for 202 Southeast 5<sup>th</sup> Street
25. Scenic Valley Subdivision, 2<sup>nd</sup> Addition:
  - a. RESOLUTION NO. 16-383 approving partial completion of public improvements
  - b. RESOLUTION NO. 16-384 approving Major Final Plat

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

**PUBLIC FORUM:** Mayor Campbell opened Public Forum. Paul Livingston, Vice-President of the Main Street Cultural District (MSCD), referenced an e-mail that had been sent to the Mayor and City Council from a person who had concerns over an incident that had occurred during Bike Night on Main Street. The person's concerns specifically pertained to a vendor at Bike Night who had displayed paraphernalia that she and many others had found to be offensive, including a Confederate Flag. Mr. Livingston apologized to the City Council and to the public. He advised that the MSCD is working on a policy that will, in the future, prohibit vendors from displaying anything that would be overtly racist or offensive. Ms. Campbell noted that the City was not a funder of the event.

Public Forum was closed after no one else came forward to speak.

**CRANE FARM SUBDIVISION (896 SOUTH 500<sup>th</sup> AVENUE):** Planning and Housing Director Kelly Diekmann advised that Pinnacle Properties, which is representing the owners of 896 South 500<sup>th</sup> Avenue, is requesting approval of a Major Final Plat for the Crane Farm Subdivision. The Subdivision lies north of Highway 30 on the east side of South 500<sup>th</sup> Avenue. Mr. Diekmann said that the Final Plat includes Lot 1 (totaling 8.825 acres) for development of apartments and three additional outlots for future development and open space. The three outlots total 38.28 acres; Outlot A will be open space, Outlot Y will be for future development, and Outlot Z will be for future development and open space that will contain a yet-to-be-constructed bus turnaround in the northwest corner. Public improvements, including streets, sidewalks, sanitary sewer, water, storm sewer system, street lights, trails, sub-drains, and seeding for storm water detention basins are

required as part of the Major Subdivision. At the time of the Preliminary Plat approval, the developer had indicated a desire to enter into a Development Agreement to coordinate the City's sharing of costs for over-sizing of Mortensen Road and the responsibility of the developer. Said Development Agreement has been prepared, and if the City Council approves it, it alters the applicant's improvement requirements that were conditions of the Preliminary Plant approval. If the City agrees to over-sizing the construction of Mortensen Road as a minor arterial street, the developer will have no obligations for off-site or frontage improvements and must only complete improvements on the site. It was noted that this is in the Southwest Allowable Growth Area. At the inquiry of Council Member Gartin, Director Diekmann explained the City's investment strategy in Allowable Growth Areas.

At the request of Council Member Nelson, Mr. Diekmann explained the provisions of the Development Agreement.

Alex Galyon, G. W. Land Holdings, 121 North Russell, Ames, noted that this proposed Subdivision was in the Southwest Allowable Growth Area, which is an Area where the Council has been attempting to get development to occur for quite some time. It is in the Ames School District. He emphasized that the City will benefit from its sharing in the costs for over-sizing Mortensen Road.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-385 approving the Development Agreement.

Director Diekmann advised that if the Development Agreement is not approved, the conditions of the Preliminary Plat and financial security requirements for the First Addition of this Subdivision would not be adequate.

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

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 16-386 approving the Major Final Plat of the Crane Farm Subdivision, First Addition.

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

**HEARING ON REZONING PROPERTY LOCATED AT 104 SOUTH HAZEL AVENUE:**

City Planner Justin Moore explained that the owner of 104 South Hazel Avenue is Story County, and it is requesting to rezone approximately 1.24 acres from Government/Airport (S-GA) to Neighborhood Commercial (NC). Mr. Moore stated that the County no longer uses the property or building for government services and wants to sell it to a private social services organization known as Optima. He reported that, in the past, Story County primarily used the site as an office building. Changing the zoning to NC would allow small-scale commercial uses on the property, which would be subject to conformance with zoning standards. If the property maintains its current zoning, it could only be used for government-related activities and would considerably narrow the range of

potential tenants or buyers. Story County will continue to retain ownership of a group home facility on the property immediately south of the subject location. The applicant believes that the use of the site supports rezoning to NC because of the existence of a modern commercial office building on the property. Mr. Moore noted that the LUPP does describe the NC zoning district as being integrated with residential neighborhoods.

According to Planner Moore, staff had contacted the County to discuss if it would be willing to enter into a Contract Rezoning to limit the use of the property to office and social service providers. Those two uses best reflect the past 25 years pattern of use of the site. County representatives had indicated to staff that they would be willing to contract rezone the property and has agreed to enter into such an arrangement. The contract rezoning would have to be formally agreed to prior to the third reading of the Ordinance rezoning the property. Mr. Moore advised that the NC zoning district has standards in place and requirements for a Special Use Permit to ensure any future changes would be designed to be compatible with the neighborhood.

Upon being questioned, Director Diekmann advised that the site would need to contain a professional office use of up to 80%, but must include 20% social services. Council Member Gartin asked if there were other properties similar to this. Director Diekmann stated that there are a total of nine properties that have zoning similar to this property.

The public hearing was opened by Mayor Campbell.

Ethan Anderson, Assistant Story County Attorney, stated that Story County has operated in the building on the subject site for over 26 years. Due to regionalization of health services, the County has been outsourcing mental health services since 2015. Mr. Anderson advised that the southern one-third of the property will retain its current use.

Bill Dodds, representing Optima, 602 E. Grand Avenue, Des Moines, reported that the agency has been operating in the building for the past 14 months. Optima has no issues and is happy to be providing services to the residents of Ames.

No one else came forward to speak, and the hearing was closed.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance rezoning property located at 104 South Hazel Avenue from Government/Airport (S-GA) to Neighborhood Commercial (NC).

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

**HEARING ON VACATION OF ROADWAY PRESERVATION EASEMENT AT 3599 GEORGE WASHINGTON CARVER AVENUE (SCENIC POINT SUBDIVISION):** Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 16-387 approving the vacation of a Roadway Preservation Easement located at 3599 George Washington Carver Avenue (Scenic Point Subdivision).

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

**HEARING ON SALE OF VACATED PORTION OF ALLEY BETWEEN NORTH DAKOTA AVENUE AND DELAWARE AVENUE BETWEEN TORONTO STREET AND RELIABLE STREET:** The public hearing was opened by Mayor Campbell. There being no one wishing to speak, the hearing was closed.

Council Member Betcher noted that there was still one small piece on the north side of the vacated alley available. She would like staff to reach out to adjacent property owners to see if there was any interest in purchasing it.

Upon being asked, Engineer Eric Cowles advised that the City did retain an easement for utilities through the alley.

Moved by Nelson, seconded by Gartin, to adopt:

- a. RESOLUTION NO. 16-388 approving a Quit Claim Deed to Cheryl Kruger for Piece A
- b. RESOLUTION NO. 16-389 approving a Quit Claim Deed to John Fisher and Kasandra Somers for Piece B
- c. RESOLUTION NO. 16-390 approving a Quit Claim Deed to Le and Joan Lubka for Piece C

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

**HEARING ON 2016/17 PAVEMENT RESTORATION PROGRAM - CONTRACT 1: CONCRETE JOINT REPAIR PROGRAM:** Mayor Campbell opened the public hearing and closed same after no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-391 approving final plans and specifications and awarding a contract to Cedar Falls Construction Company, Inc., of Cedar Falls, Iowa, in the amount of \$106,400.

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

**HEARING ON 2016/17 PAVEMENT RESTORATION PROGRAM - CONTRACT 2: SLURRY SEAL PROGRAM:** The public hearing was opened by the Mayor. She closed the hearing when there was no one wishing to speak.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 16-392 approving final plans and specifications and awarding a contract to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$100,931.46.

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

**HEARING ON 2015/16 STORM SEWER IMPROVEMENTS PROGRAM (VARIOUS LOCATIONS):** Mayor Campbell opened the hearing and closed it after no one requested to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-393 approving final plans and specifications and awarding a contract to Synergy Contracting, LLC, of Bondurant, Iowa, in the amount of \$206,040.

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

**HEARING ON SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENT (CITY HALL PARKING LOT RECONSTRUCTION):** The Mayor opened the public hearing.

Eric Cowles explained that the City had received one bid that, due to an omission of required information, was deemed unresponsive.

Discussion ensued as to why there was so little interest by bidders on this project. Mr. Cowles explained that contractors had indicated to him that they were already booked-out. According to Mr. Cowles, City staff is in the process of evaluating and revamping plans for this project. Ideally, the City would like to complete this project this fall.

After no one else wanted to speak, the hearing was closed.

Moved by Gartin, seconded by Betcher, to reject the bid and direct staff to re-bid the project at a future date

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

**REPORT FROM SUSTAINABILITY COORDINATOR REGARDING FY 2015/16 ACTIVITIES:** Merry Rankin, Sustainability Coordinator, presented the FY 2015/16 End-of-Year Sustainability Report related to the contract between the City of Ames and Iowa State University. Ms. Rankin noted that, at the City Council's direction during FY 2015/16, the Contract's Scope of Services targeted priority areas related to energy consumption reduction as well as adding waste reduction and diversion. The five priority tasks were detailed by Ms. Rankin. She also reviewed the planned work for FY 2016/17 for each of the priorities. Due to a concerns related to ensuring confidentiality of customer information within the current Information Technology System, Task 4, creating an "Energy Yardstick" (a residential energy consumption comparison tool), has been placed on hold.

Council Member Betcher noted the list of collaborative partners under one of the Priorities and asked if the MSCD could also be included. Ms. Rankin said that it could definitely happen, especially relating to marketing. She explained that the collaborative partners were named based on location; however, there is always a need for volunteers.

Discussion ensued about the City's Rummage Rampage event. Council Member Gartin asked if there were any assurances that donated furniture was not infested with bugs. Ms. Rankin reported that visual inspections are conducted. She indicated that she would check with Iowa City to see how it handles it.

Moved by Betcher, seconded by Beatty-Hansen, to accept the Report.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 16-394 approving the Contract with Iowa State University for Sustainability Advisory Services from July 1, 2016, through June 30, 2017, in an amount not to exceed \$25,000.

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

**ARTSPACE CONSULTING:** City Manager Steve Schainker recalled that, on June 14, 2016, the City Council had directed staff to place on the next meeting agenda the request from Council Member Beatty-Hansen to consider soliciting the services of Artspace Consulting to come to Ames to analyze existing buildings that could be transformed into live/work affordable space for artists. He noted that many buildings might be considered; however, special attention could be given to the two vacant Ames School District buildings (Crawford and Edwards Elementary Schools) along with the City's 6<sup>th</sup> Street site.

According to Mr. Schainker, Artspace is a non-profit company based out of Minneapolis that focuses on developing affordable space that meets the live/work needs of artists through adaptive reuse of historic buildings or new construction. Its programs fall into three broad categories:

1. Property Development. To date, the company has completed 35 major projects involving adaptive reuse of older buildings and new construction.
2. Asset Management. Artspace owns or co-owns all of the buildings it develops. Its portfolio currently comprises real estate valued at over \$500 million. It manages properties that are affordable to low- and moderate-income artists.
3. Consulting Services. Artspace serves as a consultant to communities, organizations, and individuals seeking information and advice about developing affordable housing and work space for artists, performing art centers, and cultural districts.

Council Member Beatty-Hansen said she would like to know what the other cities that have contracted with Artspace for its services have thought of the product they received.

Mayor Campbell suggested that this topic could be put on the Council's next goal-setting session. She does not know if there would be any competitors to the Artspace group.

Ms. Beatty-Hansen offered her opinion that the timing might work well for the adaptive reuse of the vacant school buildings. Mayor Campbell stated that the City had received an indication from the Crawford School group that it is not interested in such a proposal at this time.

Moved by Beatty-Hansen, seconded by Betcher, to request staff to contact the cities that have used or are currently using Artspace's services to find out how it has worked for them.

Council Member Orazem shared his concern about school properties being used for such a purpose due to their locations in the middle of residential districts. He noted specifically that there would not be a lot of pedestrian traffic such as what there would be in a commercial district. It seems to him that such a building should be integrated with the Octagon or ISU Design building that is now located on Main Street.

Council Member Gartin commented that he had many concerns about this. In general, the City does not reach out to developers to ask them to do these types of services and offer them a certain amount of money. He would be opposed to treating Artspace differently than any other potential vendor. Mr. Gartin stated that, if the City likes the concept being offered by an agency such as Artspace, it should go through a Request for Proposals process, not just offer it to one vendor. He would be willing to support the motion to find out how the concept has worked for other cities.

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

**ORDINANCE PERTAINING TO RESIDENTIAL LOW-DENSITY PARK ZONE MINIMUM BUILDING SETBACK AT EXTERIOR BOUNDARY LINE:** Moved by Nelson, seconded by Gartin, to pass on second reading an ordinance pertaining to Residential Low-Density Park Zone minimum building setback at the exterior boundary line.

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

**ORDINANCE REVISING PORTIONS OF CHAPTER 28 AND APPENDIX Q PERTAINING TO FATS, OILS, AND GREASE CONTROL PROGRAM:** Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4263 revising portions of Chapter 28 and Appendix Q pertaining to the Fats, Oils, and Grease Control Program.

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

**COUNCIL COMMENTS:** Moved by Betcher, seconded by Nelson, to ask staff whether there are other adjacent property owners who would want to purchase the remaining small piece of the vacated

alley between North Dakota Avenue and Delaware Avenue (between Toronto Street and Reliable Street).

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

Referencing the incident that had occurred on Main Street during the Bike Night event, Council Member Betcher commented that she would like to have the Human Relations Commission get involved in creating some kind of community discussion about this issue. Council Member Gartin pointed out that what happened, i.e., a vendor showed up with a Confederate flag, was one incident at one event. Ms. Betcher added that she had been told that the MSCD was already in the process of setting up a policy, and she felt this was an opportunity for discussion.

Moved by Betcher, seconded by Beatty-Hansen, to ask the Human Relations Commission to convene a meeting with the MSCD, ACVB, the Chamber, and the CAA to have a discussion about policies that might be set to create events that would be welcoming to everyone, which would be followed by a series of community discussions on issues such as Freedom of Speech, racism, and any other topics that it deems appropriate, in an effort to have continuing community engagement.

Council Member Gartin offered that he felt it would be helpful to have a representative of the City's Legal staff attending any such meetings.

Vote on Motion: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Nelson. Voting nay: Orazem. Motion declared carried.

Moved by Betcher, seconded by Gartin, to refer to staff for a memo the request of the MSCD to waive electricity fees for the lighting that has been installed on Main Street.

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

Council Member Corrieri referenced the recent Joint Meeting between the City Council and the School Board. She recalled that, at the end of the meeting, the School Board asked the City if it were interested in partnering with the School District. Ms. Corrieri commented that at the end of the meeting, she and other Council members had expressed frustration over the lack of information that had been provided to the City Council. She indicated that she was going to make a couple motions because she believes that the City owes the community a response.

Moved by Corrieri, seconded by Orazem, to:

1. Ask staff to ask the group spearheading the Healthy Life Center (which would be minus the School District because it has already opted-out) concept to provide the Council with a more firm time line of its plans.
2. Ask the City Manager to talk to the School Board and/or the Administration for firm numbers on the amount of money that it would be willing and able to contribute towards the construction and annual operating costs of a multi-basin facility.



3. Indicate whether or not the Board is willing to partner on a multi-basin facility that would include a 30-meter pool in the event that the Council would determine that a 50-meter pool is not feasible.

Council Member Orazem said he wants to know the amount that the City could afford given its other ongoing commitments.

City Manager Schainker stated that the School Board wants a response within two months. The Healthy Life Center group would only have a concept - it won't have numbers - that could possibly be provided in the next four months.

Mayor Campbell added that the current indoor pool is still usable. She pointed out that the School Board also has to determine whether it will renovate the current High School or build a new one and if it builds new, where it would be located. The Mayor suggested that the motions be separated.

Motion withdrawn.

Moved by Corrieri, seconded by Orazem, to ask the Healthy Life Center group to provide, in no more than four months, a concept and more firm time line.

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

Moved by Corrieri, seconded by Orazem, to ask the School Board or Administration for firm numbers on the estimated amount of the operating costs for a 50-meter pool, a 30-meter stretch, and a 25-meter pool and what they would be willing to contribute to the construction and annual operating costs.

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

Moved by Corrieri, seconded by Orazem, to ask the School Board if it would be willing to partner with the City on a multi-basin facility that includes a 30-meter stretch pool if the City determines that a 50-meter basin is not feasible.

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

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 7:51 p.m.

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

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Ann H. Campbell, Mayor

---

Diane R. Voss, City Clerk



## REPORT OF CONTRACT CHANGE ORDERS

<b>Period:</b>	<input type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input checked="" type="checkbox"/>	16 <sup>th</sup> – End of Month
<b>Month &amp; Year:</b>	June 2016	
<b>For City Council Date:</b>	July 12, 2016	

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)
Water & Pollution Control	Water Pollution Control Lift Station Improvement Project	2	\$440,000.00	C. L. Carroll Company, Inc.	\$5,100.00	\$0.00	J. Dunn	MA
Legal	Contract Attorney Services	1	\$40,000.00	Coppola, McConville, Coppola, Car, Hockenber & Scalise, PC	\$0.00	\$8,000.00	J. Parks	KS
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>lovis Pederza</u>		
<b>Name of Business (DBA):</b> <u>Botanero Latino</u>		
<b>Address of Premises:</b> <u>604 EAST LINCOL WAYSAME</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b> <u>(515) 450-5142</u>		
<b>Mailing</b> <u>604 EAST LINCOL WAYSAME</u>		
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b> <u>Lovis Pederaza</u>	
<b>Phone:</b> <u>(515) 450-5142</u>	<b>Email</b> <u>LOVISH222@OUTLOOK.COM</u>

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

**Term:**12 months

**Effective Date:** 07/12/2016

**Expiration Date:** 01/01/1900

**Privileges:**

- Outdoor Service
- Special Class C Liquor License (BW) (Beer/Wine)
- Sunday Sales

**Status of Business**

<b>BusinessType:</b> <u>Sole Proprietorship</u>	
<b>Corporate ID Number:</b>	<b>Federal Employer ID</b>

**Ownership**

**Lovis Pederaza**

**First Name:** Lovis                      **Last Name:** Pederaza  
**City:**    **State:** Iowa                      **Zip:** 50010  
**Position:** Owner  
**% of Ownership:** 100.00%                      **U.S. Citizen:** Yes

**Insurance Company Information**

<b>Insurance Company:</b> <u>Tokio Marine Specialty Insurance Company</u>	
<b>Policy Effective Date:</b>	<b>Policy Expiration</b>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective Date</b>	<b>Temp Transfer Expiration Date:</b>



*Caring People  
Quality Programs  
Exceptional Service*

**6a-g**

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

**FROM:** Lieutenant Dan Walter – Ames Police Department

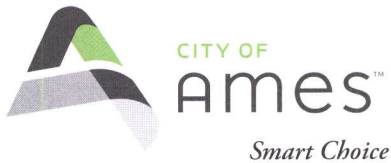
**DATE:** July 4, 2016

**SUBJECT:** Beer Permits & Liquor License Renewals

The City Council agenda for July 12, 2016, includes beer permits and liquor license renewals for:

- Class C Liquor – Welch Ave. Station, 207 Welch Avenue
- Special Class C Liquor, B Wine, & Outdoor Service – Wheatsfield Cooperative, 413 Northwestern Avenue Ste.105
- Class C Liquor & Outdoor Service – Bar, 823 Wheeler Street, Suite 4
- Class B Beer – Pancho's Mexican Grill, 1310 South Duff Avenue
- Class C Liquor – Applebee's, 105 Chestnut
- Special Class C Liquor – Triple Double, 223 Welch Avenue
- Class C Liquor & Outdoor Service - VenuWorks, Scheman Building

A routine check of police records for the past twelve months found no liquor law violations for any of the above listed businesses. The police department recommends renewal of licenses for all of the above businesses.



# MEMO

## Legal Department

**To:** Mayor Campbell and Members of the City Council

**From:** Judy Parks, City Attorney *J.P.*

**Date:** July 8, 2016

**Subject:** Authority to Retain Additional Outside Counsel

As you will recall, in January, one of the Assistant Attorneys in the Legal Department left to take a similar position with the City of Des Moines. At that time, I sought and received your permission to hire outside counsel to do part of the work which had been done by that assistant city attorney. Pursuant to that arrangement, Megan Flynn, of the Coppola firm in Des Moines, has been handling all of the city prosecutions since then.

I had anticipated the original need for outside assistance would be of fairly short duration, to last only until the City's attorney position was filled. There were several factors supporting that belief. First, outside counsel was being hired to do only a specific category of work that the former assistant had done, rather than the whole gamut of duties an assistant attorney is expected to do. The additional tasks that the former assistant had done would have to be absorbed by the two attorneys who were still here, to the extent possible. Although the workload of the City legal staff is such that I knew this approach was not sustainable for other than a very short time, I believed this could be done on a short term basis. Secondly, the outside counsel who was hired was not going to be available for a long term basis, since she is due to deliver her second child at the end of July. Finally, I anticipated that the process to get assistant attorney position filled would be done by the time the outside counsel was due.

The first two conclusions I reached have proven correct. However, the assistant attorney position is still not filled, nor will it be in the near future. As time passed with the attorney position still unfilled, I anticipated the need to have an alternate plan in place for when the current outside counsel is not available. I did some outreach and ultimately approached an attorney who has done and is currently doing outside representation for the City about this possibility, and I received a positive response.

Brent Hinders, with Hopkins and Huebner law firm, has represented and currently represents the City as appointed counsel through ICAP. Although his work has been of a zoning and land use nature, Brent has also been an assistant county attorney whose work was in prosecution. He indicated that he would be able to provide representation on very short notice. In addition, his firm has additional attorneys who have expertise in subject matters areas beyond just the prosecution and land use areas, which may become necessary as there is a limit to the ability of present staff to continue to absorb increasing amounts of additional work. I am asking for authorization to enter into this arrangement, with a funding level of up to \$50,000.00.

**COUNCIL ACTION FORM**

**SUBJECT: SUMMER SIDEWALK SALES REQUESTS FROM MAIN STREET CULTURAL DISTRICT**

**BACKGROUND:**

The Main Street Cultural District (MSCD) is again hosting its annual Summer Sidewalk Sales from July 28<sup>th</sup> through July 30<sup>th</sup>. At this event, downtown businesses display merchandise on the sidewalks for pedestrians to browse.

To facilitate this event, organizers are requesting suspension of parking regulations and enforcement for the entire Central Business District from 8:00 a.m. to 6:00 p.m. on Saturday, July 30. Because the Main Street Farmer's Market will take place Saturday morning, parking will already be closed for a large portion of the Downtown area from 8:00 a.m. to 1:30 p.m. that day. Therefore, the lost revenue to the Parking Fund from the waiver of meter fees for the Sidewalk Sales will be \$962.10.

A blanket Temporary Obstruction Permit and blanket Vending License have also been requested for July 28<sup>th</sup> through July 30<sup>th</sup>. MSCD also has asked that the Vending License fee (\$50) be waived.

Additionally this year, MSCD has requested closure of the 400 block of Kellogg Avenue from 4:00 p.m. to 7:30 p.m. on Thursday, July 28<sup>th</sup> to allow food trucks to provide dining options to downtown shoppers. MSCD has requested a waiver of parking meter fees for this activity as well (\$5.60 loss to the Parking Fund), bringing the total request for parking waivers to \$967.70.

**ALTERNATIVES:**

1. Approve the requests for Sidewalk Sales as requested by the Main Street Cultural District, including the waiver of fees for parking and the Vending License.
2. Approve the requests for Sidewalk Sales, but require reimbursement for the lost parking meter revenue and vending license fee.
3. Deny the requests.

**MANAGER'S RECOMMENDED ACTION:**

Sidewalk Sales are successful events held twice each year in the MSCD. Since these events bring shoppers downtown, these requests further the City Council's goal to strengthen downtown. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests for Sidewalk Sales from the Main Street Cultural District, including the waiver of fees for parking and the Vending License.





June 23, 2016

Honorable Mayor Campbell and City Council  
Ames City Hall  
515 Clark Avenue  
Ames, IA 50010

RE: Summer Sidewalk Sales

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual Summer Sidewalk Sales July 28<sup>th</sup> through July 30<sup>th</sup>. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vending Permit and free parking of city meters in the entire Main Street Cultural District on Saturday, July 30<sup>th</sup>. We would also like to request a waiver of parking meter fees for the 400 block of Kellogg Avenue on Thursday for food vendors.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you shopping in downtown Ames.

Sincerely,

Edana Delagardelle  
Events Coordinator  
Main Street Cultural District



## SUMMARY OF EVENT

### DESCRIPTION

**Event Name** Summer Sidewalk Sales

**Description**

The Summer Sidewalk Sale is a semi-annual sale held in Downtown Ames. The event will be held July 28-July 30 and merchants will display their sale items on the sidewalks - leaving the appropriate amount of walking room for pedestrians. The purpose of the sale is to attract people to the Main Street Cultural District and it promotes shopping local in the streets of Downtown Ames. We will have food vendors on Thursday evening from 4:00pm-7:30pm on both sides of the 400 block of Kellogg. They will be facing the sidewalk so that we can keep traffic going and we request those spots be vendor only parking. On Saturday, July 30th we would like shoppers to have free parking in the entire Main Street Cultural District area. We require a blanket vending permit for the entire Main Street Cultural District area.

- Event Category**
- Athletic/Recreation
  - Exhibits/Misc.
  - Festival/Celebration
  - Parade/Procession/March
  - Concert/Performance
  - Farmer/Outdoor Market
  - Other (please explain) Outdoor shopping

**Anticipated Attendance** Total 1,500 Per Day 500

### DATE/TIME

<b>Setup</b>	Date _____	Time _____	Day of Week _____
<b>Event Starts</b>	Date <u>7/28/16</u>	Time <u>8:00 am</u>	Day of Week <u>Thursday</u>
<b>Event Ends</b>	Date <u>7/30/16</u>	Time <u>8:00 pm</u>	Day of Week <u>Saturday</u>
<b>Teardown Complete</b>	Date _____	Time _____	Day of Week _____

**Rain Date, if applicable** \_\_\_\_\_  
**Rain Location, if applicable** \_\_\_\_\_

## LOCATION

### Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain) Outdoor shopping

**Please note** that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

-  
Downtown - Main Street Cultural District: (515) 233-3472  
Campustown - Campustown Action Association: (515) 450-8771  
Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org  
director@amescampustown.com  
eventauthorization@iastate.edu

## CONTACTS

### Host Organization

Main Street Cultural District

### Local Contact (Required)

*Must be present during event*

Name: Edana Delagardelle

Address: 304 Main Street

Telephone: ( 515 ) 233-3472

Cell phone: ( 515 ) 231-0697

*Must be available by cell phone during event*

Email: events@amesdowntown.org

**At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.**

### Yes No

Is this an annual event? How many years have you been holding this event? \_\_\_\_\_

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list

**COUNCIL ACTION FORM**

**SUBJECT: MAIN STREET CULTURAL DISTRICT REQUESTS FOR FOODIES AND BREW**

**BACKGROUND:**

The Main Street Cultural District (MSCD) plans to host its third annual Foodies and Brew on Friday, August 19<sup>th</sup>. This event involves samples of unique local foods and craft beers from around the region. The sampling event will end after 8:30 PM and the space will convert into a beer garden, where a live band will provide entertainment.

The event will take place on Douglas Avenue between Main Street and Fifth Street. To facilitate the event, MSCD has made the following requests for Friday, August 19<sup>th</sup> and Saturday, August 20<sup>th</sup>:

- Approval of closure of Douglas Avenue, and 12 metered parking spaces, between Main Street and Fifth Street from 8 a.m. on Friday, August 19 to 1 a.m. on Saturday, August 20
- Approval of a blanket Vending License
- Approval of a blanket Temporary Obstruction Permit
- Waiver of parking fees (\$24 loss to Parking Fund) and waiver of fee for Vending License (\$50 loss to City Clerk's Office)
- Approval of a Special Class C Liquor License with Outdoor Service Privilege

City staff has reviewed the layout for the beer garden and is satisfied with the proposed alcohol control plan. Entry will be limited to those who are of legal drinking age. Organizers plan to apply for a noise permit through the Police Department.

**ALTERNATIVES:**

1. Approve the requests for the street and parking space closures, blanket Vending License, Liquor License, and blanket Temporary Obstruction Permit, and waive the fees for parking and the Vending License.
2. Approve the requests for the street and parking space closures, blanket Vending License, Liquor License, and blanket Temporary Obstruction Permit, but require reimbursement for parking and the Vending License.
3. Do not approve the requests.

**MANAGER'S RECOMMENDED ACTION:**

Foodies and Brew has been a successful event for the Main Street Cultural District. It is anticipated that this year's event will bring even more people to downtown Ames.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests for the street and parking space closures, blanket Vending License, Special Class C Liquor License, and blanket Temporary Obstruction Permit, and waive the fees for parking and the Vending License.



June 7, 2016

Honorable Mayor Campbell and City Council  
Ames City Hall  
515 Clark Avenue  
Ames, IA 50010

RE: Foodies and Brew 2016

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual Foodies and Brew event from 6:30-11 p.m. on Friday, August 19. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you on August 19, in downtown Ames.

Sincerely,

Cindy Hicks  
Executive Director  
Main Street Cultural District



## SUMMARY OF EVENT

### DESCRIPTION

**Event Name** Foodies & Brew

**Description**

On Friday, August 19th downtown Ames will be host to Foodies & Brew – a special evening event that will feature local cuisine and regional craft beer sampling. Around 400 people attended our event in 2015 and we expect to attract more than 500 people this year.

During this event local restaurateurs and chefs will showcase their talents by providing samples of unique food creations. Event attendees will be encouraged to visit each station and vote for the People’s Choice Award. A selection of craft beers will also be available for sampling, and each attendee will go home with a souvenir glass.

- Friday, August 19, 2016
- 6:30-8:30pm Tasting event
- 8:30-11:00pm Band and beer garden
- Located on Douglas Avenue in downtown Ames between Main and 5th streets.
- Tickets are \$30 (\$35 at the door)

The income of this event will be to cover costs of the event, with any leftover profit to be used as a fundraiser for the Main Street Cultural District to fund beautification and growth of the downtown business district.

**Event Category**

<input type="checkbox"/> Athletic/Recreation	<input checked="" type="checkbox"/> Concert/Performance
<input checked="" type="checkbox"/> Exhibits/Misc.	<input type="checkbox"/> Farmer/Outdoor Market
<input type="checkbox"/> Festival/Celebration	<input type="checkbox"/> Other (please explain)
<input type="checkbox"/> Parade/Procession/March	

**Anticipated Attendance** Total 500 Per Day \_\_\_\_\_

### DATE/TIME

<b>Setup</b>	Date <u>8/19/16</u>	Time <u>8:00 am</u>	Day of Week <u>Friday</u>
<b>Event Starts</b>	Date <u>8/19/16</u>	Time <u>6:30 pm</u>	Day of Week <u>Friday</u>
<b>Event Ends</b>	Date <u>8/19/16</u>	Time <u>11:00 pm</u>	Day of Week <u>Friday</u>
<b>Teardown Complete</b>	Date <u>8/20/16</u>	Time <u>1:00 am</u>	Day of Week <u>Saturday</u>

**Rain Date, if applicable** \_\_\_\_\_

**Rain Location, if applicable** \_\_\_\_\_

## LOCATION

### Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

**Please note** that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

events@amesdowntown.org

Campustown - Campustown Action Association: (515) 450-8771

director@amescampustown.com

Iowa State University - Events Authorization Committee: (515) 294-1437

eventauthorization@iastate.edu

## CONTACTS

### Host Organization

Main Street Cultural District

### Local Contact (Required)

*Must be present during event*

Name: Cindy Hicks

Address: 304 Main Street

Telephone: (     ) \_\_\_\_\_

Cell phone: ( 515 ) 233-3472

*Must be available by cell phone during event*

Email: director@amesdowntown.org

**At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.**

### Yes No

Is this an annual event? How many years have you been holding this event? 2

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list



**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>Ames Chamber of Commerce</u>		
<b>Name of Business (DBA):</b> <u>Main Street Cultural District</u>		
<b>Address of Premises:</b> <u>400 Block of Douglas</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b> <u>(515) 233-3472</u>		
<b>Mailing</b> <u>304 Main Street</u>		
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b> <u>Cindy Hicks</u>	
<b>Phone:</b> <u>(515) 233-3472</u>	<b>Email</b> <u>director@amesdowntown.org</u>

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

**Term:** 5 days

**Effective Date:** 08/18/2016

**Expiration Date:** 01/01/1900

**Privileges:**

Outdoor Service

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

**Status of Business**

<b>BusinessType:</b> <u>Municipality</u>
<b>Corporate ID Number:</b> _____ <b>Federal Employer ID</b> <u>42-0623975</u>

**Ownership**

**Cindy Hicks**

**First Name:** Cindy

**Last Name:** Hicks

**City:** Ames

**State:** Iowa

**Zip:** 50010

**Position:** Executive Director

**% of Ownership:** 0.00%

**U.S. Citizen:** Yes

**Insurance Company Information**

<b>Insurance Company:</b> <u>Founders Insurance Company</u>	
<b>Policy Effective Date:</b> <u>08/18/2016</u>	<b>Policy Expiration</b> <u>08/23/2016</u>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective</b>	<b>Temp Transfer Expiration Date:</b>

**COUNCIL ACTION FORM**

**SUBJECT: IOWA STATE RUNNING CLUB REQUESTS FOR “MILE ON MAIN STREET” RUN**

**BACKGROUND:**

The Iowa State Running Club plans to hold its first ever “Mile on Main Street” run. This event is intended as a fundraiser for Soles for Souls. The race will take place on Saturday, September 17<sup>th</sup>, beginning at 9:00 a.m. Race organizers have coordinated this event with the Downtown Farmer’s Market organizers. Approximately 100 runners are anticipated to participate in the run.

To facilitate this event, the organizers have made the following requests for Saturday, September 17<sup>th</sup>:

- Closure of Burnett Avenue from Main Street to 11<sup>th</sup> Street; Clark Avenue from 8<sup>th</sup> Street to 11<sup>th</sup> Street; and 8<sup>th</sup> Street, 9<sup>th</sup> Street, 10<sup>th</sup> Street, and 11<sup>th</sup> Street from Clark Avenue from Burnett Avenue, from 8:45 a.m. to 9:45 a.m.
- Approval of a Temporary Obstruction Permit for the closed area
- Closure of 22 metered parking spaces on Burnett Avenue (estimated \$4 loss to the Parking Fund)

The remainder of the race area has already been approved for closure that day for the Farmer’s Market, and the race’s start and finish area will be coordinated with the Farmer’s Market. Due to the small anticipated loss of parking revenue, it is City staff’s request that the City Council waive the requirement that this revenue be reimbursed.

Race organizers will go door-to-door in the affected areas with race information 1-2 weeks in advance of the race. As runners clear the race route, streets will be reopened.

**ALTERNATIVES:**

1. Approve the requests for the closure of streets and parking spaces, issue a Temporary Obstruction Permit as indicated above, and waive the requirement for reimbursement for lost parking meter revenue.
2. Approve the requests for the closure of streets and parking spaces and issue a Temporary Obstruction Permit as indicated above, but require reimbursement for lost parking meter revenue.
3. Do not approve the requests.

**MANAGER'S RECOMMENDED ACTION:**

This event is a new event to the downtown area. It has been planned to complement the Downtown Farmer's Market activities, and is intended to involve only a few dozen runners.

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



CITY OF

Ames

# SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

### DESCRIPTION

Event Name Mile on Main street

Description

The Mile on Main street is a one mile road race in downtown Ames, and is being hosted by the Iowa state Running club. We are planning to coordinate with the Ames Farmers' Market by using Tom Evans Park as the central hub for the race. The race is scheduled to take place on Saturday, September 17 at approximately 9:00 AM. Participants will be required to check in prior to the start of the race. A fraction of the proceeds will help benefit sales for souls. A course map is attached

- Event Category
- Athletic/Recreation
  - Exhibits/Misc.
  - Festival/Celebration
  - Parade/Procession/March
  - Concert/Performance
  - Farmer/Outdoor Market
  - Other (please explain)

Anticipated Attendance Total 100 Per Day 100

### DATE/TIME

Setup	Date <u>9/17/16</u>	Time <u>7:00 AM</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>9/17/16</u>	Time <u>9:00 AM (Flexible)</u>	Day of Week <u>Saturday</u>
Event Ends	Date <u>9/17/16</u>	Time <u>10:30 AM</u>	Day of Week <u>Saturday</u>
Teardown Complete	Date <u>9/17/16</u>	Time <u>12:00 PM</u>	Day of Week <u>Saturday</u>

Rain Date, if applicable \_\_\_\_\_  
Rain Location, if applicable \_\_\_\_\_

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472 events@amesdowntown.org  
 Campustown - Campustown Action Association: (515) 450-8771 director@amescampustown.com  
 Iowa State University - Events Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

CONTACTS

Host Organization

Iowa state Running club

Local Contact (Required)

Must be present during event

Name: Patrick Ward

Address: 213 S Hyland Ave

Telephone: ( )

Cell phone: (515) 769-0691

Must be available by cell phone during event

Email: wardp@iastate.edu

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? \_\_\_\_\_

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. Farmers' Market, 4th of July, etc.)?

If yes, please list Ames' Main Street Farmers' Market

**COUNCIL ACTION FORM**

**SUBJECT: 2016/17 CYRIDE ROUTE PAVEMENT IMPROVEMENTS – SOUTH 3<sup>RD</sup> STREET (GRAND AVENUE TO SOUTH DUFF AVENUE) AND SOUTH 4<sup>TH</sup> STREET (SQUAW CREEK TO GRAND AVENUE)**

**BACKGROUND:**

This is the annual program for pavement improvements to streets that are or were bus routes. These streets were designed and built for light residential traffic. With these streets now designated as bus routes, accelerated deterioration of the street surface has occurred. Pavement Improvements will provide a street section that will carry higher traffic volumes, thus reducing maintenance needs and providing better rideability for the public. This will allow allocation of resources for additional and earlier maintenance of other streets, which will prolong their useful life. The location for 2016/17 is South 3<sup>rd</sup> Street from Grand Avenue to South Duff Avenue and South 4<sup>th</sup> Street from Squaw Creek to Grand Avenue.

This contract involves the design of the project, including at least three public informational meetings (two meetings with the Ames Bicycle Coalition, and one with the general public), design of pavement improvements, drainage analysis and design of respective storm sewer improvements, and evaluation of the existing sanitary and storm sewer pipe structure. The design will include a “complete streets” approach to consideration of design features. Services will include a base survey, evaluation of construction technique, area drainage analysis, evaluation of what type of bike facilities to add on South 3<sup>rd</sup> Street, preparation of plans and specifications, notification and coordination with right of way users, and attendance at a pre-construction meeting. Also included will be plan development and all required submittals to meet Iowa Department of Transportation letting requirements, with an anticipated January 2017 bid letting for construction during the spring and summer of 2017 with an anticipated completion date of August 1, 2017.

Proposals for this work were received from ten engineering firms and were evaluated according to the following criteria: Project Understanding, Design Team, Key Personnel, Previous Experience, Project Approach, Responsiveness, Ability to Perform Work, Proposed Project Design/Letting Schedule, and Estimated Contract Cost. Listed below is the ranking information based on this evaluation:

Engineering Firm	Overall Rank	Estimated Fee
Shive-Hattery, Inc.	1	\$165,000
Stanley Consultants, Inc.	2	\$165,000

Snyder & Associates, Inc.	3	\$170,000
Bolton & Menk, Inc.	4	\$221,500
Civil Design Advantage	5	\$198,350
Knight E/A, Inc.	6	\$157,323
George Butler Associates, Inc.	7	\$334,500
Veenstra & Kimm, Inc.	8	\$121,900
Clapsaddle-Garber Associates, Inc.	9	\$266,466
Kirkham, Michael & Associates, Inc.	10	\$164,500

Given the above rankings, staff has negotiated a contract with the highest ranked firm, Shive-Hattery, Inc., of West Des Moines, Iowa. This consultant has performed work with the City in the past, most recently the 2015/16 Arterial Street Improvements (13<sup>th</sup> Street) and Iowa State University Research Park, Phase III.

This project is shown in the 2016-2021 Capital Improvements Plan with funding in the amount of \$525,000 from General Obligation bonds, \$555,000 from Road Use Tax, \$50,000 from Electric Utility Fund, and \$1,292,000 from MPO/STP funds, **bringing the total project budget for administration, engineering and construction to \$2,422,000.**

**ALTERNATIVES:**

1. Approve the engineering services agreement for the 2016/17 CyRide Route Pavement Improvements (S 3<sup>rd</sup> Street / S 4<sup>th</sup> Street) with Shive-Hattery, Inc., of West Des Moines, Iowa, in an amount not to exceed \$165,000.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

**MANAGER’S RECOMMENDED ACTION:**

Based on staff’s evaluation using the above criteria, Shive-Hattery Inc. will provide the best value to the City in designing this project. This includes the opportunity to incorporate bike facilities on South 3<sup>rd</sup> Street from South Grand Avenue to South Duff Avenue.

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

**COUNCIL ACTION FORM**

**SUBJECT: EAST INDUSTRIAL AREA UTILITY EXTENSION**

**BACKGROUND:**

This project includes extending sanitary sewer main and water main to the eastern limits of the proposed East Industrial annexation area along East Lincoln Way. This industrial area is generally located north of US Highway 30, directly east of the current City limits, west of 590<sup>th</sup> Avenue and south of the Union Pacific Railroad (UPRR). The project intent is to extend sewer and water from the west to serve both the north and south sides of East Lincoln Way (Barilla to 590<sup>th</sup> Avenue) in order to be positioned for future extensions within the expanding industrial development area.

This contract involves the design of the project, including at least one public informational meeting, and evaluation of the existing downstream sanitary sewer capacity. Services will include the following elements:

- A preliminary engineering planning study to evaluate proposed routing and downstream siphon capacity to ensure that this extension will be sized and positioned to serve the future development area
- Conceptual analysis for ability and cost to serve the Regional Commercial area east of I-35 and both north and south of E 13<sup>th</sup> Street
- Development of a report for submission to Iowa DNR for permitting approval
- Coordination with the Federal Highway Administration and Iowa Department of Transportation to obtain an agreement regarding the crossing of Interstate 35
- Base topographic survey
- Evaluation of construction technique
- Preparation of plans and specifications
- Notification and coordination with right-of-way users
- Attendance at a pre-construction meeting
- Plan development and all required submittals to meet the City of Ames letting requirements with an anticipated spring 2017 letting for construction during 2017

Proposals for this work were received from five engineering firms and were evaluated according to the following criteria: Project Understanding, Design Team, Key Personnel, Previous Experience, Project Approach, Responsiveness, Ability to Perform Work, Proposed Project Design/Letting Schedule, and Estimated Contract Cost. Listed below is the ranking information based on this evaluation:



Proposal Ratings/Rankings	Overall Rank	Estimated Fee
Stanley Consultants, Inc.	1	\$254,070
Shive-Hattery, Inc.	2	\$286,900
Veenstra & Kimm, Inc.	3	\$291,600
Bolton & Menk, Inc.	4	\$389,110
MSA Professional Services, Inc.	5	\$480,000

Given the above rankings, staff has negotiated a contract with the highest ranked firm, Stanley Consultants, Inc., of Des Moines, Iowa. This consultant has performed work with the City in the past, most recently the 2013/14 Collector Street Pavement Improvements (Sheldon Avenue), along with various water and sewer system projects and studies.

This project is shown in the 2016-2021 Capital Improvements Plan with funding in the amount of \$5,300,000 from General Obligation bonds (Sewer and Water Utility revenue abated) to cover the projected costs for administration, engineering, and construction.

**ALTERNATIVES:**

1. Approve the engineering services agreement for the East Industrial Area Utility Extension project with Stanley Consultants, Inc., of Des Moines, Iowa, in an amount not to exceed \$254,070.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

**MANAGER'S RECOMMENDED ACTION:**

Based on staff's evaluation using the above criteria, Stanley Consultants, Inc. will provide the best value to the City in designing this project. This also includes the conceptual analysis for ability and cost to serve the Regional Commercial north of Barilla.

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

**COUNCIL ACTION FORM**

**SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND AUTHORIZE PURCHASE OF PUBLIC SAFETY SOFTWARE MAINTENANCE FROM SUNGARD PUBLIC SECTOR**

**BACKGROUND:**

On June 14, 2005, the City entered into a 28E Agreement with Iowa State University and the Story County Sheriff's Office supporting a joint computer network for public safety. This agreement included sharing of the network costs.

The total cost associated with the operation of the network was approved by the City Council as part of the FY 2016/2017 budget process and included \$149,975 for existing Sungard Public Sector software maintenance. As part of the 28E Agreement, the City is responsible for arranging and payment of software maintenance. This cost is later shared per terms of the agreement.

Iowa State University Public Safety	\$ 39,460.35
Story County Sheriff	\$ 39,460.35
City of Ames Police	\$ 39,460.35
E911 Service Board	\$ 25,529.98
City of Ames Fire	\$ 2,781.00

Sungard Public Sector is the shared public safety software vendor for the Computer Aided Dispatch, Police Records, Jail, Phase II Wireless Call Mapping, NCIC/State Interface, and reporting applications. The City contracts with the vendor on an annual basis for maintenance services. Sungard Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to take part in the annual Sungard Users' Group meeting where software enhancements are requested and formalized for the next year.

**ALTERNATIVES:**

1. Waive formal bidding requirements and authorize City staff to enter into FY 2016/2017 software maintenance contracts with Sungard Public Sector at a cost of \$146,692.02.

2. Do not authorize continuing software maintenance contracts with Sungard Public Sector.

**MANAGER'S RECOMMENDED ACTION:**

SunGard Public Sector is the sole provider of the maintenance services for the integrated public safety applications. The agreement for these applications includes software maintenance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into FY 2016/2017 software maintenance contracts with Sungard Public Sector at a cost of \$146,692.02.

**COUNCIL ACTION FORM**

**SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND AUTHORIZE PURCHASE OF FINANCIAL SOFTWARE MAINTENANCE FROM SUNGARD PUBLIC SECTOR**

**BACKGROUND:**

The approved FY 2016/2017 budget includes \$101,375 for Sungard Public Sector software maintenance.

Sungard Public Sector is the City's software vendor for the integrated financial, payroll, utility billing, building permits, and parking citation management applications. The City contracts with the vendor on an annual basis for maintenance services. Sungard Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to take part in the annual Sungard Users' Group meeting where software enhancements are requested and formalized for the next year.

**ALTERNATIVES:**

1. Waive formal bidding requirements and authorize City staff to enter into FY 2016/2017 software maintenance contracts with Sungard Public Sector at a cost of \$95,513.13.
2. Do not authorize continuing software maintenance contracts with Sungard Public Sector.

**MANAGER'S RECOMMENDED ACTION:**

Sungard Public Sector is the sole provider of the maintenance services for the integrated financial, payroll, utility billing, building permits, and parking citation management software. The agreement for these applications includes software maintenance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into FY 2016/2017 software maintenance contracts with Sungard Public Sector at a cost of \$95,513.13.

**COUNCIL ACTION FORM**

**SUBJECT: RENEWAL OF CONTRACT FOR WORKERS COMPENSATION AND MUNICIPAL FIRE AND POLICE SYSTEM MEDICAL CLAIMS ADMINISTRATION**

**BACKGROUND:**

The City contracts with EMC Risk Services, LLC, of Des Moines, Iowa, to provide third part administration of workers compensation and Municipal Fire and Police “411 System” injury medical claims. The City’s current contract with EMC for these services, which is set at an amount not to exceed \$55,000, expires on July 31, 2016. EMC has provided a renewal contract for the same services for the period from August 1, 2016 to July 31, 2017, in an amount not to exceed \$55,000.

Services provided by EMC under this contract include workers compensation claims administration for all City employees, medical bill review, self-insured loss fund management, and pharmacy and medical expense consultation. EMC also performs regulatory filings and maintains an online claims database accessible to City staff. Fees are based on a combination of annual administrative fees, per-claim setup fees, and 30% reimbursement to EMC based on medical review invoice reductions. These fees, along with actual claims expenses, are charged to individual departments.

Although the City anticipated the FY 2016/17 renewal not-to-exceed amount to be the same as the expiring agreement (\$55,000), the average expenses for the FY 2015/16 contract are estimated to be \$3,863 per month, for a total contract amount of \$46,358. This is approximately \$720 per month less than the monthly average required to reach the \$55,000 not-to-exceed amount.

Fee Component	Fee Components FY 2015/16	Fee Components FY 2016/17	Change	FY 2015/16 Contract	FY 2016/17 Contract
Claim Set Up, Incident Only	\$35 per claim	\$35 per claim	0%	Included	Included
Claim Set Up, Medical Only	\$125 per claim	\$125 per claim	0%	Included	Included
Claim Set Up, Lost Time	\$950 per claim	\$950 per claim	0%	Included	Included
Medical Bill Review Fees & Reimbursement	\$9.50/claim 30% of Savings \$12,000/claim cap	\$9.50/claim 30% of Savings \$12,000/claim cap	0% 0% 0%	<b>Not to exceed \$55,000</b>	<b>Not to exceed \$55,000</b>

**ALTERNATIVES:**

1. Approve the renewal contract with EMC Risk Services, LLC, of Des Moines Iowa, to provide third party administration of the City's worker's compensation and municipal fire and police "411 System" claims for August 1, 2016 through July 31, 2017, at a cost not to exceed \$55,000.
2. Reject the EMC renewal option and direct City staff to seek other claims administration alternatives.

**MANAGER'S RECOMMENDED ACTION:**

EMC Risk Services, LLC, has been an effective provider of professionally administered Workers' Compensation claims and associated services. Its staff has been responsive and sensitive to the needs of City employees in managing their injury and disability claims. The online claims system makes cost and other data accessible to City staff and provides a frequently utilized tool for analyzing injury types and safety program effectiveness.

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

**COUNCIL ACTION FORM**

**SUBJECT: 15kV 500 KCMIL COMPACT COPPER CABLE FOR THE ELECTRIC SERVICES DEPARTMENT**

**BACKGROUND:**

This bid is for the purchase of 6,000 feet of 15kV 500 KCMIL copper cable to replenish inventory for the Electric Services Department. This cable is kept on hand in order to ensure availability for the department's needs. Typically, this cable is used to provide service for commercial and residential applications and is necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance projects.

On June 16, 2016, an invitation to bid (ITB) was issued to fifty-nine vendors. The ITB was advertised on the Current Bid Opportunities section of the Purchasing webpage.

On July 6, 2016, seven bids were received as shown below:

<b>BIDDER</b>	<b>TOTAL COST</b>
Affinity Resources Inc. San Francisco, CA	\$58,768.68
Kriz-Davis Co. Ames, IA	\$61,201.86
RESCO Ankeny, IA	\$61,458.66
Wesco Distribution Des Moines, IA	\$65,869.20
Graybar Des Moines, IA	Non-Responsive
Paige Electric Company Union, N.J.	Non-Responsive
Westex Group Inc. Rockville, MD	Non-Responsive

**\*Price inclusive of 6% State of Iowa Sales Taxes Plus 1% Local Tax**

Staff reviewed the bids and concluded that the apparent low bid in the amount of \$58,768.68 (inclusive of Iowa sales tax) submitted by Affinity Resources Inc., is acceptable.

**ALTERNATIVES:**

1. Award a contract to Affinity Resources, San Francisco, CA, for the purchase of Electric Services copper cable in accordance with unit prices bid, in the amount of \$58,768.68.
2. Award a contract to one of the other bidders for the purchase of Electric Services copper cable.
3. Reject all bids and attempt to purchase copper cable on an as needed basis.

**MANAGER'S RECOMMENDED ACTION:**

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



**COUNCIL ACTION FORM**

**SUBJECT: CONTRACT RENEWAL FOR PURCHASE OF ELECTRIC METERS FOR THE CITY OF AMES, IOWA**

**BACKGROUND:**

On June 10, 2014, the City Council approved a contract with Fletcher-Reinhardt Company of Cedar Rapids, Iowa, for the purchase of residential single phase, poly phase, programmable demand-type, and power quality socket-type electric meters to meet the needs of the Electric Services Department. These meters will be purchased from an Electric Services Technical Services Division inventory asset account and charged to the appropriate operations accounts as the meters are put into use.

The initial contract included a provision that would allow the City to renew the contract for up to four additional one-year terms. **This contract renewal is the first of the possible four renewals to provide electric meters for the period from July 1, 2016, through June 30, 2017. The contract includes a zero cost increase.**

Under the proposed contract, electric meters would be purchased at the City's discretion, which may be quarterly or on an as-needed basis. This provides the City with flexible inventory management and helps to reduce the need for storage space. Bid prices plus applicable sales taxes, which are applicable to the purchase of this equipment, are paid directly by the Utility. **No contract amount is being authorized at this time, since payments will be made as these meters are purchased.**

**ALTERNATIVES:**

1. Renew contract with Fletcher-Reinhardt Co., Cedar Rapids, Iowa, for the purchase of electric meters in accordance with unit price bid.

Electric meters will be purchased as requested. Payments will be based on unit prices bid and actual quantities ordered, plus applicable sales taxes.

2. Reject all bids and purchase electric meters on an as needed basis at unpredictable prices.

**MANAGER'S RECOMMENDED ACTION:**

It is important to purchase electric meters at the lowest possible cost with minimal risk to the City. It is also imperative to have these meters available to meet customer needs for new service or emergency replacements.

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

**COUNCIL ACTION FORM**

**SUBJECT: CITY HALL PARKING LOT RECONSTRUCTION  
(SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS)**

**BACKGROUND:**

On February 24, 2015, City Council supported application of two state-funded grants that will facilitate storm water quality and quantity improvements in the downtown area. The City has successfully received \$100,000 from the Iowa Department of Agriculture and Land Stewardship (IDALS) for water quality improvements as proposed in the application. Funding from the State Revolving Fund (SRF) Sponsored Project Program has also been awarded in connection with two SRF funded sewer improvement projects. Essentially, the interest paid to the Iowa Department of Natural Resources (IDNR) on the SRF loans for those projects is being returned to the City for use on the storm water-related parking lot improvements.

Staff created a master plan for the project site, which is within the Squaw Creek Watershed, including the area between 5<sup>th</sup> Street and 6<sup>th</sup> Street, around City Hall, and within Parking Lots M, MM, and N. The scope for this specific project is defined to include the area around City Hall and Parking Lot M (lot west of City Hall). Work in the remaining areas will be reevaluated as additional funding is identified.

This project will include soil quality restoration and replacing all standard lawn turf with native turf/landscape. In addition, permeable pavers and bio-retention cells will be constructed at various locations on the site. Other storm water best management practices (BMP's) will also be considered as the project is designed.

Management of the water quality and quantity volumes of storm water runoff will be met, thereby satisfying the requirements of the City's Post Construction Ordinance, Chapter 5.B. This project will serve as a model for others who develop residential and commercial properties within the City and who hope to achieve successful post-construction storm water management.

An informational meeting was held for City Hall staff members to outline the parking displacement plan for those employees who will be temporarily displaced during the parking lot construction. The project will be staged to maintain access to Lot MM (the parking lot north of the Veterans Memorial) at all times and to reconstruct Lot M one half at a time and maintain access to the other half during construction. Staff will utilize Lot M, Lot N (the lot east of City Hall), and Lot TT (the lot west of Kosama on Main Street), as well as approximately 25 spaces made available by Fareway, for daily staff parking on a first come first served basis. Staff will not utilize the free public parking in Lot MM during construction. Staff has also coordinated with the 5<sup>th</sup> Street reconstruction so that

work will not begin on Lot M until 5<sup>th</sup> Street is complete (est. July 1) and after the Fourth of July Parade and Midnight Madness.

Revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
<b>City Hall Parking Lot Reconstruction</b>		<b>\$ 989,072</b>
City Hall Parking Lot Reconstruction Funding	\$ 500,000	
Savings from City Hall Roof Project*	\$ 100,000*	
IDALS Water Quality Grant	\$ 100,000	
Iowa DNR SRF Sponsored Project Funding	\$ 340,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
<b>Engineering/Administration</b>		<b>\$ 128,580</b>
	\$ 1,140,000	\$ 1,117,652

\*The City Hall roof project was budgeted at \$700,000.  
The actual contract plus engineering/inspection will cost \$500,000.  
By using \$100,000 for this parking lot project, \$100,000 will still remain for any needed roof project change orders.

The IDALS Water Quality Grant noted above originally had an end date of June 30, 2016 for expenditure of the funds and final acceptance. Staff has worked with IDALS for an extension of this date to June 30, 2017 so that the final acceptance of the project by City Council will be done in accordance with the agreement terms.

**On June 22, 2016 two bids were received, one of which was determined to be non-responsive. At the June 28, 2016 meeting, the City Council rejected all bids due to high costs and directed staff to rebid the project at a future date.**

**Staff has worked with the consulting engineer on the project and has identified measures to modify the project with the intent to lower project costs. These include revising the completion date to spring of 2017, providing additional clarification on certain bid items, adding an alternate bid item for two of the proposed bio-cells and not replacing portions of existing curb and gutter in parking Lot M. The portions of curb and gutter not planned for replacement will be added to the proposal as an additional bid alternate and should budget allow the curb bid alternate would be awarded. These adjustments should bring costs more in line with the available funding for the project while fulfilling the requirements of the IDALS and SRF Sponsored Project Water Quality Grants.**

**ALTERNATIVES:**

- 1a. Approve the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements) by establishing August 3, 2016, as the date of letting and August 9, 2016, as the date for report of bids.

2. Direct staff to revise the project

**MANAGER'S RECOMMENDED ACTION:**

Although this is an important project to accomplish, unacceptably high bids led to a delay and to design modifications on the project. With modifications completed and a longer time frame for completion of construction, staff hopes that acceptable bids will now be received.

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



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# MEMO

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

**From:** City Clerk's Office

**Date:** July 8, 2016

**Subject:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 19 through 21. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr



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

**22**

July 5, 2017

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

RE: Dotson Drive Improvements – ACSD

Ladies and Gentlemen:

I hereby certify that the public utilities, curb and gutter, asphalt paving shared use path and street lighting construction required per the agreement with the Ames Community School District have been completed in an acceptable manner by **H&W Contracting of Sioux Falls, South Dakota and Manatts, Inc of Ames, IA**. The improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

No financial security was required for this project, however, as a result of this certification, it is recommended that the City Council accept the public improvements as constructed.

Sincerely,

John C. Joiner, P.E.  
Director

JJ/jc

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

Dotson Drive Construction, ACSD

July 5, 2016

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Description	Unit	Quantity
Mobilization	LS	1
Traffic Control & Staging	LS	1
Construction Staking	LS	1
Clearing and Grubbing	LS	1
Topsoil, Strip, Stockpile and Spread	CY	3,085
Excavation, Class 10	CY	10,534
Subgrade Preparation, 12"	SY	7,565
Trench Foundation	LF	258
Replacement of Unsuitable Backfill Material	CY	390.9
Box Culvert Special Backfill Stone, 1.5" Clean	Ton	135
Macadam Stone, 3"	Ton	105.44
Erosion Stone	Ton	380.8
Trench Compaction Testing	LS	1
Storm Sewer, 12"	LF	29
Storm Sewer, 15"	LF	1,014
Storm Sewer, 18"	LF	261
Sanitary Sewer, 8"	LF	1,220
Connect to Existing Water Main	EA	2
Water Main, Trenched, PCV or DIP, 8"	LF	146
Water Main, Trenched, PCV or DIP, 12"	LF	1,710
Gate Valve, 8"	EA	1
Gate Valve 12"	EA	2
Fire Hydrant Assembly, WM-201	EA	4
Intake, SW-501	EA	4
Intake, SW-503	EA	6
Intake, SW-506	EA	1
Precast Concret Box Culvert, Double 8'x8'	LF	114
End Section, Double 8'x8'	EA	2
Sanitary Sewer Manhole, 48"	EA	7
Drop Connectoin for Santiary Sewer Manhole	EA	1
Adjust Existing Structure	EA	1
Paving, Mainline, 8" PCC or 10" HMS	SY	6,321
PCC Pavement Samples and Testing	LS	1
Removal of Pavement	SY	390
Sidewalk, PCC, 5"	SY	1,865
Trail, PCC, 5"	SY	313
Curb Ramp & Common Pad	SY	63
Detectable Warning	SF	101
Pedestrian Facility Construction Survey and Staking	LS	1
Painted Pavement Marking, Tape	LF	44
Painted Symbols and Legends, Tape	EA	6
Signing	LS	1
Signaled Pedestrian Cross, RRFB	EA	1
4" PVC Conduit, Trenched	LF	1,950
2" PVC Conduit, Trenched	LF	1,800
1" PVC Conduit, Trenched	LF	180
Handhole, PVC	EA	11
Pull Box Install, COA Provided	EA	4
Light Pole Foundation	EA	11
Rip Rap, Class E Revetment	Ton	409
Culvert Fence, Black Vinyl, 6' Height	LF	150

Dotson Drive Construction, ACSD

July 5, 2016

Page 2

Turf Reinforcement Matting	SF	362
Silt Fence, Install & Remove	LF	2,075
Silt Fence, Clean Out	LF	2,075
Filter Sock	LF	150
Intake Protection, Drop In	EA	12
Hydraulic Seeding, Type 1 Seeding	ACRE	3
Hydraulic Seeding, Type 5 Seeding	ACRE	2
4" PVC Sanitary Sewer Service	EA	7
2" PVC Sump Service	EA	7
12"x8" Tapping Valve and Sleeve	EA	1
Relocate Fire Hydrant Assembly, WM-201	EA	1
Subdrain Cleanout	EA	2



**COUNCIL ACTION FORM**

**SUBJECT: CHANGE ORDER # 7 TO WATER POLLUTION CONTROL FACILITY  
DIGESTER IMPROVEMENT PROJECT**

**BACKGROUND:**

On September 9, 2014 the City Council awarded a construction contract to Eriksen Construction of Blair, Nebraska for improvements to the digesters at the Water Pollution Control Facility (WPCF).

As construction has progressed, several items have been identified that have been addressed and resulted in a change to the contract. Six previous changes have been authorized in accordance with the City's purchasing policies. An additional change order is now needed. Change Order Number 3 was the last change order to be approved by City Council. The cumulative change order dollar amount, since the third change order, has reached the threshold that again requires City Council approval.

Change Order Number 7 includes two separate items associated with the Secondary Digester at the WPCF. Below is a breakdown of what is included in Change Order 7.

**Secondary Digester Cleaning**

Additional labor was required to clean sludge from the Secondary Digester (SD) before the sandblasting operation could occur. The total **cost** for the additional cleaning is \$2,845.

**Secondary Digester Sandblasting/Coatings**

City staff has decided to not sandblast and re-coat the interior wall section above the digester cover. This task will be completed when the exterior cover is re-coated during the next phase of the digester improvements project. The total **savings** to not sandblast and coat this wall section above the cover is \$10,420.

**The total cost for the change order is a reduction of \$7,575.** The cost/savings for each of the items have been reviewed and staff feels that this is a reasonable price. Attached is a summary of all previous change orders.

ALTERNATIVES:

1. Approve Change Order #7 in the deduct amount of -\$7,575 to Eriksen Construction of Blair, Nebraska.
2. Do not approve the change order at this time.

MANAGER'S RECOMMENDED ACTION:

The changes proposed are to improve the expected life and function of the digesters at the Water Pollution Control Facility. The consulting engineers, City staff, and Eriksen Construction have worked together to come up with reasonable, cost effective recommendations. Rejecting the change order would result in impacts to the project that may affect the long term life of the digesters. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1 as described above.

## Attachment

**WPC DIGESTER IMPROVEMENTS PROJECT:  
SUMMARY OF CHANGE ORDERS**

Original Contract Amount		\$1,615,750
Change Order 1		
Change in Valve Materials	\$(2,260)	
Concrete Repairs – PD #1	\$3,364	
Roof Joint Replacement – PD #1	\$34,517	
		\$35,621
Change Order 2		
Delete selected painting – PD #1	\$(5,312)	
		(\$5,312)
Change Order 3		
Delete selected painting – PD #2	\$(9,992)	
Delete selected painting – SD Interior	\$(11,448)	
Delete selected lifting – SD Cover	\$(78,971)	
Roof Joint Replacement – PD #2	\$22,839	
		(\$77,572)
Change Order 4		
Pipe painting extra coat – PD #1	\$610	
Pipe painting & steel cover extra coat – PD #2	\$5,940	
Pipe painting & steel cover extra coat – SD #1	\$8,146	
	\$14,696	\$14,696
Change Order 5		
Modify water piping – PD #1	\$2,657	
Modify water piping – PD #2	\$2,657	
Labor for additional walkway – PD #1	\$2,771	
Labor for additional walkway – PD #2	\$2,771	
	\$10,856	\$10,856
Change Order 6		
Repair steel cover pitting - PD #2	\$23,262	
		\$23,262
Change Order 7		
Remove remaining sludge – SD #1	\$2,845	
Delete selected sandblasting/painting – SD #1	\$(10,420)	
		(\$7,575)
Sum Total of Change Orders 1-7		(\$6,024)
Revised Contract Amount		\$1,609,726

**COUNCIL ACTION FORM**

**SUBJECT: FINAL COMPLETION OF THE WATER POLLUTION CONTROL FACILITY DECANT LINE REPLACEMENT PROJECT**

**BACKGROUND:**

On January 12, 2016, City Council awarded a contract to Weidner Construction Inc., of Marshalltown, Iowa, in the amount of \$99,000 to install a new decant line at the Water Pollution Control Facility (WPCF). One change order was issued during the project in the amount of \$1,470 for repairing unmarked utilities, bringing the final contract amount to \$100,470. Because our Engineer's estimate was different than the original budgeted amount, the funding for this project was reduced in the amended budget to \$201,600.

All work under this contract was completed in accordance with the plans and specifications. A copy of the Engineer's Certification of Completion is attached.

**ALTERNATIVES:**

1. Accept final completion of the WPC Decant Line Replacement Project and authorize final payment, in accordance with the contract, to Weidner Construction Inc., of Marshalltown, Iowa.
2. Do not accept completion of the WPC Decant Line Replacement Project at this time.

**MANAGER'S RECOMMENDED ACTION:**

Work for the project has been completed in accordance with plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**COUNCIL ACTION FORM**

**SUBJECT: RESOURCE RECOVERY SYSTEM IMPROVEMENTS (HVAC IMPROVEMENTS)**

**BACKGROUND:**

The Resource Recovery System Improvements Program identified the replacement of the heating and cooling system for the control room, offices, visitors' center, break room, locker room, restrooms, and one cooling unit for the electrical room at the Resource Recovery Plant (RRP). On October 27, 2015, City Council awarded this project to Pritchard Bros. INC., Boone Iowa, in the amount of \$179,525. Construction has been completed in accordance with the plans and specifications in the amount of \$179,525. LMV Engineering, L.C. (LMV) of Ames, Iowa, completed engineering and construction administration in the amount of \$8,800. There was one change order for \$2,788.30, **bringing the total cost to \$191,113.30** for the project.

This first unit was initially programmed in 2013/14 as part of the Resource Recovery System Improvements program at \$85,000. The second unit was included in the 2014/15 budget at \$22,000. Staff has identified previous CIP project savings of \$85,000, which brings **total funding for the project to \$192,000.**

**ALTERNATIVES:**

1. Accept the Resource Recovery System Improvements (HVAC Improvements) as completed by Pritchard Bros. Inc., of Boone Iowa, in the amount of \$182,313.30.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

It has been determined that project was completed in accordance with the approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 and accept the Resource Recovery System Improvements (HAVAC Improvements) as completed by Pritchard Bros. INC., Boone Iowa, in the amount of \$182,313.30.

ITEM# 26a&b  
DATE: 7-12-16

**COUNCIL ACTION FORM**

**SUBJECT: SOUTH DUFF ACCESS AND SAFETY IMPROVEMENTS PROJECT  
(DESIGN AGREEMENT AND AMENDED PROFESSIONAL SERVICE  
AGREEMENT)**

**BACKGROUND:**

On December 22, 2015, staff provided an update to City Council on the progress of the S. Duff Access project. Work is to include a raised median along S. Duff Avenue (US 69) from S. 5<sup>th</sup> Street to the Squaw Creek Bridge (with drive-over at Howe's), a new signalized intersection at the existing Southpoint Centre drive that will connect into Walmart's parking lot, and a reconfiguring of Walmart's western parking area in order to create a westbound approach for the new intersection (see attachment).

Since that time, City staff and CGA (the City's engineering consultant) has been working with Walmart's realty department headquarters in Bentonville, Arkansas to create a cross-access easement connecting the businesses along the east side of S. Duff Avenue. Walmart provided their standard language for cross-access that is currently under review by the affected businesses along the easement route on the east side for comment. The coordination with Walmart also included developing a cost sharing agreement for design and construction between the City, Walmart, and Hunziker Development.

The City Attorney has created a cost sharing agreement for the project that was sent to Walmart realty and legal departments and also to Hunziker Development. The cost sharing agreement details a one-third split for the local match between the City, Walmart, and Hunziker. It is expected that \$850,000 in Iowa DOT grants will be applied the total estimated project cost of \$1,100,000. Therefore, the required local match is estimated to be \$250,000.

Over the Spring/Summer 2016 staff has been receiving various revisions requested by Walmart. After reviewing the final draft of the agreement, Walmart and Hunziker now fully support moving forward with the project. However, it is Walmart's desire to have the cost sharing agreement based upon actual costs and not based upon a proportional share. This would require separate agreements for project design and for construction. Hunziker has no objection to splitting the agreement into design and construction phases.

Therefore, in order to progress with final engineering design for development of plans and specification for bidding, an amendment to the professional service agreement (PSA) with CGA will be needed. Currently, CGA has been hired to facilitate stakeholder meetings, draft cross-access easements, and to develop conceptual design. The

amendment will take the project from survey through final design. CGA has provided the City a PSA amendment in an amount not to exceed \$87,873. This fee will be split three ways by the City, Walmart and Hunziker under the separate cost sharing agreement for design only.

If City Council approves this approach, the project should be able to progress with bids being received by September. By doing so, staff would also be able to work with all of the effected businesses owners to create a final design that addresses their concerns regarding access routes, wayfinding signage, and how the median is designed along S. Duff Avenue (including Howe's Welding deliveries).

**ALTERNATIVES:**

1. a) Approve the cost sharing agreement between the City of Ames, Walmart, and E-M Hunziker, LLC for each party paying one-third of the design contract amendment.  
  
b) Approve the Professional Service Agreement amendment with CGA of Ames, IA in the amount not to exceed \$87,873.
2. Direct Staff to make modifications to the project.

**MANAGER'S RECOMMENDATION:**

Moving forward with design will allow the project to be substantially completed by the end of the calendar year. It will also provide the opportunity to work with stakeholders to address their concerns with specific solutions. As this project has progressed, not knowing specific design information has been an ongoing source of frustration to stakeholders that weren't able to be addressed through conceptual design. Staff feels that given the unique nature of this project, progressing with final design of the project will allow any issues the businesses have raised to be considered and addressed.

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

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

Prepared By: Judy K. Parks, City of Ames Legal Department, 515 Clark Ave., Ames, Iowa 50010 (Phone: 515-239-5146)

Return Recorded Document To: Diane Voss, City Clerk, 515 Clark Avenue, Ames, Iowa 50010

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**E-M HUNZIKER, LLC AND WALMART COST SHARING AGREEMENT  
PERTAINING TO DESIGN OF INTERSECTION AND ROADWAY  
IMPROVEMENTS AT SOUTH DUFF AND SOUTH FIFTH STREET**

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and among the City of Ames, Iowa (hereinafter called “City”); Walmart (hereinafter individually called “Walmart”) and its successors and assigns; and E-M Hunziker, LLC (hereinafter individually called “Hunziker”) and its successors and assigns; and

**WITNESSETH THAT:**

**WHEREAS**, Walmart and Hunziker (Walmart and Hunziker hereinafter referred to collectively as “Developers”) have ongoing business developments on either side of South Duff Avenue which are located generally north of the Squaw Creek bridge on South Duff and south of the intersection of South Fifth Street and Duff Avenue, in an area depicted generally as shown on Appendix A, (hereinafter called the “Site”); and

**WHEREAS**, these businesses are located in the close proximity to the intersection of South Fifth Street and South Duff Avenue; and

**WHEREAS**, the Parties desire to ensure that their site entrances and the public streets adjacent to their businesses will have sufficient roadway capacity, traffic improvements, and infrastructure to assure safe and convenient access to their sites, and be compatible with future anticipated arterial street improvements in this vicinity; and

**WHEREAS**, the City desires to ensure that the proportional cost of street improvements which are attributable to the Developers are borne by them, and that the Developers have notice of what their contribution is expected to be, which is best accomplished through an agreement between the Developers and the City with respect to roadway and intersection improvements.

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



## **I PURPOSE**

- A. Purpose. It is the purpose of this Agreement to document, record, and give notice of a certain amount and method of payment by the Developers to the City of their proportionate share of costs associated with the design and construction of roadway and intersection improvements, including installation of a raised median, widening and improved signalization, on South Duff Avenue south of the intersection at South Fifth Street and South Duff Avenue, including Engineering Inspections fees as provided in the Ames Municipal Code, and to provide for the security of said payment pending completion of the construction.
  
- B. Rights Exclusive to Parties. This Agreement does not create or vest in any person or organization, other than the City, any rights or cause of action with respect to any performance, obligation, plan, schedule or undertaking stated in this Agreement with respect to the Developer. This Agreement does not prevent the City from amending, modifying, or releasing the Developer from some or all of the provisions of this Agreement. No person shall have any cause of action or recourse against the City or Developer by reason of any such amendment, modification, or release.

## **II DETERMINATION OF SHARE OF COSTS OF IMPROVEMENTS**

- A. Method. The City, working with its consulting engineer, will design the overall plan for the comprehensive intersection improvement project planned for South Fifth Street and South Duff Avenue, from each direction but with the most extensive improvements primarily south from that intersection. This included preparation of an estimated cost, which has established that the various segments and components of the complete project will cost a total of \$1,090,000.00. It is understood that the Iowa Department of Transportation has agreed to fund \$850,000 of the cost of this project through a grant to the City, but that no grant funds may be used for the design of the project. The Developers and City agree to equal cost sharing for the portion of the project cost that remains after the DOT grant funds have been applied.
  
- B. Hunzikers' Share. With regard to Hunziker, its proportional contribution for this project is established as one-third of the total project cost after the grant funds are applied to the total project cost. The present estimated dollar cost of the design portion of this project is \$87,873.00, and Hunzikers's share is \$29,291.00 for the engineering and design costs.
  
- C. WalMart's Share. With regard to WalMart, its proportional contribution for this project is established as one-third of the total project cost after the grant funds are applied to the total project cost. The present estimated dollar cost of the design portion of this project is \$87,873.00, and WalMart's share is \$29,291.00 for the engineering and design costs.

**III  
METHOD OF PAYMENT**

A. Payment. WalMart and Hunziker shall each provide to the City their one third proportional contribution of the design cost by August 12, 2016.

**IV  
CITY’S REMEDIES**

Upon any Developer’s failure to comply with the terms of this Agreement, the City may complete or terminate construction of the project, as it deems appropriate, initiate special assessment proceedings, or pursue debt collection or any other remedies available against that Developer.

**V  
COVENANT WITH THE LAND**

This Agreement shall run with the Site and shall be binding upon the Developers, their successors and assigns.

**IN WITNESS WHEREOF**, the parties hereto have caused this instrument to be executed effective as of the date first above written.

**WALMART**

**E-M HUNZIKER, LLC**

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

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

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

This instrument was acknowledged before me on \_\_\_\_\_, 2016, by \_\_\_\_\_ and \_\_\_\_\_, as \_\_\_\_\_ and \_\_\_\_\_, respectively, of WalMart.

This instrument was acknowledged before me on \_\_\_\_\_, 2016, by \_\_\_\_\_ and \_\_\_\_\_, as \_\_\_\_\_ and \_\_\_\_\_, respectively, of Hunziker.

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

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

**CITY OF AMES, IOWA**

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

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

STATE OF IOWA, STORY COUNTY, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. \_\_\_\_ adopted by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2016, and that Ann H. Campbell and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

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

**EXHIBIT 1  
TO  
PROFESSIONAL SERVICES AGREEMENT**

Owner: City of Ames, Iowa  
Engineer: Clapsaddle-Garber Associates, Inc.  
Project Number: CGA# 1648

**SCOPE OF SERVICES**

**Basic Services**

**Project Description:** The Engineer will conduct a topographic survey within in the South Duff Right-of-Way and prepare construction plans for the construction of a raised, concrete median from S. 5<sup>th</sup> Street to the Squaw Creek Bridge along South Duff Avenue (Hwy 69), a new traffic signal at approximately 700 feet south of S. 5<sup>th</sup> Street, and reconstruction of the Walmart parking lot.

The following tasks outline the *anticipated* scope of engineering services necessary to accomplish the proposed improvements.

**Task 1.0 – Preliminary and Final Design**

- 1.1 **Survey and Mapping of Existing Conditions:** Establish alignment, re-establish street right-of-way, set control points, and collect topography and cross section data for development of the detailed plans for the proposed improvements. The extents of the survey shall be sufficient to develop an Existing Conditions Drawing to be used in the project. Visible inspections shall also be performed on existing sewer structures to determine condition and serviceability. The Iowa One Call Design Locate process will be utilized in an attempt to identify locations of existing underground utility facilities.
- 1.2 **Preparation of Drawings:** It is anticipated that the detailed plan drawings will consist of a cover sheet; general construction information; bid items, quantities and descriptions; typical detail sheets; typical section sheets; site topography/existing conditions; pollution prevention plan; street plan & profile sheets; utility relocation/adjustment sheet and cross section sheets. Drawings shall be developed for submittal to the City for review at the following levels of detail: Preliminary Drawings; 90% Construction Drawings; Final Construction Drawings, as well as submitted to the Iowa DOT District 1 Office for design review and approval.
- 1.3 **Construction Specifications and Contract Documents:** Prepare written specifications using the Iowa Statewide Urban Design Standards for Public Improvements (SUDAS) and any City of Ames Supplemental Specifications. Prepare contract bid documents consisting of Notice of Hearing and Letting, Information for Bidders, Form of Proposal, Form of Bid Bond, Form of Contract, Project Insurance Requirements, and Form of Performance, Payment and Maintenance Bond, and Targeted Small Business forms as required by the Iowa DOT for local letting.
- 1.4 **Permits:** Prepare and submit plans and documentation required for obtaining coverage under NPDES General Permit No. 2 from the Iowa DNR, including the initial Stormwater Pollution Prevention Plan (SWPPP) that is to be utilized during construction. Prepare and submit Iowa DOT Work in Right-of-Way Permit for performing survey and mapping operations described in 1.1 above, and submit application to Iowa DOT Maintenance Office.
- 1.5 **Meeting and Consultation:** Conduct and document meetings with City of Ames staff and City Council to communicate and coordinate preparation of the plan. Weekly progress meetings with the City Staff shall

be scheduled during the design process. Utility companies will be invited to at least one progress meeting to review preliminary plans. Two (2) design review meeting with the Iowa DOT are also included.

- 1.6 Tabulate Quantities/Opinion of Probable Cost: Based on final design plans and specifications, tabulate bid quantities for use in bidding, monitoring and payment for construction work, and prepare an opinion of probable construction costs.

#### **Task 2.0 – Advertising/Bidding/Contract Award**

- 2.1 Advertisement & Distribution of Bidding Documents: CGA shall assist the City with the advertising and distribution of the bidding documents. CGA shall prepare the Notice of Hearing and Letting utilizing the City's standard format. The City shall handle the publicizing of said Notice. CGA shall accept orders and distribute the contract documents to prospective bidders and shall maintain the plan holders list. The plan deposits shall be charged and handled in accordance with Iowa Code.
- 2.2 Bid Opening and Award: Assist the City in securing and opening of bid proposals. Provide tabulation and analysis of bids. Assist the City in preparing signatory copies of the construction contract. Coordinate review of bids submitted and corresponding documents to the Iowa DOT for review.
- 2.3 Pre-Construction Conference: Attendance at one (1) Pre-Construction Conference is included in this scope of services.

#### **SUPPLEMENTAL SERVICES**

Any work requested by the Owner that is not included in the Basic Services will be classified as Supplemental Services. Supplemental Services shall include, but are not limited to the following:

#### **Task 3.0 – Construction Phase Engineering Services**

- 3.1 Perform construction observation services necessary to the accomplishment of the project.
- 3.2 Provide construction administration services.

#### **Task 4.0 – Soil Boring Coordination**

- 4.1 CGA will request price quotations from qualified Geotechnical Engineering Firms to provide subconsultant services for the project.
- 4.2 CGA will review the proposals received for Geotechnical work and recommend to the Owner to enter into a separate agreement with a specific firm for this work. CGA will coordinate their project design and development activity directly with the selected Geotechnical firm.

#### **Task 5.0 - Funding Administration / Project Closeout**

- 5.1 CGA will coordinate project activity with the Iowa Department of Transportation (Iowa DOT) Office of Local Systems, or other departments as required by the TSIP / USTEP Funding.
- 5.2 CGA will prepare State or Federal funding requests for reimbursements and submit those to the City for review and approval. CGA will then submit those requests to the appropriate departments at the Iowa DOT for processing.

5.3 CGA will prepare required Iowa DOT project documents for formal project closeout. CGA will attend required meetings with Iowa DOT departments in preparation of project audit, and coordinate the audit with appropriate Iowa DOT personnel.

Any work requested by the Owner that is not included in the Basic Services will be classified as Supplemental Services. Supplemental Services shall include, but are not limited to the following:

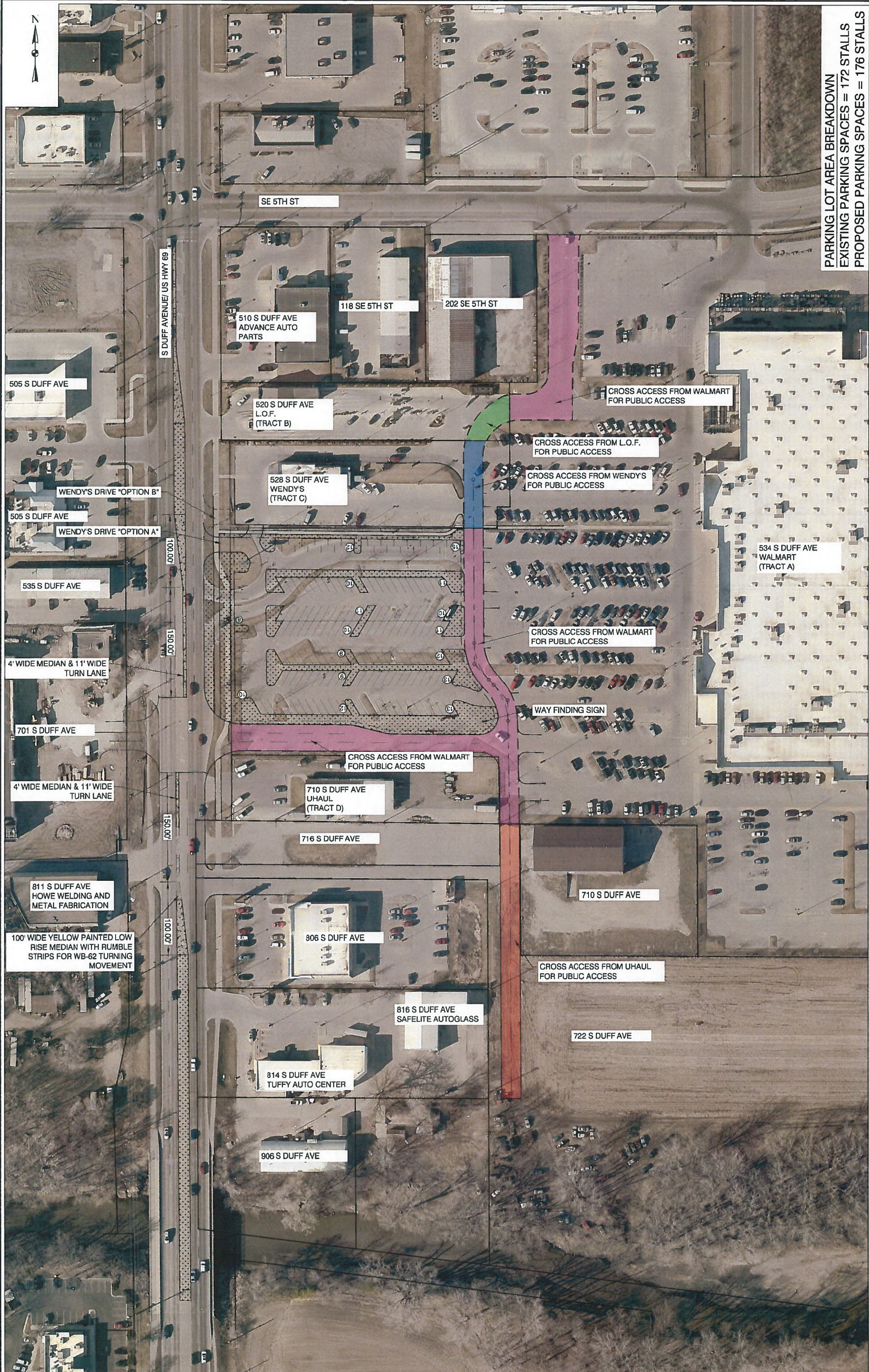
- Changes in the general scope, extent, or character of the services provided, including but not limited to changes in size, complexity, schedule, character of construction or method of financing; and revising previously accepted studies, reports, or design documents when such revisions are required by changes in laws, regulations, ordinances, codes or orders enacted subsequent to the preparation of such studies/reports/documents or designs or due to any other causes beyond the Engineer's control.

## **Exhibit "2"**

### **South Duff Avenue Traffic Signal and Improvements**

#### Consultant Compensation and Method of Payment:

The fee for the tasks described in Exhibit "1" shall be on an hourly basis as per the attached "CGA 2016 Rate Schedule" not to exceed \$87,873. The fee shall be paid on a monthly basis.



**PARKING LOT AREA BREAKDOWN**  
 EXISTING PARKING SPACES = 172 STALLS  
 PROPOSED PARKING SPACES = 176 STALLS

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



CGA  
 City of Ames, Iowa  
 Ames, Iowa 50010  
 PH 515-283-1784  
 www.opconline.com

**S DUFF INTERSECTION**  
 AMES, IOWA

**CONCEPT #2B**  
 PROJECT NO: 16-04-04  
 SHEET NO: 1 OF 1

DESIGNED: AJL DATE: 2/16/16  
 DRAWN: AJL DATE: 2/16/16  
 CHECKED: MAC DATE: 2/16/16  
 APPROVED: MAC DATE: 2/16/16

J:\16-04-04\16-04-04-Concept\#2A.dwg - CGA Plan - 02-11-16 - 3:17pm - #1282



**COUNCIL ACTION FORM**

**SUBJECT: REZONING, MAJOR SITE DEVELOPMENT PLAN, AND PRELIMINARY PLAT FOR 3599 GW CARVER AVENUE (SCENIC POINT SUBDIVISION)**

**BACKGROUND:**

Hunziker Christy Shirk builders, Inc. is requesting a Planned Residential Development (PRD) rezoning and approval of a Major Site Development Plan for the property at 3599 GW Carver Avenue to allow for the construction of 7 single-family detached housing units along a dead end private street. The subject site totals 4.23 acres and includes Parcel J, which was annexed into the city on July 14, 2015, and also includes a small area of Outlot A of Scenic Valley Subdivision previously platted north of the subject site. (See Attachment A Location and Existing Zoning Map).

The owner requests rezoning of the parcels from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residential District (F-PRD) as an allowable zoning district for the Land Use designation of Village/Suburban Residential. (See Attachment C, Proposed Zoning). **The concurrent review of a Major Site Development Plan is required with a request for F-PRD zoning. A preliminary plat is also required for the creation of the single-family home lots. The preliminary plat also serves as the site plan for the project as it identifies the required improvements to the property and the common areas.**

Approval of a PRD sets a base density standard for the development, but sets most development standards through the approval of the Major Site Development Plan to allow flexibility in design. Approval of a PRD requires findings of consistency with design principles relating to the housing variety, efficiency of layout, quality of design, open space, and landscaping that in combination exceeds what can be accomplished with standard zoning (See Attachment E for Design Principles Findings). In this PRD no unique bulk standards for the individual lots have been proposed, therefore, the bulk standard for such items as maximum height and minimum building setbacks would be set by the FS base zone (FS-RL) supplemental development standards for single-family homes. **The private street is the primary difference between this development and a conventional development.**

There is a single point of access from GW Carver Avenue on to the private street, Scenic Point. The site abuts the Scenic Valley Subdivision to the north, which is a mix of single family detached and single family attached residential units. To the east the project abuts single family homes that are outside the city of Ames corporate boundaries. To the west and south the proposed development area abuts vacant agricultural areas which are located mostly within the Flood Plain. South and west of the previous home site on the subject property, the grades drop significantly which limits the usable area of the site for development. A green space easement area is noted on the site plan for conservation of the natural grades and landscaping of the existing site.

Staff focused discussions of the layout of the site on the creating desirable lot configurations while making sidewalk connections to Scenic Valley to the north to allow for a connection of this small residential development area to a larger network of sidewalks and shared use paths. The requirement to install a public sidewalk on both sides of public right-of-way is a requirement of the Subdivision Ordinance (Section 23.403.14.a.); however, the city does not have specified private street standards. Staff defaults to expectations that private streets provide the same level of convenience and functionality as public streets, with some allowances for alternative configurations with less right-of way area or alterations to geometry. These concepts are embodied in the design of the private street without a cul-de-sac and design of a “hammerhead” turnaround that meets Fire Code requirements. The project has also proposed to only place a sidewalk on one side of the private street to provide pedestrian circulation. **Staff believes that sidewalks should be installed along the both sides of Scenic Point private street to allow for sidewalk connections to all private lots in the development and to be in line with the minimum public street requirements for sidewalks on both sides of residential streets. Construction of the second sidewalk does not affect the layout of the individual lots.**

The City’s PRD zoning is based upon the concept of providing for substantial open space and to promote housing options that might not be available with conventional subdivisions. The project proposal has a combination of private yard space and conservation areas to meet the overall open space standards; however, the limitations of a small site and the topography of the site limit the development’s ability to have amenity open space. Due to the topography of the development site and the small scale of the site for a single family residential development, staff believes that while the total amount of open space area is provided for in the project, the quality of usable open space is lost with this development in comparison to the design of usable open space areas typical of other PRD developments. **Even without the common amenity space outlined within the PRD standards, the project can be found to meet the intent of the PRD with its integration into its surroundings and existing natural features of the area, and its connections to the street and sidewalks systems.**

**Planning and Zoning Commission Recommendation:** At a public hearing on June 15, 2016, the Planning and Zoning Commission voted (6-0) to recommend that the City Council rezone the subject property, approve the Major Site Development Plan and approve the Preliminary Plat for the Planned Residential Development at Scenic Point subject to conditions. The Commission discussed the staff recommendation, which included a condition of the Major Site Plan that a 5 foot sidewalk be installed along the south side of the private street, Scenic Point. After discussion the Commission voted to approve the project, without requiring the additional sidewalk along the south side of the street. There were no comments by the public at the meeting. The Planning & Zoning Commission Recommendation is noted as Alternative #2 in the Alternatives section of this report.

A complete analysis of the development with the PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the addendum.

**ALTERNATIVES:**

1. The City Council can approve the follow requests for the properties at 3599 GW Carver Avenue:
  - A. Rezone the properties from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residential District (F-PRD); and
  - B. Approval of the Major Site Development Plan, subject to the following conditions:
    - i. Approval of final plat for creation of the proposed residential lots as depicted on the site plan;
    - ii. Recording of easements for public utility and the green space easement area as noted on the site plan;
    - iii. Addition of a 5-foot sidewalk along the south side of Scenic Point;
  - C. Approval of the Preliminary Plat for Scenic Point Subdivision as submitted.

*This is the staff recommendation which is to approve the rezoning, major site plan and preliminary plat requiring installation of the sidewalk on the south side of Scenic Point.*

2. The City Council can approve the request for rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 3599 GW Carver Avenue,
  - A. Rezone the properties from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residential District (F-PRD); and
  - B. Approval of the Major Site Development Plan, subject to the following conditions:
    - i. Approval of final plat for creation of the proposed residential lots as depicted on the site plan;
    - ii. Recording of easements for public utility and the green space easement area as noted on the site plan;
  - C. Approval of the Preliminary Plat for Scenic Point Subdivision as submitted.

*This is the recommendation of the Planning and Zoning Commission to approve the rezoning, major site plan and preliminary plat without installation of the sidewalk on the south side of Scenic Point.*

3. The City Council approve the request for Rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 3599 GW Carver Avenue, with modified conditions.
4. The City Council can deny the request for Rezoning, Major Site Development Plan, and Preliminary Plat for the properties at GW Carver Avenue, if the Council finds that the City's regulations and policies are not met.
5. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

**MANAGER'S RECOMMENDED ACTION:**

Use of the PRD for a small site is not a typical approach to development within Ames. The applicant has chosen this process due to the topographical limitations of the site and to be able to propose the private street. The Major Site Development Plan review component of the PRD is meant to review the specific design and landscaping issues related to development that does not follow conventional development patterns. The Preliminary plat illustrates the home lot configurations, open space areas, and utility improvements. **Staff believes the proposed development, when viewed as an overall development, is appropriately situated and designed for the tight constraints of the development site. The rezoning can be found to be consistent with the LUPP in providing for additional single family housing options and the maintaining of existing natural areas.**

The private street is key to the development as the larger public right-of-way requirements and cul-de-sac configuration would use substantially more of the buildable lot area of the site. This would likely limit development of the property to five large lots. Because of the location of the project with no need for future road connections and limited access to the site, the private street meets the applicant's needs and does not affect the City's interest for general circulation and access needs. The private street's maintenance, including snow removal, will be the obligation of the future homeowners and will not be a city responsibility.

With the conditions of approval, staff finds that the project meets the design principles of the PRD and complies with the standards of the Major Site Plan. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the request for Rezoning, Major Site Development Plan, and Preliminary Plat for Scenic Point Subdivision with the noted conditions.**

## ADDENDUM

### PROJECT DESCRIPTION:

The project site is a parcel of land totaling 4.23 acres fronting on GW Carver Avenue. The proposed include Parcel J, property annexed into the city on July 14, 2015 located at 3599 GW Carver, and a parcel of land previously a part of Outlot A of Scenic Valley Subdivision. The final plat for the subdivision will replat that portion of outlot A into the new Scenic Point Subdivision that is under development to the north.

The proposed PRD project includes 7 single family detached residential lots ranging in size from 10,981 square feet to 21,918 square feet. The units will front on a new private street, Scenic Point, and will include common and private open spaces area to the west and south of the development. The lots will be accessed from Scenic Point as the only street access, and will include a fire turn around area (hammerhead) at the end of the private street to meet minimum fire access needs. The parking for the development will be provided on each of the single family home lots based on code requirement that specifies that a minimum of 2 spaces per units be provided on each individual lot.

The proposed development has a 5-foot sidewalk connection along the west side of the GW Carver frontage and along the north side of the new Scenic Point within the proposed development area. The applicant is also proposing to connect the sidewalks, both along the GW Carver frontage and along Scenic Point to the existing sidewalk system of the existing Scenic Valley Subdivision to the north. The requirement to install a public sidewalk on both sides of public rights of way is a requirement of the Subdivision Ordinance (Section 23.403.14.a.); however as a private street with no public right-of-way the subdivision code is silent. There is limited precedent on the issue, but staff's approach to private streets is that they should provide the same benefits as public streets with allowances for changes in configurations that do not lessen their overall value for access and circulation. Staff believes that including sidewalks is consistent with city policy in conventional developments and does not impact the layout of the site. Installing sidewalk on the south side of Scenic Point to allow for sidewalk connections to all private lots in the development would be in line with PRD development principles and subdivision requirements for sidewalks on both sides of residential streets.

Development in a PRD looks to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards. Open Space is currently defined as "useable open space designed and intended for the use of all residents, included space dedicated to the public." Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities. **A minimum landscaped open space requirement of 40% is required for the PRD zone.** The overall project is noted to provide 44% open space, which includes both outlot A (1.09 acres) as common open space for the development and private open space (.78 acres) provided in the rear yards of lots 1-5 as a green space easement. The sidewalk along GW Carver and along the north side of Scenic Point allows for an interconnected sidewalk system and provides for access and pedestrian use throughout the development as well as connection to the Scenic Valley Subdivision. No dedicated common amenity space is proposed for the development. This is atypical of a PRD, but the developer believes the

small site and low density has limited ability to create such a space, or even a need due to the low number of units.

Street trees are required per the subdivision code, Section 29.402, for residential subdivisions along both sides of the street. The applicant is proposing street trees along both sides of Scenic Point as indicated on the submitted Street Tree Planting Plan in accordance with the minimum subdivision requirements.

**Planned Residential Development (PRD) Development Principles**

Property that is zoned F-PRD must adhere to the development principles in Ames Municipal Code Section 1203(2). Attachment E reviews the Plan with respect to these principles.

**Planned Residential Development (PRD) Supplemental Development Standards**

Property that is zoned F-PRD must also adhere to and exceed the development principles in Ames Municipal Code Section 1203(2). Generally, the Plan meets or exceeds the Development Standards. See Attachment F.

The proposed single family detached development housing type could be developed under the FS-RL regulations, however, the layout and site regulation associated with the FS base zones does not permit the use of private streets and the development of lots without frontage on a public streets as the PRD plan is proposed. The PRD zoning designation allows for the proposed private streets to accommodate the interior oriented single family home lots with frontage on a private street. The FS base zone lot development standards for single family homes will be required to regulate the individual single family home construction for setback and building height.

**Infrastructure.** The site will be fully served by City infrastructure. Sanitary sewer and water are available through connections to the north through the Scenic Valley Subdivision. Electric Services will be supplied by Midland Power, as the development area is not within the City of Ames electric service territory. Easements are shown on the Preliminary Plat/Site Plan and any additional easements needed to accommodate the proposed development for utilities will be recorded with the Final Plat at the time of subdivision of the individual lots.

The Public Works Department has reviewed the submitted Storm Water Management Plan for this subdivision and has determined that the development may require a partial waiver of the requirements of the adopted Post Construction Storm Water Ordinance. Staff is working with the applicant to determine compliance with the ordinance. Any waiver approval of the ordinance needed will be required prior to approval of the Preliminary Plat by the City Council.

**Access.** Vehicular access is provided to the site from GW Carver Avenue with connection to a new private street, Scenic Point. Scenic Point is a dead end street approximately 450 feet in length and terminating in a hammer head to accommodate a fire truck turn around area. Parking will be provided on each single family home lot as they are constructed.

**Major Site Development Plan Criteria.**

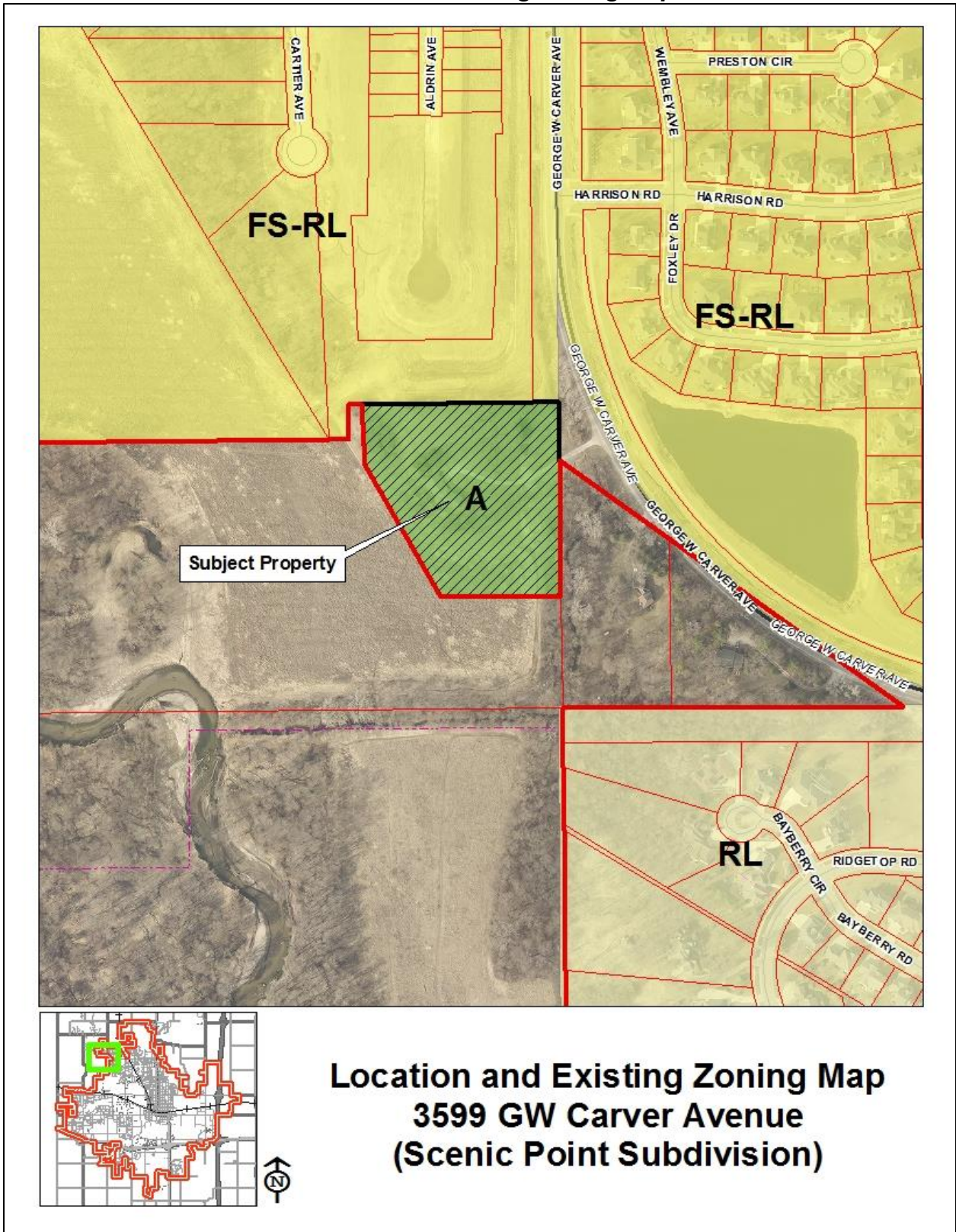
Additional criteria and standards, beyond those of the PRD Zone, apply to the review of all Major Site Development Plans. The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements. *When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.* See Attachment G for a full review of the individual Development criteria for the Major Site Development Plan.

**Land Use Policy Plan and Zoning.** The LUPP Map designates the property as Village Suburban Residential. The existing zoning of the property at 3599 GW Carver is Agriculture (A) and the portion of outlot A of Scenic Valley Subdivision to be included in the proposed PRD is currently zoned Suburban Residential Low Density (FS-RL). See *Attachment A and B, Existing Zoning and LUPP Maps.*

The land use designation of Village Suburban Residential does allow for the zoning of the property to either of the Floating Suburban zones (FS-RL or FS-RM) or Planned Residential Development (F-PRD). Property developed according to the F-PRD (Planned Residence District) requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

# Attachment A

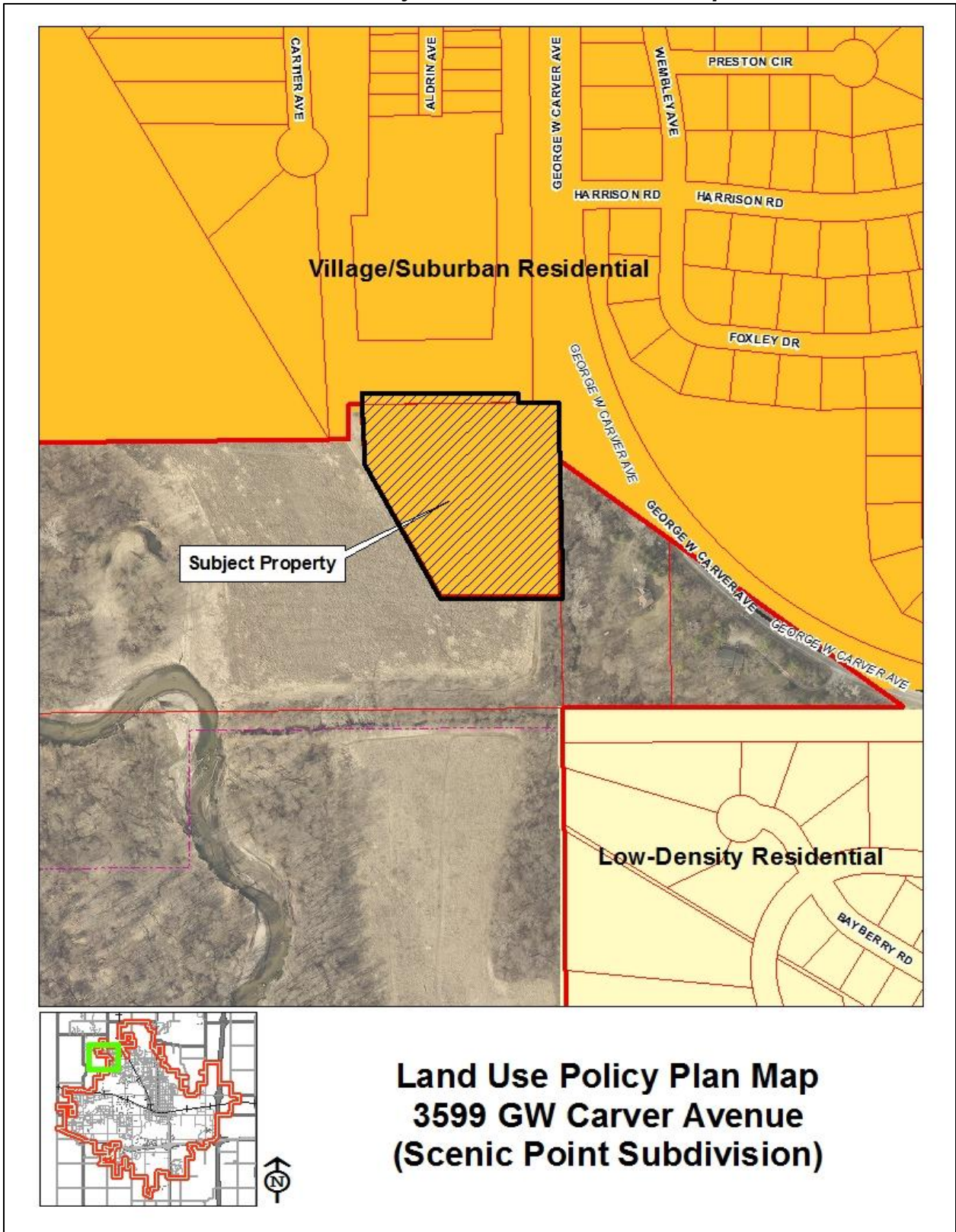
## Location and Existing Zoning Map





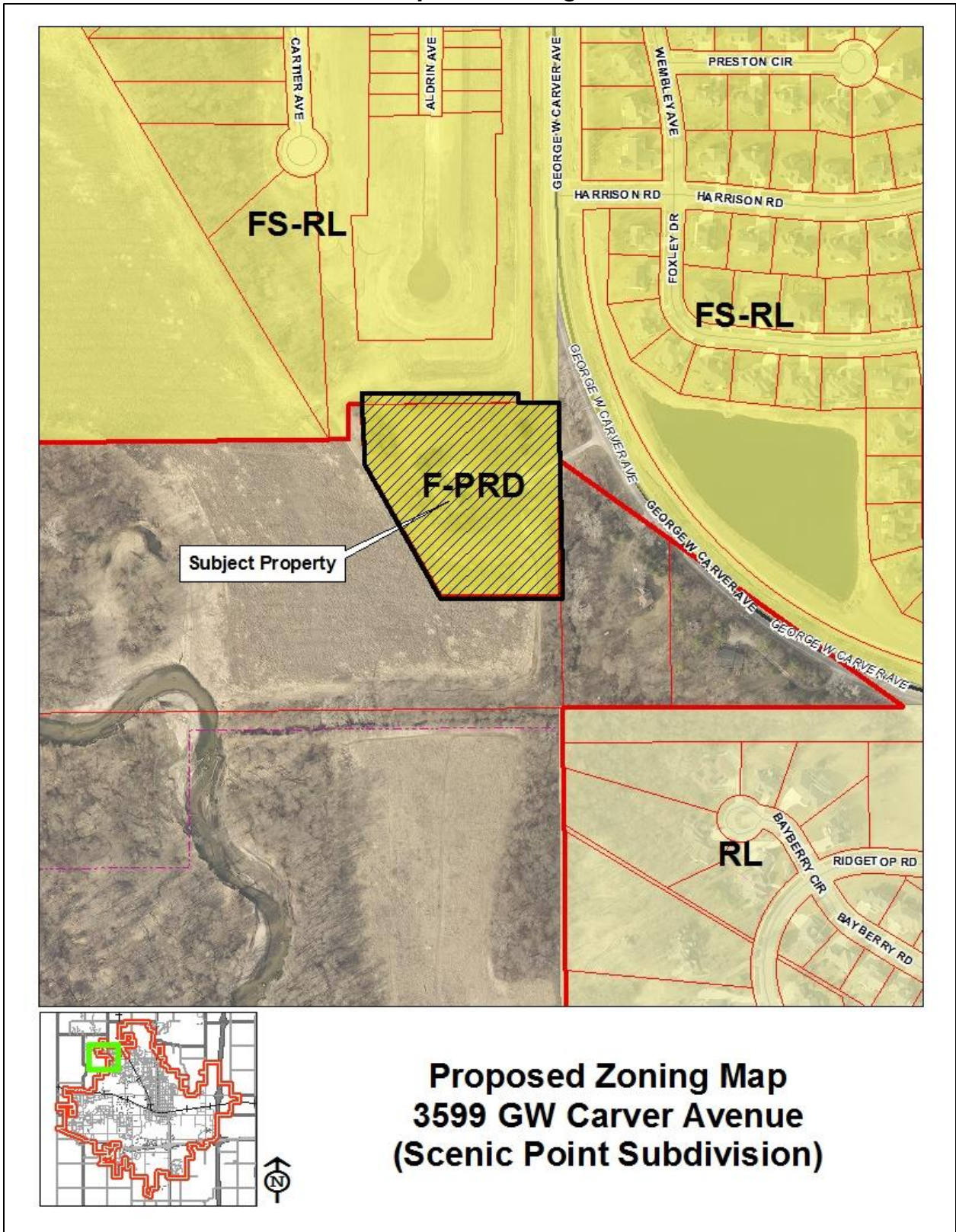
# Attachment B

## Land Use Policy Plan Future Land Use Map



# Attachment C

## Proposed Zoning



# **Attachment D**

## ***Applicable Zoning Regulations***

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

### Related LUPP Goals and Objectives

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

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.

4.B. Ames seeks to physically connect existing and new residential and commercial areas through the association of related land uses and provision of an intermodal transportation system.

4.C. Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements, and inclusion of community amenities such as parks and schools. The connections should promote community identity.

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

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.

## **Attachment D, Cont.**

### ***Applicable Regulations***

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1203, Planned Residence District, includes a list of uses that are permitted in the zone and the zone supplemental development standards that apply to properties in those zones.

# Attachment E

## ***Findings Regarding Planned Residential District Development Principles.***

The Plan modifications are reviewed below with respect to the following development principles in Ames Municipal Code Section 1203(2). (For an existing PRD, “underlying zoning” referred to in the criteria statements is not applicable.)

- 1. Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***

The layout of the proposed single family development with a private street allows for front lots lines of the properties to be oriented to Scenic Point as a private street without the use of a public cul-de-sac, which would not be permitted under a base FS zone. The use of a base FS zoning district would require the use of a public street and large cul-de-sac occupying a greater area of the site than necessary for the small single family development. The use of the hammerhead turn around increases the number of lots available on the site and helps to limit the encroachment of development into the natural topography of the site.

- 2. Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.***

The development layout is efficient and maintains a density of 3.76 units per net acre which is anticipated in the Village Suburban Residential Land Use designation as well as within the low density base zone density requirements. The use of the single family layout allows for a large amount of open space and common area for the development while maintaining the existing natural topography and trees of the existing site.

- 3. Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***

All units provided for in this development will be single-family detached residential units. Even though it's a small development with only 7 lots, the developer is providing some variety in lot sizes ranging from 10,981 square feet to 21,918 square feet, which will also provide for some variety of housing styles and prices.

- 4. Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.***

The developer is not proposing specific house designs for this PRD and has not proposed any specified setbacks unique to the development for the proposed lot. With the topography of the proposed lots, it is anticipated that the development grading of the site will provide for construction of full or partial walkout

basements; most houses will be adjacent to natural areas, with the focus of the development being the natural areas, not the built environment. The development will be similar in unit type and layout to developments to the north in Scenic Valley and to the east in Northridge.

5. ***Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.***

As mentioned previously, there is no specific design theme proposed with this development as this is solely a single family detached development. The developer is providing the required open space for the development through the use of the large open space at the lower area of the slopes on the site.

Being this is a single-family detached development, there will not be any off-street parking facilities provided, as parking will be provided on each individual lot through the construction of private garages and driveways.

The developer is also proposing pedestrian connections to the northern development of Scenic Valley through both the ROW frontage and through the connection on the north end of Scenic Point.

6. ***Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements.***

The site contains very steep topography and provides significant drops in grade to the west and south property lines. This area also contains a tree line area within the rear yards of lots 1-5 that the developer has proposed a green space easement to maintain those existing grades and trees in their current condition.

7. ***Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.***

All utilities are available for the existing properties. No changes to the street system are proposed. Sanitary sewer and water are available through connection to the north to the Scenic Valley Subdivision. Electric Services will be supplied by Midland Power. The Public Works Department has reviewed the storm water management plan and finds that the proposed development may need a waiver to meet the required storm water quantity and quality measures. City staff is continuing to work with the developer to finalize the plan.

# Attachment F

## Planned Residential Development (PRD) Supplemental Development Standards.

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each of those standards is addressed below. Refer to Table 29.1203(5) for the detailed standards.

1. ***Area Requirement. A minimum of two (2) acres shall be required for all areas developed as F-PRD.***

The subject site includes 4.23 acres.

2. ***Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.***

The proposed density of the development is 3.76 units per net acre. A total of 7 single family detached residential units are proposed. The applicant notes a net acreage of 1.87 acres to determine the final net density for the site. This density is consistent with the FS-RL base zone which could be approved under the currently land use designation.

3. ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.***

As mentioned previously, there is no specific design theme proposed with this development as this is a solely a single family detached development. In this single family residential PRD, without specified bulk standards for the individual lots, the bulk standard for maximum height and minimum building setbacks would be set by the FS base zone supplemental development standards for single family homes.

4. ***Minimum Yard and Setback Requirements.***

Without specified bulk standards for the individual lots, the bulk standard for minimum building setbacks and yards would be set by the FS base zone supplemental development standards for single family homes.

5. ***Parking Requirements.***

The Plan provides no public parking as the development is strictly single family homes. The parking for the development will be provided on each of the single family home lots based on code requirement that specifies that a minimum of 2 spaces per units be provided on each individual lot.

**6. Open Space Design Requirements.**

The open space proposed includes both common and private open space areas with outlot A providing the common open space and the green space easement along the rear of lots 1-5 providing for private open space. Open Space is currently defined as “useable open space designed and intended for the use of all residents.” Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., but not including areas within required setbacks. A system of interconnected sidewalks along one side of Scenic Point and the connections to the Scenic Valley Subdivision to the north provides for access and pedestrian use throughout the development.

**7. Open Space Area Requirement.**

A minimum landscaped open space requirement of 40% is required for the PRD zone. The overall project is noted to provide 44% open space, which includes both outlot A (1.09 acres) as common open space for the development and private open space (.78 acres) provided at the rear of lots 1-5 as a green space easement. The common open space proposed will be maintained by the home owners association. This meets the requirements of the F-PRD zone. A system of interconnected sidewalks provides for access and pedestrian use throughout the development as well as connection to the Scenic Valley Subdivision to the north.

**8. Open Space Improvements and Amenities.**

The Plan includes passive open space in Outlot A and active area connections with an internal pathway system to connect to the existing sidewalk system of Scenic Valley Subdivision to the north.

**9. Maintenance of Open Space and Site Amenities.**

The development is a single family detached housing development and all common open spaces are maintained by a home owner association.



# Attachment G

## Major Site Development Plan Criteria.

- 1. The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department has reviewed the storm water management plan and finds that the proposed development may need a waiver to meet the required storm water quantity and quality measures. City staff is continuing to work with the developer to finalize the plan but feels that the project can comply with the requirements. The Storm Water Management Plan will need to be finalized prior to City Council approval of the Preliminary Plat.

- 2. The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of 7 dwelling units.

- 3. The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access into the site is a dead end private street (Scenic Point); however, the hammer head turn around area provided at the end of Scenic Point was found to be sufficient for fire truck access.

- 4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site.

- 5. Natural topographic and landscape features of the site shall be incorporated into the development design.***

The site contains very steep topography and provides significant drops in grade to the west and south property lines. This area also contains a tree line area that the developer has proposed a green space easement to maintain those existing grades and trees in their current condition. A grading plan has been submitted which identifies the changes being made to the site to accommodate the proposed development.

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent***

***hazards to adjacent streets or property.***

The proposed development will provide only one vehicular access point off GW Carver into the development for each of the 7 lots. The on-site sidewalks will connect with the existing sidewalk along GW Carver as well as to the existing sidewalk/path system of Scenic Valley Subdivision to the north.

- 7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

The general development standards of the zoning ordinance have been met. Each unit will provide their own private residential garbage collection. Parking will be provided by each single family detached housing lot by way of a private garage and driveway to meet design standards of the zoning code.

- 8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

One new access point will be provided to GW Carver Avenue for the development. There is capacity within the existing street layout to accommodate the expected traffic from this single family home development.

- 9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

No specific lighting has been proposed for the development. All lighting will be required to be approved by staff prior to installation and will be required to meet the requirements of the Outdoor Lighting Code.

- 10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

The proposed residential use is not expected to generate any nuisances.

- 11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The layouts of individual housing lots are proposed to meet the development standards of the PRD zone site coverage and open space requirements for the development. The construction of the individual residential units will comply with the FS base zone supplemental developmental standards for single family home types. The proposed housing type and layout of the development is compatible with the character and scale

of the surrounding single family home developments. Common and private open areas meet the quantitative standards of the code.

# **Attachment H**

*Preliminary Plat/Major Site Development Plan Documents*

*Attached as separate document.*

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

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 3599 George Washington Carver Avenue (Scenic Point Subdivision), is rezoned from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD).

**Real Estate Description:**

Parcel 'J' in the Northeast Quarter (NE1/4) of Section 29, Township 84 North, Range 24 West of the 5<sup>th</sup> P.M., Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on July 30, 2015, as Instrument 1115-07276, and on Slide 517, Page 4.

Outlot 'A' of Scenic Valley Subdivision, First Addition, in Ames, Story County, Iowa.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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

# HUNZIKER DEVELOPMENT CO.

## CONSTRUCTION PLANS FOR SCENIC POINT

PRELIMINARY PLAT  
2016

RECEIVED

JUN 07 2016

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

**GOVERNING SPECIFICATIONS**

THE 2016 EDITION OF THE "IOWA STATEWIDE URBAN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND "THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS" SHALL GOVERN.

IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", SERIES 2009 AND ALL CURRENT GENERAL SUPPLEMENTAL SPECIFICATIONS AND MATERIALS INSTRUCTIONAL MEMORANDUM SHALL GOVERN AS REFERENCED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

MUTCD 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE SHEET
2	TYPICAL SECTIONS & GENERAL NOTES
3	EXISTING CONDITIONS
4	PROPOSED IMPROVEMENTS
5	PROPOSED IMPROVEMENTS
6	STREET TREE PLAN

**OWNER**

HUNZIKER CHRISTY SHIRK BUILDERS INC  
105 S. 16TH STREET ST  
AMES, IA 50010  
HUNZIKER DEVELOPMENT COMPANY LLC  
105 S. 16TH STREET ST  
AMES, IA 50010

**DEVELOPER**

HUNZIKER CHRISTY SHIRK BUILDERS INC  
105 S. 16TH STREET ST  
AMES, IA 50010

**PREPARED BY**

BOLTON AND MENK  
AMES, IA 50010  
2730 FORD STREET

**SUBMITTAL DATE**

APRIL 8, 2016

**LEGAL DESCRIPTION**

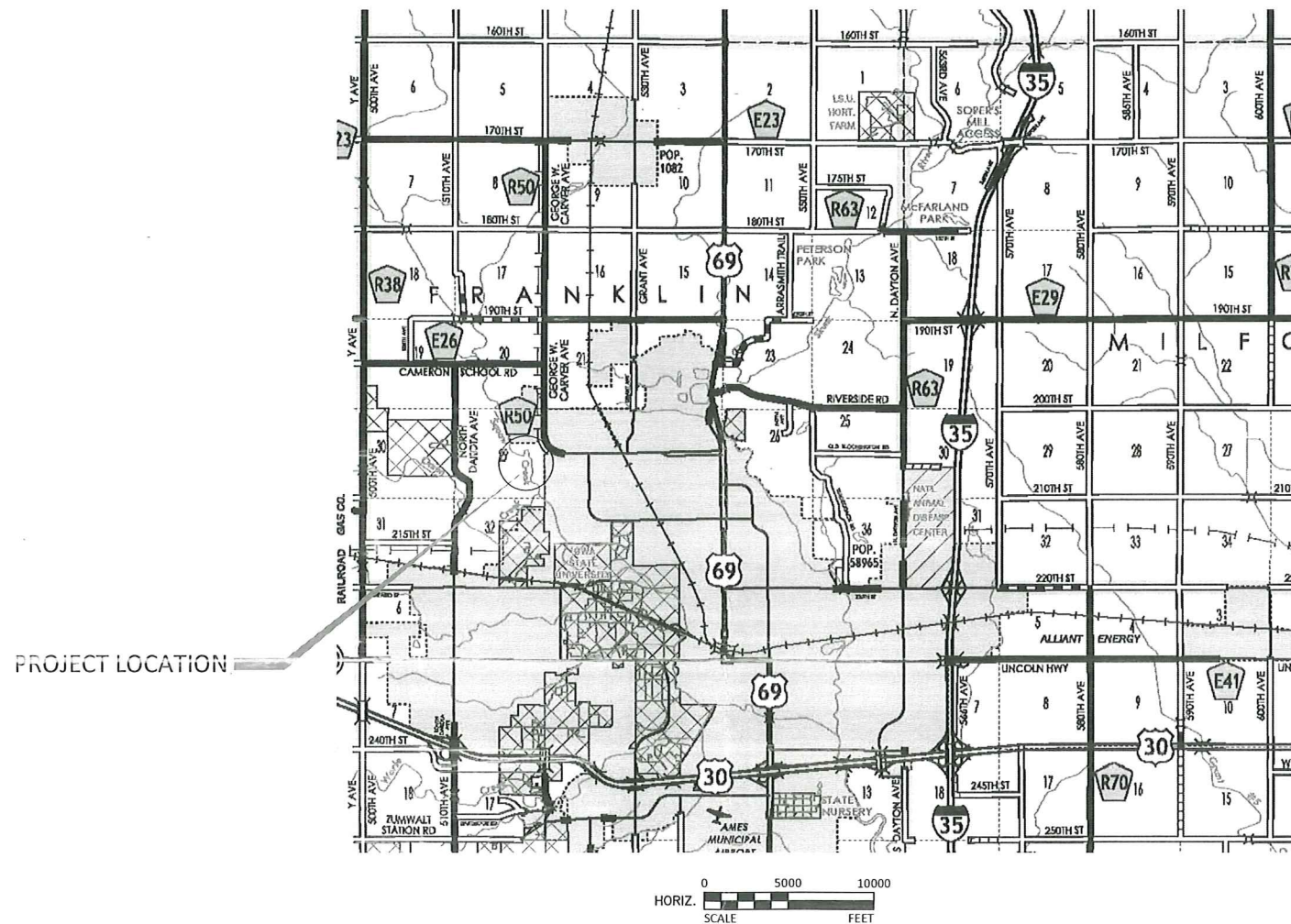
PARCEL 'J' IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON JULY 30, 2015, AS INST. #15-07276, AND ON SLIDE 517, PAGE 4.

OUTLOT 'A' OF SCENIC VALLEY SUBDIVISION, FIRST ADDITION, IN AMES, STORY COUNTY, IOWA.

**ZONING**

EXISTING:  
LOTS ARE ZONED AGRICULTURAL AND FS-RL

PROPOSED:  
ALL LOTS WILL BE REZONED PLANNED RESIDENTIAL (F-PRD)



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, NOTIFY IOWA ONE CALL 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PLAN REVISIONS			
DATE	SHEET NUMBER	APPROVED BY	MODIFICATIONS



**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

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

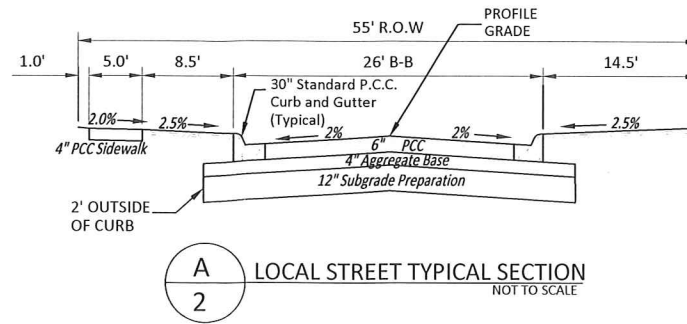
GREGORY A. BROUSSARD, P.E.  
REG. NO. 2197 DATE: \_\_\_\_\_  
LICENSE RENEWAL DATE IS DECEMBER 31, 2017  
PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS

**PRELIMINARY**

HUNZIKER DEVELOPMENT	SHEET
SCENIC POINT	1
TITLE SHEET	OF
	6

**GENERAL NOTES:**

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
2. LOT A SHALL BE A PRIVATE STREET
3. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
4. OUTLOT A MAY BE USED FOR STORM WATER CONVEYANCE, TREATMENT AND DETENTION.
5. OUTLOT A IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION
6. OUTLOT A SHALL INCLUDE PUBLIC UTILITY AND SURFACE WATER FLOWAGE OVER THE ENTIRE LOT.



**SCENIC POINT CALCULATIONS**

LOT DENSITY CALCULATIONS		
TOTAL:	4.23	ACRES
ROW:	0.50	ACRES
OUTLOTS & GREENSPACE	1.87	ACRES
"LOT AREAS (MINUS OUTLOTS & ROW)"	1.86	ACRES
TOTAL NUMBER OF LOTS	7.00	UNITS
LOT DENSITY	3.76	LOTS/ACRE

OPEN SPACE CALCULATIONS		
TOTAL:	4.23	ACRES
"OPEN SPACE" (OUTLOTS A, ROW AND GREENSPACE EASEMENT)	2.37	ACRES
OPEN SPACE PERCENTAGE	56%	

PARCELS			
PARCEL	AREA (SF)	AREA (ACRES)	ADDRESS
1	19,866	0.46	3440 Scenic Point
2	20,645	0.47	3434 Scenic Point
3	21,918	0.50	3430 Scenic Point
4	14,409	0.33	3424 Scenic Point
5	10,981	0.25	3418 Scenic Point
6	16,196	0.37	3431 Scenic Point
7	11,289	0.26	3415 Scenic Point

**REVISED SCENIC VALLEY CALCULATIONS**

LOT DENSITY CALCULATIONS			
	EXISTING	PROPOSED	
TOTAL:	121.01	120.86	ACRES
ROW:	13.91	13.91	ACRES
OUTLOTS	56.69	56.54	ACRES
"LOT AREAS (MINUS OUTLOTS & ROW)"	50.41	50.41	ACRES
SWFE & GREENSPACE EASEMENTS	11.39	11.39	ACRES
LOT AREA (MINUS EASEMENTS)	39.02	39.02	ACRES
TOTAL NUMBER OF LOTS	150	150	UNITS
LOT DENSITY	3.84	3.84	LOTS/ACRE

OPEN SPACE CALCULATIONS			
	EXISTING	PROPOSED	
TOTAL:	121.01	120.86	ACRES
OPEN SPACE: (OUTLOTS A, B, C, D, E)	14.59	14.44	ACRES
OPEN SPACE PERCENTAGE	12.1%	11.9%	

**LEGEND**

EXISTING		PROPOSED	
	CENTERLINE		ALIGNMENT/CENTERLINE
	PROPERTY / LOT LINE		RIGHT-OF-WAY LINE
	EASEMENT LINE		WATERMAIN
	ROAD RIGHT-OF-WAY LINE		STORM SEWER
	WATER SYSTEM		SANITARY SEWER
	STORM SEWER		FORCE MAIN
	SANITARY SEWER		SANITARY MANHOLE NUMBER
	TILE LINE		MANHOLE
	OVERHEAD ELECTRIC LINE		STORM INLET
	UNDERGROUND ELECTRIC LINE		APRON
	GAS LINE		WATER SYSTEM MANHOLE
	FIBER OPTIC LINE		HYDRANT
	UNDERGROUND COMMUNICATIONS LINE		VALVE
	OVERHEAD UTILITY LINE		BEND
	FENCE LINE		TEE
	CITY LIMITS		PUBLIC UTILITY EASEMENT
	TREE LINE EDGE		WATERMAIN EASEMENT
	GRAVEL EDGE		SHARED ACCESS AND STORM SEWER EASEMENT
	BITUMINOUS EDGE		
	CONCRETE EDGE		
	CURB & GUTTER		

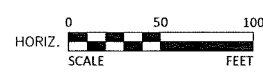
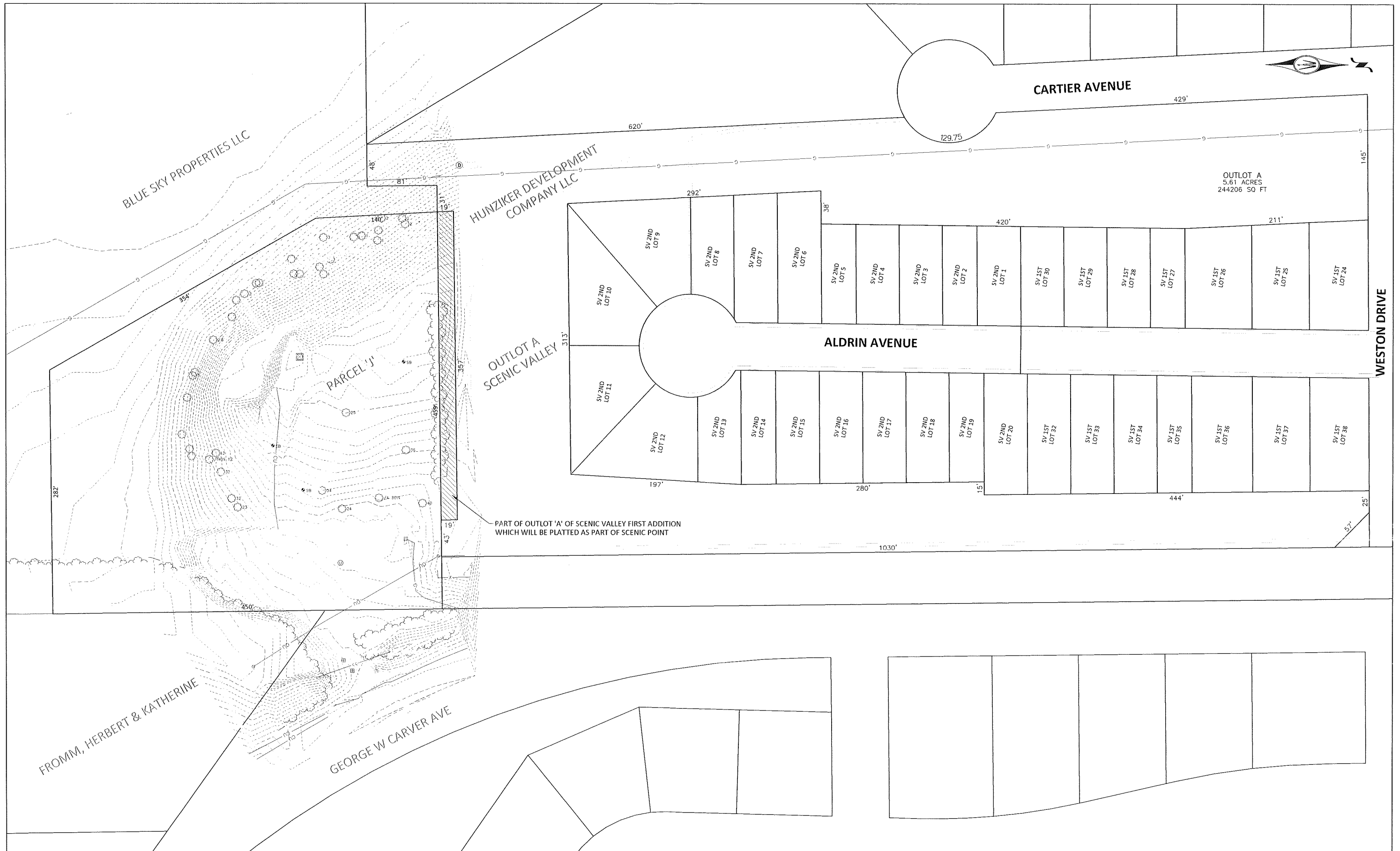
**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 2730 FORD ST, P.O. BOX 668 - AMES, IOWA 50010  
 Phone: (515)-233-6100 Email: Ames@bolton-menk.com  
 www.bolton-menk.com

REV	ISSUED FOR	DATE

DESIGNED	HUNZIKER DEVELOPMENT
GAB	SCENIC POINT
DRAWN	
DJM	
CHECKED	
GAB	TYPICAL SECTIONS & GENERAL NOTES

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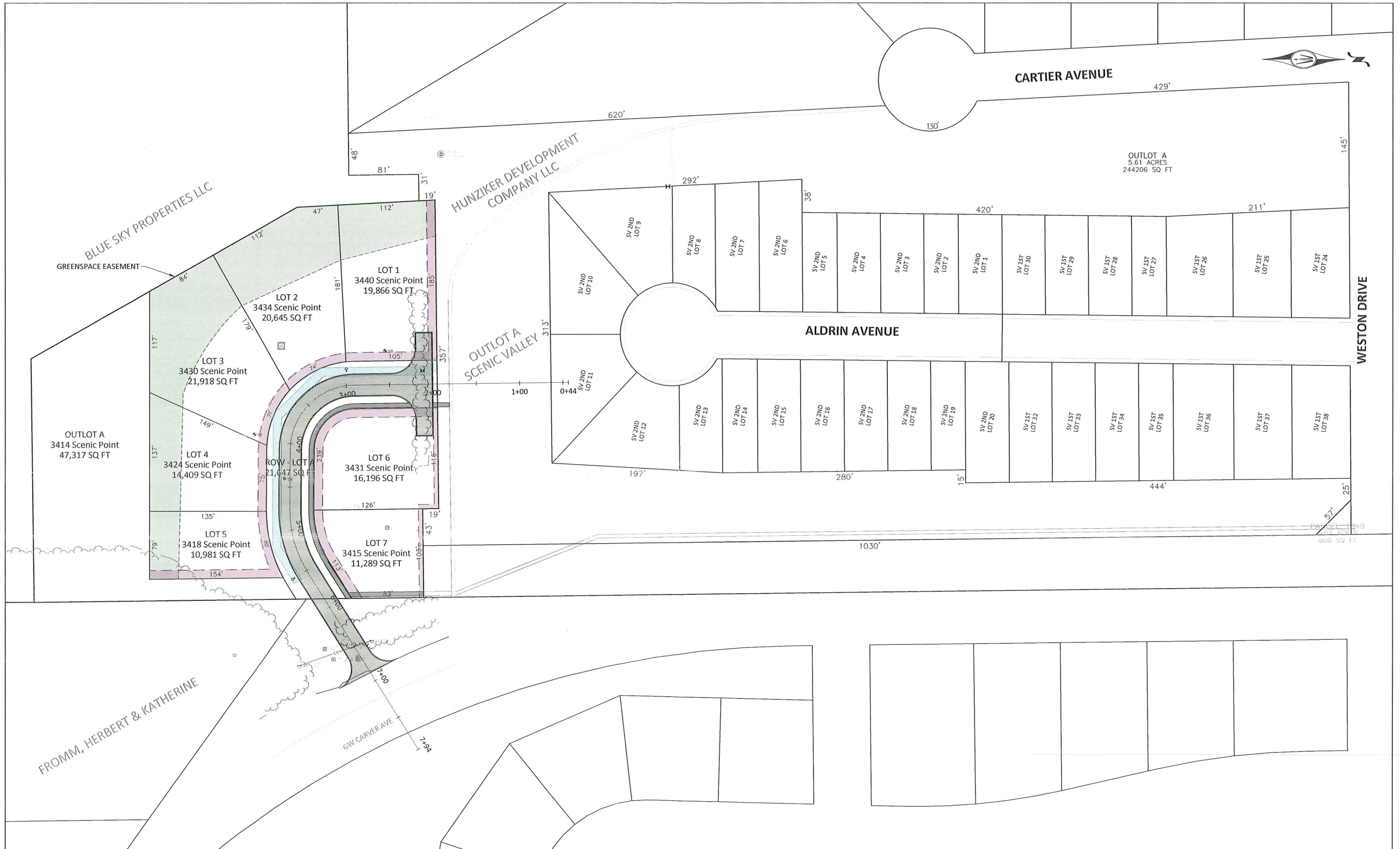
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 www.bolton-menk.com

REV	ISSUED FOR	DATE

DESIGNED GAB	<b>HUNZIKER DEVELOPMENT</b> <b>SCENIC POINT</b> <b>EXISTING CONDITIONS</b>
DRAWN DJM	
CHECKED GAB	

SHEET  
**3**  
 OF  
**6**



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REV	ISSUED FOR	DATE

DESIGNED GAB	<b>HUNZIKER DEVELOPMENT</b> SCENIC POINT PROPOSED IMPROVEMENTS
DRAWN DJM	
CHECKED GAB	

SHEET  
 4  
 OF  
 6



CARTIER AVENUE



HUNZIKER DEVELOPMENT  
COMPANY LLC

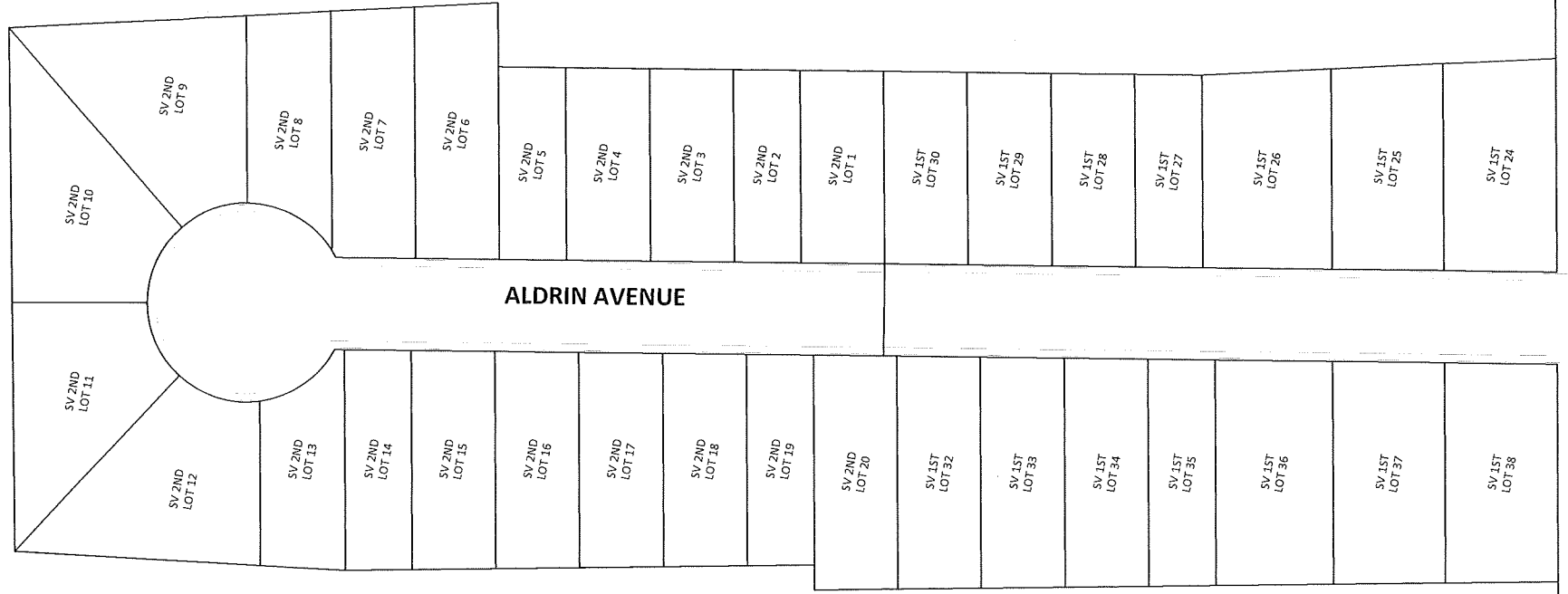
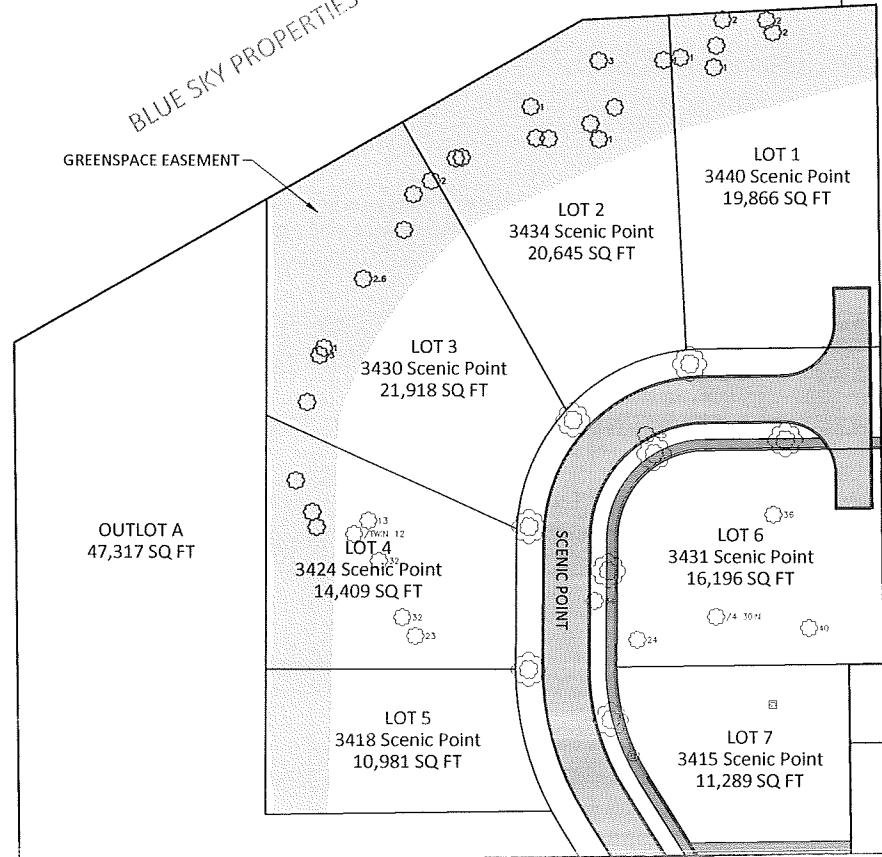
BLUE SKY PROPERTIES LLC

GREENSPACE EASEMENT

OUTLOT A  
SCENIC VALLEY

ALDRIN AVENUE

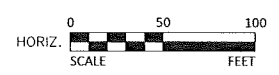
WESTON DRIVE



FROMM, HERBERT & KATHERINE

**STREET TREE NOTES:**

1. TREES SHALL BE PLANTED WITHIN THE RIGHT-OF-WAY WITHIN THE SUBDIVISION. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 23.402 OF SUBDIVISION ORDINANCE.
2. TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THE FOLLOWING SPECIES:  
BLACK MAPLE  
SKYLINE HONEYLOCUST  
HACKBERRY  
AMERICAN HOPHORNBEAM  
REDMOND AMERICAN LINDEN  
SWAMP WHITE OAK  
KENTUCKY COFFEETREE
3. TREES SHALL BE PLANTED NO CLOSER THAN THE DISTANCE OF THE FULL SPREAD OF THE TREE TO THE NEXT ADJACENT TREE ACCORDING TO THE SPECIES SELECTED. THE SPACING SHALL BE ADJUSTED AS A RESULT OF DRIVE OPENINGS, UNDERGROUND UTILITIES, STREET LIGHTS, AND OTHER POTENTIAL OBSTRUCTIONS.
4. A MINIMUM OF NINE (9) SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN THIRTY (30) INCHES TO THE TRUNK OF THE TREE.
5. TREES SHALL NOT BE LOCATED CLOSER THAN TWO AND ONE-HALF (2-1/2) FEET TO THE BACK OF CURB OR THE SIDEWALK LINE. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND THE SIDEWALK IS GREATER THAN EIGHT (8) FEET, TREES SHALL BE PLANTED WITHIN FOUR (4) FEET OF THE SIDEWALK LINE.
6. TREES SHALL NOT BE PLANTED CLOSER THAN THIRTY (30) FEET FROM THE CORNER AT INTERSECTIONS AND SHALL NOT BE CLOSER THAN TWENTY (20) FEET TO THE INTERSECTION OF THE FRONT AND SIDE LOT LINE ON A CORNER LOT.
7. TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET TO RESIDENTIAL DRIVEWAYS.
8. TREES SHALL NOT BE LOCATED CLOSER TO A STREET LIGHT POLE THAN THE DISTANCE OF THE SPREAD OF THE TREE AT MATURITY. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE TREE TO THE CENTER OF THE POLE.



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REV	ISSUED FOR	DATE	DESIGNED
?	?	?	GAB
			DJM
			GAB

HUNZIKER DEVELOPMENT	
SCENIC POINT	
STREET TREE PLAN	

SHEET  
6  
OF  
6

CURRENT ZONING:  
 PARCEL 'J' - AGRICULTURAL  
 SCENIC VALLEY OUTLOT 'A' - FS-RL

PROPOSED ZONING:  
 F-PRD

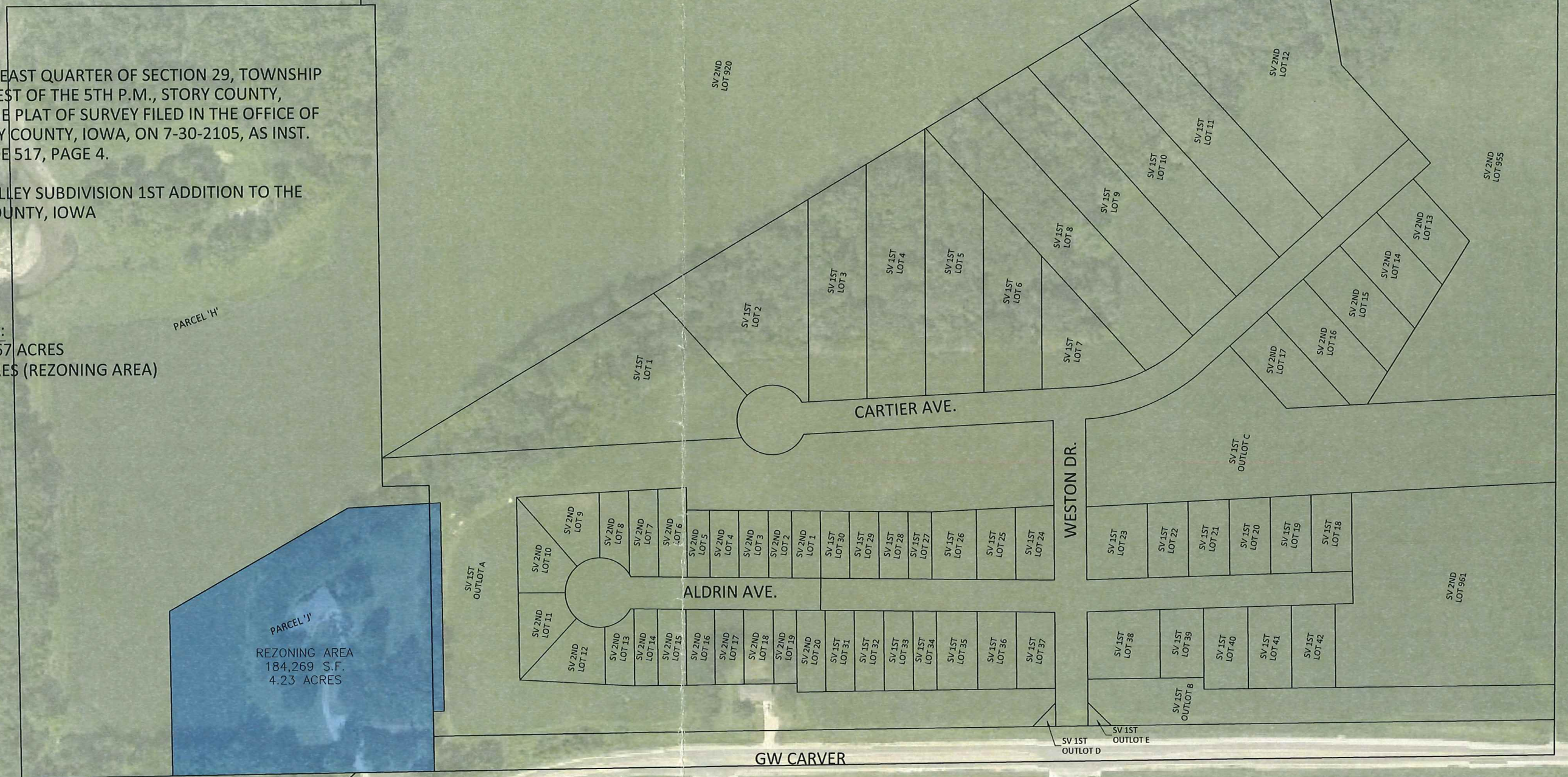
LEGAL DESCRIPTIONS:  
 PARCEL 'J' IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON 7-30-2105, AS INST. #15-07276, AND ON SLIDE 517, PAGE 4.

OUTLOT A OF SCENIC VALLEY SUBDIVISION 1ST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA

EXISTING PARCEL SIZE:  
 PARCEL 'J' - 4.08 ACRES  
 OUTLOT 'A' - 5.76 ACRES

PROPOSED PARCEL SIZES:  
 REVISED OUTLOT 'A' - 5.67 ACRES  
 SCENIC POINT - 4.23 ACRES (REZONING AREA)

# REZONING MAP - SCENIC POINT

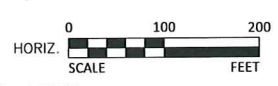


PARCEL 'H'

PARCEL 'J'

REZONING AREA  
 184,269 S.F.  
 4.23 ACRES

**RECEIVED**  
 APR 8 2016  
 CITY OF AMES, IOWA  
 DEPT. OF PLANNING & HOUSING



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REV	ISSUED FOR	DATE	DESIGNED	HUNZIKER DEVELOPMENT		SHEET <b>1</b>
			DRAWN	SCENIC POINT		
			CHECKED	REZONING MAP		

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N 29°39'20" W  
353.72

N 2°58'39" W  
158.93

Scenic Valley Outlot 'A' area to be rezoning with Scenic Point and replatted are part of Scenic Point.  
6,598SF  
0.15 Acres

PARCEL 'J'

REZONING AREA  
184,269 S.F.  
4.23 ACRES

S 89°16'37" W  
281.77

N 89°16'37" E  
356.62

SV 1ST  
OUTLOT A

S 0°43'23" E  
18.52

N 89°16'37" E  
102.68

449.85  
S 0°42'10" E

SV 2ND  
LOT 9

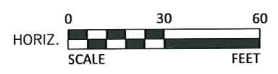
SV 2ND  
LOT 8

SV 2ND  
LOT 10

SV 2ND  
LOT 11

SV 2ND  
LOT 12

SV 2ND  
LOT 13



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REV	ISSUED FOR	DATE	DESIGNED

HUNZIKER DEVELOPMENT
SCENIC POINT
REZONING MAP

SHEET  
**2**

**COUNCIL ACTION FORM**

**SUBJECT: TEXT AMENDMENT TO ADOPT SECTION 9.7 (3) REGARDING  
CONDITIONAL USES, VARIANCES, AND APPEALS IN THE FLOOD PLAIN**

**BACKGROUND:**

On May 10, 2016, the City Council adopted changes to the flood plain regulations (Chapter 9 of the Ames Municipal Code) as part of the enactment of the Environmentally Sensitive Overlay that changed the development approval process within the floodway. The changes to the ordinance were quite extensive resulting in the repeal of the entire existing code language and replacing it with the new Chapter 9. Unfortunately, Section 9.7 (3), addressing Conditional Uses, Appeals, and Variances, was inadvertently left out of the final published ordinance. No changes were made to that section and it should have remained in the newly adopted ordinance for Chapter 9.

Section 9.7 (3) is important in that it describes the process and factors for the Zoning Board of Adjustment to consider when granting a Conditional Use, Variance, or Appeal for the administration of the entire flood plain. It would be appropriate to add the language back into the ordinance.

The missing text is included in Attachment 1.

**ALTERNATIVES:**

1. The City Council can waive the rules and adopt on final reading an ordinance that will add Section 9.7(3) to Chapter 9 Flood Plain Zoning Regulations.

*This option would reinstate language that was inadvertently left out of the recent ordinance changes made by the City Council.*

2. Direct staff to provide additional information prior to approving the ordinance.

**MANAGER'S RECOMMENDED ACTION:**

The recent overhaul of Chapter 9 made several substantive changes in the process and administration of development in the regulated Flood Plain. Allowed uses in the Floodway and Floodway Fringe were changed and certain uses in the Floodway now require a Major Site Development Plan approved by the City Council.

It should be emphasized that none of the changes made on May 10, 2016 impacted Section 9.7 (3). However, it was discovered recently that this section was missing from the ordinance. **It is important that the City Council reinstate the language as quickly as possible to satisfy Iowa Department of Natural Resources, which oversees Ames's participation in the National Flood Insurance Program. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 to waive the rules and adopt on final reading the proposed Section 9.7 (3) to Chapter 9 of the Ames Municipal Code.**

## **ATTACHMENT 1: PRIOR LANGUAGE THAT WILL BE REINSERTED INTO SECTION 9.7 (3)**

### **(3) Conditional Uses, Appeals, and Variances.**

(a) Appointment and Duties of Zoning Board of Adjustment. The Zoning Board of Adjustment shall hear and decide

- (i) Requests for Conditional Uses upon which the Board is authorized to pass under this Ordinance;
- (ii) Appeals, and
- (iii) Requests for Variances to the provisions of this Ordinance; and
- (iv) All other actions which are required of the Board.

(b) Conditional Uses. Requests for Conditional Uses shall be submitted to the Administrator, who shall forward such to the Zoning Board of Adjustment for consideration. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Zoning Board of Adjustment.

(c) Appeals. Where it is alleged there is any error in any order, requirement, decision, or determination made by Administrator in the enforcement of this Ordinance, the aggrieved party may appeal such action. Applications for Appeals shall be submitted to the Administrator, who shall forward such to the Zoning Board of Adjustment for consideration. Such applications shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Zoning Board of Adjustment. The notice of appeal shall be submitted to the Administrator and shall set forth the specific reason for the appeal. The Administrator shall transmit to the Zoning Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

(d) Variances. Requests for Variances shall be submitted to the Administrator who shall forward such to the Zoning Board of Adjustment. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Zoning Board of Adjustment. The Zoning Board of Adjustment may authorize upon request in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest, where owing to special conditions a strict enforcement of the provisions of this ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards:

- (i) No variance shall be granted for any development within the Floodway Overlay District which would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- (ii) Variances shall only be granted upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in an unnecessary hardship to the applicant, and (c) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense; create nuisances, or cause fraud on or victimization of the public.
- (iii) Variance shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (iv) In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that (a) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and (b) such construction increases risks to life and property.
- (v) All variances granted shall have the concurrence or approval of the Department of Natural Resources.



(e) Hearings and Decisions of the Zoning Board of Adjustment.

(i) Hearings. Upon the filing with the Zoning Board of Adjustment of a request for a Conditional Use, an Appeal, or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time and publish notice of the hearing. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.

(ii) Decisions. The Board shall arrive at a decision on a Conditional Use, Appeal, or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Conditional Use or Variance the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as described below.

a. Factors Upon Which the Decision of the Board Shall be Based. In passing upon requests for Conditional Uses or Variances, the Zoning Board shall consider all relevant factors specified in other sections of this ordinance and:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments.
2. The danger that materials may be swept onto other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
5. The importance of the services provided by the proposed facility to the community.
6. The requirements of the facility for a flood plain location.
7. The availability of alternative locations not subject to flooding for the proposed use.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
12. Such other factors which are relevant to the purpose of this ordinance.

b. Conditions attached to Conditional Uses or Variances. Upon consideration of the factors listed above, the Board may attach such conditions to the granting of Conditional Uses or Variances as it deems necessary to further the purpose of this ordinance. Such conditions may include, but are not limited to:

1. Modification of waste disposal and water supply facilities.
2. Limitation on period of use and operation.
3. Imposition of operational controls, sureties, and deed restrictions.
4. Requirements for construction of channel modification, dikes, levees, and other protective measures, provided such are approved by the

Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this ordinance.

5. Floodproofing measures. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Zoning Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area. Such floodproofing measures may include, but are not necessarily limited to the following:

- a) Anchorage to resist flotation and lateral movement.
- b) Installation of watertight doors, bulkheads, and shutters, or similar methods of construction.
- c) Reinforcement of walls to resist water pressure.
- d) Use of paints, membranes, or mortars to reduce seepage of water through walls.
- e) Addition of mass or weight to structures to resist flotation.
- f) Installation of pumps to lower water levels in structures.
- g) Construction of water supply and waste treatment systems so as to prevent the entrance of flood waters.
- h) Pumping facilities or comparable practices for subsurface drainage systems for building to relieve external foundation wall and basement flood pressures.
- i) Construction to resist rupture or collapse caused by water pressure or floating debris.
- j) Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage and storm waters into the buildings or structures.
- k) Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to flooding.

c. Appeals to the Court. Any person or persons, jointly or severally, aggrieved by any decision of the Zoning Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Zoning Board.

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 9 SECTION 9.7 AND ENACTING A NEW CHAPTER 9 SECTION 9.7, FOR THE PURPOSE OF FLOOD PLAIN ZONING REGULATIONS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing and enacting a new Chapter 9 Section 9.7 as follows:

**Sec. 9.7. ADMINISTRATION.**

(1) Appointment, Duties and Responsibilities of Flood Plain Administrator

(a) The Flood Plain Administrator (the Administrator) shall be the Director of the Department of Planning and Housing or his/her designee and shall administer and enforce this chapter and will herein be referred to as the Administrator.

(b) Duties and responsibilities of the Administrator shall include, but not necessarily be limited to, the following:

(i) Review all flood plain development permit applications to insure that the provisions of this chapter will be satisfied.

(ii) Review all flood plain development permit applications to insure that all necessary permits have been obtained from Federal, state or local governmental agencies.

(iii) Record and maintain a record of:

- a. the elevation (in relation to the appropriate vertical datum) of the lowest habitable floor of all new or substantially improved buildings or
- b. the elevation to which new or substantially improved structures have been floodproofed.

(iv) Notify adjacent communities and/or counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Insurance Administrator.

(v) Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this ordinance.

(vi) Submit to the Federal Insurance Administrator any required report concerning the community's participation in the National Flood Insurance Program.

(vii) Notify the Federal Insurance Administration of any annexations or Modifications to the community's boundaries.

(viii) Review subdivision proposals to insure such proposals are consistent with the purpose of this ordinance and advise the City Council of potential conflicts.

(2) Flood Plain Development Permit.

(a) Permit Required. A Flood Plain Development Permit issued by the Administrator shall be secured prior to initiation of any flood plain development. Development is defined in Section 9.11

(b) Application for Permit. Application for a Flood Plain Development Permit shall be made on forms supplied by the Administrator and shall include the following information:

(i) Description of the work to be covered by the permit for which application is to be made.

(ii) Description of the land on which the proposed work is to be done (i.e., lot,

block, tract, street address, or similar description) that will readily identify and locate the work to be done.

(iii) Identification of the use or occupancy for which the proposed work is intended.

(iv) The base flood elevation (BFE).

(v) Elevation of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

(vi) For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.

(vii) Such other information as the Administrator deems reasonably necessary for the purpose of this ordinance.

(viii) The required fee, as determined by the City Council, for any new construction, substantial improvement, or any development on any parcel which contains a portion of the Floodway.

(c) Action for Permit Application. The Administrator shall, within a reasonable time, make a determination as to whether the proposed flood plain development meets the applicable provisions and standards of this ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for developments which need a Conditional Use Permit or Variance except as approved by the Zoning Board of Adjustment or which need a Major Site Development Plan except as approved by the City Council.

(d) Construction and Use to be as Provided in Application and Plans. Flood Plain Development Permits issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement or construction other than that which is authorized shall be deemed a violation of this Ordinance and shall be punishable as provided in Section 9.9.

(e) The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, licensed in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

(3) Conditional Uses, Appeals, and Variances.

(a) Appointment and Duties of Zoning Board of Adjustment. The Zoning Board of Adjustment shall hear and decide

(i) Requests for Conditional Uses upon which the Board is authorized to pass under this Ordinance;

(ii) Appeals, and

(iii) Requests for Variances to the provisions of this Ordinance; and

(iv) All other actions which are required of the Board.

(b) Conditional Uses. Requests for Conditional Uses shall be submitted to the Administrator, who shall forward such to the Zoning Board of Adjustment for consideration. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Zoning Board of Adjustment.

(c) Appeals. Where it is alleged there is any error in any order, requirement, decision, or determination made by Administrator in the enforcement of this Ordinance, the aggrieved party may appeal such action. Applications for Appeals shall be submitted to the Administrator, who shall forward such to the Zoning Board of Adjustment for consideration. Such applications shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Zoning Board of Adjustment. The notice of appeal shall be submitted to the Administrator and shall set forth the specific reason for the appeal. The Administrator shall transmit to the Zoning Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

(d) Variances. Requests for Variances shall be submitted to the Administrator who shall forward such to the Zoning Board of Adjustment. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary by the Zoning Board of Adjustment. The

Zoning Board of Adjustment may authorize upon request in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest, where owing to special conditions a strict enforcement of the provisions of this ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards:

(i) No variance shall be granted for any development within the Floodway Overlay District which would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

(ii) Variances shall only be granted upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in an unnecessary hardship to the applicant, and (c) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense; create nuisances, or cause fraud on or victimization of the public.

(iii) Variance shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(iv) In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that (a) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and (b) such construction increases risks to life and property.

(v) All variances granted shall have the concurrence or approval of the Department of Natural Resources.

(e) Hearings and Decisions of the Zoning Board of Adjustment.

(i) Hearings. Upon the filing with the Zoning Board of Adjustment of a request for a Conditional Use, an Appeal, or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time and publish notice of the hearing. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a licensed professional engineer or other expert person or agency, including the Department of Natural Resources. (*Ord. No. 4087, 09-27-11*)

(ii) Decisions. The Board shall arrive at a decision on a Conditional Use, Appeal, or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Conditional Use or Variance the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as described below.

a. Factors Upon Which the Decision of the Board Shall be Based. In passing upon requests for Conditional Uses or Variances, the Zoning Board shall consider all relevant factors specified in other sections of this ordinance and:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments.
2. The danger that materials may be swept onto other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
5. The importance of the services provided by the proposed facility to the community.
6. The requirements of the facility for a flood plain location.

for the proposed use.

7. The availability of alternative locations not subject to flooding
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.
10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
11. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
12. Such other factors which are relevant to the purpose of this ordinance.

b. Conditions attached to Conditional Uses or Variances. Upon consideration of the factors listed above, the Board may attach such conditions to the granting of Conditional Uses or Variances as it deems necessary to further the purpose of this ordinance. Such conditions may include, but are not limited to:

1. Modification of waste disposal and water supply facilities.
2. Limitation on period of use and operation.
3. Imposition of operational controls, sureties, and deed restrictions.
4. Requirements for construction of channel modification, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this ordinance.

5. Floodproofing measures. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Zoning Board of Adjustment shall require that the applicant submit a plan or document certified by a licensed professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area. Such floodproofing measures may include, but are not necessarily limited to the following:

- a) Anchorage to resist flotation and lateral movement.
- b) Installation of watertight doors, bulkheads, and shutters, or similar methods of construction.
- c) Reinforcement of walls to resist water pressure.
- d) Use of paints, membranes, or mortars to reduce seepage of water through walls.
- e) Addition of mass or weight to structures to resist flotation.
- f) Installation of pumps to lower water levels in structures.
- g) Construction of water supply and waste treatment systems so as to prevent the entrance of flood waters.
- h) Pumping facilities or comparable practices for subsurface drainage systems for building to relieve external foundation wall and basement flood pressures.
- i) Construction to resist rupture or collapse caused by water pressure or floating debris.
- j) Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage and storm waters into the buildings or structures.
- k) Location of all electrical equipment, circuits and

installed electrical appliances in a manner which will assure they are not subject to flooding.  
(Ord. No. 4087, 09-27-11)

c. Appeals to the Court. Any person or persons, jointly or severally, aggrieved by any decision of the Zoning Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Zoning Board.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

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

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

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

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

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



CITY OF  
Ames™

*Caring People ♦ Quality Programs ♦ Exceptional Service*

# MEMO

29 & 30

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

**Date:** July 8, 2016

**Subject:** Hearings on Sale of City-Owned Properties at 1125 Maxwell Avenue and 306 Wellons Drive

Staff is continuing to work with Habitat for Humanity of Central Iowa in finalizing the contracts for the proposed sale of City-owned properties at 1125 Maxwell Avenue and 306 Wellons Drive.

It is staff's request that the public hearings on the July 12, 2016, agenda for the proposed sale of these properties be opened and continued to a later date. This will allow staff additional time to complete these agreements.

/jr



## **COUNCIL ACTION FORM**

**SUBJECT: URBAN DEER MANAGEMENT PROGRAM-BOW HUNTING**

### **BACKGROUND:**

Ames has experienced citizen complaints about deer damage, car/deer collisions, and other issues associated with high concentrations of whitetail deer within the city. In an attempt to address these concerns, a Special Urban Deer Task Force (SUDTF) was convened in 2006. The Task Force is required to submit an annual report to the City Council. Previous Task Force recommendations to the City Council have included an annual survey of deer populations, a ban on deer feeding, public education efforts, and limited urban bow hunting of deer. Urban deer hunting has been conducted in a limited number of locations under special rules administered by the Police Department. All participants must purchase a special tag and register with the Police Department. Rules also require participants to pass a safety course, proficiency test, hunt only from tree stands situated at least 85 feet from trails, and limit shots to 75 feet or less.

An aerial count of deer is generally conducted by the DNR under a cost-sharing arrangement with the City. An aerial survey was conducted this year. The survey showed four of the seven urban survey areas had densities below the 30 deer per square mile threshold. Deer densities exceeded 30 deer/square mile in the remaining three areas surveyed. Densities exceeding 30 deer/square mile are generally thought to be the most likely to have human-deer conflict at a level where intervention is warranted. The trend toward higher concentrations in west Ames continued to be evident in this survey.

Again last year, hunting was allowed on private property if there were three or more acres available and hunting was supported by adjacent property owners. Because of the broad array of views in the community, the Special Urban Deer Task Force had endorsed two categories of private property hunts. In the first category, hunts on wooded or agricultural tracts are reviewed by the Police Department and, if the property met the program criteria, it could be approved for hunting. In the second category, locations that were primarily residential properties would be reviewed by the Police Department and then publicized in a manner that would seek additional input from other residents in the neighborhood. While there were a couple of private wooded/agricultural tracts approved for hunting, there were no residential properties approved for hunting. During 2015, there were 25 tags purchased and 15 deer were harvested.

Additional licensed hunting occurred in the perimeter zone around Ames, but outside the city limits.

The Urban Deer Task Force did not meet this year since there was no significant change in deer counts or deer related issues. Information regarding collisions and hunter activity was shared by email and Task Force participants were invited to vote on five items continuing the status quo. Comments from Task Force members continue to illustrate the broad range of public attitudes toward deer and deer hunting. One perspective supported bowhunting of deer as a safe intervention that allows property owners in specific neighborhoods or locations to address a problem with deer concentrations. Others felt that deer hunting is unnecessary and fails to control the population of deer causing problems within the city. The recommendations and votes of the task force members are:

1. Continue the city hunt locations (city properties).  
Favor (5)    Oppose (1)    Abstain (0)
2. Continue current city rules (regulating hunting methods and locations).  
Favor (5)    Oppose (0)    Abstain (1)
3. Continue the current private property process distinguishing wooded/agricultural from residential areas with additional consensus required for hunting in a residential area.  
Favor (5)    Oppose (1)    Abstain (0)
4. Continue to request the buck incentive to encourage hunter participation and harvest.  
Favor (5)    Oppose (1)    Abstain (0)
5. Continue the annual helicopter population survey.  
Favor (6)    Oppose (0)    Abstain (0)

A majority of the Task Force members support the continuation of hunting in designated city locations. Dates for these locations were recommended by the Parks and Recreation staff. It should be noted that in addition to the votes, the feedback included thoughtful commentary, both pro and con, regarding the benefit of urban bow hunting. Comments in opposition to these recommendations included the view that sport hunting, as well as urban hunting, are entirely unacceptable.

The Iowa Department of Natural Resources (DNR) establishes “legal hunting hours” (one-half hour before sunrise that continue to one-half hour after sunset) and the “dates” (September 19 to January 10) for the City of Ames. However, the City can modify these hours and dates as long as they fall within the overall DNR timeline as noted above.

Following last year's approach and taking the DNR established hours and dates into consideration, staff recommends the following locations, dates, and times for deer hunting.

### **NON-PARK / PUBLIC AREA**

#### **Wooded City property south of the Hunziker Youth Sports Complex:**

Weekdays: One-half hour before sunrise and ending at 11:00 AM,  
September 17 to November 4

Weekends: No hunting until November 12

Daily: beginning November 5, DNR legal hunting hours (following the anticipated conclusion of the youth sport season)

#### **City property north of the landfill in east Ames off Watt Street (does not include water plant construction area):**

DNR legal hunting hours beginning September 17

### **PARKLAND AREAS**

#### **South River Valley Park:**

Weekdays: One-half hour before sunrise ending by 4 PM September 19 to October 21 (hours not used by sport leagues)

Weekends: One-half hour before sunrise ending by 8 AM, September 17 to October 23 (hours not used by sport leagues)

Daily: beginning October 24 DNR legal hunting hours (following the conclusion of sport leagues)

#### **Gateway Park:** Restricted to the west timber

Daily: beginning September 17: DNR legal hunting hours

#### **Homewood Golf Course:**

Daily: following course closure for the season (Anticipated closure is November 6)

#### **Inis Grove Park**

Daily: beginning after the close of Homewood Golf Course-limited locations designated by Parks and Recreation staff.

All dates are subject to adjustment by the Ames Police Department for safety related issues. Hunting may be temporarily suspended by the Ames Police Department in any location for safety-related reasons.

In addition, the Urban Deer Task Force recommends continuation of the process allowing private property or other non-city, public property to be enrolled as urban deer hunting locations. The process of establishing eligibility requires the owner or lawful agent in control of the property to submit a written request for participation to the Police Department. Requests must include owner/agent permission for at least three contiguous acres, a map of the property, and a listing of any additional rules or restrictions being proposed. This may include limitations on who may hunt on the property. The City Hunt Manager (Police Department) will evaluate the property and treat it as one of two types:

1. **Wooded/agriculture property** will be reviewed to ensure the suitability of the proposed location, proximity to adjacent properties, and any special hazards or concerns.
2. **Residential locations** will receive a similar initial review by the City Hunt Manager, followed by notification of adjacent property owners. This will be done by the property owner or hunter(s) using city forms. For residential locations to be approved, neighbors within 200 yards of the stand must approve of the hunting. This will involve the signature of one owner or resident of the affected property. Neighbors within 400 yards of the stand must be notified of the proposed hunt.

One or more signs will be posted at these locations and all other rules will apply.

### **ALTERNATIVES:**

1. Continue to approve bow hunting within the park system, City property, and other eligible property as detailed in the Urban Deer Management ordinance and rules as listed above.
2. Approve bow hunting only in the City locations specified in this proposal and do not allow additional properties to be considered.
3. Do not approve bow hunting as proposed in the Urban Deer Management ordinance and rules listed above.

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

The Iowa DNR, Special Urban Deer Task Force, Parks and Recreation Commission, staff members within Parks and Recreation, the Police Department, and Animal Control all support the continuation of the Urban Deer Management ordinance and rules.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and thereby approve bow hunting in designated locations including the park system and City property as detailed above in the Urban Deer

Management ordinance and rules. Continuing a process for designating additional hunting locations on private property will provide a tool for private landowners and other public entities to participate in efforts to control the deer population. Additional notice requirements and signage will continue to ensure that any consideration of hunting in residential areas includes formal notification of neighboring property owners.

Ames Aerial Deer Survey Results  
2015

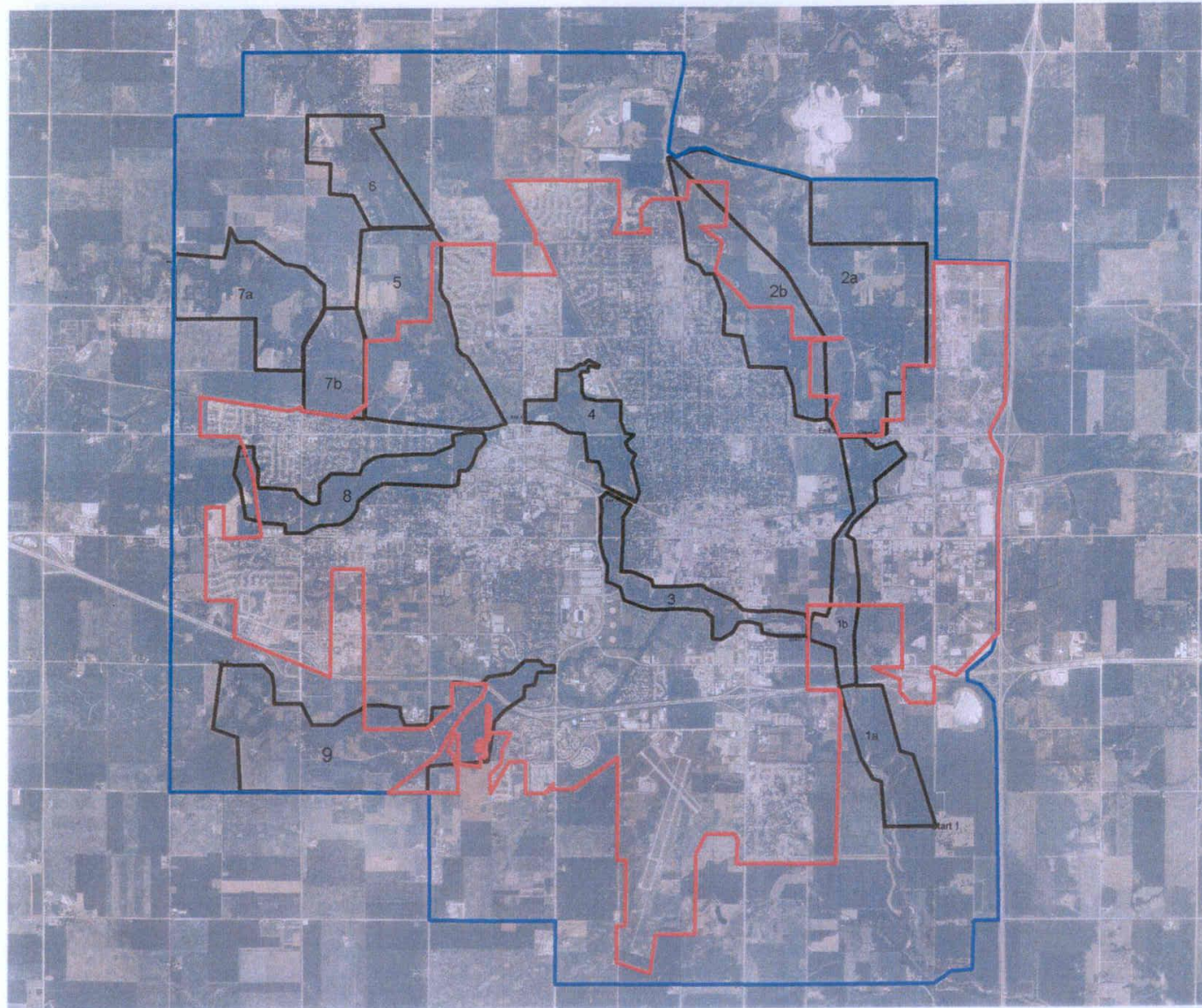
The table below shows results of deer observed by helicopter survey on February 15<sup>th</sup>, 2016 using a Robinson R44 helicopter. Observers were Bill Bunger and Andy Kellner. Conditions for the survey were good in all habitat types flown. Snow depth was 4” and some beds were observed. The sky was overcast and wind was light from the southwest at 5-10mph. Temperatures started at 32 and rose to near 40 degrees. Overcast skies created good sighting conditions, eliminating shadows. Most deer were bedded but some moved at the helicopter’s presence. The areas surveyed were flown along the contour or with transects and areas were circled if necessary when deer were spotted.













Survey	2007	2008	2009	2010	2011	2012	2013	2014	2016	Segment	2007	2008	2009	2010	2011	2012	2013	2014	2016	%
	Deer	Deer	Deer	Deer	Deer	Deer	Deer	Deer	Deer	Area (Sq. Mi.)	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Deer/Square Mile	Change From 2014-16
Segment 1	70	39	53	37	41	38	21	4	10	0.82	85	48	65	45	50	46	26	5	12	140%
1a**	59	28	37	26	18	20	18	2	10	0.39	151	72	95	67	46	51	46	5	26	420%
1b**	11	11	16	11	23	18	3	2	0	0.43	26	26	37	26	53	42	7	5	0	-100%
Segment 2a	143	100	104	85	77	61	117	49	92	1.7	84	59	61	50	45	36	69	29	54	86%
Segment 2b	26	26	31	20	19	5	1	22	13	0.93	28	28	33	22	20	5	1	24	14	-42%
Segment 3	11	9	28	11	21	2	8	7	3	0.4	28	23	70	28	53	5	20	18	8	-56%
Segment 4	24	14	39	23	6	3	1	7	10	0.38	63	37	103	61	16	8	3	18	26	44%
Segment 5	47	58	64	79	57	23	76	51	74	1.57	30	37	41	50	36	15	48	32	47	47%
Segment 6	23	15	22	63	39	35	33	27	41	0.49	47	31	45	129	80	71	67	55	84	53%
Segment 7	44	23	39	1	41	41	40	53	56	0.73	60	32	53	1	56	56	55	73	77	5%
Segment 8	25	26	25	75	53	46	40	57	46	0.57	44	46	44	132	93	81	70	100	81	-19%
Segment 9	50	71	76	62	63	22	45	63	66	1.48	34	48	51	42	43	15	30	43	45	5%
Totals	463	381	481	456	417	276	382	340	411	9.07	51	42	53	50	46	30	42	37	45	22%

Results from this year’s aerial survey showed a 22% increase in numbers across all survey areas compared to 2014. Looking at the urban survey areas, 4 of the 7 are below the goal of 30 deer/sq. mile. Of the three urban areas exceeding this goal 2 are located in the southwest portion of the city, (8 & 9). This pattern has been a long standing situation. In the northwest quarter of town, deer observed in zone 5 were up from 2014, while deer observed in the nearby rural zones (6 & 7) were also up slightly from 2014. The northeast quarter of town (zone 2a especially) saw an increase in numbers. It seems that the location of the aerial zones on the north side of town, and the extension of riparian areas that project out into the countryside from these zones, may have some unpredictable annual influences on the deer wintering in Ames.

In the urban zone, 25 of 50 licenses were sold, down 10 licenses from last year. 12 does and 3 buttons were registered as harvested. These harvest numbers are similar to last season. In the adjacent perimeter zone, 47 of 50 licenses were sold and 7 does and 6 buttons were harvested. This is five more deer than last year. A few more deer may have been harvested on regular season deer licenses, which cannot be separated at this level. The harvest of 169 does, in both the urban and perimeter zones, over the last 10 years has reduced potential deer numbers by over 1100 animals over that time. It is likely that not all of these deer would have been permanently associated with the city of Ames, but this reduction has kept deer numbers down and reduced the growth of the herd.

# Ames area deer survey segments.



-  Ames incorporated zon
-  Ames perimeter zone
-  Amesseg1.shp
-  Amesseg2.shp
-  Amesseg3.shp
-  Amesseg4.shp
-  Amesseg5.shp
-  Amesseg6.shp
-  Amesseg7a.shp
-  Amesseg7b.shp
-  Amesseg8.shp
-  Amesseg9.shp

