

***AMENDED**
AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
OCTOBER 10, 2017

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

CALL TO ORDER: 6:00 p.m.

PROCLAMATION:

1. Proclamation for “Coming Out Week,” October 8-14, 2017

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

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of September 26, 2017
4. Motion approving certification of civil service applicants
5. Motion approving Report of Contract Change Orders for September 16-30, 2017
6. Motion approving new Class C Liquor License for Bullseye Restaurant Group, LLC, 114 S. Duff Avenue (pending dram & final inspection)
7. Motion approving temporary Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way, for the following dates:
 - a. October 14-15, 2017
 - b. October 28-29, 2017
8. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class E Liquor, C Beer, & B Wine - HyVee Food Store #1, 3800 W. Lincoln Way
 - b. Class C Beer - Doc’s Stop No. 5, 2720 East 13th Street
 - c. Class C Liquor, B Native Wine, & Outdoor Service - AJ’s Ultra Lounge, 2401 Chamberlain Street
 - d. Class E Liquor, C Beer, & B Wine - HyVee Food & Drugstore #2, 640 Lincoln Way
 - e. Class C Liquor - London Underground, 212 Main Street
 - f. Special Class C Liquor - Creative Spirits Ames, 4820 Mortensen Road, Ste. 101
9. Resolution approving and adopting Supplement No. 2017-4 to *Municipal Code*
10. Resolution approving appointment of Sara Sheldon to fill vacancy on Public Art Commission
11. Resolution proposing vacation of Electric Utility Easement at 4506 Lincoln Way and setting the date of public hearing for October 24, 2017

***Additional Item:** Resolution approving preliminary plans and specifications for the 2017/18 CDBG Public Infrastructure Improvements Program (321 State Avenue); setting November 7, 2017, as the bid due date and November 14, 2017, as the date of public hearing

12. Resolution awarding contract for purchase of 15kV Aluminum Cable to WESCO Distribution of Des Moines, Iowa, in the amount of \$75,723.90 (inclusive of Iowa sales tax), subject to metals adjustment at time of order
13. Resolution approving contract and bond for 2017/18 Traffic Signal Program (East 13th Street/Interstate 35 Northbound Exit Ramp)
14. Resolution accepting completion of CyRide Re-Roof Project
15. Cemetery Lane Improvements Project:
 - a. Resolution approving transfer of \$42,796.30 from unobligated balance of G.O. Bonds proceeds
 - b. Resolution approving Change Order No. 1
 - c. Resolution accepting completion
16. 2017/18 Pavement Restoration Contract 1 - Concrete Joint Program:
 - a. Resolution approving Change Order No. 1
 - b. Resolution accepting completion
17. 2017/18 Pavement Restoration Contract 2 - Slurry Seal Program:
 - a. Resolution approving Change Order No. 1
 - b. Resolution accepting completion
18. Resolution approving Plat of Survey for 2021 Audubon Drive and 2104 Leopold Drive
19. Resolution approving Major Final Plat for Birch Meadows, 1st Addition
20. Resolution approving Major Final Plat for Quarry Estates Subdivision, 2nd Addition
21. Resolution approving partial completion of public improvements and reducing security for Crane Subdivision, 4th Addition
22. Resolution approving completion of public improvements and releasing security for Scenic Valley, 1st Addition
23. Resolution approving completion of public improvements and releasing security for Scenic Valley, 2nd Addition
24. Resolution approving completion of public improvements and releasing security for Dotson Drive Subdivision
25. Resolution approving completion of public improvements and releasing security for Sunset Ridge, 7th Addition

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.

ORDINANCES:

26. Second passage of ordinance establishing six-month moratorium on new Rental Occupancy Permits for single- and two-family homes within the boundaries of the SCAN, Westside, Oak-Wood-Forest, College Creek/Old Ames Middle School, Old Edwards, and Oak Riverside neighborhoods
27. Third passage and adoption of ORDINANCE NO. 4324 to allow parking along west side of Kingsbury Avenue

PLANNING & HOUSING:

28. Staff Report regarding requests from Earl May:
 - a. Storm water requirements

- b. Site Development Plan review requirements
- 29. ~~*Staff Report regarding request of Rose Prairie developers to amend Pre-Annexation Development Agreement and Master Plan~~
- 30. Staff Report regarding requests of RES Development and R. Friedrich and Sons regarding redevelopment of former Crawford School at 415 Stanton Avenue

PARKS & RECREATION:

- 31. Resolution approving Encroachment Permit for 400 Main Street contingent on approval of Building Permit

PUBLIC WORKS:

- 32. FEMA Grant Application for Flood Mitigation:
 - a. Resolution approving local match
 - b. Resolution for designation of applicants authorized representative

HEARINGS:

- 33. Hearing on Major Site Development Plan (MSDP) for 2151 Cottonwood Road:
 - a. Resolution approving MSDP to allow for a 12-unit apartment building
- 34. Hearing on 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER):
 - a. Resolution approving Report
- 35. Hearing on Furnishing of 15kV Outdoor Metalclad Switchgear and 69kV Control Panels for Top-O-Hollow Substation Expansion:
 - a. Motion accepting report of bids and delaying award
- 36. Hearing on 2015/16 and 2016/17 Bridge Rehabilitation Program (East Lincoln Way and Dayton Avenue):
 - a. Resolution approving final plans and specifications and awarding contract to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$853,467

ADMINISTRATION:

- 37. Presentation of 2017 Resident Satisfaction Survey results

COUNCIL COMMENTS:

ADJOURNMENT:

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

**MINUTES OF THE MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

SEPTEMBER 26, 2017

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:03 p.m. on the 26th day of September, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chris Nelson, City of Ames; Lauris Olson, Story County Supervisor; and Peter Orazem, City of Ames.

AAMPO Administrator John Joiner, City of Ames Transportation Planner Tony Filippini, and City of Ames Transit Director Sheri Kyras were also present. Voting members Bill Zinnel, Boone County Supervisor; Jonathan Popp, Gilbert Mayor; and Transit Representative Kate Gregory were absent.

APPOINTMENT TO STATEWIDE URBAN DESIGN SPECIFICATIONS (SUDAS) BOARD OF DIRECTORS: Moved by Corrieri, seconded by Olson, to approve the appointment of Public Works Director John Joiner to the Statewide Urban Design Specifications (SUDAS) Board of Directors.

Vote on Motion: 8-0. Motion declared carried unanimously.

CERTIFICATION OF CONFORMANCE OF PROJECTS IN IOWA CLEAN AIR ATTAINMENT PROGRAM (ICAAP) GRANT APPLICATIONS: Transportation Planner Tony Filippini explained that the ICAAP helps fund transportation projects and programs that result in attaining or maintaining the national ambient air quality standards. The AAMPO is required to review all potential ICAAP applications within the area for the following three items: (1) completeness, (2) financial feasibility, and (3) conformity with the AAMPO transportation planning processes and plan. The grant application is due to the Iowa Department of Transportation by October 1, 2017.

Moved by Nelson, seconded by Olson, to adopt RESOLUTION NO. 17-576 certifying that the South Grand Avenue Extension project in the Iowa Clean Air Attainment Program grant application conforms to AAMPO's regional transportation planning process.

Roll Call Vote: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Nelson, seconded by Olson, to adopt RESOLUTION NO. 17-577 certifying that the CyRide #9 Plum Weekday Route Expansion project in the Iowa Clean Air Attainment Program grant application conforms to AAMPO's regional transportation planning process

Roll Call Vote: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ADJOURNMENT: Moved by Corrieri, seconded by Gartin, to adjourn the AAMPO Policy Committee meeting at 6:05 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:08 p.m. on September 26, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Rob Bingham was also present.

CONSENT AGENDA: Item No. 10, requests from ISU Homecoming Central Committee pertaining to Homecoming events, and Item No. 13, the Edward Byrne Memorial Justice Assistance Grant, were pulled from the Consent Agenda for separate discussion.

Moved by Corrieri, seconded by Gartin, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of September 12, 2017, and Special Meeting of September 19, 2017
3. Motion approving Report of Contract Change Orders for September 1-15, 2017
4. Motion approving nomination of Ames Main Street Historic District to National Register of Historic Places
5. Motion directing staff to work with Main Street Cultural District for submittal of Iowa Great Places Grant application for improvements to Bandshell Park
6. Motion approving new Class C Liquor License & Outdoor Service for Grandpa Noodle Gallery, 926 S. 16th Street (pending dram)
7. Motion approving 5-day (October 9 - October 13) Class C Liquor License for Gateway Hotel & Conference Center at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (October 19 - October 23) Special Class C Liquor License & Outdoor Service for Gateway Market MLK at ISU Alumni Center, 420 Beach Avenue
9. Motion approving ownership change for Class B Beer Permit for Mongolian Buffet, 1620 S. Kellogg Avenue, Ste. 103
10. RESOLUTION NO. 17-581 approving 2017 Street Finance Report
11. RESOLUTION NO. 17-582 approving 28E Agreement with Story County for Snow and Ice Control
12. RESOLUTION NO. 17-584 releasing property locally known as 300 S. Bell Avenue from Development Agreement dated 6/01/1992
13. RESOLUTION NO. 17-585 committing to 20-year maintenance of Grand Avenue Extension/Vet Med Trail as a condition of grant application for Iowa Federal Recreation Trails Program
14. RESOLUTION NO. 17-586 awarding contract to OneNeck IT Solutions of Urbandale, Iowa, for purchase of Hewlett Packard Servers for Information Technology Division in the amount of \$51,287.93
15. RESOLUTION NO. 17-587 approving renewal of contract with LawnPro, LLC, of Colo, Iowa, in an amount not to exceed \$74,543 for Right-of-Way Street Tree Removal for FY 2017/18
16. RESOLUTION NO. 17-588 approving Change Order No. 24 for New Water Plant Contract No. 2
17. RESOLUTION NO. 17-589 approving Change Order No. 2 for purchase of Electric Services LED Luminaires
18. RESOLUTION NO. 17-590 accepting final completion of City Maintenance Facility Roof Replacement, Phases 2 & 3
19. RESOLUTION NO. 17-591 approving Plat of Survey for 725 and 729 East Lincoln Way

20. RESOLUTION NO. 17-592 approving Plat of Survey for 2408 and 2410 Chamberlain Street
21. RESOLUTION NO. 17-593 approving completion of public improvements and releasing security for Crane Farm Subdivision
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUESTS FROM ISU HOMECOMING CENTRAL COMMITTEE FOR ISU HOMECOMING EVENTS ON OCTOBER 27, 2017: Council Member Nelson pointed out that there were representatives of the ISU Homecoming Central Committee present to talk about the events that will be occurring on October 27, 2017. Iowa State University Homecoming 2017 Co-Chairs Kate Fjelstad, 211 Lynn Avenue, Ames, and Emily Costa, 425 Welch Avenue, Ames, were present to address the Council.

Council Member Betcher explained that she continues to have concerns about the fireworks being displayed at Midnight. Her concerns relate to the effects the large booms have on veterans, small children, and pets. She wondered if they had consulted with Veterans' Services on Campus. Ms. Betcher said that she would like to see the fireworks moved to 10:30 p.m. Ms. Fjelstad stated that the Committee had distributed flyers to surrounding neighborhood residents and would be using door-hangers as well. She noted that it was tradition for the fireworks to be displayed at Midnight, and with the schedule that had been set, it wasn't possible to change that. It was also tradition for the fireworks to be displayed at Midnight. She stated that they would note Ms. Betcher's concerns for the Committee planning the schedule of events for next year. Council Member Betcher commented that she has raised the same concern for the past three years and had been told that it would be noted and brought up to next year's committee, but nothing has changed.

Moved by Betcher, seconded by Gartin, to approve the following requests from ISU Homecoming Central Committee for ISU Homecoming Events on Friday, October 27, 2017:

1. ExCYtement in the Streets:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
 - b. RESOLUTION NO. 17-578 approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, and Pearson Avenue from 7:30 p.m. to 11:00 p.m.
 - c. RESOLUTION NO. 17-579 approving suspension of parking regulations for closed areas from 7:00 p.m. Thursday, October 26, until 11:00 p.m. Friday, October 27
 - d. RESOLUTION NO. 17-580 approving waiver of fee for blanket Vending License

Moved by Corrieri, seconded by Gartin, to approve the request for Fireworks Permit for display from ISU Central Campus at midnight on Friday, October 27, for Mass Campaniling.

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

2017 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT: Council Member Betcher asked for clarification about the City meeting Section 13.73 requirements. It was pointed out that Interim City Attorney Mark Lambert had certified that the City does not have any concerns about the requirements. She asked if that meant that Story County was also meeting that requirement as Story County was on the list of Sanctuary Counties. Police Chief Chuck Cychosz advised that with the nature of the Grant award coming to the City and with this amount of Grant money to be received, the City will not be making any sub-award or contracting with the County.

Because none of the money is going to pass through to the County, the City is exempt from any sort

of certification.

Moved by Betcher, seconded by Beatty-Hansen, to approve RESOLUTION NO. 17-583 approving the 2017 Edward Byrne Memorial Justice Assistance Grant.

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

PUBLIC FORUM: Kody Olson, 2132 Sunset Drive, Ames, stated that he was a Senior at Iowa State University. Mr. Olson said that, like many other students on ISU Campus, he is a first generation Cyclone who grew up below the poverty line. He was the product of two hard-working parents, and although it was not easy, he paid his way to become a Cyclone. Mr. Olson urged the Council to ensure that other ISU students have access to the same opportunities that he has been afforded. He believes that without the ISU Campus, Ames would be a very different community. Students make up over half of the population of Ames; those students live here, work here, shop here, and pay taxes here. Mr. Olson believes that the City should make it as easy as possible for students to live here. At a time “when tuition is skyrocketing,” Mr. Olson asked the City to help students to have an affordable place to live. According to Mr. Olson, many students are living in Ames at their economic threshold. He and many of his peers believe that if the house is up to Code and the students have the resources, the property should be allowed to be used to its full utility. Limiting property renters “arbitrarily” hurts students. As the Council is considering housing reform, Mr. Kody commented that, in the interest of landlords and renters to limit occupants either by the number of bedrooms in the home or by the square footage of the home.

SIX-MONTH MORATORIUM ON NEW RENTAL OCCUPANCY PERMITS FOR SINGLE- AND TWO-FAMILY HOMES: Interim City Attorney Mark Lambert explained that the City Council had directed the City Attorney’s office to draft an ordinance placing a six-month moratorium on the issuance of new Letters of Compliance for single-family and two-family residences. Mr. Lambert noted that there are four subsections to the Draft Ordinance: Section 1 states the purpose of the Ordinance. Section 2 creates a moratorium on the issuance of new Letters of Compliance during the moratorium period. Section 3 addresses issues that staff believes may arise during the moratorium period. Section 4 addresses current Letters of Compliance. According to Mr. Lambert, Section 4 was added because staff felt it was important to have the Ordinance clearly state that renewals of Letters of Compliance would be allowed during the moratorium, and property owners who sell their property to another person during the moratorium may transfer the Letter of Compliance to the new owner.

Mr. Lambert stated that Council will need to address property owners who have already completed and filed a rental registration application (which is the application to receive a Letter of Compliance) and potential property owners who have started the process by filing a pre-sale inspection form (this is the process where the potential buyer of property starts the process to make certain the property can be turned into a rental property.) Those applicants are not yet owners of the property in question.

It was clarified by Mr. Lambert that, under the language in Section 4 as drafted, a Letter of Compliance still could be issued during the moratorium period in situations where an applicant has already begun the registration process to receive a Letter of Compliance. Property owners who have filed a rental registration application or a pre-sale inspection form prior to the effective date of the moratorium could still potentially receive a Letter of Compliance.

Council Member Nelson asked if someone besides the owner could apply for a Letter of

Compliance. Building Official Sara VanMeeteren answered that the property owner, not a manager, agent, or potential buyer, has to apply for the Letter of Compliance.

Council Member Betcher noted an email that the Council had received from an owner of a duplex who lived in one side of the duplex, but had been planning to move and wanted to convert the owner-occupied side to also be a rental. She asked if that would be allowed under the proposed moratorium. Ms. VanMeeteren advised that there shouldn't be any new duplexes, and most duplexes have both sides registered as rentals. Duplexes would be affected by the proposed moratorium, and to separate one of the units would be very difficult. The owner would have to apply for a Letter of Compliance for that side before the moratorium goes into effect.

Council Member Betcher asked why duplexes were included in the proposed ordinance. Ms. VanMeeteren believed that staff wanted to ensure that when the moratorium went into effect, it mainly was for the RL zone, and since duplexes are a part of that zone, they were to be included. Planning and Housing Director Kelly Diekmann noted that the moratorium being discussed was to be based on building type, and that would be the most preventive way of having more rentals coming into the neighborhoods where there was already the highest concentration of rentals. He pointed out that duplexes, even though one property, would be considered two units.

Council Member Orazem asked about the effective date of the Ordinance. Interim City Attorney Lambert advised that the Ordinance would take effect when it is published or at a date that is specified in the Ordinance. It could not be made effective on a date prior to its adoption.

Council Member Betcher noted that Iowa City ordinance is more restrictive and does not allow the registrations that were already in the works.

The Mayor asked the Building Official to know if applications had increased to Inspections for Rental Letters of Compliance. Ms. VanMeeteren answered that Inspections had added approximately 12 new Rental Letters of Compliance and half of those had been in the four neighborhoods that were previously noted as the most vulnerable.

Mayor Campbell noted that the Council would only be dealing with the moratorium at this meeting, not what happens after the moratorium. She spoke to the process of adopting the Ordinance at this meeting. It would take a suspension of the rules, necessitating a super majority (five out of six Council members) voting in favor of passing the Ordinance, for the Ordinance to be adopted at this meeting.

Brenda Petersen, 2152 Ashmore Drive, Ames, advised that she is a licensed real estate agent and a landlord of one house. As a real estate agent, Ms. Peterson said that she is contractually obligated to act in the best interest for her clients. Currently, she is representing four different clients who are selling their homes to investors, which is possible and legal. One of those clients has moved out of state, has a higher-priced home that might not sell in the current market, and may want to rent the home. Her clients would be greatly impacted. Ms. Petersen realizes that Campus-impacted neighborhoods need to be protected. She believes that there is a need for affordable housing in Ames. Ms. Petersen asked the Council to consider strict enforcement of the Ordinances and Codes and stiffer penalties for violations.

Council Member Orazem asked about renting a home that has been vacated. It was his understanding that a home could be rented for up to one year without having to register it as a rental. Building Official VanMeeteren advised that the City currently has a provision for a

Transitional Letter of Compliance; that is for one year. The Transitional would be exempted from the proposed moratorium.

Sarah Samms, business owner of 2010 Philadelphia Street, Ames, said that she had spoken with the Iowa City Area Association of Rentals to ask what impacts the moratorium has had there since it went into effect in June 2017. Ms. Samms shared the statistics; sales had increased, but then decreased, but the results were inclusive as to the reason. She believes that more time is needed in order to study the statistics in order to ascertain the impacts. Ms. Samms said that she had also contacted the Iowa City Policy Department to find out the number of loud party calls to the Department since their moratorium had gone into effect. She noted that it was difficult to ascertain a correlation, and again more time is needed to analyze the data. According to Ms. Samms, the Disturbing the Peace and Quiet calls reported by the Iowa City Police Department have been decreasing since 2013. She suggested that if the City wants to lower the incidents of those calls in Ames, it should emulate what the City of Iowa City had done. Ms. Samms also received statistics on loud party calls to the Ames Police Department, but she has not had time to analyze those thoroughly. Since some of the loud party calls reported since January 2017, several had been for single-family homes. Ms. Samms stated that placing a moratorium on new Rental Letters of Compliance would impact home sales, and in some respects, can be financially devastating to home owners. She is not sure that a moratorium is the answer to the issues or that it will have the effect that the Council is intending. Ms. Samms asked that the City Council take the time needed to ensure that the correct measures are put in place and think about what effect those would have on the community before placing a moratorium on Rental Letters of Compliance. Mayor Campbell noted that that is the purpose of the six-month moratorium: to give the City time to determine what is the best solution. Council Member Gartin asked Ms. Samms to forward the data that she had received to the Mayor and City Council.

Jon Wolseth, 241 Village Drive, Ames, spoke on behalf of the moratorium. He is in favor of waiving the second and third readings of the proposed Ordinance and adopting it at this meeting. Mr. Wolseth noted that his neighborhood is already 60% rental and 40% owner-occupied. He believes that this could protect the character of neighborhoods until such a time as it becomes more of a 50/50.

Austin Downey, 1107 Lincoln Way, Ames, said that he purchased his home in 2008. He noted that there is not another owner-occupied house on both sides of Lincoln Way. The moratorium would be economically devastating to him as he might need to rent his house, if it does not sell, upon graduation from Iowa State University. He will soon be graduating with two doctorate degrees and has started his job search. Mr. Downey stated that he had lived in his home for nearly a decade, and he does not want it to fall into foreclosure if it does not sell and he is unable to rent it. Mr. Downey commented that affordable housing is very problematic in Ames. Many of his neighbors are students, even though they are renting homes. According to Mr. Downey, he is not in favor of waiving the rules to pass the Ordinance at this meeting, and he is not in favor of the moratorium. Council Member Gartin asked if a Transitional Letter of Compliance could be issued in Mr. Downey's case. Building Official VanMeeteren replied that he would. She stated that Mr. Downey could register his house as a rental now. Mr. Downey commented that his house was a rental on the rental roles for over 20 years when he bought it and made it into a owner-occupied home.

Kelly Junge, 401 E. 14th Street, Ames, advised that he is an owner of a duplex on Maxwell. Half of the duplex is rented with a Letter of Compliance. He and his family are planning to move within six months because it is now too small for his growing family. Because he and his family live on the other side of the duplex, he does not currently have a Rental Letter of Compliance for that side.

In order to get that Rental Letter of Compliance, he has to make certain changes to bring it up to Code, which he was not planning on doing at this time. He would have very little time, perhaps six weeks, to make the changes and get the Letter of Compliance. Mr. Junge noted that duplexes are meant to be rental. He said that it would be very difficult to sell his property because one side would have to be owner-occupied.

Lad Grove, 30196 Hwy. 69, Huxley, Iowa, advised that he is an attorney with an office at 621 Main Street, Ames. Mr. Grove said that he is representing a woman who is in a care facility. He filed an application with Inspections for a Letter of Compliance in August, and the property has been in the process of inspection and reinspection since August. Initially, there were five small things that needed to get corrected. As of yesterday, additional items were noted. One of those items is to repair part of the fence that had to be moved to get a shed on the property. The tenants are waiting for the people who will be repairing the fence. The tenants, man and wife, moved in on August 1, 2017, while the Letter of Compliance was still pending. Mr. Grove does not want to have the moratorium go into effect before the fence has been repaired and for the tenants have to move. Interim City Attorney Lambert noted that the Ordinance allows for situations like that and is based on the application date.

Leslie Kawaler, 2121 Hughes Street, Ames, noted that she had previously stated her neighborhood's concerns to the City Council at previous meetings and would not be reiterating those at this meeting. She shared that she had received a flyer advertising an owner-occupied home for sale that stated they were in the process of getting a Rental Letter of Compliance. Ms. Kawaler believes that time is of the essence for the moratorium to prevent more "studentification" of the vulnerable neighborhoods. Ms. Kawaler felt that it is crucial that the Council pass the moratorium either at this meeting or on its third reading.

JoAnne Pfeiffer, 3318 Morningside Street, Ames, commented that the proposed moratorium will give the City time to determine what kind of neighborhoods it wants to promote - a mixed community or a student community, and which one would promote quality of life in the neighborhood. She urged the Council to vote for the moratorium.

Fern Kupfer, 2100 Ashmore Drive, Ames, voiced her support for the moratorium. She read information that had been published in the *Iowa City Press Citizen* on June 13. It stated that House File 134 "had caused a rash of new rentals requests... in Iowa City." The City Manager of Iowa City had said that "the long-term process of limiting occupancy based on familial status had been the most critical regulatory tool to preserve neighborhood stability." The Iowa City moratorium passed on June 15 for six and one-half months. During that temporary hold, the City was going to study how to mitigate the impacts of increased rental occupancy. Ms. Kupfer gave a chronology of events that had occurred in Ames since that time to discuss how House File 134 would impact Ames. She stated that the moratorium is important to neighborhoods. She asked what would happen to Ames in ten years if all the rental rules are gone.

Laurel Scott, 1424 Summit Avenue, Ames, asked why the Council couldn't come up with a solution to limiting rental occupancy between now and January 1. Council Member Beatty-Hansen explained that the moratorium will allow time to come up with the best strategy. Council Member Betcher commented that the purpose of the six-month moratorium would be to protect the balance of owner-occupied houses and rental housing in the neighborhoods that are already over 50% rentals. It will buy time while the City tries to figure out what the impact of the new law could mean for neighborhoods.

Rebecca Mills, 1015 Roosevelt, Ames, said that she works for a local property management company. She sees this as really two different issues: one is the number of rentals and the other one is problems that seem to be caused by renters. Ms. Mills believes that the nuisance situations could be addressed by enforcing the regulations already in place and limiting the number of new rentals may not be the solution. She doesn't see how enacting the moratorium is going to remedy the problems.

Barbara Pleasants, 516 Lynn Avenue, Ames, representing the South Campus Area Neighborhood, sees the moratorium as giving the City the time to come up with a strategy for protecting neighborhoods. She urged the Council to pass the Ordinance enacting the moratorium and to adopt it at this meeting.

Nathan Heaberlin, 539 O'Neil Drive, Ames, shared that he is a realtor in Ames. Mr. Heaberlin stated that the City Council needs to have three readings on the moratorium Ordinance. He believed that if more people in Ames knew that this item was being discussed, there would be a huge divide. Mr. Heaberlin believes that the moratorium is being discussed because of mistakes that have been made in the past and the City is trying to halt that right now. Mr. Heaberlin noted that the City needs to take a serious look at the number of large apartment complexes being built in Ames; they will soon outnumber the people in Ames. He noted that there are no first-time homebuyer houses available in Ames. Also, the builders are building large \$400,000 homes instead of \$100,000 homes.

At the request of Mayor Campbell, Interim City Attorney Lambert again summarized the proposed Ordinance.

Mayor Campbell reiterated that the Transitional Letter of Compliance would not be impacted by the proposed moratorium.

Council Member Nelson asked how many Letters of Compliance there are for single-family residences in Ames. Building Official VanMeeteren estimated that there are 14,000 units; 5,000 properties; and half of those are single-family residences.

Mr. Nelson believes there is a difference between a near-Campus neighborhood versus the entire town. His concern is that there is an unrealistic expectation that the City is stopping rentals in every neighborhood. Focusing the moratorium on the near-Campus neighborhoods where the rentals are 50% or more is his preference. Mr. Nelson cited his support for a moratorium being only for near-Campus neighborhoods: SCAN, Westside, Oak-Wood-Forest, Old Ames Middle School, Old Edwards, and Oak Riverside. Council Member Corrieri agreed; she does not want the moratorium to be City-wide. Council Member Nelson suggested basing the boundaries on the Neighborhood Association Map that was posted on the City's Web site on September 26, 2017.

Council Member Gartin reiterated his concern that if the City were to "squeeze the balloon" in one part of town, it will diffuse that pressure to other neighborhoods.

Council Member Betcher asked for the definition of a "pre-sale inspection form." Ms. VanMeeteren answered that if the buyer decides that there are too many things that needs to be fixed, they pay the fee, but don't have to follow through with the inspection. People use it almost as a home inspection to see how much it will cost to meet the Code requirements for rentals.

Council Member Orazem pointed out that the average length of time that properties are actually on

the market is not that long; Ames is one of the “hottest real estate market in the state.”

Council Member Betcher commented that if the City enacts a moratorium, she wants to make sure that it will have the impact that the Council has intended it to have.

Moved by Nelson, seconded by Betcher, to establish a temporary moratorium on issuance of new Rental Letters of Compliance, but amend the proposed Ordinance by deleting the words “or a pre-sale inspection form” from Subsection (4) and making it only for the SCAN, Westside, Oak-Wood-Forest, College Creek/Old Ames Middle School, Old Edwards, and Oak Riverside neighborhoods. Vote on Motion: 5-1. Voting aye: Beatty-Hansen, Betcher, Gartin, Nelson, Orazem. Voting nay: Corrieri. Motion declared carried.

Moved by Nelson, seconded by Betcher, to add a restriction on enlarging rental properties by adding bedrooms to existing rental properties for the same six months, directing that staff take the wording from the Iowa City ordinance.

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

Discussion ensued on Transitional Letters of Compliance, which would allow renting a property for up to one year. Council Member Orazem noted that the moratorium would only be for six months. He believes that that time period will give the City the time to come up with the solution. Mr. Orazem pointed out that there would be a lot of people applying “just in case.”

Moved by Nelson, seconded by Betcher, to pass on first reading an ordinance establishing six-month moratorium on new Rental Occupancy Permits for single- and two-family homes, as amended.

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

Interim City Attorney Lambert noted that since amendments had been made to the proposed ordinance, the Council needed to bring the amended Ordinance back for second and third readings.

The meeting recessed at 7:53 p.m. and reconvened at 8:03 p.m.

PARKING ON KINGSBURY AVENUE: Moved by Corrieri, seconded by Betcher, to pass on second reading an ordinance to allow parking along west side of Kingsbury Avenue.

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

HEARING PERTAINING TO THE SALE OF A PORTION OF 1125 MAXWELL AVENUE: Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-594 approving the sale of a portion of City-owned property located at 1125 Maxwell Avenue to Dennis and Dawn Heaberlin.

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SALE OF CITY-OWNED PROPERTY LOCATED AT 1125 MAXWELL

AVENUE TO HABITAT FOR HUMANITY OF CENTRAL IOWA: The public hearing was opened by the Mayor. She closed same after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 17-595 rescinding Resolution No. 16-500 since the legal description of the property to be sold had changed.

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 17-596 approving the sale of 1125 Maxwell to Habitat for Humanity of Central Iowa.

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON AMENDMENTS TO FISCAL YEAR 2017/18 BUDGET: The Mayor opened the public hearing and closed same since no one asked to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-597 amending current budget for carry-over amounts for Fiscal Year ending June 30, 2017.

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

HEARING ON 2017/18 TRAFFIC SIGNAL PROGRAM (E. 13TH STREET/I-35 NORTHBOUND EXIT RAMP: Mayor Campbell opened the public hearing. There was no one wishing to speak, and the public hearing was closed.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 17-598 approving final plans and specifications and awarding a contract to Voltmer, Inc., of Decorah, Iowa, in the amount of \$183,273.84.

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

NORTH GROWTH GAP AREA FRINGE PLAN MAJOR AMENDMENT: Planning and Housing Director Kelly Diekmann stated that Kurt Friedrich, representing Friedrich Land Development and R. Friedrich & Sons, had requested an amendment to the Ames Urban Fringe Plan for properties south of Cameron School Road and west of George Washington Carver Avenue. Also, the City is seeking changes to the Fringe Plan for properties on the east side of George Washington Carver Avenue that are identified as the North Growth Area within the Land use Policy Plan. Mr. Diekmann noted that, at its May 9, 2017, meeting, the City Council authorized an application for a Fringe Plan Amendment. The proposed changes are intended to facilitate future annexation of the area. He asked the Council to confirm the scope of the Major Amendment prior to holding public hearings on the proposed project. According to Director Diekmann, in addition to an Urban Residential designation, Friedrich Land Development is seeking a Convenience Commercial Node at the intersection of Cameron School Road and George Washington Carver Avenue.

Kurt Friedrich, 100-6th Street, Ames, said that the developer is supportive of the Staff's recommendation pertaining to the proposed Urban Residential designation and Convenience Commercial Node.

Moved by Betcher, seconded by Gartin, to confirm the scope of the proposed Fringe Plan Amendments, which includes the proposed Urban Residential designation, Convenience Commercial Node, and area boundaries.

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

LINCOLN WAY CORRIDOR PLAN IMPLEMENTATION: Planning and Housing Director Diekmann summarized the direction provided by the City Council at its April 11, 2017, meeting. The Council had given direction on three issues at a prior meeting to proceed with finalizing the Plan with edits and corrections, including specifically removing alley improvements from the south side of Lincoln Way in the Oak Riverside area, directing staff to accept the final Plat as advisory, and directing staff to provide an implementation plan for priority areas in the Plan. Mr. Diekmann said that, at this meeting, he would not be reviewing the final Plat in detail since the concepts are consistent with the prior draft presented in April; however, he would be addressing the implementation priorities.

Mr. Diekmann noted that the objectives for the Lincoln Way Corridor Plan are to create identity along Lincoln Way as a place and not just as a thoroughfare, to support enhancements for multi-modal transportation, and to identify opportunities to revitalize properties with land uses that are contextual and support Corridor identity and placemaking. He reviewed the Framework Plan, which is intended to guide overall strategies that improve the Corridor and connect it together. The Focus Areas were also highlighted, as follows:

1. Downtown Gateway (Clark Avenue to Duff Avenue)
2. Lincoln Way and Grand Avenue (Oak Avenue to Grand Avenue)
3. Oak to Riverside Neighborhood
4. Campustown Transition (Sheldon Avenue to Campus Drive)
5. Westside Mixed-Use (West Hy-Vee area, Beedle Drive to Colorado Avenue)

Director Diekmann said that staff is recommending that the City Council prioritize Focus Area #1 and direct staff to create a streetscape plan for the entire Corridor. According to Mr. Diekmann, staff believes Focus Area #1 is the highest priority due to immediate interest and apparent support for redevelopment adjacent to Downtown. Staff is also recommending the streetscape plan as a means of addressing improvements through the entire Corridor related to gateways, landscaping, and other aesthetic elements. Mr. Diekmann noted that with the City Council's recent direction to restrict student rental occupancy in low-density areas and to restrict the total concentration of rental properties in certain neighborhoods, it appears that could substantially affect the single-family housing types in Focus Areas #3, #4, and #5. Those three focus areas include some proposed changes to low-density-zoned properties with redevelopment options that would likely become additional rental housing options. Staff would prefer that those three focus areas be deferred until the City resolves the rental occupancy controls. After that time, staff could address redevelopment priorities for those areas, which would probably be in 2018. It was noted by Director Diekmann that Focus Area #2 is a unique area compared to the other focus areas in that it was envisioned to substantially change in both use and appearance. Focus Area #2 also relies on the Iowa Department of Transportation (IDOT) controlled property north of Lincoln Way as an anchor site for redevelopment within that area. According to Mr. Diekmann, staff is not proposing to proceed with implementation plans for Area #2 as a priority for implementation at this time because the IDOT property is not available for redevelopment and the general vision for flex space uses is a long-term option. If the IDOT property on the north side of Lincoln Way were to become available for redevelopment, the City Council could then consider it a priority area.

Mr. Diekmann advised that, because the City Council had previously directed that the Lincoln Way Corridor Plan serve as an advisory tool, staff is proposing to add a section to Chapter 2 of the Land Use Policy Plan (LUPP) to acknowledge the Lincoln Corridor Plan and the related objectives for the Corridor. The proposed new language would identify the Corridor Plan as advisory to future LUPP and zoning decisions. The description would also support use of the Minor Amendment process for changes initiated by the Council that correspond to the objectives of the Corridor Plan. Additionally, the Corridor Plan description would identify Focus Area #1 as a priority for zoning changes to implement the Corridor Plan and describe the use interests within the area. Use priorities includes maintaining a strong commercial presences in the Focus Area, creating allowances for mixed use, identifying Kellogg as a gateway to Downtown, incorporating entertainment and activity uses into developments, and supporting a boutique hotel. Design features for high-quality materials, varying architectural features, and supporting a walkable environment area also highlights for the Area. If Council agrees, staff will proceed with preparing a Minor LUPP Amendment for review in October by the Planning and Zoning Commission and for the City Council's adoption in November 2017.

Regarding zoning amendments, Director Diekmann stated that no zoning changes are proposed for areas outside of Focus Area #1. The most intense redevelopment options are planned for the north side of Lincoln Way. Current zoning is a mix of Highway-Oriented Commercial and Downtown Service Center; however, neither of those quite match the desired vision and flexibility of use outlined in the Corridor Plan. Mr. Diekmann advised that staff is proposing to create a new commercial zoning and overlay for Focus Area #1 to facilitate redevelopment options identified within the Plan. Due to the wide range of development choices in that Area, staff thinks that a Planned Commercial zoning overlay would be appropriate to allow for case-by-case review. That method would be more expedient in allowing for development plan application compared to creating a new zoning district with standards that can address multiple variations in sites. If Council agrees, staff would proceed with Zoning Map amendments and text amendments in October with Council review before the end of 2017.

Addressing the Streetscape Plan, Director Diekmann told the Council that it would be a coordinated effort among the Planning and Housing, Public Works, and Parks and Recreation Departments to develop streetscape treatments and gateway features that can be added to the Corridor. Mr. Diekmann said that staff is recommending hiring a landscape architectural firm with experience creating gateways and streetscape features. He noted that the Planning and Housing Department has funding included in its current budget to support the hiring of a consultant. Staff would then formulate options for streetscapes and gateways and present them to Council. The process would take approximately six months to create, review, and adopt the Streetscape Plan.

Council Member Gartin noted that there are some small improvements that perhaps could be made and asked if staff would recommend allocating some funding for those things at this time. City Manager Schainker replied that funding could be allocated at the time of discussion on the Capital Improvements Plan.

Council Member Betcher wanted to go on record stating that the Council has not discussed accessory dwelling units and those are part of the Plan for the Oak Riverside area.

Joe Leitz, 114 South Riverside Drive, Ames, asked the Council to move with caution on adopting the Plan and moving forward. He was concerned that the Plan, as revised, was not released to the public until after 4:30 p.m. last Friday. Also, there were still links to the old Plan on the City's Web site. Mr. Leitz did not feel that that was not an adequate amount of time for the public to

become aware of the Plan. Director Diekmann noted that the Plan will not be officially adopted until after hearings have been held, probably in October. Mr. Leitz also asked that each Council member go on record (concerning the zoning changes that are being contemplated) stating that they will not approve redevelopment funds or tax credits or tax breaks for any rental property owners seeking to redevelop properties in the Oak Riverside Neighborhood. He also asked Council members to look at the traffic pattern through Lincoln Way before considering any “road diet.” Mr. Leitz felt that the survey was done when Iowa State was not in session, when there were no events occurring at Hilton Coliseum or Jack Trice Stadium, and when many of the people who work at Iowa State were not in town.

Moved by Betcher, seconded by Beatty-Hansen, to pursue the recommended Implementation Plan. Vote on Motion: 6-0. Motion declared carried unanimously.

BEER PERMITS, WINE PERMITS, AND LIQUOR LICENSE RENEWALS: Moved by Gartin, seconded by Corrieri, to approve the following Beer Permits, Wine Permits, and Liquor License Renewals:

- a. Class C Liquor, B Wine, Catering, & Outdoor Service – +39 Restaurant, Market, & Cantina, 2640 Stange Road
- b. Class C Liquor & Outdoor Service – Wallaby’s Grille, 2733 Stange Road
- c. Class C Liquor – Hy-Vee #1 Clubroom, 3800 W. Lincoln Way
- d. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way

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

RENEWAL OF CLASS C LIQUOR LICENSE AND OUTDOOR SERVICE AREA FOR BLUE OWL BAR, 223 WELCH AVENUE: Police Chief Chuck Cychosz advised that in its review of the Blue Owl Bar’s application for renewal of its liquor license, staff learned that the licensee has outstanding parking fines in excess of \$3,800. On September 21, 2017, the licensee paid approximately one-third of those outstanding fines. Chief Cychosz noted that Iowa license requirements allow local entities to consider financial standing and good reputation when evaluating liquor licenses. He recalled that, in the past, the Council has denied renewal or made renewal contingency on payment of outstanding City charges. In this case, the operation of the Bar is satisfactory, but because of the accumulation of unpaid fines, the Police Department is recommending against unconditional annual renewal of the Blue Owl Bar’s liquor license. According to Chief Cychosz, further complicating the situation is the fact that two of the parking spaces closest to the Bar are designated as “loading zones.” Citations are being issued to the licensee for parking there, and those are illegal parking fines.

Jason Crimmins, 4301 Crestwood Avenue, Ames, owner of the Bar, stated that the parking tickets date back to 2012. He has now learned that the City turns its unpaid parking violations over to a collection agency. Mr. Crimmins stated that he had paid \$1,320 in the past week, and he will pay the rest of the fines; he just needs some time. The Council was told by Mr. Crimmins that there is no avenue for him to set up a payment plan since this has been turned over to a collection agency. He had been told that perhaps the Council would be willing to issue a six-month liquor license; however, a six-month license complicates things for his insurance company. If the Council were willing to do that, however, he would do whatever he needed to do. Mr. Crimmins commented that he had also been told that, after that six months, he would have to apply for a new license, which would require additional building inspections. He said that, ideally, he would like to be granted a one-year license, with the condition that he had 30 days to pay the remaining fines. Mr. Crimmins pointed out that he did not know there was any correlation between outstanding parking tickets and his liquor license. According to Mr. Crimmins, the City had approved the annual liquor license

every year; the outstanding parking tickets have been accruing since 2012 and have never caused an issue with his liquor license.

Interim City Attorney Lambert advised the Council that it either had to approve or deny the annual license; it could not place conditions on approval of the annual license

Moved by Orazem, seconded by Gartin, to deny the annual renewal of a Class C Liquor License & Outdoor Service for Blue Owl Bar, 223 Welch Avenue.

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

Moved by Gartin, seconded by Betcher, to direct staff to accept an application for a six-month Class C Liquor & Outdoor Service for Blue Owl Bar, 223 Welch Avenue.

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

PLACEMENT OF CAMERAS IN CAMPUSTOWN: Police Chief Cychosz recalled that security cameras for the Campustown area were originally discussed by the City Council in July 2011. At that time, the City Council directed staff to report on the feasibility of security cameras in that area. Staff from the Police Department met with the Student Affairs Commission and various stakeholder groups to gather input on the concept, and there was general support for the crime prevention benefits. Stakeholders suggested that there be limitations on the storage of images and that utilization generally be limited to the investigation of crimes. Also, the Police Department conducted a camera trial with a local vendor and reported back to the City Council in June 2012. The Council accepted the report at that time, but deferred any action on a camera system for the Campustown area. However, on May 27, 2014, the Council again requested a camera report. That report was to study available technologies, bring back a specific camera proposal, and include data on the deterrent effect of camera systems.

Ian Steenhoek, 2122 Greeley Street, Ames, spoke saying that he was a Senator of the Student Government and voiced support favor of adding cameras to the Welch Avenue area.

City Manager Schainker recommended that the Council approve the concept and then come back during budget time next February. He noted that no funding for the cameras or ongoing maintenance had been included in the 2017/18 Budget.

Moved by Betcher, seconded by Gartin, to approve the concept for the proposed installation and operation of security cameras and ongoing expense of maintenance and bring it back during the budget discussion next February.

Ex officio Council Member Robert Bingham asked the Council to approve the cameras “sooner than later.”

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

GRANT AVENUE PAVING ASSESSMENT: Public Works Director John Joiner explained that the action being requested was to approve the revised Schedule of Assessments.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-599 rescinding Resolution No. 17-298.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-600 approving the Final Assessment Plat and Schedule and confirming and levying assessments.

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

PUBLIC IMPROVEMENTS AT AMES MUNICIPAL AIRPORT: Finance Director Duane Pitcher explained several provisions of the prior Agreement, which was approved in 2015. The construction of the hangar and terminal took longer than initially planned. City Manager Schainker reported on the status of the revenues and debt since the Agreement went into effect on February 10, 2015. He noted that the new FBO just came on board in April 2017. Mr. Schainker stated that the City has received comments that Airport customers are very happy with the new service.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-601 approving an Addendum to the Agreement with ISU for public improvements at Ames Municipal Airport.

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

COUNCIL COMMENTS: Referencing the two letters regarding Earl May Garden Center and storm water, Council Member Nelson asked staff to address the site redevelopment component of the request. Director Diekmann noted that the requests ultimately involve a Minor Site Development Plan, which is the responsibility of the Planning and Housing Department. Before that can be addressed, however, the storm water issue needs to be resolved. Public Works Director John Joiner distributed results of the staff's survey of comparable cities to ascertain their thresholds for initiating storm water requirements.

Moved by Nelson, seconded by Corrieri, to direct staff to place the requests of Earl May Garden Center on a future agenda.

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

Moved by Nelson, seconded by Betcher, to direct staff to place on a future agenda the request of Luke Jensen regarding the redevelopment process for Old Crawford School.

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

Moved by Betcher, seconded by Beatty-Hansen, to direct staff to communicate to Kum & Go that the City is not interested in changing the Campustown Service Center zone uses.

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

Moved by Gartin, seconded by Corrieri, to refer to staff the letter from Chuck Winkleblack dated September 22, 2017, and authorize staff to work with the developer pertaining to projects on Lincoln Way from Clark to Kellogg.

Vote on Motion: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Orazem. Voting nay: Nelson. Abstaining due to a conflict of interest: Nelson. Motion declared carried.

Moved by Gartin, seconded by Corrieri, to direct staff to place on a future agenda the letter from Terry Lutz dated September 22, 2017, pertaining to incorporating an additional 36 acres into the current Rose Prairie Master Plan.

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

Council Member Gartin encouraged political parties to stay out of the non-partisan City election.

Moved by Orazem, seconded by Corrieri, to direct staff to come up with options for regulating rental properties by regulating the number of off-street parking based on occupancy and occupancy based on dwelling size.

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

Council Member Orazem clarified that he wanted staff to look at things that would be enforceable.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 9:19 p.m. Motion declared carried unanimously.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

SEPTEMBER 28, 2017

The Ames Civil Service Commission convened in regular session at 8:15 a.m. on September 28, 2017, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Mike Crum, Harold Pike, and Charlie Ricketts were brought into the meeting telephonically. Human Resources Director Kaila Boothroy and Human Resources Officer Brett Godwin attended the meeting.

APPROVAL OF MINUTES: Moved by Pike, seconded by Ricketts, to approve the minutes of the August 24, 2017, Civil Service Commission meeting as written.

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

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Crum, seconded by Ricketts, to certify the following individuals to the Ames City Council as entry-level applicants:

Electrician:	Jerry Strouse	86
	James Savage	76
	Trevor Lochart	73
Fire Inspector:	Jason Ziph	*88
Planner:	Benjamin Campbell	80
	Eloise Sahlstrom	79

Includes five veterans' preference points.

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

CERTIFICATION OF PROMOTIONAL-LEVEL APPLICANTS: Moved by Pike, seconded by Crum, to certify the following individuals to the Ames City Council as promotional-level applicants:

Traffic Technician:	Eugene Elliott	80
	Justin Kepley	79
	Brandon Adams	78
	Chris Miller	74
	Jason Bohning	73
	Kendel Miller	70

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

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for October 26, 2017, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:19 a.m.

Michael R. Crum, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	September 2017	
For City Council Date:	October 10, 2017	

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	WPCF Structural Rehabilitation Project, Phase 1	2	\$419,000.00	Western Specialty Contractors	\$7,940.00	\$30,440.00	S. Schainker	MA
Public Works	2015/16 Right-of-Way Restoration Program	1	\$150,210.00	Greentech of Iowa LLC	\$0.00	\$30,729.60	B. Phillips	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

Applicant License Application ()

Name of Applicant: <u>Bullseye Restaurant Group LLC</u>		
Name of Business (DBA): <u>Bullseye Restaurant Group LLC</u>		
Address of Premises: <u>114 South Duff Ave</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(320) 259-0589</u>		
Mailing <u>137 South 2nd Avenue</u>		
City <u>Waite Park</u>	State <u>MN</u>	Zip: <u>56387</u>

Contact Person

Name <u>Peter Poepping</u>
Phone: <u>(320) 217-6876</u> Email <u>ppoepping@hotmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 10/23/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Sunday Sales

Status of Business

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

Ownership

Steven Letnes

First Name: Steven **Last Name:** Letnes
City: Cold Spring **State:** Minnesota **Zip:** 53620
Position: Owner
% of Ownership: 33.33% **U.S. Citizen:** Yes

Peter Poepping

First Name: Peter **Last Name:** Poepping
City: Paynesville **State:** Minnesota **Zip:** 56362
Position: Owner
% of Ownership: 33.33% **U.S. Citizen:** Yes

Michael Rulli

First Name: Michael **Last Name:** Rulli
City: Ankeny **State:** Iowa **Zip:** 50023
Position: Owner

% of Ownership: 33.33%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Allied Insurance</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:



MEMO

*Caring People
Quality Programs
Exceptional Service*

7

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Heidi Petersen – Deputy City Clerk

DATE: October 3, 2017

SUBJECT: Tip Top Lounge Outdoor Service Privilege Licenses, 201 E. Lincoln Way

The owner of the Tip Top Lounge, Andrew White, has applied for two temporary Outdoor Service Privilege Licenses for events on the following dates:

- October 14-15, 2017
- October 28-29, 2017

Outdoor Service Privilege License applications through the Iowa Alcoholic Beverages Division do not show the specific date requested for the Outdoor Service Privilege; therefore, each of the applications look identical to each other. This memo is in lieu of the application typically sent to you for liquor licenses.

Mr. White has stated that the event will be located in the rear parking lot. Barricades will consist of two four-foot high construction fences with four feet between them for a security buffer. Entrance to the event will be through the main entrance/exit of Tip Top Lounge. Four security guards will be monitoring the event. One will be present to check IDs upon entry, two will be located in the fenced area, and one will be at the additional exit located through the fenced area. Three bartenders and a general manager will also be on site.

Tip Top Lounge currently holds a Class C Liquor License.

*Caring People
Quality Programs
Exceptional Service*

8a-f

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: October 4th, 2017

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for October 10th, 2017, includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, & B Wine - LE0000085 - Hy-Vee Food Store #1, 3800 W. Lincoln Way
- Class C Beer - BC0021209 - Doc's Stop No. 5, 2720 East 13th Street
- Class C Liquor, B Native Wine, & Outdoor Service - LC0039552 - AJ's Ultra Lounge, 2401 Chamberlain St.
- Class E Liquor, C Beer, & B Wine - LE0000095 - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
- Class C Liquor - LC0034931 - London Underground, 212 Main Street
- Special Class C Liquor - BW0094343 - Creative Spirits Ames, 4820 Mortensen Road, Ste. 101

A routine check of police records for the past twelve months found no liquor law violations for HyVee #1, Doc's Stop No. 5, London Underground and Creative Spirits. The police department recommends renewal of licenses for these businesses.

Both HyVee locations had a large amount of calls for service. The calls for service are a wide range of incidents to include motor vehicle accidents, thefts, suspicious persons etc. and are largely a result of their busy location. In November of 2016 HyVee at 640 Lincoln Way was cited for selling tobacco to a minor. HyVee takes these violations seriously and took immediate corrective action with no further incidents. The Police Department therefore recommends renewal of their license.

A records review of AJs Ultra Lounge disclosed a large number of alcohol related calls for service. The calls for service included 12-disorderly calls, 5-fight in progress incidents, 6 assault calls, 12-public intoxication calls and 7-minor on premise citations. Despite this large call volume, the bars size, location and activity level should be considered. AJ's continues to be the busiest bar in campustown, thus leading to a high activity level during the evening and at bar close with several of the calls for service occurring outside the bar on the street. The PD would like to see the number of on premise citations decrease and we are actively working with the owner and managers on this. It should also be noted that a high percentage of the calls for service were generated by bar staff who notified police of a problem or requested assistance which we encourage. AJ's owner continues to be very active and responsive with the management of the bar is usually present during operating hours on weekends. The Police Department therefore recommends renewal of their license.

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2017-4 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of October 1, 2017, as Supplement No. 2017-4 to the Ames Municipal Code.

Adopted this _____ day of _____, 201_.

Ann H. Campbell, Mayor

Attest:

Diane R. Voss, City Clerk



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MEMO

10

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: October 10, 2017

SUBJECT: Appointment to Fill Vacancy on Public Art Commission

Kevin Feeley, member of the Public Art Commission, has submitted his resignation from the Commission. Since Kevin's term of office does not expire until April 1, 2019, an appointment needs to be made to fill this vacancy.

Therefore, I request that the City Council approve the appointment of Sara Sherman to fill the unexpired term of office on the Public Art Commission.

COUNCIL ACTION FORM

SUBJECT: **ELECTRIC UTILITY EASEMENT VACATION – 4506 LINCOLN WAY (KUM & GO)**

BACKGROUND:

As part of the reconstruction of the Kum & Go convenience store at 4506 Lincoln Way, the electric utility transformer and buried electric line feeding the transformer were relocated on the site to accommodate the change in the site layout. The property owner has requested that existing electric utility easement be vacated. Staff is coordinating with the owner to obtain a new electric utility easement to match the new site layout.

Ames Electric Services is the only utility named in the existing easement and the only utility occupying the easement. A map of the easement to be vacated is shown on the attachment.

ALTERNATIVES:

1. Set a date of public hearing for October 24, 2017, to approve vacation of the electric utility easement at 4506 Lincoln Way.
2. Do not set the date of public hearing to vacate and maintain the existing easement.

MANAGER'S RECOMMENDED ACTION:

By setting the date of hearing, this will begin the process to vacate an old easement no longer needed by the utility.

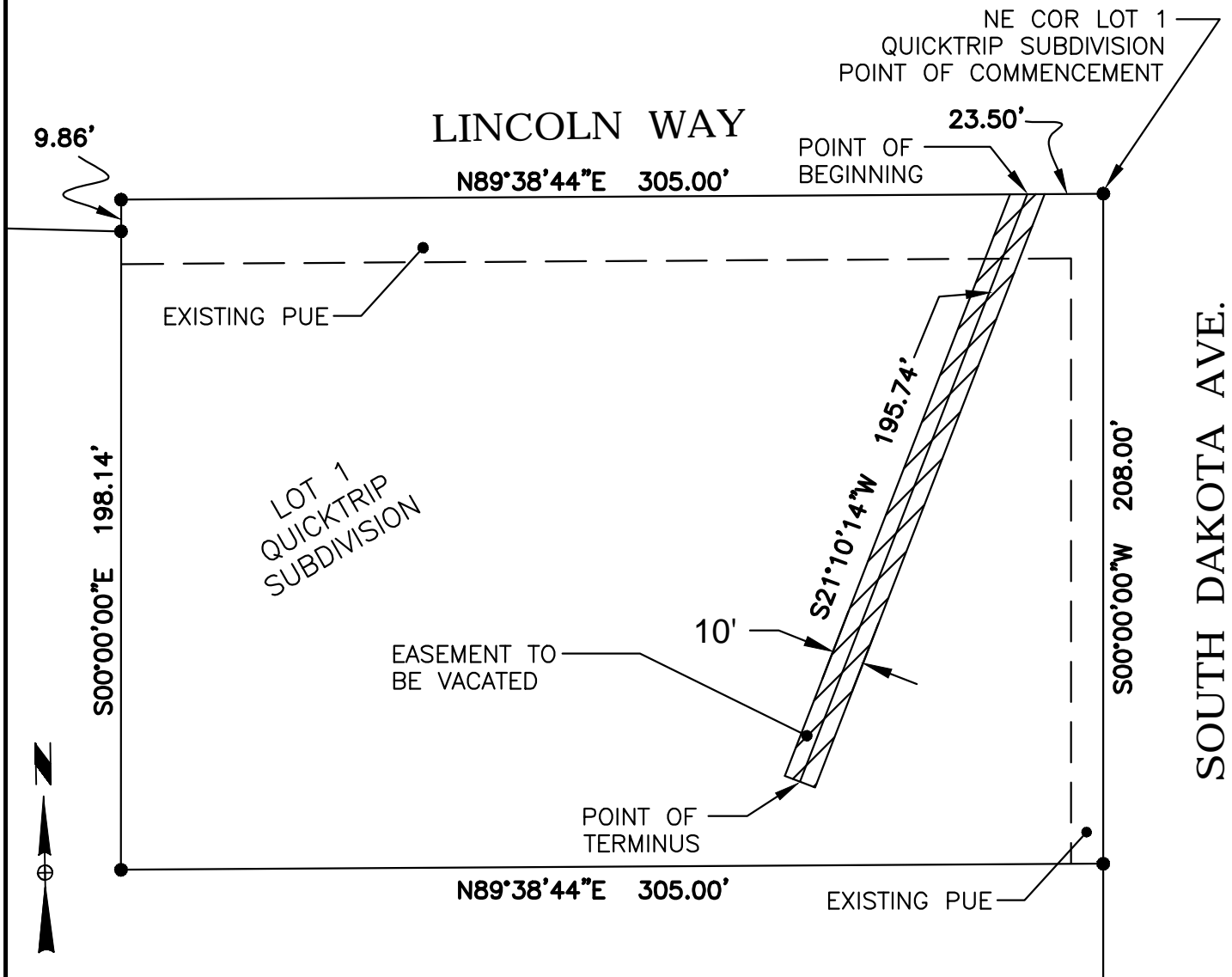
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

DESCRIPTION: UTILITY EASEMENT VACATION

A PART OF LOT 1, QUICKTRIP SUBDIVISION, BEING 5.00 FT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 23.50 FT TO THE POINT OF BEGINNING; THENCE SOUTH 21°10'14" WEST, 195.74 FT TO THE POINT OF TERMINUS.

REQUESTOR/OWNER:

KUM & GO L.C.
 6400 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 ATTN: DAN GARNEAU
 PH. (515) 457-6389



VACATION OF ELECTRIC UTILITY EASEMENT

4506 LINCOLN WAY LOT 1, QUICKTRIP SUBDIVISION AMES, STORY COUNTY, IOWA	
Drawn: MEI 10/3/17	Drawing Number
Checked:	EXHIBIT "A"
Approved:	Sheet 1 of 1 Scale: 1"=50'

COUNCIL ACTION FORM

SUBJECT: 2017/18 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC INFRASTRUCTURE IMPROVEMENTS PROGRAM FOR AFFORDABLE HOUSING SUBDIVISION DEVELOPMENT AT 321 STATE AVENUE

BACKGROUND:

On July 11th the City Council provided direction to proceed with development of a 37-lot subdivision in partnership J-Corp Inc. as the developer of the site. The development concept includes platting of 37 lots as Phase 1 of development of the site with an option for a second phase of development in the future for a total of 43 lots. The second phase of development requires additional public improvements that are not part of the scope of the current project. The planned subdivision will include a minimum of 20 homes sold to qualified low and moderate income households. The planned subdivision also includes 17 market rate homes. J-Corp Inc. will be the developer of the market rate home sites and the developer and builder of the low and moderate income housing. Public improvements will be coordinated overseen by City staff. Staff has continued to work with J-Corp on a development agreement, preliminary plat, and public improvements plans for development of the site. **The first step in proceeding with the development, as directed previously by the City Council, is to approve the specifications for public improvements and to solicit bids for their construction.**

To facilitate the development of the property new public infrastructure is required for water, sanitary sewer, storm sewer, and street improvements. As part of the development proposal with J-Corp, the City and developer will share in the development costs for public improvements. The City is responsible for the first \$550,000 of public improvement costs and the developer will contribute up to \$400,000 for public improvements. The total budget planned for the proposed plans and specifications of public improvements is \$950,000.

Staff proposes a letting date of November 7th and a report of bids to City Council on November 14th. The project will be awarded based on the lowest cost of the base bid. As part of the City's 2017-18 CDBG Annual Action Plan projects, \$550,000 was set aside to implement a Public Infrastructure Improvements Program for the installation of public improvements to develop a mixed-income housing subdivision at 321 State Avenue. Administration will be financed under the CDBG administration and not as part of the costs of the \$550,000 budget for Public Infrastructure Improvements.

ALTERNATIVES:

1. Approve the plans and specifications for the 2017/18 CDBG Public Infrastructure Improvements Program for the installation of public improvements to develop a mixed-income housing subdivision at 321 State Avenue and establishing November 7, 2017, as the date of letting and November 14, 2017, as the date for report of bids.

2. Do not proceed with this project at this time.
3. Approve the project with modifications.

CITY MANAGER'S RECOMMENDED ACTION:

As the developer and staff work on a development agreement that is consistent with City Council's direction from July 11th, it is vital for the project schedule to seek bids for the public improvements at this time. J-Corp Inc. has prepared the subdivision plans and public improvements plan at their risk with Fox Engineering as their consultant. City staff has reviewed the plans and prepared the final plans and specifications information for putting the project out for bid. By approving the public improvements plans for bid, it does not commit the City Council to completing the public improvements if there is not a signed development agreement or the cost of the improvements exceed available funding.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2017/18 CDBG Public Infrastructure Improvements Program for the installation of public improvements to develop a mixed-income housing subdivision at 321 State Avenue and establishing November 7, 2017, as the date of letting and November 14, 2017, as the date for report of bids.

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF 15 KV ALUMINUM CABLE FOR ELECTRIC SERVICES

BACKGROUND:

This bid is for the purchase of 30,000 feet of 15kV aluminum cable to replenish inventory for Electric Services. This cable is kept on hand in order to insure availability. Typically, this cable is used to provide service for commercial and residential applications. It is also necessary to meet the anticipated needs of Electric Services for new construction and maintenance.

On September 22, 2017, an invitation to bid (ITB) document was issued to fifty-three companies. The ITB was advertised on the Current Bid Opportunities section of the Purchasing webpage, and was sent to three plan rooms.

On October 3, 2017, three bids were received as shown below:

BIDDER	BID PRICE
WESCO Distribution Des Moines, IA	\$75,723.90
RESCO Ankeny, IA	\$83,139.00
Kriz Davis Co. Ames, IA	\$85,707.00

Staff has reviewed the bids and concluded that the apparent low bid in the amount of \$75,723.90 (inclusive of Iowa sales tax) submitted by WESCO Distribution, Des Moines, IA, is acceptable.

This is an inventory item, and as such does not have a budget amount associated with the contract. The material is billed out on a per-project basis and charged to the project as the cable is used.

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

ALTERNATIVES:

1. Award a contract to WESCO Distribution, Des Moines, IA, for the purchase of 15kV aluminum cable, in the amount of \$75,723.90 (inclusive of Iowa sales tax), subject to a metals adjustment at time of order.
2. Award a contract to one of the other bidders.
3. Reject all bids and attempt to purchase 15kV aluminum cable on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase cable at the lowest possible cost with minimal risk to the City. It is also imperative to have this cable available to meet customer needs.

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



CITY OF
Ames™

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MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 10, 2017

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 13. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: CYRIDE REROOF PROJECT ACCEPTANCE AND FINAL COMPLETION AND RELEASE OF RETAINAGE

BACKGROUND:

CyRide's Reroofing Project (Bid No. 2017-047) was approved on September 28, 2016. Bid plans and specifications called for the replacement of a ballasted type roof covering older areas of the building. Academy Roofing & Sheet Metal of Des Moines, Iowa submitted the low base bid of \$278,500. A bid alternate to replace building skylights was also accepted. The total contract amount was \$307,000.

The roof replacement work began in March 2017 and was substantially complete on April 21, 2017. Project closeout was delayed due to a replacement skylight that was backordered for several weeks and some minor leaks that needed to be repaired. The skylight has now been replaced and all leaks have been repaired to the satisfaction of CyRide staff, the A&E consultant, and the roofing manufacturer.

The following information details the original contract information, payments, remaining balance and retainage amounts.

Original Contract Base Bid Sum	\$278,500
<u>Add Alternate Number 1 (New Skylights)</u>	<u>\$ 28,500</u>
Total Contract Sum	\$307,000
Payment Made To-Date	\$291,650
Unpaid Balance – Retainage (5%)	\$ 15,350

All but the 5% retainage has been paid to-date.

As of September 13, 2017, all conditions of the contract were met by Academy Roofing & Sheet Metal. Therefore, with completion of the project, the project is ready for close out. Close out requirements, and the status of each, for the roof project are described as follows:

- **Punch-List Items** – All items contained in the contract have been completed to the architect's satisfaction.
- **Operating and Maintenance Manuals** – CyRide has received all manuals required to maintain and repair the roof, as well as warranty information.
- **As-Built Drawings** – CyRide has received all drawings as the roof was actually constructed/installed (as opposed to the original design drawings)

- **Lien Waivers** – Academy Roofing & Sheet Metal has submitted all lien waivers as required.
- **Final Pay Application** –CyRide has received an invoice and will pay the balance for retainage of \$15,350.

The Transit Board of Trustees approved acceptance, final completion and release of retainage of CyRide’s Reroof project at their September 20, 2017 meeting.

ALTERNATIVES:

1. Accept final completion and approve the release of retainage in the amount of \$15,350 to Academy Roofing & Sheet Metal Company for the completion of the CyRide Reroofing Project.
2. Reject Alternative #1 and direct staff to modify the procurement to reflect City Council priorities.

MANAGER’S RECOMMENDED ACTION:

With all documents, lien waivers, and punch list items completed, all conditions of the project have been satisfied, allowing for final acceptance of the project and payment of the retainage amount.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting CyRide’s Reroofing project as complete and releasing the retainage amount of \$15,350 to Academy Roofing & Sheet Metal of Des Moines, Iowa.

COUNCIL ACTION FORM**SUBJECT:** MUNICIPAL CEMETERY LANE IMPROVEMENTS**BACKGROUND:**

This program provides funding to enhance the physical appearance and services at the Cemetery. The five-year program for restoration and improvement of the driving lanes and water service lines began in 2011/12. The water service line project was completed in the spring of 2017. This project replaced the existing asphalt surface along the northern loop and ancillary side lanes of the northern part of the Cemetery. The existing Cemetery lanes have deteriorated due to age and freeze/thaw conditions of Iowa winters.

On April 25, 2017 City Council awarded the project to Manatt's, Inc. of Ames, IA in the amount of \$184,038.30. After removal of the asphalt surface the conditions of the existing asphalt base (or lack thereof in certain locations) resulted in the need for much more asphalt base repair than was originally planned. The initial design estimated 5% of the base needed repair. Actual field conditions resulted in 18% of the base needing repair. **Change Order No. 1**, which is the balancing change order is in the amount of **\$45,765** to cover the additional cost of the base repair. **Because this change order is over 20% of the contract amount, the change order requires City Council approval in accordance with purchasing policies and procedures. This action will bring the overall project costs to \$229,803.30.**

Funding is identified in the amount of **\$187,005 for the Cemetery Lane Improvements**. Funding to cover the remaining **\$42,798.30 is proposed to come from the unallocated balance in unobligated General Obligation Bonds proceeds.**

ALTERNATIVES:

1. a.) Approve the transfer of \$42,798.30 from the unobligated General Obligation Bonds proceeds.
b.) Approve Change Order No. 1 in the amount of \$45,765.
c.) Accept the Ames Municipal Cemetery Lane Improvement Project as completed by Manatt's, Inc. of Ames, IA in the amount of \$229,803.30.
2. Direct staff to make changes to the project.

MANAGER'S RECOMMENDED ACTION:

The project is complete and is ready to be closed out. The additional funding that is needed is available from the unobligated balance of G.O. Bond proceeds.

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

COUNCIL ACTION FORM

**SUBJECT: 2017/18 PAVEMENT RESTORATION PROGRAM – CONTRACT 1:
CONCRETE JOINT REPAIR PROGRAM**

BACKGROUND:

This is an annual program for preventative and proactive maintenance activities on City streets. This program allows for a wide variety of pavement maintenance techniques to preserve and enhance City street infrastructure. The techniques in this program are typically more specialized or larger in scope than can be performed with City street maintenance staff. The goal of projects in this program is to repair and extend the lifespan of the City streets

The project areas of **13th Street from Hyland Avenue to east of the Union Pacific Railroad overhead bridge and Hyland Avenue south to Ross Road were identified as this year's locations.** The work focused on repairing joints in existing concrete streets that were experiencing rapid deterioration from freeze thaw cycles in the winter.

On March 28, 2017, City Council awarded the project to Henriksen Contracting, LLC of Grimes, IA in the amount of \$46,493.50. **Change Order No. 1** is the balancing change order in the amount of **\$13,600**. Because this change order is over 20% of the contract amount, the change order requires City Council approval in accordance with purchasing policies and procedures. This change order includes additional joint repair identified in the field during repair work. This brings **overall project costs to \$60,093.50**.

Funding is identified in the 2017/18 Capital Improvements Program in the amount of \$250,000. The table below shows anticipated program costs and funding.

	Project Costs	Funding
Contract 1: Concrete Joint Repairs (this action)	\$ 60,093.50	
Contract 2: Slurry Seal Program (completed)	\$147,853.36	
2017/18 Pavement Restoration CIP		\$250,000
	\$207,946.86	\$250,000

Remaining funding will be utilized for other pavement restoration priorities across the City.

ALTERNATIVES:

1. a) Approve Change Order No. 1 in the amount of \$13,600 for the 2017/18 Pavement Restoration Program Contract 1: Concrete Joint Repair.

- b) Accept the 2017/18 Pavement Restoration Program Contract 1: Concrete Joint Repair Program as completed by Henriksen Contracting, LLC of Grimes, Iowa, in the amount of \$60,093.50.

2. Direct staff to make changes to the project.

MANAGER'S RECOMMENDED ACTION:

The project is complete and within the overall budgeted amount.

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

COUNCIL ACTION FORM

**SUBJECT: 2017/18 PAVEMENT RESTORATION PROGRAM – CONTRACT 2:
SLURRY SEAL PROGRAM**

BACKGROUND:

This is an annual program for preventative and proactive maintenance activities on City streets. This program allows for a wide variety of pavement maintenance techniques to preserve and enhance City street infrastructure. The techniques in this program are typically more specialized or larger in scope than can be performed with City street maintenance staff. The goal of projects in this program is to repair and extend the lifespan of the City streets

This Slurry Seal Program leveled dips in joints and provided a new thin wearing surface for traffic. This work took place predominately in various residential areas.

On March 28, 2017, City Council awarded the project to Fort Dodge Asphalt Company of Fort Dodge, IA in the amount of \$122,474.14. **Change Order No. 1** is the balancing change order in the amount of **\$25,379.22**. Because this change order is over 20% of the contract amount, the change order requires council approval in accordance with purchasing policies and procedures. This change order includes additional slurry and joint leveling quantities that were identified in need of repair following the winter of 2016/17. This brings **overall project costs to \$147,853.36**.

Funding is identified in the 2017/18 Capital Improvements Program in the amount of \$250,000. The table below shows anticipated program costs and funding.

	Project Costs	Funding
Contract 1: Concrete Joint Repairs (completed)	\$ 60,093.50	
Contract 2: Slurry Seal Program (this action)	\$147,853.36	
2017/18 Pavement Restoration CIP		\$250,000
	\$207,946.86	\$250,000

Remaining funding will be utilized for other pavement restoration priorities across the City.

ALTERNATIVES:

1. a) Approve Change Order No. 1 in the amount of \$25,379.22 for the 2017/18 Pavement Restoration Program Contract 2: Slurry Seal Program.
b) Accept the 2017/18 Pavement Restoration Program Contract 2: Slurry Seal Program as completed by Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$147,853.36.

2 . Direct staff to make changes to the project.

MANAGER'S RECOMMENDED ACTION:

The project is complete and is within the overall budget.

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

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2021
AUDUBON DRIVE & 2104 LEOPOLD DRIVE**

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of existing lot 19 in the Hayden's Crossing Subdivision First Addition and Lot 2 in Hayden's Crossing Subdivision Second Addition. The parcels have been in their present configuration since Hayden's Crossing Subdivision First and Second Addition were platted. The sites are zoned FS-RL and are currently unbuilt lots proposed to have single-family detached homes. **The proposed change shifts the common rear property line at a maximum of approximately 18 feet at the rear of the two sites. The current common rear property line has a sharp right angle design. The proposed boundary line adjustment straightens the line to create a more uniform boundary between the lots. Approximately 210 square feet of land will be affected by the change. The easement along the rear property line is unaffected by the proposed boundary line change.**

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.

3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDATION:

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval. The resulting two lots are designed to be conforming to underlying design standards and building setbacks of RL zoning.

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

ADDENDUM
PLAT OF SURVEY FOR 2021 AUDUBON DRIVE & 2104 LEOPOLD DRIVE

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

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

The site is located at:

Owners: Lot 2; Hunziker Christy Shirk Builders, Inc.
Lot 19; Hunziker Christy Shirk Builders, Inc.

Existing Street Address: 2021 Audubon Drive & 2104 Leopold Drive

Assessor's Parcel #: 0522150090 and 0522150110

Legal Description: PARCEL 'A' IN HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, COMPRISED OF ALL OF LOT 19 HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, AND PART OF LOT 2, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF LOT 1, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 54° 17' 44" W, 80.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AUDUBON DRIVE TO THE NORTHEASTERLY CORNER OF LOT 18, HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, THENCE N 35° 42' 16" W, 107.31 FEET ALONG THE EASTERLY LINE OF SAID LOT 18; THENCE N 41° 21' 04" E, 34.35 FEET ALONG THE SOUTHERLY LINE OF PARCEL 'B' IN HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE N 54° 17' 44" E, 46.52 FEET ALONG THE SOUTHERLY LINE OF OUTLOT 'C', HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 35° 42' 16" E, 115.00 FEET ALONG THE WESTERLY LINE OF LOT 1, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION TO THE POINT OF BEGINNING.

PARCEL 'B' IN HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEOPOLD DRIVE AT THE NORTHWESTERLY CORNER OF OUTLOT 'C', HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 89° 56' 39" W, 110.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF LEOPOLD DRIVE TO THE NORTHEAST CORNER OF LOT 3, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 00° 03' 21" E, 115.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 3; THENCE N 89° 56' 39" E, 63.35 FEET; THENCE N 72° 07' 11" E, 25.14 FEET ALONG THE NORTHERLY LINE OF LOT 18, HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION; THENCE N

41° 21' 04" E, 34.35 FEET ALONG THE NORTHERLY LINE OF PARCEL 'A' OF HAYDEN'S CROSSING SUBDIVISION, FIRST ADDTION; THENCE N 00° 03' 21" W, 81.54 FEET ALONG THE WESTERLY LINE OF SAID OUTLOT 'C' TO THE POINT OF BEGINNING.

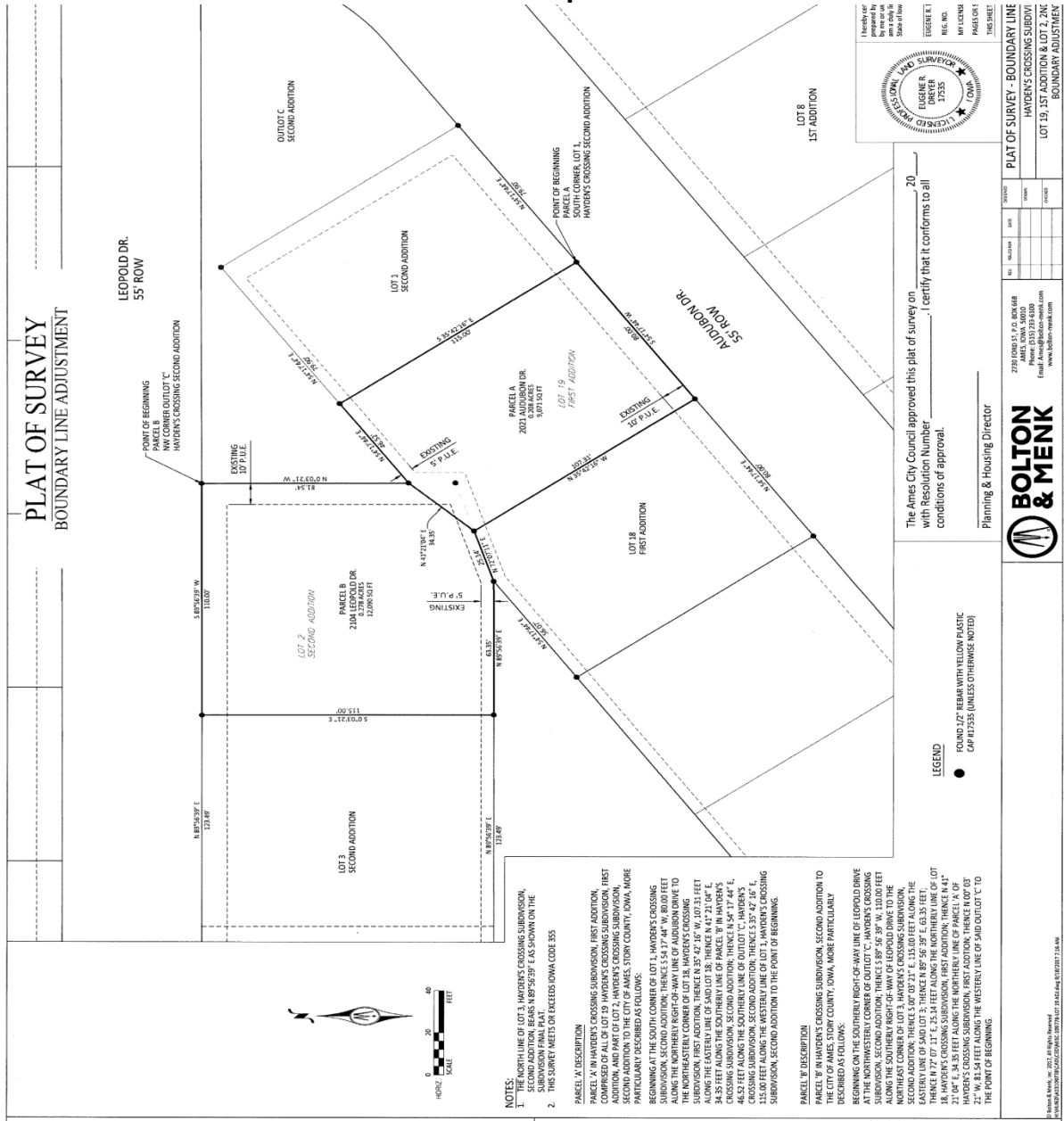
Public Improvements:

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

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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

Attachment B- Proposed Plat



I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Iowa.

REG. NO. 17355
EUGENE K. DREYER
MAY LICENSE EXPIRES 12/31/2024

PLAT OF SURVEY - BOUNDARY LINE
HAYDEN'S CROSSING SUBDIVISION
LOT 19, 1ST ADDITION & LOT 2, 2ND ADDITION

The Ames City Council approved this plat of survey on _____, 20____ with Resolution Number _____, I certify that it conforms to all conditions of approval.

Planning & Housing Director

BOLTON & MENK

2725 IOWA ST., P.O. BOX 668
AMES, IOWA 50010
PHONE: (515) 278-6300
FAX: (515) 278-6301
WWW.BOLTONANDMENK.COM

PLAT OF SURVEY - BOUNDARY LINE
HAYDEN'S CROSSING SUBDIVISION
LOT 19, 1ST ADDITION & LOT 2, 2ND ADDITION

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR BIRCH MEADOWS SUBDIVISION FIRST ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. This "Subdivision Code" includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two-step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council, and identifies the layout of the subdivision and any necessary or required public improvements. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

D&R Furman LLC, is requesting approval of a major final plat for Birch Meadows Subdivision 1st Addition. The Birch Meadows Subdivision lies north of Ontario Street and south of the Union Pacific Rail line as shown on Attachment A – *Location Map*. A preliminary plat for the Birch Meadows Subdivision was approved in October of 2016. The approved preliminary plat calls for 74 single-family detached lots and four outlots for open space and storm water detention. The approval also requires the extension of Ontario Street frontage improvements and utilities with the development of the site. City Council authorized that the developer can provide cash in escrow for the water line extension to the east prior to final plat approval. The cash in escrow condition has not been triggered by this 1st Addition.

The Final Plat for Birch Meadows Subdivision 1st Addition includes Lots 1-15 for development of single-family detached homes and three additional outlots for stormwater detention as well as future development and open space. The lots being created for single-family homes are located along both sides of Oregon Avenue, a new street, and both sides of Tennessee and Maryland Streets which are extensions of existing streets to the east in the Brookview Place West Subdivision.

Three outlots in the proposed subdivision total 28.20 acres. Outlot A and B will be permanent open space and stormwater detention. Outlot ZZ will be for future development, including required open space. A sidewalk will be installed from Ontario Street north through Outlot B and adjacent to Lots 7 and 8 as part of pedestrian facilities to serve the future development of the subdivision.

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 this major subdivision. New sewer and water connections are installed or available adjacent to the proposed lots. A public improvement agreement in the amount of \$138,906 for the unfinished improvements has been submitted with a letter of credit. The developer has also signed a sidewalk and street tree deferral agreement for the installation of sidewalks.

The Public Works Department has reviewed a submitted Storm Water Management Plan for this subdivision and has determined that the development will comply with all applicable stormwater requirements.

ALTERNATIVES:

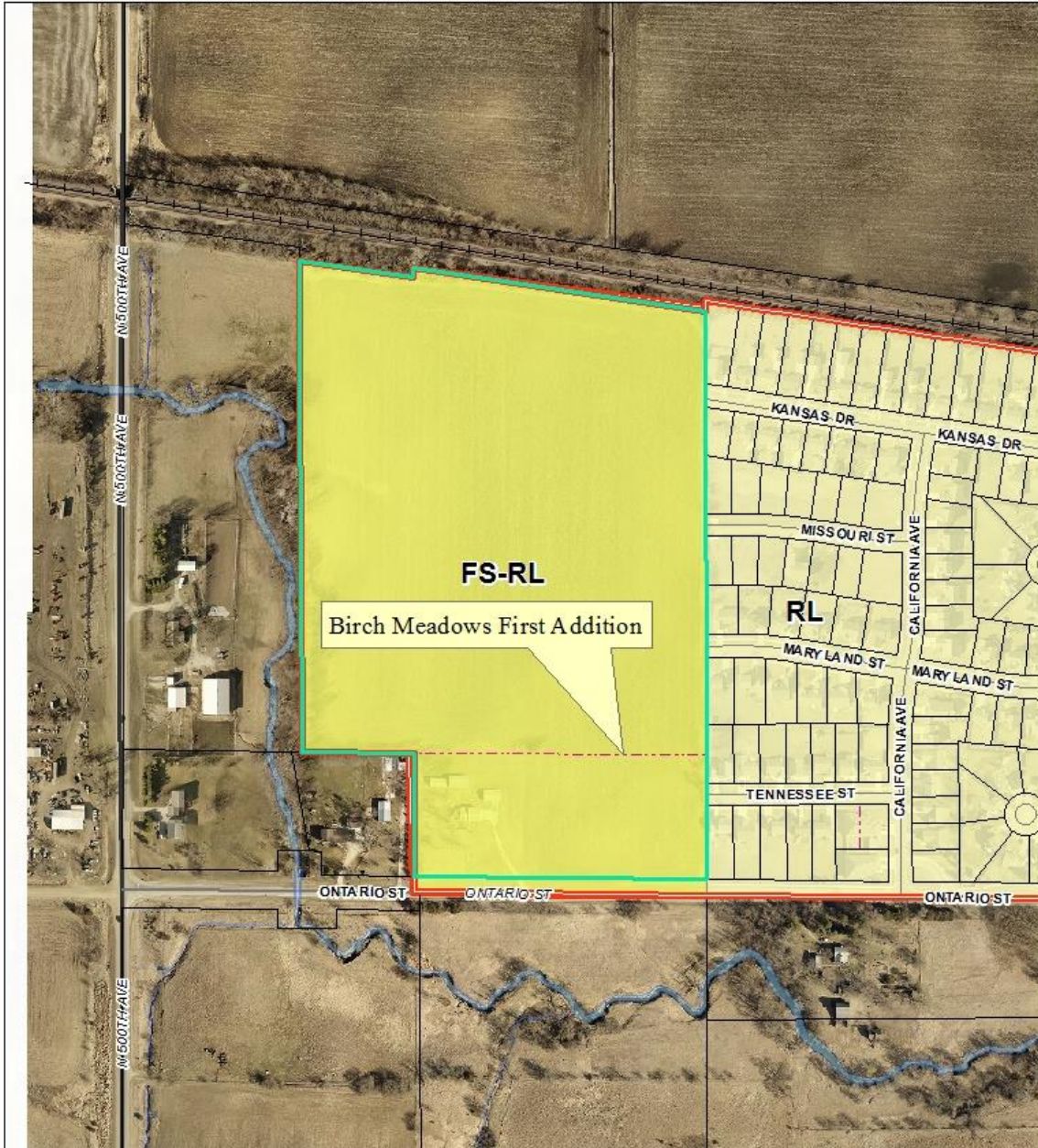
1. The City Council can approve the Final Plat of Birch Meadows Subdivision First Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, plans and previously approved Development Agreement.
2. The City Council can deny the Final Plat for Birch Meadows Subdivision First Addition, if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDATION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat and that the plat conforms to the adopted ordinances and policies of the City as required by Chapter 23 of the Municipal Code. The proposed single family home lots and associated outlots reflect the approved preliminary plat and conform to the approved master plan under FS-RL zoning regulations.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Birch Meadows Subdivision 1st Addition.

Attachment A- Location Map



**Birch Meadows First Addition
Zoning And Location Map**

Attachment C

Applicable Laws and Policies Pertaining to Final Plat Approval

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

Ames Municipal Code Section 23.302

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

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

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

(c) The City Council may:

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

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

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

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

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

COUNCIL ACTION FORM

**SUBJECT: MAJOR FINAL PLAT FOR QUARRY ESTATES SUBDIVISION,
SECOND ADDITION**

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The Final Plat must be found to conform to the ordinances of the City and any conditions placed upon the Preliminary Plat approval.

Quarry Estates LLC, represented by Kurt Friedrich, has submitted a final major subdivision plat for Quarry Estates Subdivision, Second Addition. The Quarry Estates development lies north of Ada Hayden Heritage Park as shown on the location map in Attachment 1. The First Addition was approved in October of 2015.

The 2nd Addition includes 35 single-family detached lots and an outlot for open space. A 53-acre outlot to the west is reserved for future platting. The 2nd Addition includes the extension of Ledges Drive and Ada Hayden Road. Ada Hayden Road will, at a future date, extend further west to Hyde Avenue. The proposed road extensions provide adequate interim access to the development until such time as the future extension of Ada Hayden occurs.

Many of the required improvements in the second addition including streets, sanitary sewer, public water, and storm sewer system, have been completed and inspected. Financial security in the amount of \$116,779 has been provided for the remaining public improvements. The financial security includes the costs of installing all the sidewalks within this phase. **The City Council is being asked to accept the signed Improvement Agreement with financial security for those improvements.** Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City Council.

It should be noted that the developer has not completed all the requirements related to private improvement for the first and second addition of Quarry Estates. The approval of the preliminary plat required border delineation with Ada Hayden Park and completion of a path connection into Ada Hayden Park. The developer is now proposing a separate financial security to cover the cost of the conservation border (a 24" limestone chip path and boulders within the conservation easement on the lots abutting the city park) and the pathway from Quarry Estates down

to the city trail on Ada Hayden Park. The pathway improvement must be coordinated with the Parks and Recreation Department staff.

A Conservation Management Plan update is a requirement of the Subdivision Code for this Addition. The Conservation Management Plan (CMP), prepared by Inger Lamb of Prairie Landscapes of Iowa, details the installation, long-term maintenance, public outreach and education, and lawn care coordination of the prairie and woodland areas. A draft copy of the plan is included for the City Council's information in Attachment 3. **City staff requested minor amendments and updates to the CMP that were approved as part of the First Addition. As of this writing, those amendments have yet to be submitted for review by Parks and Recreation and Public Works staff. The final plan will need approval by the Municipal Engineer, as required by the Conservation Subdivision Ordinance. The developer requests that City Council approve the final plat at this time while the updates are reviewed by City Staff rather than wait until the next City Council meeting on October 24th. The developer does not anticipate the changes will take more than a few days beyond Council approval to finalize. If the developer's request is approved, Staff will not release the plat for recording until the CMP is complete.**

The approval of the preliminary plat placed some very specific requirements on the final plat. One condition is that the developer provide a north bound and south bound turn lane on Hyde Avenue. Since this plat does not include any connection to Hyde Avenue (all access for the First and Second Additions is from 190th Street), this requirement for a turn lane will be fulfilled in a later phase when the connection to Hyde Avenue is made. The developer is also required to comply with an Pre-Annexation Development Agreement that requires payment of costs for sewer and water connection districts for each lot in the Addition and the payment of a calculated fair share of costs for off-site traffic signal improvements. The developer has paid these fees at this time in order to proceed with platting of the second phase of the development.

ALTERNATIVES:

1. The City Council can approve the Final Plat of Quarry Estates Subdivision, Second Addition, based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a Public Improvement Agreement and financial security. In addition, the City Council can approve a financial security for non-public improvements of the conservation border and path to Ada Hayden. **This option would also direct staff not to release the Final Plat for recording until City staff has approved the Conservation Management Plan.**
2. The City Council can delay approval of the Final Plat for Quarry Estates Subdivision, Second Addition until the City staff has approved the Conservation Management Plan and the developer has completed the outstanding border and path improvements.
3. The City Council can deny the Final Plat for Quarry Estates Subdivision, Second Addition if it finds that the development creates a burden on existing public

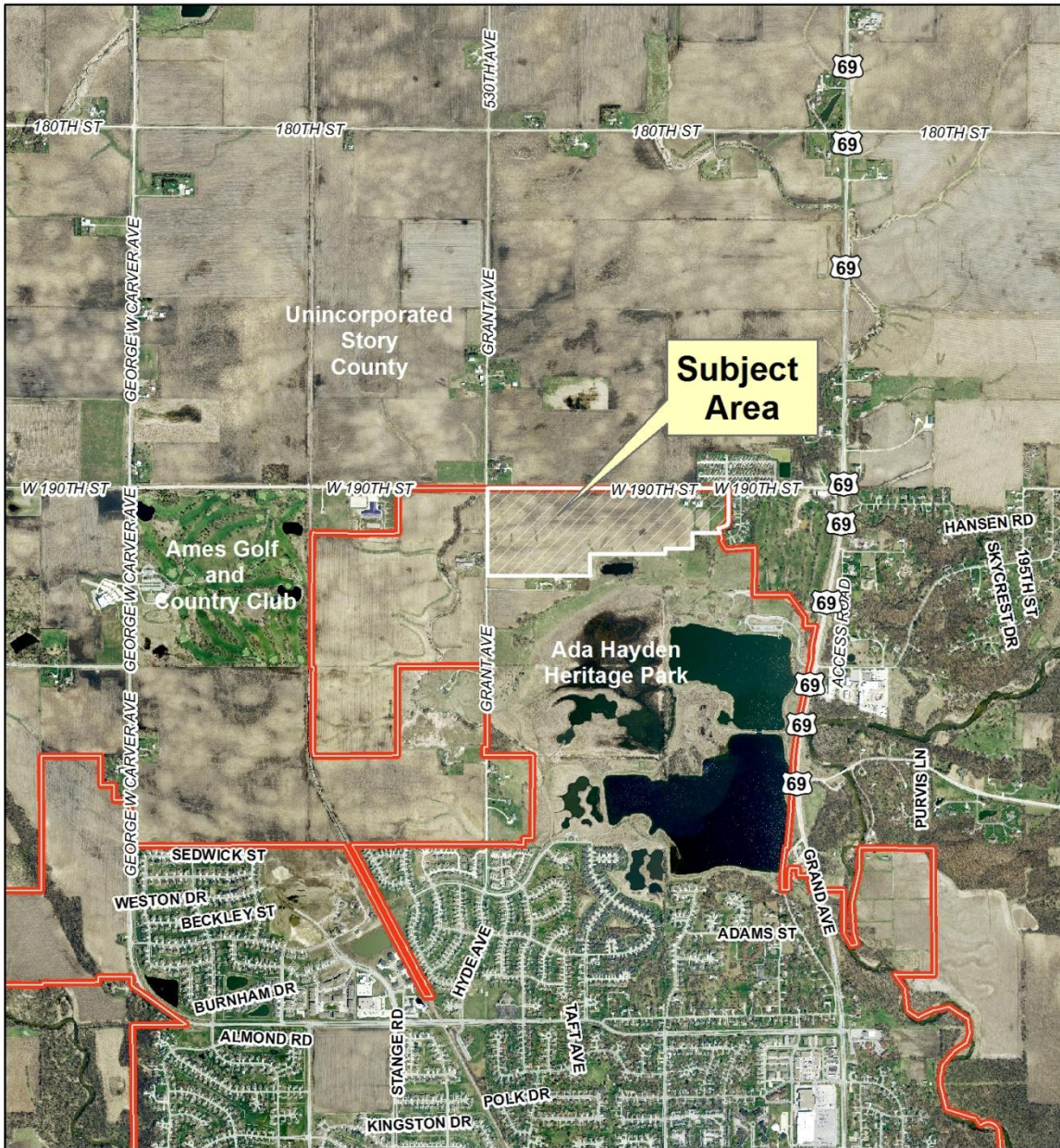
improvements or creates a need for new public improvements that have not yet been installed.

CITY MANAGER'S RECOMMENDED ACTION:

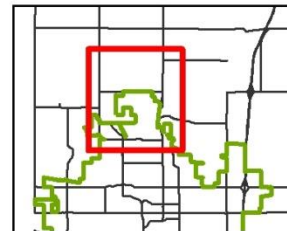
City staff has evaluated the proposed final major subdivision plat and determined that the proposal is consistent with the master plan and preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code. The developer is requesting special permission for the City to accept 1) a letter of credit for the non-public improvements and 2) staff's acceptance of the Conservation Plan rather than complete them prior to the final plat of the second addition. The developer believes he can complete these requirements this fall and requests approval of the 2nd Addition in advance of this.

Assuming the City Council wants to accommodate the developer's special request, it is the recommendation of the City Manager that the City Council adopt Alternative #1 to approve the final plat for Quarry Estates Subdivision, Second Addition, but direct staff to not release it for recording until the Conservation Management Plan is approved by the City staff.

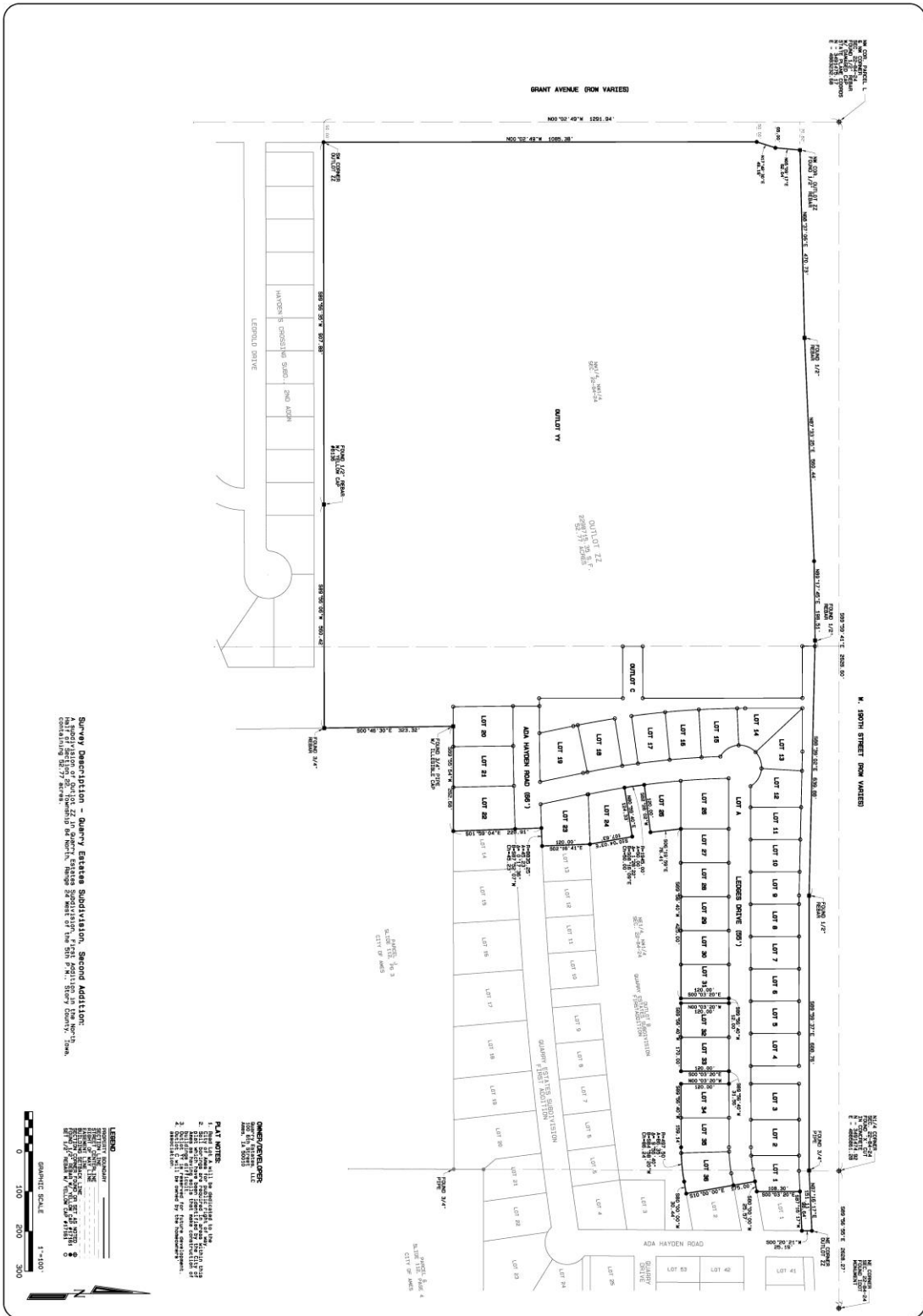
ATTACHMENT 1: LOCATION MAP



Location Map
Quarry Estates Property
904 W 190th Street



ATTACHMENT 2: QUARRY ESTATES SUBDIVISION SECOND ADDITION



STUMBO & ASSOCIATES
LAND SURVEYING

510 S. 17th STREET, SUITE 102 AMES, IOWA 50001
PHONE 515-233-3664 FAX 515-233-4403

FINAL PLAT
QUARRY ESTATES SUBDIVISION,
SECOND ADDITION

A SUBDIVISION OF OUTLOT 22 IN QUARRY ESTATES
SUBDIVISION, FIRST ADDITION IN THE N1/2 OF
SECTION 22-84-24, STORY COUNTY, IOWA

JOB #15442FP2 DATE: 9/14/17 PAGE: 1 of 2

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or by a duly licensed land surveyor under the seal of the State of Iowa.
I, Bradley Stumbo, License #17161 Date: _____
My license expires on December 31, 2017.



ATTACHMENT 3: CONSERVATION MANAGEMENT PLAN DRAFT 2015

Guidance for Establishment & Management of Prairie and Woodland Areas

Quarry Estates, Ames Iowa

September 2015

Contents:

1. Long-term Maintenance
2. Prairie and Woodland Understory Establishment
Site Preparation
Prairie Establishment – outlying areas
Prairie Establishment – internal areas
Wetland and Drainage Area Vegetation
3. Site-wide maintenance During Construction Phase
4. Public Outreach and Education
5. Coordination with Lawn Care
6. Review of Allowed Tree List

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OCT 01 2015

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

1. Long-Term Maintenance:

- This section is listed first to underscore the essential need for long-term management planning for maintenance of the prairie, wetland and woodland areas. Activities directed at keeping all natural areas in good condition should be considered on *the same level of importance as planning for lawn care and snow removal*. Furthermore, routine maintenance of established natural areas, performed by knowledgeable and experienced staff, will not only keep the needed labor and inputs to a minimum, it will also be less costly per acre than traditional lawn management and result in a considerably more ecologically desirable setting.
- Once established, all natural areas should receive, at a minimum, an annual assessment by an ecologist experienced in management of such areas. This includes inspection of all relevant landscapes for environmental (invasive species entry, weeds or tree seedlings, drought effects etc.) and mechanical (mowing damage, herbicide overspray, vandalism) issues. Areas in need of repair or restoration should be addressed promptly.
- An annual sweep to remove shrub and tree seedlings should be expected. This can be in the form of prescribed fire or mechanical removal by hand.
 - A healthy prairie area will have few new weeds but surrounding unmanaged areas may serve as a seed source.
 - Introduction of trees near prairie areas for landscaping purposes should be seen as increasing prairie management needs due to increased need to remove encroaching tree seedlings.
- All prairie and woodland understory areas should be mowed annually if a prescribed fire has not been administered.
 - Generally mowing is done late spring to allow winter cover to remain in place for animal benefit and leave a more interesting landscape during the dormant season.
 - Prescribed fire is usually done on a three-year rotation, usually in early spring but fall burns are also acceptable. This activity in particular should only be performed by experienced crews with National Wildfire Coordinating Group (NWCG) training and all relevant insurance policies and permits.
- After periods of unusually dry or wet weather some reduction of desirable prairie species may occur. In such cases the annual inspection should especially include recommendations that address any significant areas of bare or sparsely populated ground. These areas should be re-seeded with appropriate seed mix or planted with live plants rather than allowed to become weedy and leading to larger problems.

2. Prairie and Woodland Understory Establishment:

Site Preparation: ongoing July – October 2015

- Existing tree assessment:
 - Road and lot line markers should be installed on the east end of the site.
 - Careful evaluation of existing trees relative to future construction should follow lot line delineation with emphasis on preservation of select hackberries and oaks. There are numerous walnut trees also; some of these are good size and should be left standing where feasible.
 - Weedy maples (box elder and silver/soft maple), mulberry and honeysuckle should be removed. These species re-seed prolifically, leading to increased annual maintenance.
 - Remove by cutting and treating the stumps with glyphosate or triclopyr
 - No use of Tordon should be allowed onsite
 - Consider leaving larger stumps for signage, art installations, and/or casual seating.
 - Some trees are large enough for sculpture carving of the trunk
 - If not left for use mounting signs or seating, cut low to ground = do not grind out stumps – resulting soil disturbance stimulates weeds and resulting shallow soil cover is not suitable for deep-rooted species
- Existing lawn grass and hayfield to be converted to prairie and woodland understory:
 - Mow in normal cycle until herbicide treatment begins
 - If possible late 2015 unwanted vegetation can be eliminated
 - spray with glyphosate (grass) and aminopyralid (areas with clover, alfalfa, bird's foot trefoil)
 - Repeated inspections and additional treatments as green-up occurs
 - No tilling or soil disturbance
 - *Seed will go directly onto killed grass so no erosion control needed*
- Areas on south edge of Quarry Estates that are contiguous with Ada Hayden Heritage Park property:
 - Discussions should be held with City and County stakeholders to coordinate establishment and management of this interface
 - *Recommend eliminating all lawn grass between the two properties and managing southern border as continuous native landscape with Ada Hayden northern property*
 - This will dramatically reduce management issues stemming from cool season non-native grass border between properties
 - This will significantly broaden the natural area aspect
 - Woody sections just south of Quarry Estates property can be improved as part of tree and old home site clean-up on east end
 - Emphasis on cedar and honeysuckle removal
 - If left in current condition these areas will be weed-producers, leading to increased management needs on QE areas

Prairie Establishment- Outlying Areas:

Early winter 2015

- all areas with treated vegetation should be seeded by hand-broadcasting
- areas on outer edges, especially those adjacent to Ada Hayden Heritage Park property, to be seeded with seed mix originating from Doolittle State Preserve
- areas closer to walkways to be seeded with a high density mix of somewhat shorter species, emphasizing flowering species with a wide range of blooming times

- areas under trees on east end to be seeded with a savanna species mix, again emphasizing showy species but maintaining diversity and high plant density

Spring – Fall 2016

- Seeded areas monitored approximately every two weeks for weed growth
 - if weed growth is sufficient to cause significant shade on desirable seedlings: weed or mow
 - weeding to be done by hand in areas not too dense with weeds
 - if necessary spot mow or use mechanical trimmer on weedy areas.
 - This sets back weeds and favors growth of native species, but *does reduce flowering and lead to a less attractive stand during establishment.*
 - Desirable to maximize flower display to improve public and new landowner reception, therefore hand weeding is preferred where possible
 - Monitor for alfalfa, bird's foot trefoil, quackgrass, brome etc. and treat with herbicide as needed
- Areas that have been damaged or not developing as expected should be evaluated and re-seeded
 - Care to be taken to use species that germinate readily during any warm season seeding
- Continued monitoring and removal of maple seedlings, honeysuckle, cedars, mulberry etc.

Spring – Fall 2017

- Early spring mowing of all seeded areas
- Continued iterative maintenance: monitor for weeds and damage, treat as needed

Spring – Fall 2018

- Possible spring burn, depending on stand establishment. Coordinate with Ada Hayden HP staff. Mow site if not burned.
- Continued iterative maintenance: monitor for weeds and damage, treat as needed

Prairie Establishment in Internal Areas:

- These areas to have somewhat shorter vegetation than the outlying border areas, with greater emphasis on showy flowering species
- To be seeded as soon as possible after heavy equipment is off the areas
- *Speed of establishment very dependent on keeping weeds from setting seed during construction phase (see "3. Site-wide Management During Construction")*

Wetland/Drainage Areas Vegetation:

- Recommend that native species be utilized to the largest degree possible
 - Many engineered hardscapes have been tried in recent years, few are attractive
 - Focus on infiltration via native species
 - Weeds virtually always establish in drainage-bottom hard surfaces, unattractively.
 - Use of appropriate native species solves both drainage and weed issues
- Species with a broad moisture tolerance will be selected
 - Often wetland species area used in these areas – can't make it through dry summer spells, weeds move in when the wetland species die out
- Having vegetation (vs. impervious surfaces) on a broad range of moisture regimes across this site will lead to better habitat establishment because many animal species require a variety of habitats thru growing season

3. Site-wide Management during construction:

It is important to understand the impact of letting a weedy stand of vegetation develop during construction:

- In traditional post-construction landscaping either sod or lawn grass seed is established.
 - Sod and seeded lawns can be managed for weeds by use of broad-leaf herbicides (and the weed-smothering effect of sod).
- *Establishing a natural prairie landscape post-construction is considerably different:*
 - Broad-leaf herbicides will damage prairie species along with the weedy species, and there is no sod to smother weed seeds.
 - Furthermore, the weed seeds will contaminate the border areas being prepared for seeding fall 2015.
 - For these reasons it is strongly recommended that weeds in the areas to be developed are kept well under control, to a larger degree than with typical construction, with mowing or spraying treatments as construction goes on. *Not following thru with this recommendation will lead to a longer (unattractive) establishment period and considerably more management labor expense.*

4. Public Outreach and Education:

- People who are not familiar with native landscapes (or have seen failed attempts at establishing such areas) are often put off by what can be a weedy appearance when compared to traditional park-like landscaping.
 - This is especially true during establishment years, and even more so during establishment on weedy sites.
 - Again, emphasis on benefits of preventing weeds from setting seed during construction phase
 - There will always be some people that prefer a traditional high maintenance, controlled landscape, but with education and exposure to healthy natural landscapes many people will enthusiastically embrace a more natural appearance and the benefits offered.
- To help people have accurate and realistic interpretations of these natural areas the following outreach and education is recommended:
 - Education:
 - Signage onsite, both temporary explanations during establishment and more permanent once the site is well underway. This should include QR codes for access to websites with broader information than that immediately available onsite.
 - Especially useful to point out the natural landscape as historic, and in scarce supply
 - Today many people are interested in milkweeds for butterfly gardens, this is great but useful to argue many less showy species benefit from a broad prairie matrix – not just butterflies
 - *emphasis on habitat establishment is generally well received*
 - phrasing like “During establishment of prairies, first year they sleep, second year they creep, third year they leap” conveys need for patience
 - Know that education in the second growing season after seeding is important – this is when patience can wane in those unaccustomed to the timeframe needed to establish prairie. Keeping residents and other interested parties updated with progress during this time period can prevent many frustrations on both the part of managers and those waiting to see a mature stand.
 - Hold onsite meetings advertised to both the public and new homeowners to provide opportunity for questions and comments (see comment directly above).

- Once established, scheduled walking tours around the natural areas with knowledgeable ecologist
- Provide website and other social media with current information updates and access to deeper explanations
- *Consider interviewing previous landowners* for oral history of site, historic perspective on century farm as part of education signage. Old photos could be useful for website development.
- Borders:
 - Research has shown that a paved edge, fencing, signage etc. silently send a *message that the landscaping is designed and intentional*, not just a case of someone not bothering to mow or otherwise maintain the area
 - Recommend that the *internal prairie areas between parallel lots be delineated by spaced boulders*
 - Zero maintenance “fencing”
 - Spacing can be fairly broad
 - Brings in the “glacial erratic” story to the historic landscapes educational piece
 - Allows some seating for watching birds and butterflies
 - Lawnmowers prevented from cutting into prairie areas to turn etc.
 - Heavy enough to prevent creative re-location

5. Coordination with Lawn Care Providers:

Typically lawn care companies do not understand prairie management and often don't appreciate prairie vegetation. This commonly leads to issues with herbicide overspray during dandelion treatments, mowing damage and other issues. Any contract with a lawn care provider should include specific language to address potential damage and significant financial penalties when such occurs. *Note, minor penalties can be (and have been) seen as cheaper than taking time to mow carefully.*

Placement of boulders near lawn-prairie interfaces is one of the most effective methods of preventing mowing damage, and requires much less maintenance than fencing.

6. Trees to be planted:

- Use only native species, *this feeds into the native landscapes story for this subdivision and aids habitat establishment.*
- Planting trees in prairie areas will lead to ongoing increased management via the need for tree seedling removal
- Recommend adding Bur oak, White oak, swamp white oak, hazelnut, eastern wahoo, service berry to list
 - Other species to be recommended for specific locations
- Some comments on current tree list:
 - Avoid invasive species or those that re-seed profusely (leading to increased management needs):
 - *Amur maple should be actively avoided:*
 - <http://www.dnr.state.mn.us/invasives/terrestrialplants/woody/amurmaple.html>
 - <http://dnr.wi.gov/topic/Invasives/fact/AmurMaple.html>
 - Flowering pear: includes the very invasive Bradford pear:
 - <http://mdc.mo.gov/newsroom/avoid-invasive-trees-such-bradford-pear-landscape-plantings>
 - <http://caseytrees.org/blog/invasive-tree-week-bradford-pear/>
 - Norway maple: not native to the US and considered invasive
 - <http://www.nps.gov/plants/alien/pubs/midatlantic/acpl.htm>

- <http://www.dnr.state.mn.us/invasives/terrestrialplants/woody/norwaymaple.html>

Maples:

- Invasive Norway & Amur maples covered under Invasive heading
- Tartarian maple: Not as invasive as Amur maple but not native to our area
- Sugar maple:
 - we are west of its range. This species struggles here unless very well sited.
 - <http://maple.dnr.cornell.edu/pubs/trees.htm>
 - http://www.na.fs.fed.us/pubs/silvics_manual/volume_2/acer/saccharum.htm
- Black Maple: does much better in our area than sugar maple.
 - http://www.na.fs.fed.us/pubs/silvics_manual/volume_2/acer/nigrum.htm

○ Lindens:

- Littleleaf linden:
 - *native to Europe*: <http://www.plantmaps.com/nrm/tilia-cordata-small-leaved-lime-little-leaf-linden-native-range-map.php>
- American Linden is native, preferred:
 - http://www.na.fs.fed.us/pubs/silvics_manual/volume_2/tilia/americana.htm

○ Crabapples: showy for short period then very prone to losing leaves and unattractive look

○ Ginko: native to China

○ Hornbeam vs Hophornbeam

- Both species also called ironwood, possibility for confusion amongst suppliers is high
- Hornbeam (*Carpinus caroliniana*) similar to issues w/Sugar maple = we are west of its native range so specimens must be very carefully sited with expectations of only short term survival
- Hophornbeam = ironwood (*Ostrya virginiana*), understory tree genuinely native to central IA

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Storm Water Management Plan – Quarry Estates

OCT 01 2015

CITY OF WILSON, NC
DEPT. OF PLANNING & HOUSING

MAINTENANCE PLAN

The Contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, and replacing them as needed throughout construction. Once the project is completed and all permanent cover is established the erosion control measures will be removed.

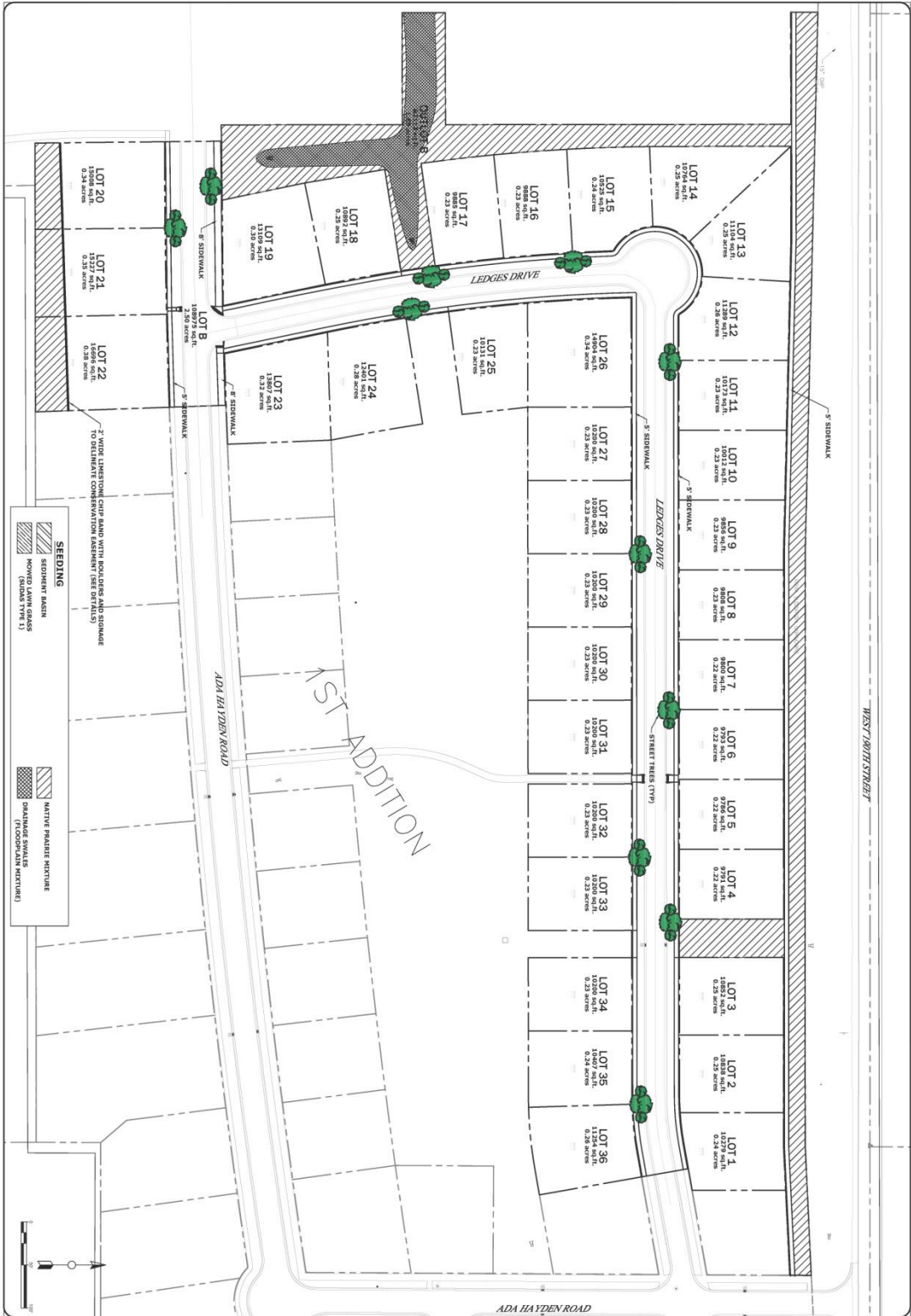
Onsite storm sewers and ponds will require periodic maintenance by the owner. Maintenance practices followed by the Contractor during construction of the project are as follows:

1. All control measures shall be inspected every 7 calendar days, and following any 0.50 inch rain event. Contractor is to verify that all erosion control measures are in proper working order.
2. Inspection reports shall be completed in accordance of the General Permit No. 2.
3. The Contractor/Owner or representative thereof will be responsible for conducting inspections to insure the SWPPP document is be complied with. They will also insure that water quality and erosion control measures put in place are in proper working order. This person must also have an acceptable level of knowledge regarding equipment and materials used to manage sediment control.

Permanent maintenance conducted post construction by the owner shall include the following:

1. Visual inspection of the site to insure that no erosion is occurring.
2. Visual inspections of onsite storm sewer during rainfall event to insure they are properly working.
3. Removal of any sediment that has collected in designated storm water detention areas.
4. Repair or replacing any damaged structures designed to control storm water runoff, and provided water quality measures for the site.
5. Regularly mow the detention areas.
6. Clear detention facilities of any volunteer trees.
7. Complete annual inspections of detention facilities, and maintain reports for 3 years.

PROJECT NUMBER	DATE
24100250005443164 Quarry Estates Subdivision	10/03/17
LOT STYLE TABLE	LAYER NAME
FOXENY04b.dwg	1



SHEET	1	PROJECT NO.	519-1344	LANDSCAPE PLAN QUARRY ESTATES SUBDIVISION SECOND ADDITION AMES IA		FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	DATE	REVISION	BY	DATE

Applicable Laws and Policies Pertaining to Final Plat Approval

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

Ames *Municipal Code* Section 23.302

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

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

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

(c) The City Council may:

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

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

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

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

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



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

October 3, 2017

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

Ladies and Gentlemen:

I hereby certify that the water main, storm sewer, sanitary sewer, curb and gutter, asphalt base paving, required as a condition for approval of the final plat of **Crane Farm Subdivision, 4th Addition** have been completed in an acceptable manner by **Ames Trenching and Excavating of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$66,684.06**. The remaining work covered by this financial security includes installation of the asphalt street surface paving, street lighting, COSESCO, and public sidewalks/pedestrian ramps.

Sincerely,

John C. Joiner, P.E.
Director

JJ/tw

cc: Finance, Contractor, Planning & Housing, Subdivision file

Crane Farm Subdivision, 4th Addition

October 3, 2017

Page 2

Description	Unit	Quantity
SUBGRADE PREPARATION, 12"	SY	2334.00
SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	LF	750.00
SANITARY SEWER SERVICE STUB, 4-INCH, PVC	EA	18.00
STORM SEWER, TRENCHED, RCP CLASS III, 18-INCH	LF	196.00
PIPE APRON, RCP, 18", CLASS III	EA	1.00
FOOTING DRAIN COLLECTOR, 6-INCH	LF	685.00
FOOTING DRAIN CLEANOUT, 6-INCH	EA	3.00
STORM SEWER SERVICE STUB, 1.5 INCH, PVC	EA	18.00
WATER MAIN, TRENCHED, 8-INCH	LF	700.00
8-INCH 11.25 DEGREE MJ BEND	EA	2.00
WATER SERVICE STUB, CURB STOP & BOX, 1-INCH	EA	18.00
VALVE, MJ TYPE, 8-INCH	EA	1.00
FIRE HYDRANT ASSEMBLY (INCLUDES TEE, GATE VALVE, BOOT, 6"	EA	2.00
SANITARY MANHOLE, SW-301, 48"	EA	3.00
STORM MANHOLE, SW-403, 4' x 4'	EA	1.00
INTAKE, SW-505	EA	2.00
CURB & GUTTER, 30-INCH	LF	1401.00
PAVEMENT, HMA, 8-INCH	SY	1635.00
SIDEWALK, PCC, 4"	SY	778.00
SIDEWALK, PCC, 6"	SY	15.00
DETECTABLE WARNING	SF	20.00
CONVENTIONAL SEEDING, FERTILIZING, & MULCHING TYPE 4 LAWN	ACRE	0.60
STREET LIGHTS	EA	5.00
COSESCO SECURITY	ACRE	0.60



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

October 3, 2017

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

Ladies and Gentlemen:

I hereby certify that the pedestrian ramps, final adjustment of utility features, and erosion control, required as a condition for approval of the final plat of **Scenic Valley, 1st Addition** has been completed in an acceptable manner by **Manatts Inc. of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

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

Sincerely,

John C. Joiner, P.E.
Director

JJ/tw

cc: Finance, Contractor, Planning & Housing, Subdivision file

Scenic Valley 1st Addition

October 3, 2017

Page 2

Description	Unit	Quantity
CLEARING AND GRUBBING	LS	1
EXCAVATION, CLASS 13	CY	93,000
SUBGRADE PREPARATION, 12"	SY	9,870
SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	EA	1,737
SANITARY SEWER, TRENCHED, PVC, 12"	EA	1,220
SANITARY SEWER SERVICE STUB, 4-INCH, PVC	EA	42
STORM SEWER, TRENCHED, RCP CLASS III, 15-INCH	LF	1,879
STORM SEWER, TRENCHED, GASKETED RCP CLASS III, 15-INCH	LF	89
STORM SEWER, TRENCHED, RCP CLASS III, 18-INCH	LF	705
STORM SEWER, TRENCHED, RCP CLASS III, 24-INCH	LF	254
STORM SEWER, TRENCHED, RCP CLASS III, 30-INCH	LF	107
STORM SEWER, TRENCHED, RCP CLASS III, 42-INCH	LF	182
PIPE APRON, RCP, 15", CLASS III	EA	4
PIPE APRON, RCP, 18", CLASS III	EA	3
PIPE APRON, RCP, 24", CLASS III	EA	1
PIPE APRON, RCP, 30", CLASS III	EA	2
PIPE APRON, RCP, 42", CLASS III	EA	2
SUBDRAIN, PERFORATED, 4-INCH	LF	2,550
FOOTING DRAIN COLLECTOR, 6-INCH	LF	552
FOOTING DRAIN CLEANOUT, 6-INCH	EA	3
SUBDRAIN CLEANOUT, 4"	EA	6
FOOTING DRAIN OUTLET AND CONNECTION, 6-INCH	EA	3
STORM SEWER SERVICE STUB, 1.5 INCH, PVC	EA	42
WATER MAIN, TRENCHED, 8-INCH	LF	3,349
WATER MAIN, TRENCHLESS, 8-INCH	LF	128
8-INCH 11.25 DEGREE MJ BEND	EA	5
8-INCH 22.5 DEGREE MJ BEND	EA	1
8-INCH 45 DEGREE MJ BEND	EA	10
8-INCH x 8-INCH MJ CROSS	EA	1
8-INCH x 8-INCH MJ TEE	EA	2
WATER SERVICE STUB, CURB STOP & BOX, 1-INCH	EA	42
VALVE, MJ GATE, 8"	EA	13
FIRE HYDRANT ASSEMBLY (INCLUDES TEE, GATE VALVE, BOOT, 6"	EA	7
TEMPORARY BLOWOFF HYDRANT ASSEMBLY (INCLUDES 8"x6" MJ	EA	5
SANITARY MANHOLE, SW-301, 48"	EA	14
STORM MANHOLE, SW-301, 48"	EA	6
RISER INTAKE, 8-INCH	EA	7
INTAKE, SW-501	EA	8
INTAKE, SW-502, 60"	EA	2
INTAKE, SW-502, 72"	EA	1
INTAKE, SW-503	EA	7
INTAKE, SW-505	EA	4
INTAKE, SW-506	EA	3
INTAKE, SW-513	EA	1
CURB & GUTTER, 30-INCH	LF	5,495
PAVEMENT, HMA, 8-INCH	SY	7,118
SIDEWALK, PCC, 6"	SY	76
DETECTABLE WARNING	SF	136
SEEDING, TYPE 1 LAWN MIX	ACRE	40
RIP RAP, CLASS D	TON	500
SILT FENCE, INSTALL, MAINTAIN & REMOVE	LF	2,000
STABILIZED CONSTRUCTION ENTRANCE	EA	1
INLET PROTECTION DEVICE, INSTALL, MAINTAIN & REMOVE	EA	25
EROSION CONTROL MULCHING, CONVENTIONAL	ACRE	40



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

October 3, 2017

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

Ladies and Gentlemen:

I hereby certify that the asphalt surface paving, pedestrian ramps, final adjustment of utility features, and erosion control, required as a condition for approval of the final plat of **Scenic Valley, 2nd Addition** have been completed in an acceptable manner by **Ames Trenching and Excavating of Ames, IA and Manatts Inc. of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

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

Sincerely,

John C. Joiner, P.E.
Director

JJ/tw

cc: Finance, Contractor, Planning & Housing, Subdivision file

Scenic Valley 2nd Addition

October 3, 2017

Page 2

Description	Unit	Quantity
MOBILIZATION	LS	1
EXCAVATION, CLASS 13	CY	5000
SUBGRADE PREPARATION, 12"	SY	3000
SANITARY SEWER GRAVITY MAIN, TRENCHED, 12"	EA	700
SANITARY FORCE MAIN, TRENCHED, 1.5"	EA	105
SANITARY SEWER SERVICE STUB, 4-INCH, PVC	EA	28
STORM SEWER, TRENCHED, RCP CLASS III, 15-INCH	LF	444
PIPE APRON, RCP, 15", WITH FOOTING AND TRASH GUARD	EA	1
SUBDRAIN, PERFORATED, 6-INCH	LF	427
FOOTING DRAIN COLLECTOR, 6-INCH	EA	1
STORM SEWER SERVICE STUB, 1.5 INCH, PVC	EA	28
WATER MAIN, TRENCHED, 8-INCH	LF	887
8-INCH 90 DEGREE MJ BEND	EA	1
WATER SERVICE STUB, 1-INCH	EA	28
VALVE, 8"	EA	2
FIRE HYDRANT ASSEMBLY	EA	3
SALVAGE AND REINSTALL BLOWOFF HYDRANT	EA	1
MANHOLE TYPE SW-301 (SANITARY)	EA	2
MANHOLE TYPE SW-401 (STORM)	EA	1
INTAKE, SW-506	EA	1
CONNECTION TO EXISTING MANHOLE, SANITARY	EA	2
CONNECTION TO EXISTING MANHOLE, STORM	EA	1
CURB & GUTTER, 30-INCH	LF	1590
PAVEMENT, HMA, 8-INCH	SY	2181
SIDEWALK, PCC, 4"	SY	113
SIDEWALK, PCC, 6"	SY	18
DETECTABLE WARNING	SF	16
CONVENTIONAL SEEDING, FERTILIZER, MULCH	ACRE	4
RIP RAP, CLASS 2	TON	6
SILT FENCE OR SILT FENC FOR DITCH CHECK	LF	1800
INLET PROTECTION DEVICE, INSTALL, MAINTAIN & REMOVE	EA	3



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

October 3, 2017

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

Ladies and Gentlemen:

I hereby certify that the final asphalt surfacing and erosion control required as a condition for approval of the final plat of **Dotson Drive Subdivision** have been completed in an acceptable manner by **Ames Trenching and Excavating of Ames, IA and Manatts, Inc of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

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

Sincerely,

John C. Joiner, P.E.
Director

JJ/tw

cc: Finance, Contractor, Planning & Housing, Subdivision file

Dotson Drive Subdivision

October 3, 2017

Page 2

Description	Unit	Quantity
Sanitary Sewer Gravity Main, Trench 8"	LF	989
Sanitary Sewer Service Stub, 4"	EA	20
Storm Sewer, Trench, RCP, 15"	LF	706
Storm Sewer, Trench, RCP, 18"	LF	302
Pipe Apron, RCP, 15" with Footing and Trash Guard	EA	3
Pipe Apron, RCP, 18" with Footing and Trash Guard	EA	5
Subdrain, Perforated PVC, 6"	LF	651
Storm Sewer Service Stub	EA	20
Water Main, Trenched, 8"	LF	1021
Fittings, 8", 22.5 Degree MJ Bend	EA	1
Fittings, 8", 11.25 Degree MJ Bend	EA	4
Water Service Stub, 1"	EA	20
Valve, 8"	EA	4
Fire Hydrant Assembly, 8"	EA	3
Flushing Device (Blowoff)	EA	1
MH, Type SW-301 (Sanitary)	EA	3
MH, Type SW-303 (Sanitary)	EA	1
MH, Type SW-301 (Storm)	EA	2
MH, Type SW-307 (Storm)	EA	1
Intake Type SW-501	EA	1
Intake Type SW-503	EA	3
Intake Type SW-505	EA	4
Intake Type SW-506	EA	2
Stablized Construction Entrance	EA	1
Inlet protection Device	EA	4
Subgrade Preparation	SY	3584
30" Curb & Gutter	LF	2140
6" HMA Base	SY	2505
2" HMA Surface	SY	2505
Sidewalk 6", PCC	SY	15
Sidewalk 4", PCC	SY	47.3
Detectable Warnings	SF	20
Shared Use Path, 4" Paved	SY	186
Shared Use Path, 4" Gravel	SY	171
Adjust Manhole	EA	4
Native Prairie Seeding	AC	0.5
Wetland Seeding	AC	0.9
Conservation Seeding	AC	1.2
Low Grow Seeding	AC	0.8
Traditional Seeding	AC	6



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

October 3, 2017

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

Ladies and Gentlemen:

I hereby certify that the installation of sidewalks and erosion control, required as a condition for approval of the final plat of **Sunset Ridge 7th Addition** have been completed in an acceptable manner by **Ames Trenching of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

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

Sincerely,

John C. Joiner, P.E.
Director

JJ/tw

cc: Finance, Contractor, Planning & Housing, Subdivision file

To: Mayor Campbell and Ames City Council members

From: Mark Lambert, Interim City Attorney

Date: October 6, 2017

Re: Amendments to moratorium ordinance.

At the September 26, 2017 Council meeting, the Council considered, on first reading, an ordinance to establish a moratorium on the issuance of new rental occupancy letters of compliance for single-family and two-family homes within the City.

At that meeting, two amendments were adopted by the Council:

1. To change the moratorium area from the entire City of Ames to only certain residential neighborhoods near the university (SCAN, West Side, Oakwood Forest, Old Edwards, College Creek/Old Ames Middle School and Oak Riverside); and,
2. To add language prohibiting the issuance of building permits in the moratorium area that would enlarge the building by adding additional bedrooms, similar to the Iowa City language.

The revised ordinance is attached.

Territory subject to the moratorium:

Regarding the neighborhoods where the moratorium would be in effect, defining the boundaries with words turned out to be a daunting task. Placing a map in the Ames Municipal Code was also problematic. Staff decided the best route was to establish a unique Internet URL (www.cityofames.org/moratorium) and place maps of the neighborhoods subject to the moratorium on a unique website URL, and reference the URL in the ordinance. (There is precedent for doing this on the state level). The website has been created but will not be active until the ordinance is adopted and effective.

There are two sets of maps attached. The Colonial Village neighborhood was not included in the original motion. Apparently the Council has received communications from citizens asking that this neighborhood be included.

If the Council decides to include the Colonial Village neighborhood in the moratorium, then Council should adopt a motion to amend the ordinance to include Colonial Village, and the maps in Attachment #2 will be published on the website referred to in the ordinance. If Council does not amend the ordinance to include the Colonial Village neighborhood, then the maps in Attachment #1 will be used.

Proposed Motion wording: “I move to add the Colonial Village neighborhood as part of the moratorium area.”

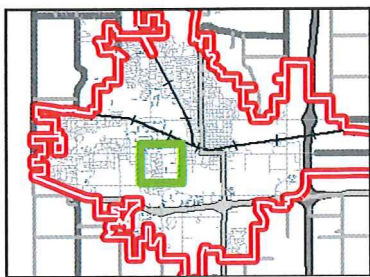
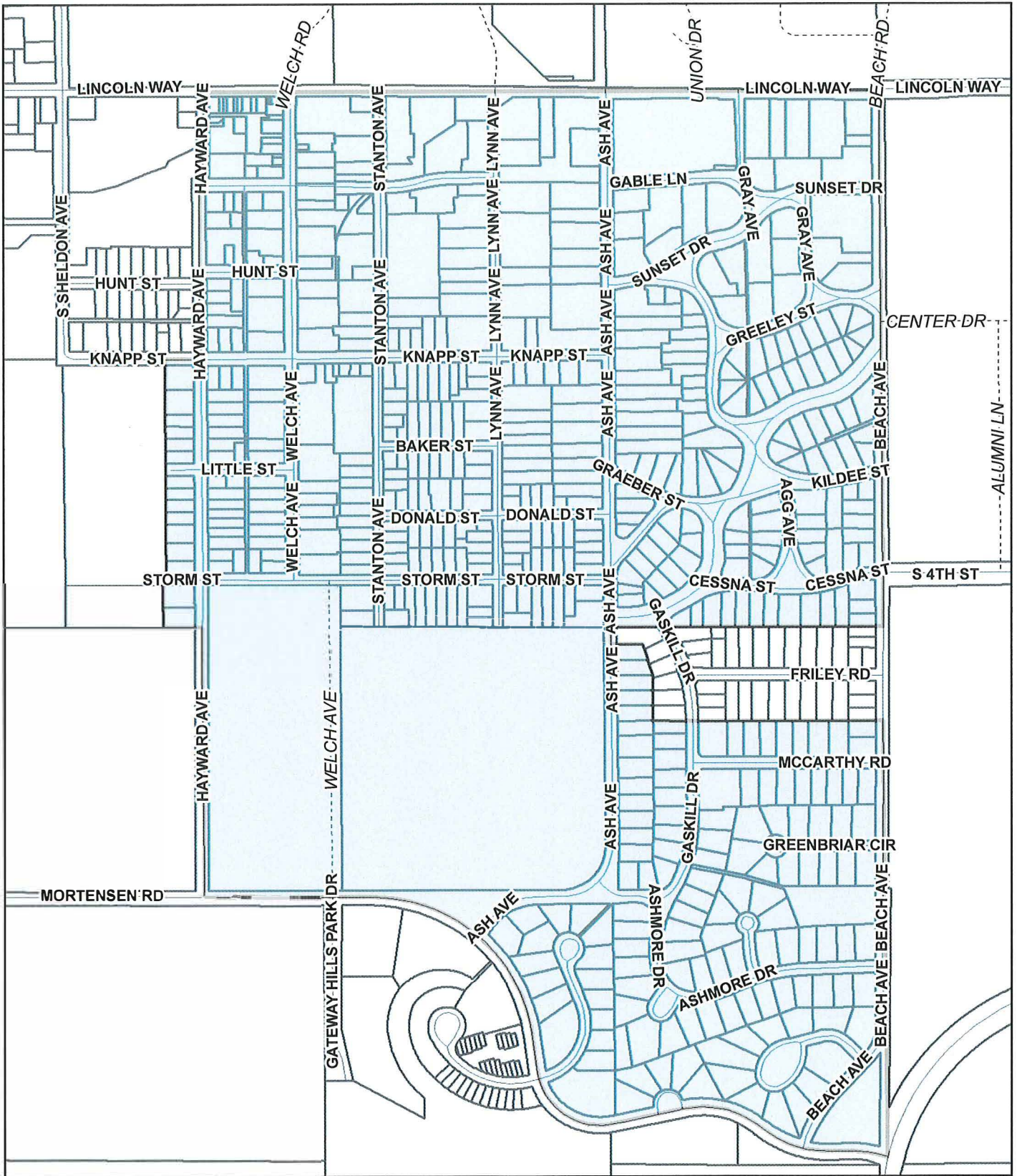
Length of moratorium:

The initial Council direction for the moratorium was for it to be a six-month moratorium. The date of March 31, 2018 was chosen as that date was approximately six months from the first reading of the ordinance. (This date was chosen assuming all three readings would happen on Sept. 26). Assuming the ordinance passes second reading on October 10, and third reading on October 24, the ordinance as written would expire on March 31, 2018 -- which will be approximately five months from when it goes into effect.

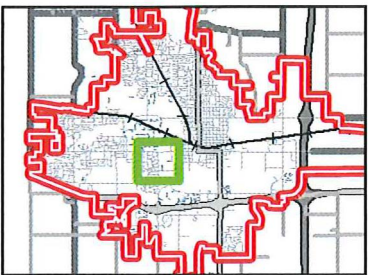
The Council may be comfortable with this being a five-month moratorium, or may wish to return to the six-month moratorium, per the original Council direction. If the Council wishes this to be a six month moratorium, the Council may choose to amend the ordinance so that the moratorium expires on a later date. April 30, 2018 would be approximately six months. To accomplish this, the Council would need to vote on a motion to change the expiration date in subsection (7) of the ordinance to a new date.

Attachments:

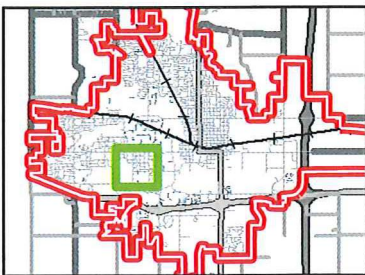
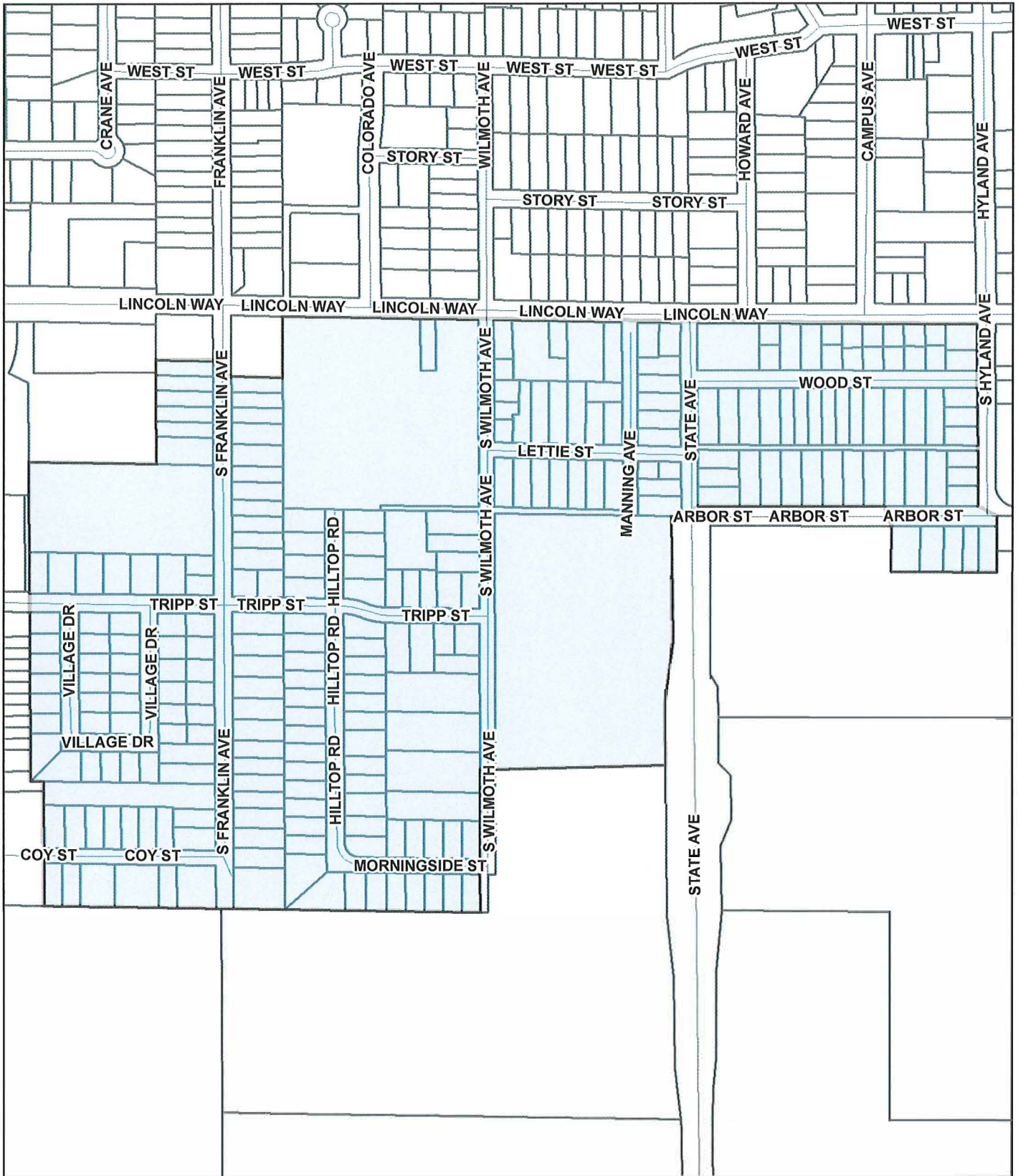
- 1. Maps without Colonial Village**
- 2. Maps including Colonial Village**
- 3. Amended ordinance.**



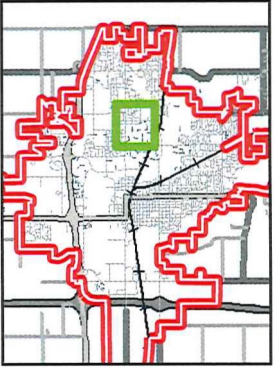
Moratorium Area SCAN



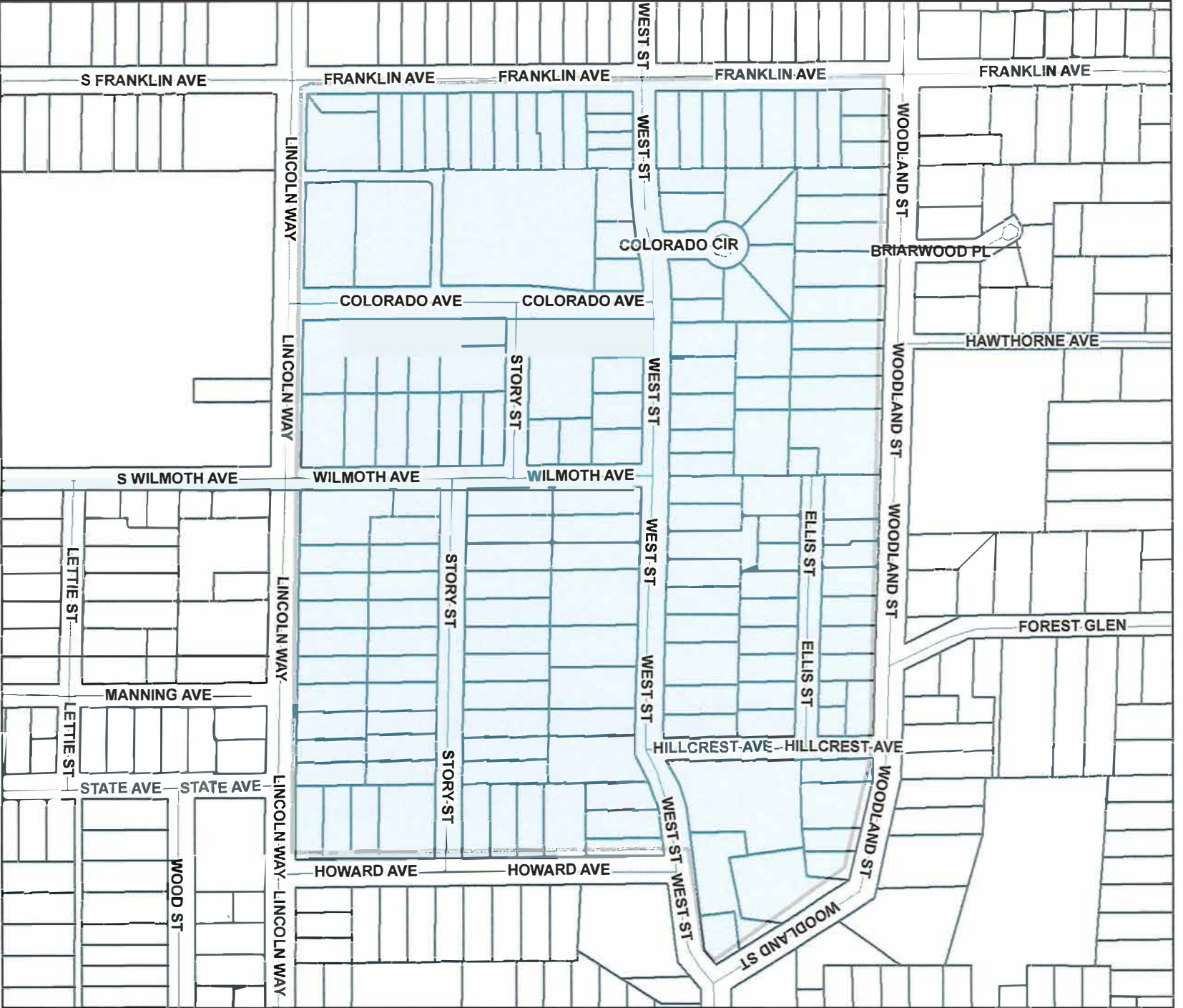
Moratorium Area Oak-Riverside

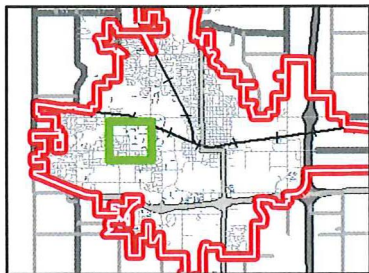
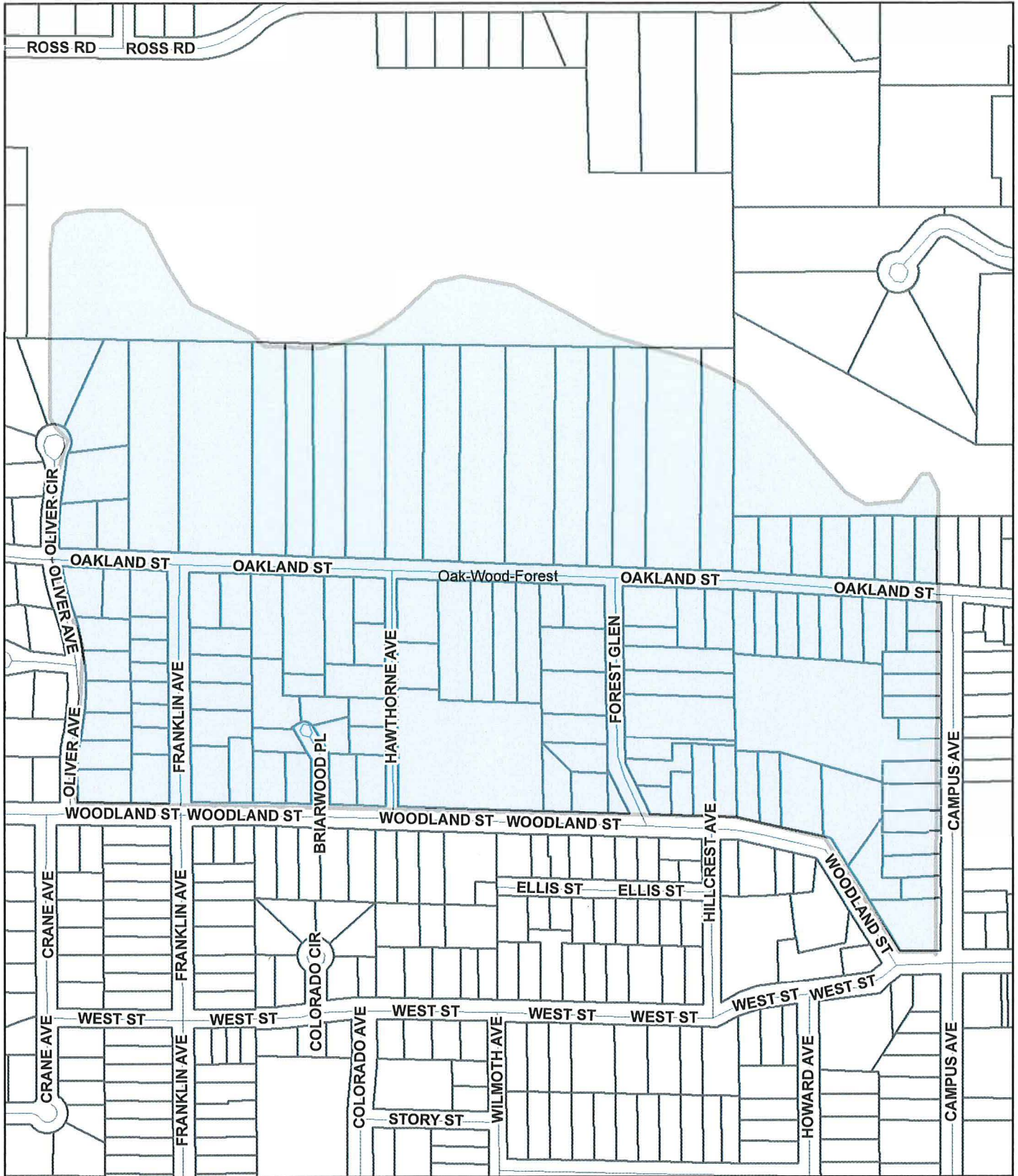


**Moratorium Area
College Creek/
Old Ames Middle School**

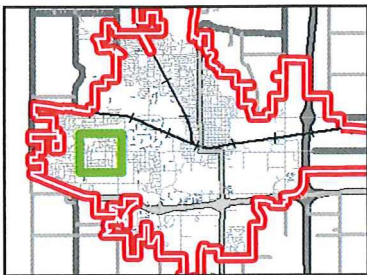
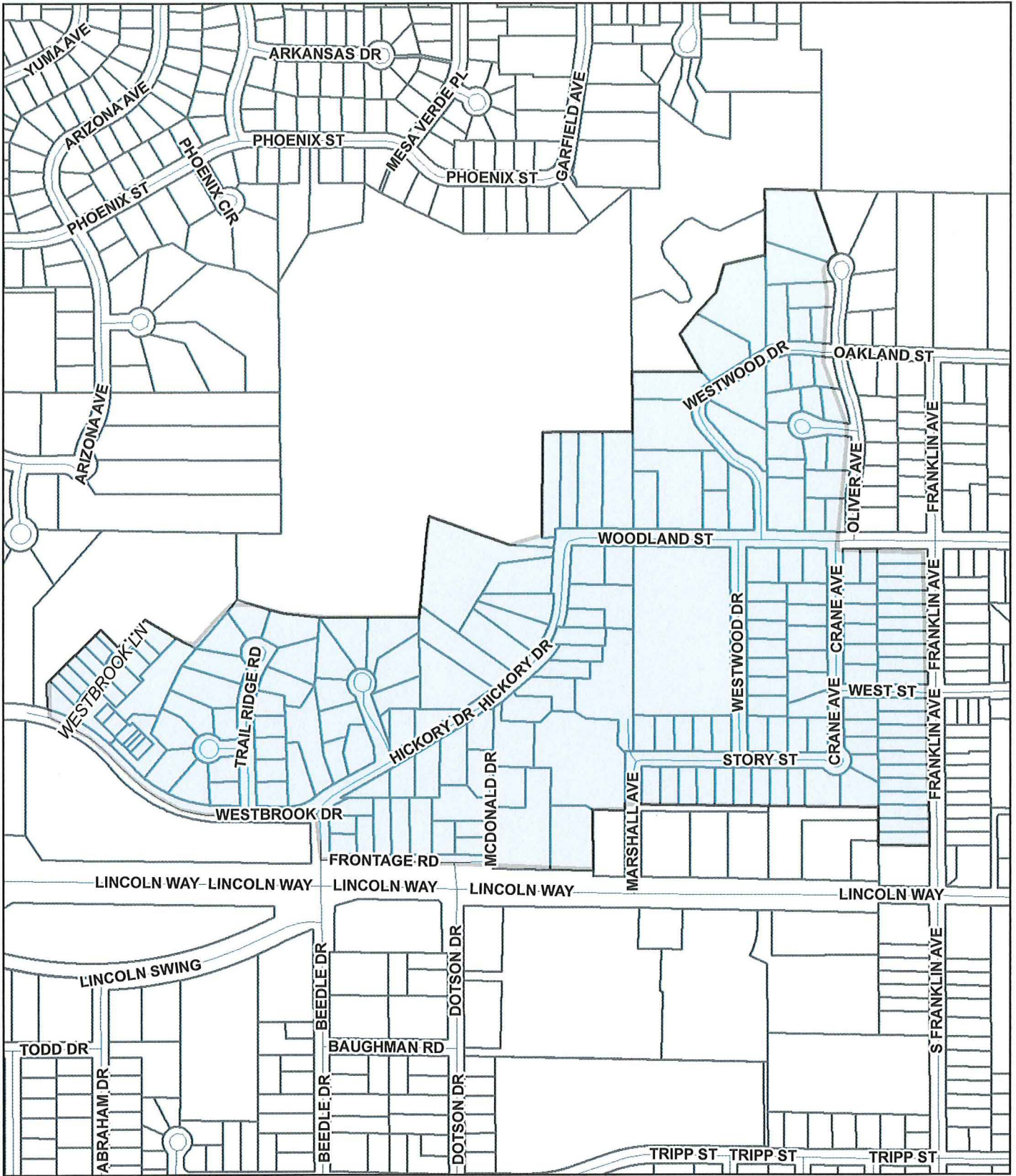


Moratorium Area Westside



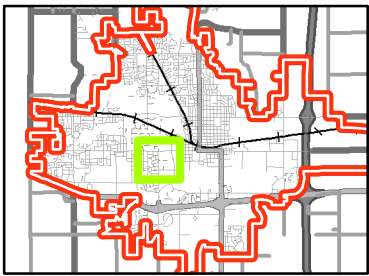
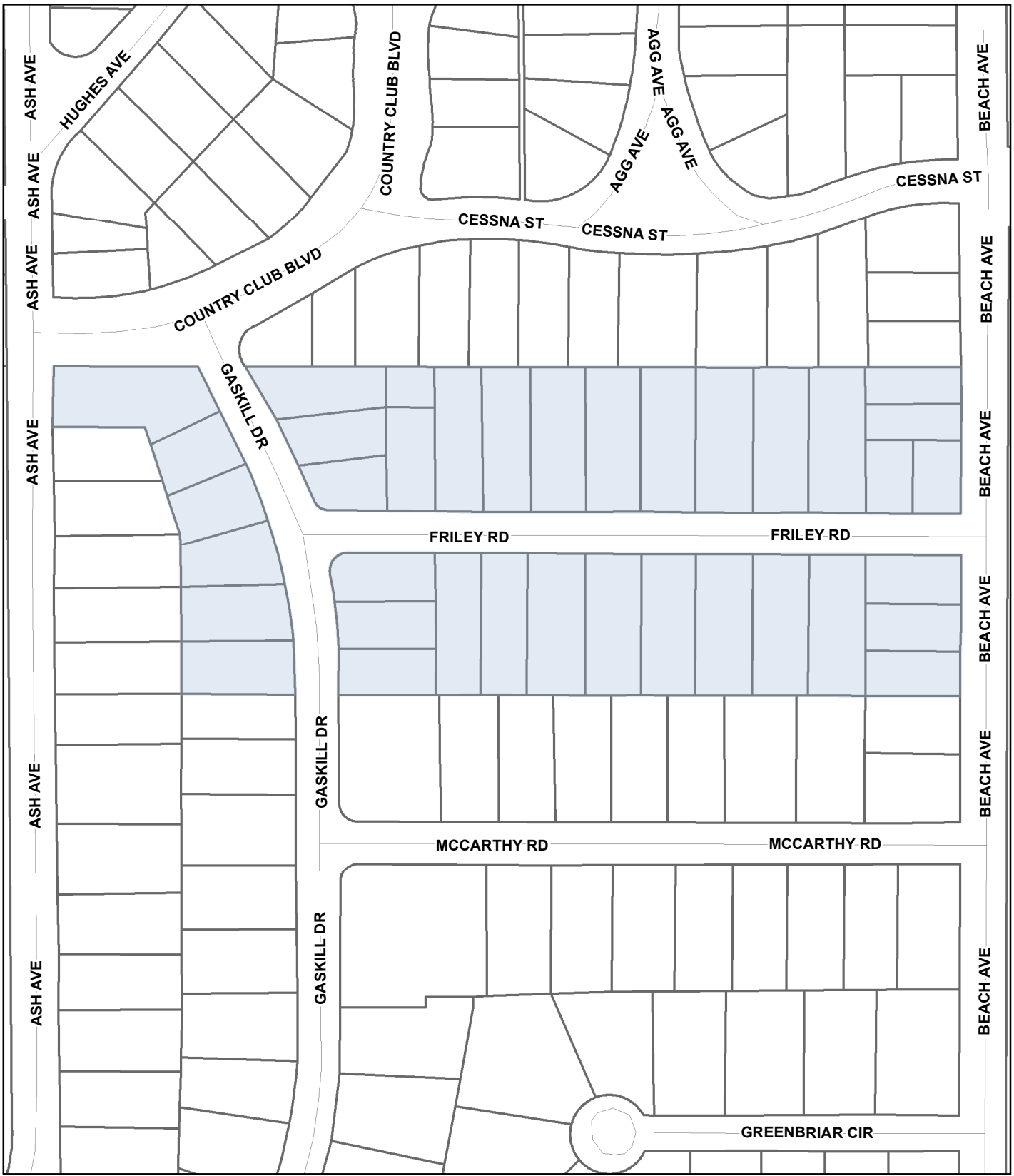


Moratorium Area Oak-Wood-Forest

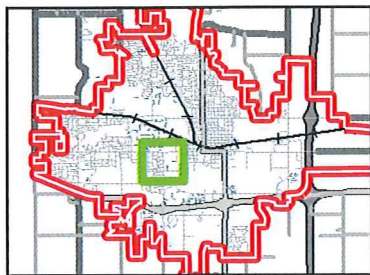
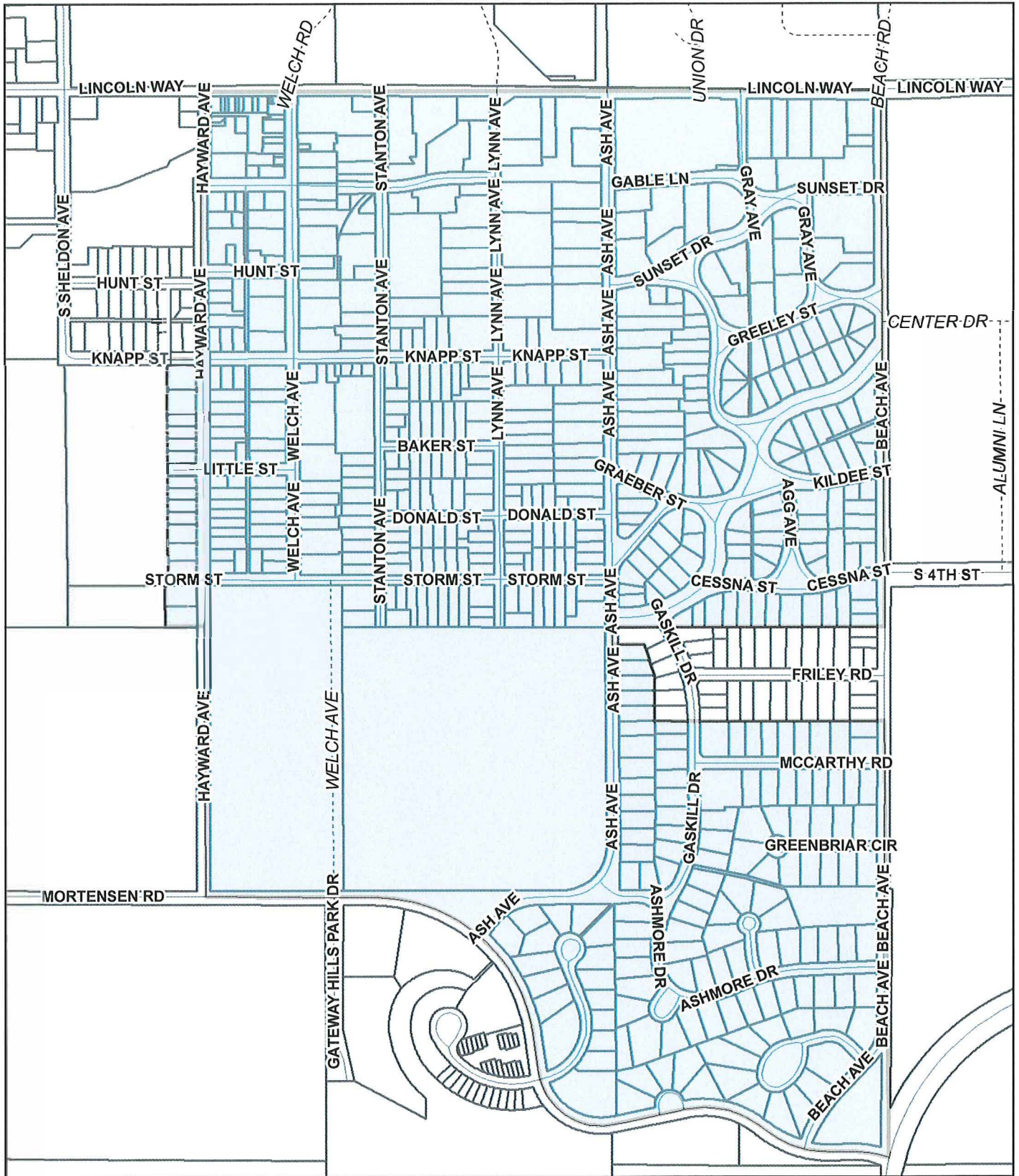


Moratorium Area Edwards

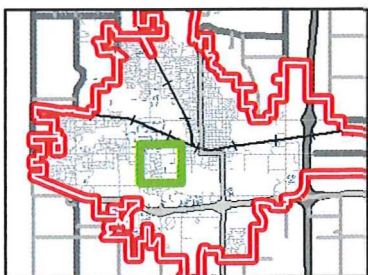
Attachment 2



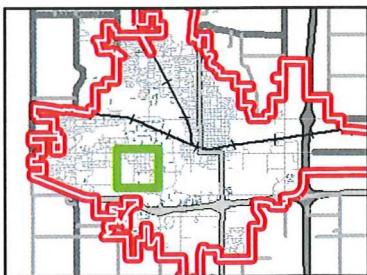
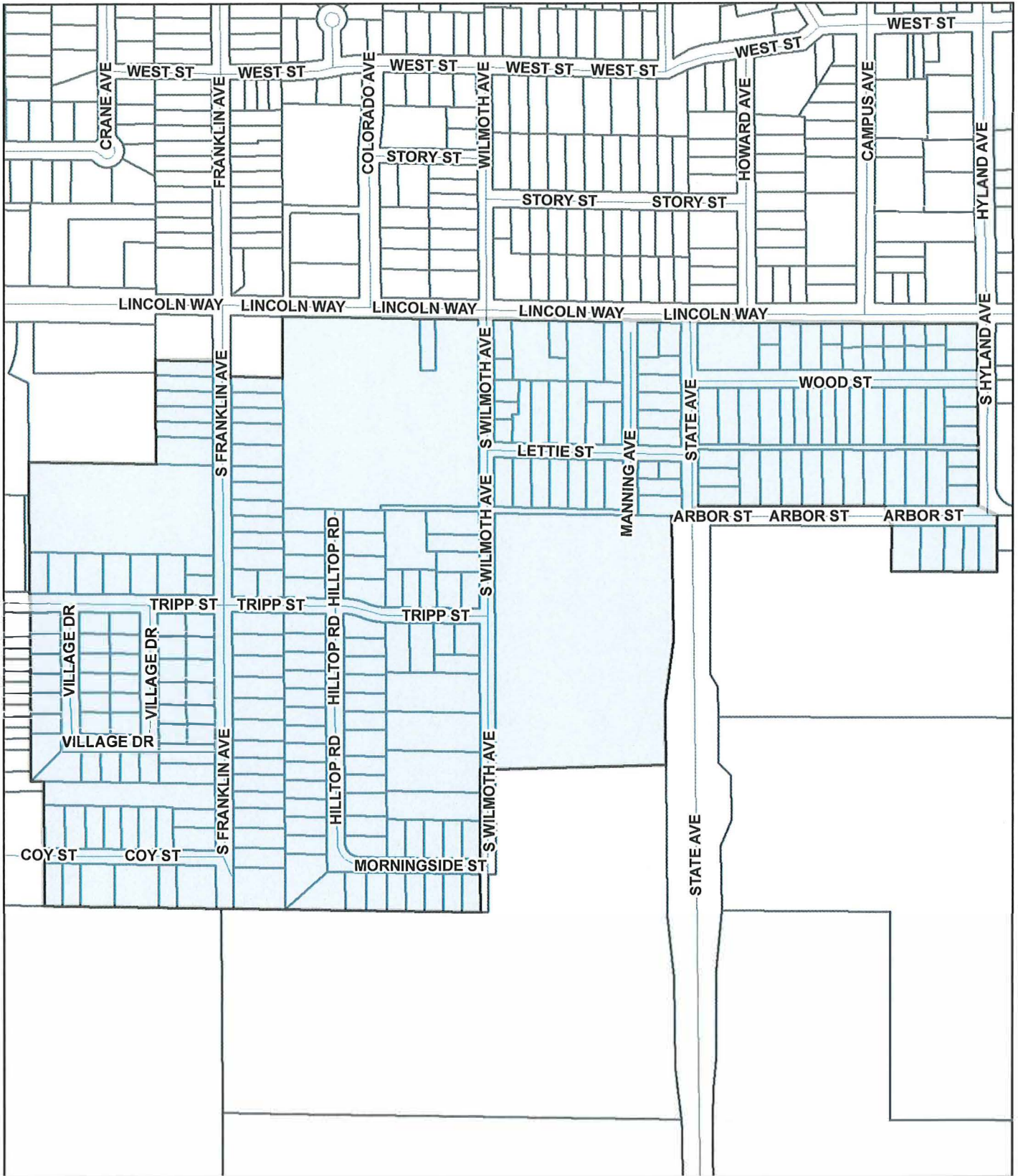
**Moratorium Area
Colonial Village**



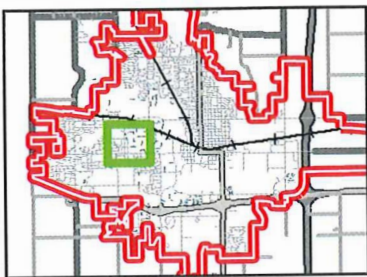
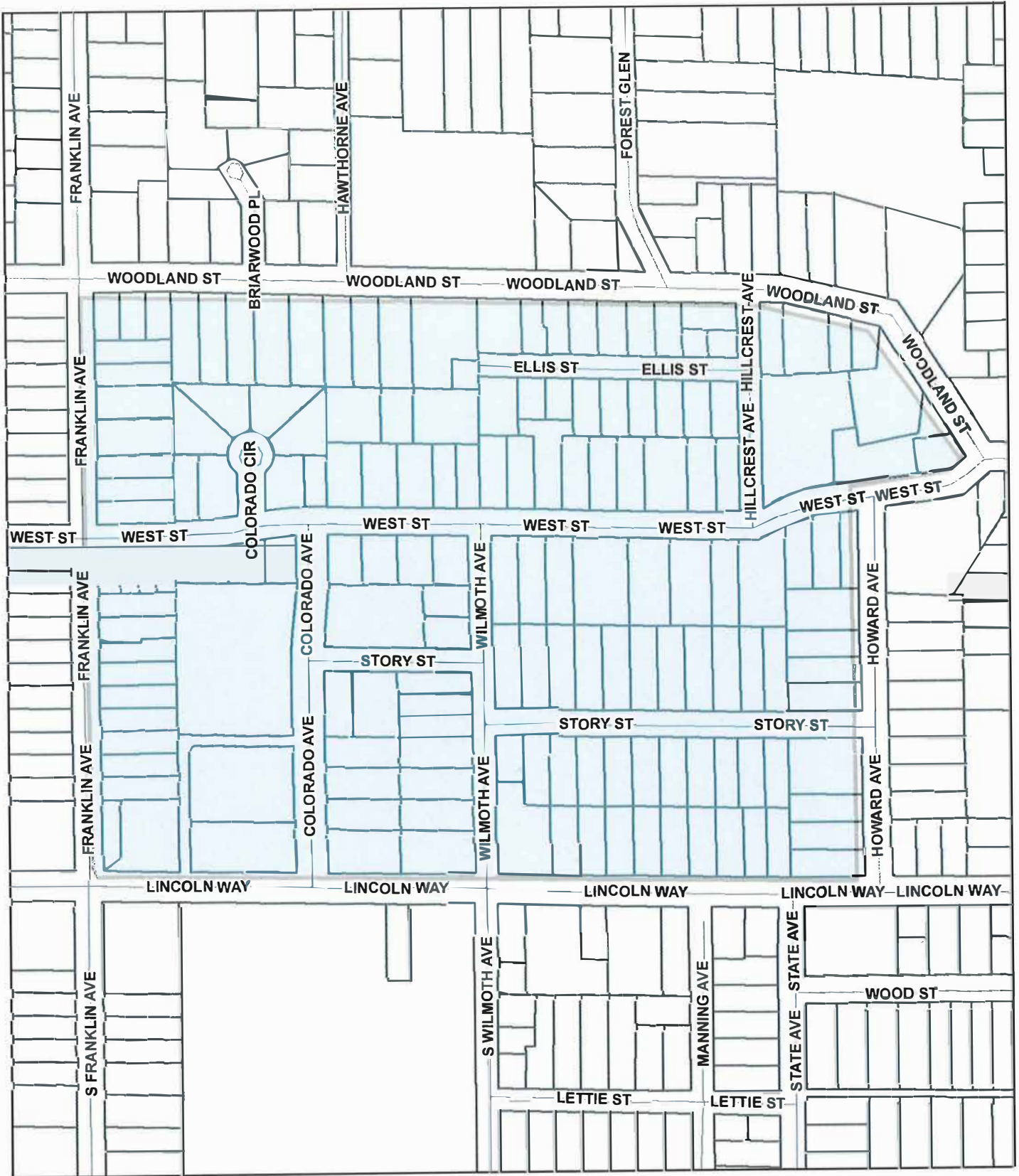
Moratorium Area SCAN



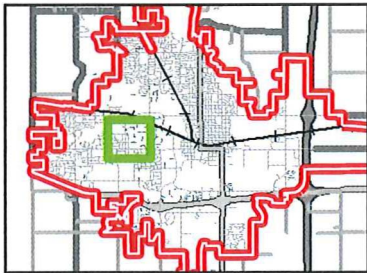
Moratorium Area Oak-Riverside



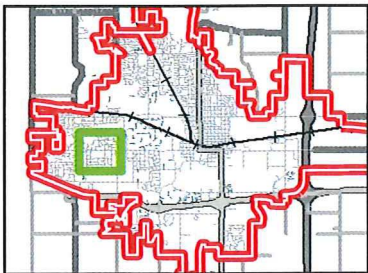
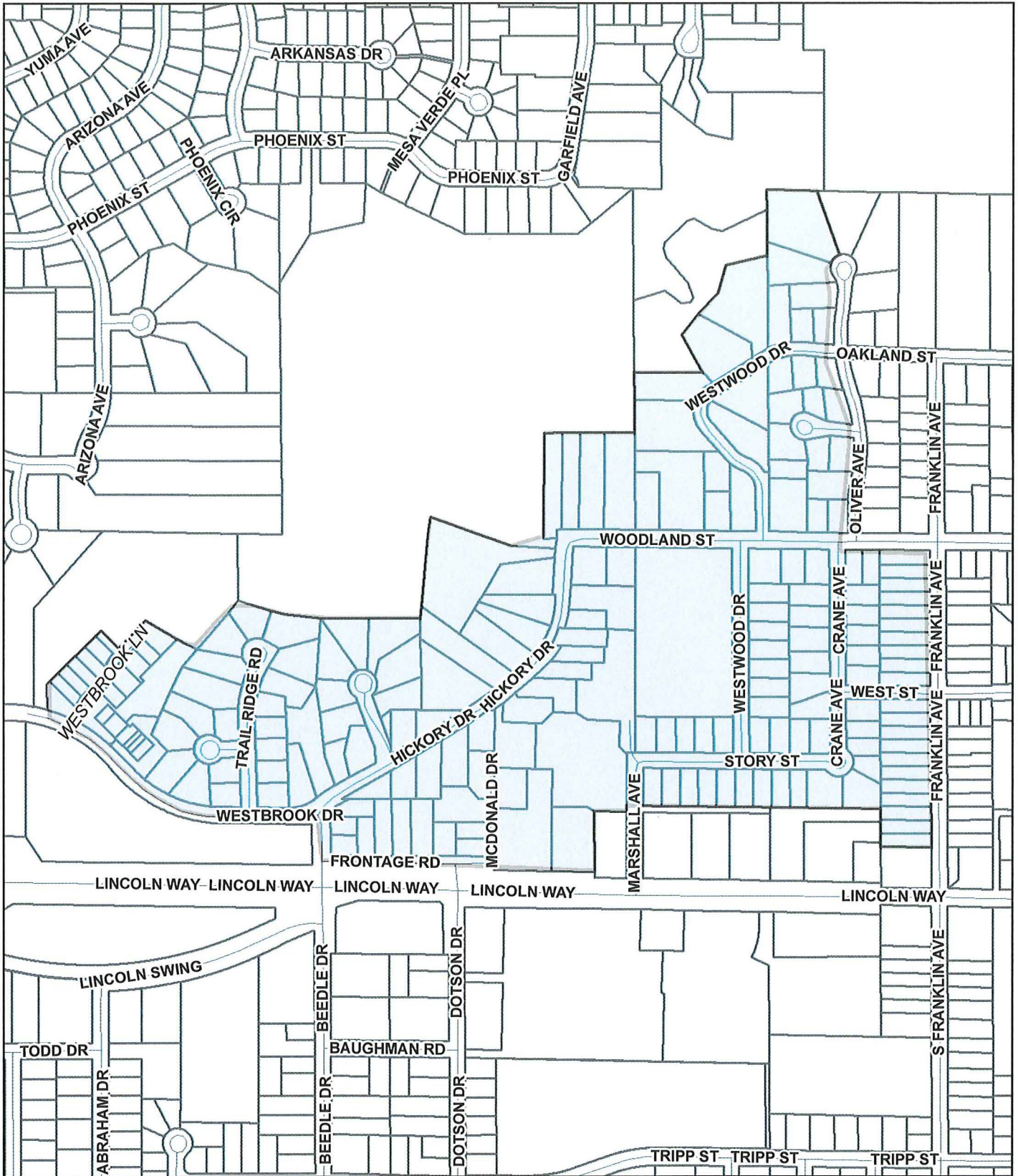
**Moratorium Area
College Creek/
Old Ames Middle School**



Moratorium Area Westside



Moratorium Area Oak-Wood-Forest



Moratorium Area Edwards

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW CHAPTER 13 SECTION 13.303 THEREOF, FOR THE PURPOSE OF TEMPORARY MORATORIUM ON ISSUANCE OF NEW RENTAL LETTERS OF COMPLIANCE; 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 enacting a new Section as follows:

**DIVISION III
RENTAL REGISTRATION AND INSPECTION PROGRAM**

“13.303. TEMPORARY MORATORIUM ON ISSUANCE OF RENTAL LETTERS OF COMPLIANCE.

(1) The purpose of this ordinance is to provide a temporary means to protect neighborhoods by preserving the current level of rental properties in certain neighborhoods in the City while the Council considers other options to address issues regarding increasing number of rental units in certain residential neighborhoods.

(2) A moratorium on the issuance of new rental Letters of Compliance for single-family and two-family homes is established and in effect within those areas of the City described in subsection (6). Except as noted in subsections (3) and (4) below, no new rental Letters of Compliance will be issued by the City during the moratorium period.

(3) Nothing in this section shall be construed to prohibit a property owner with a current rental Letter of Compliance from renewing the Letter of Compliance during the moratorium period. Nothing in this section shall be construed to prohibit a property owner with a current rental Letter of Compliance from transferring the Letter of Compliance to a new owner if the property is sold during the moratorium period.

(4) Property owners that have filed with the City a completed rental registration application or a pre-sale inspection form prior to the effective date of this section may continue with the process, and the City may issue a Letter of Compliance in such cases during the moratorium period.

(5) During the moratorium, the City shall not issue a building permit under Chapter 5, Ames Municipal Code, which would result in an enlargement of single-family or two-family dwellings located within the area described in subsection (6). For purposes of this ordinance, “enlargement” is defined as: An increase in the volume of a building, an increase in the area of land or building occupied by a use, an increase in the number of bedrooms within a dwelling unit or an increase in the number of dwelling units. For group living uses, any alteration that allows an increase in the number of residents is considered an enlargement of the use.

(6) The moratorium is effective within the areas of the City of Ames designated on the maps located on the following website: <http://www.cityofames.org/moratorium>.

(7) The moratorium is effective until March 31, 2018, at which point this section shall become null, void and of no future effect.”

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

Staff Report

STORMWATER REQUIREMENTS FOR REDEVELOPMENT PROJECTS AND ENFORCEMENT OF REQUIREMENTS FOR THE EARL MAY PARKING LOT RECONSTRUCTION

October 10, 2017

BACKGROUND:

On June 13, 2017, the City Council referred the letter dated May 25, 2017, from Roseland, Mackey, Harris for a memo. In response to this letter, the City Council also directed staff to note how the City's enforcement of the stormwater site requirements differ from those of other peer communities in Iowa.

The City of Ames adopted Chapter 5B Post Construction Stormwater Management Ordinance on April 22, 2014. This Ordinance meets the requirements of the U.S Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) permit program as administered by the Iowa Department of Natural Resources (IDNR). The City of Ames was required to obtain an NPDES Permit for the discharge of stormwater from a Municipal Separate Storm Sewer System (MS4 Permit).

The Ordinance requires that site improvements be designed to control water quantity (flow rates and flood control) and to improve water quality (pollution remediation) from the stormwater runoff of applicable development properties within the City. It also encourages the use of low impact development to increase on-site infiltration, reduce pollutant loads in receiving waterways, and reduce stormwater runoff volumes from developed areas.

ORDINANCE APPLICABILITY THRESHOLDS:

There are commonly two thresholds reflected in stormwater management requirements in most communities having ordinances, which **typically apply to both new development and redevelopment projects**. One is the **area of land being disturbed** by the project; the other is the **amount of impervious area being created**. The thresholds for Ames are:

- Any new development or redevelopment **disturbing more than one acre** of land.
- Any new development of redevelopment **creating more than 10,000 SF** of **impervious cover**.

Staff researched several other cities that have stormwater management ordinances, including the other two public university communities. A table is attached (Attachment 1) that describes the various requirements and applicability thresholds along with exemption criteria. **A summary of the threshold levels including both new development and redevelopment projects is shown, below.**

Land Disturbance

Cedar Rapids	All development
Cedar Falls	0.57 Acres (25,000 SF for redevelopment)
Cedar Falls	1 Acre (new development)
Ames	1 Acre
Council Bluffs	1 Acre
Waterloo	1 Acre
Iowa City	3 Acres
Sioux City	Impervious threshold only

Impervious Cover

Cedar Rapids	All development
Cedar Falls	5000 SF
Waterloo	5000 SF
Sioux City	5000 SF
Ames	10,000 SF
Council Bluffs	Land disturbance threshold only
Iowa City	Land disturbance threshold only

PARKING LOT RECONSTRUCTION REQUIREMENTS

Staff surveyed several peer communities in Iowa regarding whether their stormwater management ordinances apply to parking lot reconstructions and what applicability thresholds apply. The results specific to **parking lot reconstruction** are shown, below.

<u>Community</u>	<u>Threshold</u>
Ames	10,000 SF
Cedar Falls	25,000 SF
Cedar Rapids	Only required if area is expanded
Iowa City	3 acres
Johnston	Only required if area is expanded*
Sioux City	Only required if area expanded greater than 5,000 SF
Waterloo	If reconstructing greater than 50% of the existing parking lot

* Stormwater management required if there is a known stormwater issue in the area

As it relates to the Earl May situation, the City’s Post Construction Stormwater Management Ordinance requirements apply when impervious cover created exceeds 10,000 square feet. In Ames, this applies to parking lots being completely reconstructed. The Earl May project (approximately 25,000 sq. ft.)

entirely removed a parking lot area to bare soil and then rebuilt a new parking lot area exceeding 10,000 square feet (not simple maintenance such as patching or resurfacing). This initiated the ordinance requirements, which have been consistently applied since the inception of the ordinance. The rationale here is that once the pavement was removed and returned to bare soil, there was an opportunity to install storm water management features that was lost when the parking lot was repaved.

OPTIONS:

As shown above, there are many varied approaches. A few options that City Council may consider are shown, below.

Option 1:

Take no action.

Option 1 affirms the current requirements and applicability standards.

Option 2:

Exempt parking lot reconstruction projects that have a new square footage equal to or less than the original footprint from the ordinance requirements.

This option is pursued, however, it would result in these projects taking place without the opportunity to create stormwater quantity or quality improvements. If Option 2 is selected, Section 5B.1(8)(a) would need to be amended to exempt this activity.

Option 3:

Select some other higher threshold in terms of square footage or acreage for which parking lot reconstruction projects must meet the ordinance requirements.

If Option 3 is selected, Section 5B.1(8)(a) would need to be amended to specifically identify the threshold at which this activity must meet the ordinance requirements.

Option 4:

Select some other higher threshold in terms of square footage or acreage for all types of redevelopment projects, not just parking lots, to meet the ordinance requirements.

If Option 3 is selected, Section 5B.1(8)(a) would need to be amended to specifically identify the thresholds at which redevelopment activity must meet the ordinance requirements.

SUMMARY OF IOWA MUNICIPALITIES STORMWATER MANAGEMENT ORDINANCE APPLICABILITY AND EXCEPTIONS

CITY	APPLICATION	EXEMPTIONS
<u>Ames</u>	<ol style="list-style-type: none"> 1. All development and redevelopment within the city: <ol style="list-style-type: none"> a. Disturbing 1 acre of more of land or b. Creating at least 10,000 square feet of impervious cover. <i>Impervious cover means surfaces (roads, sidewalks, driveways, and parking lots) that are covered by impenetrable materials such as asphalt, concrete, brick, and stone, rooftops as well as soils compacted by urban development.</i> 	<ol style="list-style-type: none"> 1. <i>Agricultural activity.</i> 2. <i>Additions or modifications to an existing single family property.</i> 3. <i>Stormwater Management Design standards do not apply to any area within a 1,000 foot distance from any City of Ames drinking water well located in the Southeast Well Field and Youth Complex Well Field. In these specific area, developments will need to meet requirements for storm water quality-based treatment or a combination of quantity and quality based treatment, as approved by both the Director of Public Works and the Director of Water and Pollution Control.</i>
<u>Cedar Rapids</u>	<ol style="list-style-type: none"> 1. All development within the city. Development is defined as "improvement of land from its existing state". 2. Stormwater detention basins intended to serve single family residential development shall be publicly owned and maintained, unless approved otherwise by the City Engineer. 3. Non-single family lots with an overall area of one acre or more shall provide on-site stormwater detention. Non-single family lots with an overall area less than one acre shall comply with one of the following, as approved by the City Engineer: <ol style="list-style-type: none"> a. Privately owned, on-site detention basin. b. Tributary to a privately or publicly owned detention basin. In some watersheds, on-site stormwater detention may be required, at the discretion of the City Engineer, for non single-family lots with an overall area of less than one acre. 4. At the discretion of the City Engineer, if a detention basin serves non-single family zoning districts and can provide stormwater attenuation for a substantial drainage area, the facilities may be publicly owned and maintained. 	<ol style="list-style-type: none"> 1. Agricultural use of land 2. Emergencies posing an immediate danger to life or property, or substantial flood or fire hazards; 3. Land within flood plain areas as designated in the Federal Emergency Management Agency maps in effect at the time of development. 4. Areas deemed appropriate by the City Engineer.
<u>Cedar Falls</u>	<ol style="list-style-type: none"> 1. Land disturbing activity exceeding 43,560 square feet in area on land previously vacant of buildings or largely free of previous land disturbing activity other than traditional agricultural activities; or 2. Land disturbing activity creating 5,000 square feet in area or more of impervious cover; or 3. Land disturbing activities that are smaller than the minimum square feet applicability criteria set forth in this subsection, if such activities are part of a larger common plan of development that may or may not take place at the same time; or 4. Land disturbing exceeding 25,000 square feet in area where the existing land is being redeveloped. 	<ol style="list-style-type: none"> 1. Any logging or agricultural activity which is consistent with an approved soil conservation plan or an approved timber management plan. 2. Additions or modifications to existing single family structures.

SUMMARY OF IOWA MUNICIPALITIES STORMWATER MANAGEMENT ORDINANCE APPLICABILITY AND EXCEPTIONS

<u>CITY</u>	<u>APPLICATION</u>	<u>EXEMPTIONS</u>
<u>Council Bluffs</u>	<ol style="list-style-type: none"> 1. Development of one acre or more of land or less than one acre if proposed disturbance is part of a larger common plan of development that meets the one acre minimum. 	<ol style="list-style-type: none"> 1. Any logging or agricultural activity consistent with an approved soil conservation plan of a timber management plan. 2. Additions of modifications to existing single family structures. 3. Developments that do not disturb more than one acre of land provided they are not part of a larger common development plan. 4. Repairs to any stormwater management implementations deemed necessary by the City.
<u>Iowa City</u>	<ol style="list-style-type: none"> 1. Development which results in an aggregate gross area of three (3) acres or more of drainage from or to a single drainage area. The gross aggregate drainage area shall include streets and other dedicated lands. 	<ol style="list-style-type: none"> 1. Excludes the central business district. 2. Excludes the area designated as the new south side neighborhood.
<u>Sioux City</u>	<ol style="list-style-type: none"> 1. Construction activity creating 5,000 or more square feet of impervious surface. <u>Redevelopment Projects:</u> Decisions on permitting and on-site storm water requirements shall be governed by special storm water sizing criteria found in the storm water design manual. These criteria are dependent on the amount of impervious area created by the redevelopment and its impact on water quality. Final authorization of all redevelopment projects will be determined after a review by the environmental services department. 	<ol style="list-style-type: none"> 1. Logging or agricultural activity consistent with an approved soil conservation plan or a timber management plan. 2. Additions or modifications to existing single-family structures. 3. Developments that do not create more than 5,000 square feet of impervious surface, provided they are not part of a larger common development plan. 4. Repairs to any storm water treatment practice deemed necessary by the city engineer.
<u>Waterloo</u>	<ol style="list-style-type: none"> 1. Land disturbing activity exceeding forty-three thousand five hundred sixty (43,560) square feet or more in area on land previously vacant of buildings or largely free of previous land disturbing activity; or 2. Land disturbing activity creating five thousand (5,000) square feet or more in area of impervious surface; or 3. Land disturbing activity that is smaller than the minimum area criteria set forth in this subsection, if such activities are part of a larger common plan of development that may or may not take place at the same time; or 4. Construction of new parking and storage areas or the expansion, reconstruction or hard surfacing of existing parking lots or storage areas. The addition of granular material to the existing footprint of a granular surfaced parking lot or storage area shall not be considered reconstruction. 	<ol style="list-style-type: none"> 1. Development or redevelopment of property within the central business district, as defined in the current city of Waterloo zoning ordinance. 2. Any additions or modifications to existing single-family dwellings provided that said additions and/or modifications do not create a dwelling with impervious surfaces greater than five thousand (5,000) square feet. 3. Any logging activity consistent with an approved timber management plan. 4. Any agricultural activity consistent with an approved soil conservation plan.

Roseland
Mackey
Harris
ARCHITECTS PC

May 25, 2017

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

Honorable Mayor and Council,

I am writing on behalf of our client BJS Enterprises, property owner at 1601 South Kellogg Ave, the site of the Earl May Garden Center. The building exterior was recently improved and a part of that project was the replacement of exterior paving that was severely deteriorated. The existing site plan was approved by the City of Ames in June of 1998, a copy of which is attached.

The construction project was reviewed by the Building Inspections Department and it was determined no building permit was required for the work as it was cosmetic in nature and did not affect life safety elements. During the process of construction our office was contacted by the Planning and Housing Department and notified the department had determined the work being performed required a Site Development Plan be submitted and approved.

City of Ames Municipal Code Sections 29.1501 and 29.1502 refer to the issuance of Building and Zoning permits and the requirement for a Site Development Plan Review prior to issuance of these permits. As our project did not require a Building Permit we feel the requirement for a Site Development Plan Review is invalid. Section 29.1502(2)(b) lists several additional exceptions to the requirement for a Site Development Plan Review. These include that no additional parking is required, no increase of storm run-off is created, and the development does not exceed 150 square feet of area. In this case Planning staff interpreted the 150 square foot exception to apply to paving area and sited this as the determining factor in our need to submit a Site Development Plan. Using this interpretation any paving maintenance work in Ames exceeding 150 square feet would trigger the requirement for a full Site Development Plan review. This is an unrealistic requirement that would place an overwhelming burden on property owners and the Planning Department staff to review countless plan submissions. An area of 150 square feet is less than the size of a single parking stall and these types of maintenance projects are performed innumerable in a community the size of Ames.



On behalf of our client and other property owners in Ames we would request that council consider a text amendment to clarify this interpretation and create a realistic expectation for when a full Site Development Plan review is required.

Regardless of our objection to the staff request we did submit a site plan for review. The property owner has incurred fees for a property survey, plan preparation and submission fees approaching \$5,000 to submit this plan. As a result of this submission the property owner is being asked to remove a 5'-0" wide portion of new pavement in order to provide a landscape buffer on the east side of the property. This pavement existed before the project and is clearly shown on the approved Site Plan from 1998. We consider this project to be property maintenance and the owner should be able to replace paving for maintenance purposes that are part of an earlier approved Site Plan. The owner uses this paving area as merchandise display and has already given up parking stalls and merchandise area to bring the size of the parking stalls and drives into conformance with current standards. Asking them to give up more area to create a landscape buffer in a Highway Oriented Commercial zone to screen the very merchandise they are trying to sell is pointless.

Secondly, as a part of this Site Development Plan review, we are being told the replacement of the existing paving requires enforcement of the Post Construction Stormwater Management requirements of Chapter 5B. We take exception to this interpretation and have argued our point with the Public Works department with the only response being that they have interpreted this consistently. Chapter 5B clearly states "City stormwater requirements apply to any new development, **redevelopment disturbing 1 acre or more of land**, or to any development disturbing less than said acreage of land if the amount of impervious cover **created** exceeds 10,000 square feet." The accompanying definitions in 5B are also clear with the descriptions of "development" vs. "re-development". I would argue that the project under consideration is maintenance and not "development or re-development", but in a worst case could be considered re-development. The requirement for re-development is clearly stated as 1 acre or more of land disturbance. This project encompasses roughly 26,000 square feet, therefore less than 1 acre and should not be subject to the requirements of Chapter 5B. I would further argue that no impervious cover has been **created** with this project as it was all existing before the project and the quantity of paving has decreased from the approved site plan as a result of this project.



In addition, a neighboring property owner less than 400' away completed a similarly sized concrete paving project within the last calendar year without any interaction with the Planning Department and did not comply to either the landscape screening or storm water ordinances. When I contacted this property owner the response was that the project was maintenance and did not require a DRC review. As these requirements are not being enforced consistently it is easy to see why our client is reluctant to comply with the requests of the Planning staff.

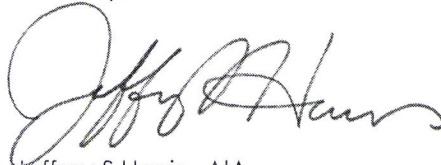
I am currently working with other property owners in Ames who are considering paving maintenance work in excess of 10,000 square feet and are currently putting projects "on hold" based on staff's interpretation of this section of code. This interpretation is leading to a continued deterioration of private infrastructure and a reluctance of property owners to take on these types of projects due to the greatly increased cost of meeting this section of code. A clarification needs to be made to the application of this code section to maintenance work as opposed to new development and re-development of property.

Again, on behalf of our client and other property owners in Ames we would request that council consider a text amendment to clarify this interpretation and create a clear expectation for when conformance to Chapter 5B is required.

If you have any questions please feel free to call.

Thank you.

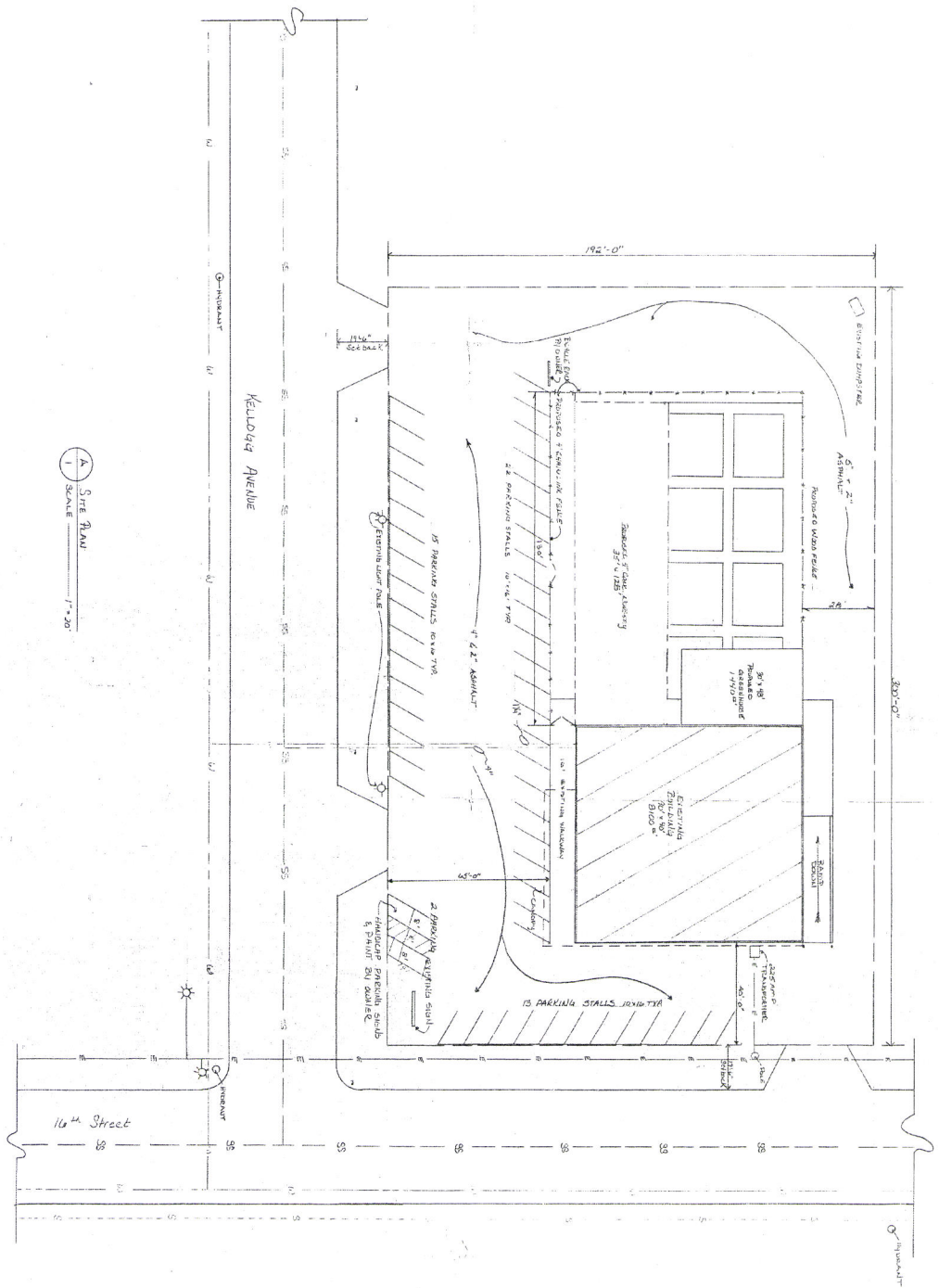
Sincerely,



Jeffrey S Harris AIA
Principal

encl.





A
 1 Site Plan
 SCALE 1" = 20'

RECEIVED
 JUN 18 1958
 OPERATIONS DIV.
 CITY OF JEFFERSON, IOWA

EARL MAY Seed & Nursery
 SHRIVER CONSTRUCTION CO.
 JEFFERSON, IOWA

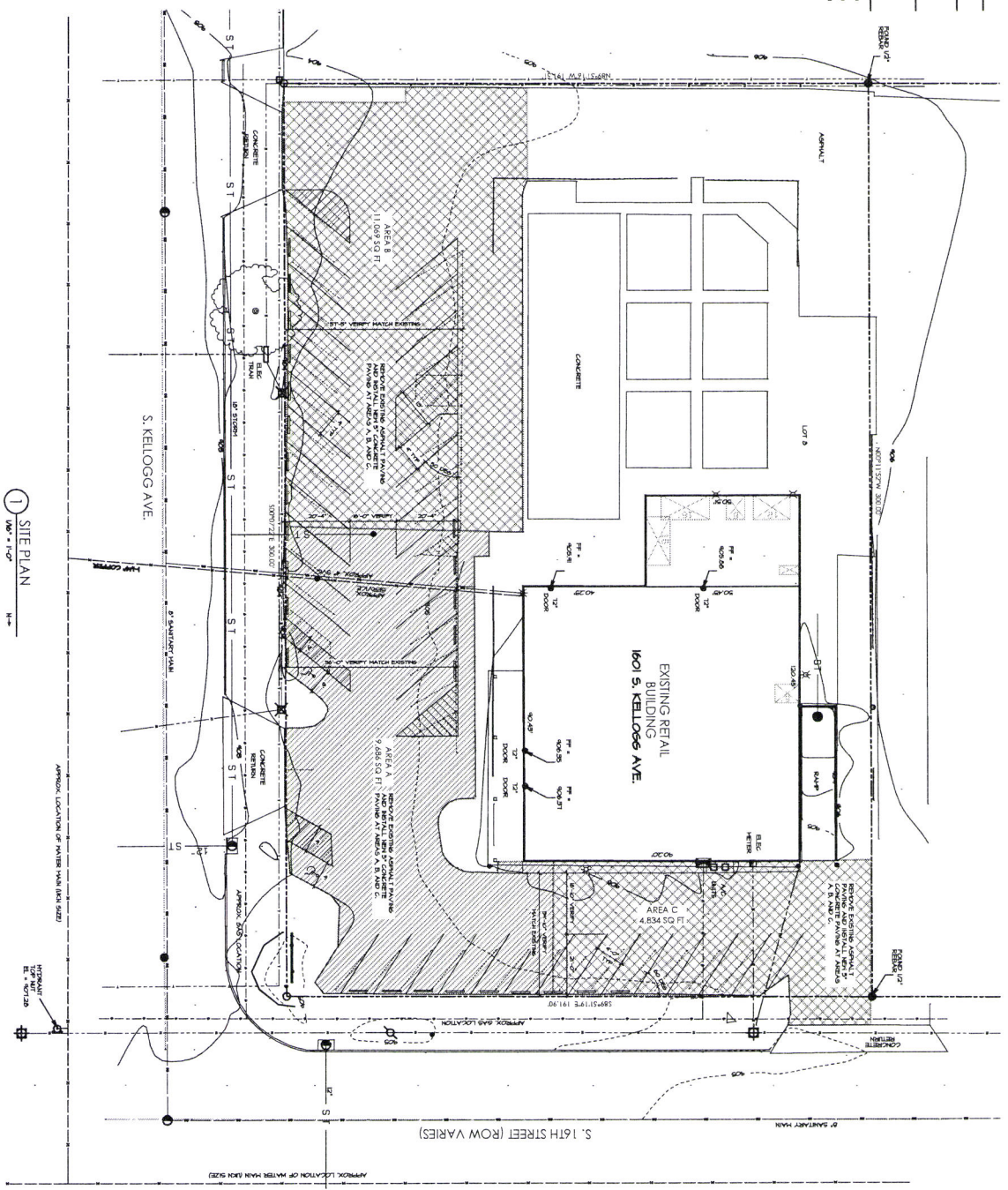
APPROVED
 By *[Signature]*
 Date *[Date]*

- Notes
- A. Location: Jefferson, Iowa
 - B. Project: Earl May Seed & Nursery
 - C. Owner: Earl May Seed & Nursery, 1914 Alford Street, Jefferson, Iowa
 - D. Architect: Shriver Construction Co., P.O. Box 100, Jefferson, Iowa
 - E. Assumed Conditions:
 - F. Elevation: _____
 - G. Foundation: _____
 - H. Other: _____

PROJECT ADDRESS
 1601 S. KELLOGG AVE
 OWNER/APPLICANT
 256 EAST 1ST ST
 DES MOINES, IA 50319
 DEVELOPER: A. SCHOEN
 LOT/SITE
 3100 WYASS ADDRESS
 ZONING

BUILDING AREA/USE
 CASE NUMBER: 1601 S. KELLOGG CENTER
 TOTAL SQUARE FOOTAGE
 STORM RUNOFF
 EXISTING BUILDING TO BE DEMOLISHED
 EXISTING BUILDING TO BE RECONSTRUCTED
 EXISTING BUILDING TO BE RECONSTRUCTED WITH ADDITIONAL FLOOR AREA
 EXISTING BUILDING TO BE RECONSTRUCTED WITH ADDITIONAL FLOOR AREA AND ADDITIONAL USE

PARKING REQUIREMENTS
 SINGLE GARAGE DOOR # 20
 TOTAL PARKING SPACES 20
 TOTAL PARKING PROVIDED 20



1 SITE PLAN
 1/8" = 1'-0"

Staff Report

REQUEST ON THE BEHALF OF BJS ENTERPRISES (EARL MAY GARDEN CENTER) FOR SITE DEVELOPMENT PLAN REVIEW TEXT AMENDMENTS

October 10, 2017

BACKGROUND:

City Council received a letter from Jeff Harris on May 26, 2017 concerning the parking lot redevelopment of the Earl May store located at 1601 S. Kellogg Avenue. The reconstructed parking lot was approximately 26,000 square feet. In the fall of 2016, staff identified that the reconstruction of the Earl May parking lot was underway and the contractor was notified that the project required a Minor Site Development Plan approval and was subject to storm water management requirements of Chapter 5b of the Ames Municipal Code. **The work was essentially complete by the time of the notification by staff of the violation. The parking is in use at this time, despite the lack of an approved Minor Site Development Plan and compliance with parking lot and landscape design requirements.**

The property owner representatives disputed the Site Development Plan requirement with staff, but eventually prepared a Minor Site Development Plan and submitted it in February 2017 without a storm water management plan. **At that time it was noted by staff that a storm water management plan was required for the redevelopment of more than 10,000 square feet of impervious surface and that the setback of the reconstructed parking lot did not meet landscape planter requirements of the Zoning Ordinance. As a result, the plan could not be approved by staff. The applicant indicated they would not make the changes and would seek changes to the standards in support of their completed project as being consistent with the 1998 site plan that was approved for a prior addition to the building.** (See page 2, paragraph 1 of the attached letter).

The Zoning Enforcement Officer has not issued a municipal infraction for the work as we await a determination regarding the request to amend the relevant development standards. The issues of storm water compliance are addressed by the Public Works Department under a separate staff report and this report includes only a discussion of zoning standards.

SITE DEVELOPMENT PLAN REVIEW REQUIREMENTS:

The Zoning Ordinance requires that both the use of property and improvements to property comply with zoning standards. The Zoning Enforcement Officer (Building Official) is charged with ensuring compliance through the issuance of a Building/Zoning Permit. Section 29.1501 creates the process and standards for

review of Building/Zoning permits. **Additionally, the Zoning Ordinance includes requirements specifically for site improvements, parking reconstruction, and the review of Site Development Plan prior to approval of a building/zoning permit.**

In this instance, the relevant issues are that development or reconstruction of a parking lot triggers Site Development Plan review by the Planning Director.

ZONING APPLICATION REQUIREMENTS:

General Development standards for parking lots in Section 29.403 1. (f)¹

*(f) Surface Parking Lot Landscaping Plan. **No surface parking lot of 16 or more spaces shall be constructed, enlarged or reconstructed (excluding repaving) until a Parking Lot Landscape Plan for that surface parking lot has been approved by the Department of Planning and Housing.** The area surrounding and within the parking lot devoted to landscaping shall be equal to or greater than 10% of the gross area of the paved surface measured from the back of the curb. This measurement excludes stem-type, ingress and egress driveways, leading to the parking lot.*

(ii) Surface parking lot landscape plans shall be prepared and submitted in accordance with these provisions and the provisions contained in Section 29.1502(3), "Minor Site Development Plan."

Additionally, the Minor Site Development Plan requirements of 29.1502 indicate a site plan is required for all improvements to properties with the following exceptions:

(2) General Requirements for Site Plan Review.

(a) Issuance of Permits. All Site Development Plans shall be submitted, reviewed and approved prior to the issuance of a Building/Zoning Permit for the development or redevelopment of any lot, tract or parcel of land in any of the Zones.

(b) Exceptions. No Site Development Plan shall be required for the development or redevelopment of a single-family dwelling or a two-family dwelling in any Zone, or for a project that meets the following conditions:

(i) The development or redevelopment does not require the provision of any additional parking spaces;

(ii) The development or redevelopment does not increase the rate of storm water runoff as determined by the City Public Works Department; and

(iii) The development or redevelopment does not exceed 150 square feet of area, as calculated from the exterior dimension of the structure.

The applicant originally argued their project was maintenance and not subject to the City's requirements. **While maintenance of a parking lot, such as**

¹ Text cited from Article IV of Chapter 29 prior to recent landscape ordinance update for consistency with prior communications with the property owner representatives.

patching or mill and overlay, are exempt, the full reconstruction of a parking lot is not exempt per the language of the ordinance stated above.

If an approved site development plan for the construction of the parking lot was already on file with the City, an application for reconstruction could follow an approved site development plan and not recreate the application materials. In the case of Earl May, the original development of the site predated City site development plan requirements and the scope of the 1998 Minor Development Site Plan approval was for a change to the building and display adjacent to the building. It did not address the nonconforming parking or landscaping requirements along SE 16th Street and South Kellogg and cannot be utilized for their proposal to reconstruct the parking lot without conforming to zoning requirements.

Earl May representatives are requesting that the City Council initiate a text amendment to exempt parking lot reconstruction from City review (see paragraph 1 page 2 of the letter). It's presumed that such an amendment would then relieve them of having to remedy their non-conforming parking lot improvements and the lack of landscaping.

STAFF COMMENTS:

In the case of the Earl May site, there are two issues affected by the request for a Zoning Ordinance text amendment. However, the City Council must first resolve the applicant's companion request to change the storm water requirements of Chapter 5b.

1. The first issue is a general issue of city-wide applicability concerning whether there should be a development plan application requirement for redevelopment of an area in excess of 150 square feet.

As shown above, redevelopment of more than 150 square feet, whether a net increase or not, has required review of a Site Development Plan since the adoption of the current Zoning Ordinance in 2000. If City Council is interested in changing the threshold, it could initiate a text amendment and consider options changing the standards for submitting a Site Development Plan. **However, it should be emphasized that changing this threshold could lead to a number of site improvements that are not permitted and, therefore, not inspected; thus leading to violations of requirements. This could then result in after the fact code enforcement activities that are difficult for property owners and staff to work with due to the time and cost of correcting errors.**

2. The second issue after resolving the application requirement is specific to the Earl May and pertains to the lack of conformance to zoning standards for landscaping and parking design.

Once a site development plan application was submitted, staff could not approve as it did not meet City requirements. The site is currently non-conforming for its parking lot and landscaping improvements. Remedying non-conforming situations is a case-by-case review as specified in the Zoning Ordinance. Article III (Section 29.307 (5)) specifies that improvements to a site are required to remove "Other Non-Conformities" as practicable. In practice, the "as practicable" approach has been the most flexible means of trying to improve sites without being prescriptive. **In situations where an applicant is dissatisfied with a staff determination on applying this standard they would have appeal rights.**

In the case of Earl May, had the Minor Site Development Plan been properly filed it would have been evident that the landscaping planter could have been incorporated along Kellogg with no substantial impact to the amount of parking provided on the site and bring the site closer to conformance with the zoning standards as is required by Article III. By not submitting the required application, it thwarted the intent of the Zoning Ordinance to make site improvements when reconstructing non-conforming site features.

Zoning Ordinances address non-conformities to balance continued use of older properties and to treat similar properties equitably to new sites. The intent is if the standard is appropriate and valuable as applied to new development, at least to some extent older properties should also meet the same expectations as property owner make reinvestments in their sites. The goal is to bring properties throughout the community into compliance over time while maintain practicable use of the site.

The applicant has not specifically asked for changes to the "Other Non-Conformity" section of the ordinance, but instead has requested that the project for reconstructing a parking lot not be subject to City review. If it is exempt from review, furthering the objectives of the Zoning Ordinance would be impossible to administer.

It should be noted that Earl May could appeal a final decision by the staff requiring the landscaping on the site if the City Council does not grant the request to consider a text amendment for site development plan review of parking lot reconstruction.

Roseland
Mackey
Harris
ARCHITECTS PC

May 25, 2017

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

Honorable Mayor and Council,

I am writing on behalf of our client BJS Enterprises, property owner at 1601 South Kellogg Ave, the site of the Earl May Garden Center. The building exterior was recently improved and a part of that project was the replacement of exterior paving that was severely deteriorated. The existing site plan was approved by the City of Ames in June of 1998, a copy of which is attached.

The construction project was reviewed by the Building Inspections Department and it was determined no building permit was required for the work as it was cosmetic in nature and did not affect life safety elements. During the process of construction our office was contacted by the Planning and Housing Department and notified the department had determined the work being performed required a Site Development Plan be submitted and approved.

City of Ames Municipal Code Sections 29.1501 and 29.1502 refer to the issuance of Building and Zoning permits and the requirement for a Site Development Plan Review prior to issuance of these permits. As our project did not require a Building Permit we feel the requirement for a Site Development Plan Review is invalid. Section 29.1502(2)(b) lists several additional exceptions to the requirement for a Site Development Plan Review. These include that no additional parking is required, no increase of storm run-off is created, and the development does not exceed 150 square feet of area. In this case Planning staff interpreted the 150 square foot exception to apply to paving area and sited this as the determining factor in our need to submit a Site Development Plan. Using this interpretation any paving maintenance work in Ames exceeding 150 square feet would trigger the requirement for a full Site Development Plan review. This is an unrealistic requirement that would place an overwhelming burden on property owners and the Planning Department staff to review countless plan submissions. An area of 150 square feet is less than the size of a single parking stall and these types of maintenance projects are performed innumerable in a community the size of Ames.



On behalf of our client and other property owners in Ames we would request that council consider a text amendment to clarify this interpretation and create a realistic expectation for when a full Site Development Plan review is required.

Regardless of our objection to the staff request we did submit a site plan for review. The property owner has incurred fees for a property survey, plan preparation and submission fees approaching \$5,000 to submit this plan. As a result of this submission the property owner is being asked to remove a 5'-0" wide portion of new pavement in order to provide a landscape buffer on the east side of the property. This pavement existed before the project and is clearly shown on the approved Site Plan from 1998. We consider this project to be property maintenance and the owner should be able to replace paving for maintenance purposes that are part of an earlier approved Site Plan. The owner uses this paving area as merchandise display and has already given up parking stalls and merchandise area to bring the size of the parking stalls and drives into conformance with current standards. Asking them to give up more area to create a landscape buffer in a Highway Oriented Commercial zone to screen the very merchandise they are trying to sell is pointless.

Secondly, as a part of this Site Development Plan review, we are being told the replacement of the existing paving requires enforcement of the Post Construction Stormwater Management requirements of Chapter 5B. We take exception to this interpretation and have argued our point with the Public Works department with the only response being that they have interpreted this consistently. Chapter 5B clearly states "City stormwater requirements apply to any new development, **redevelopment disturbing 1 acre or more of land**, or to any development disturbing less than said acreage of land if the amount of impervious cover **created** exceeds 10,000 square feet." The accompanying definitions in 5B are also clear with the descriptions of "development" vs. "re-development". I would argue that the project under consideration is maintenance and not "development or re-development", but in a worst case could be considered re-development. The requirement for re-development is clearly stated as 1 acre or more of land disturbance. This project encompasses roughly 26,000 square feet, therefore less than 1 acre and should not be subject to the requirements of Chapter 5B. I would further argue that no impervious cover has been **created** with this project as it was all existing before the project and the quantity of paving has decreased from the approved site plan as a result of this project.



In addition, a neighboring property owner less than 400' away completed a similarly sized concrete paving project within the last calendar year without any interaction with the Planning Department and did not comply to either the landscape screening or storm water ordinances. When I contacted this property owner the response was that the project was maintenance and did not require a DRC review. As these requirements are not being enforced consistently it is easy to see why our client is reluctant to comply with the requests of the Planning staff.

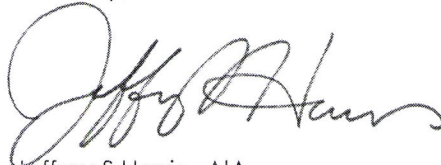
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Again, on behalf of our client and other property owners in Ames we would request that council consider a text amendment to clarify this interpretation and create a clear expectation for when conformance to Chapter 5B is required.

If you have any questions please feel free to call.

Thank you.

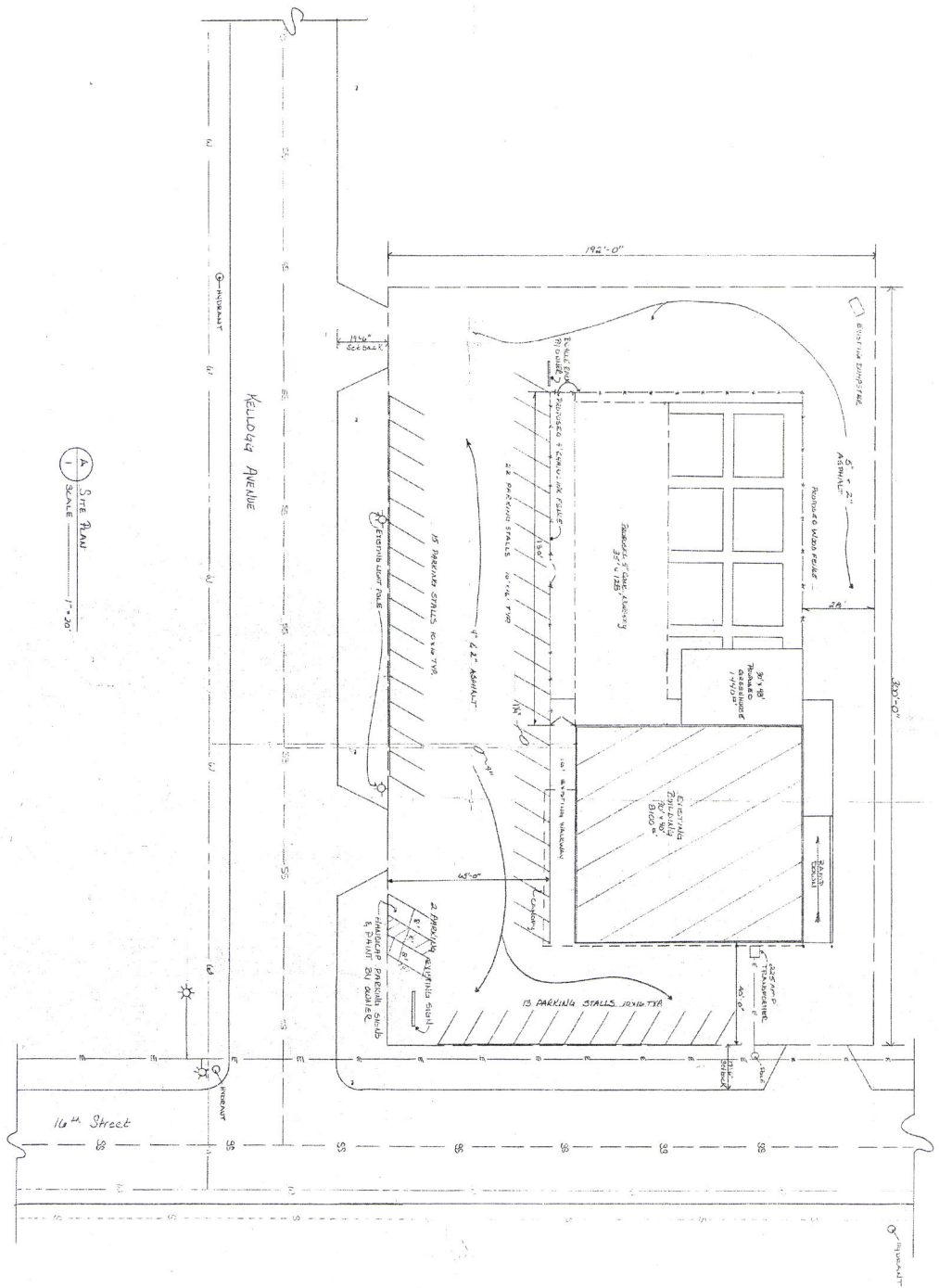
Sincerely,



Jeffrey S Harris AIA
Principal

encl.





A Site Plan
 1 SCALE 1" = 20'

NOTES

- A. See attached plat for location of lot.
- B. Proposed building is to be located on the north side of Kellogg Avenue, IA, south of 16th Street.
- C. Dwyer, Inc., 1914 Alderson, IA, 50405.
- D. Applicant & Rural Telephone Co., 1914 Alderson, IA, 50405.
- E. Zoning Ordinance: Jefferson, IA, 50129.
- F. Electrical Code: 1996 National Electrical Code.
- G. Mechanical Code: 1996 International Mechanical Code.
- H. Fire Code: 1996 International Fire Code.

RECEIVED
 JUN 18 1998
 OFFICE OF THE
 CITY ENGINEER

EARL MAY Seed & Nursery
 1914 Alderson, IA 50405
 SHRIVER CONSTRUCTION CO.
 JEFFERSON, IOWA

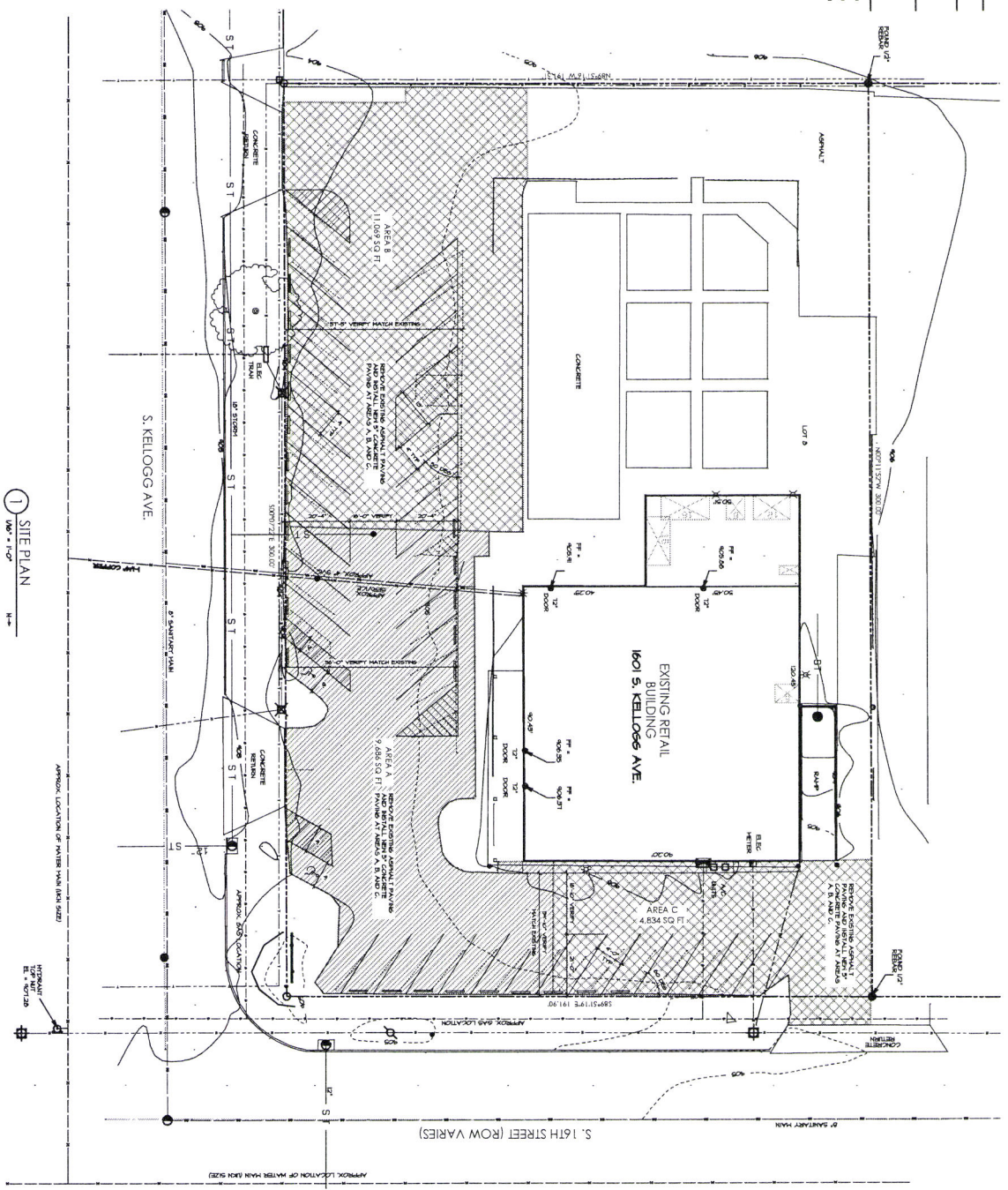
APPROVED
 By *[Signature]*
 Date *[Date]*



PROJECT ADDRESS
 1601 S. KELLOGG AVE
 OWNER/APPLICANT
 254 EAST 10TH ST
 DES MOINES, IA 50319
 LOT/SITE
 3100 W/1601 Address

ZONING
 BUILDING AREA/USE
 CASE NUMBER: 1601 S. KELLOGG CENTER
 TOTAL SQUARE FEET
 STORM RUNOFF
 EXISTING BUILDING AREA/USE
 EXISTING BUILDING AREA/USE
 EXISTING BUILDING AREA/USE
 EXISTING BUILDING AREA/USE

PARKING REQUIREMENTS
 SINGLE GARAGE DOOR #
 TOTAL PARKING SPACES
 EXISTING PARKING PROVISIONS



1 SITE PLAN
 1/8" = 1'-0"

Staff Report

REQUEST TO INITIATE LAND USE POLICY PLAN MAP AMENDMENT, REZONING AND URBAN REVITALIZATION AREA FOR REUSE AND REDEVELOPMENT OF THE FORMER CRAWFORD ELEMENTARY SCHOOL AT 415 STANTON AVENUE.

October 10, 2017

BACKGROUND:

On September 26, 2017, the City Council referred to staff the letter from Luke Jensen, representing the developer, RES Development and R. Friedrich and Sons, asking to initiate a Minor Amendment to the Land Use Policy Plan (LUPP) Amendment for 415 Stanton Avenue to High Density Residential (RH) for the redevelopment of the property into an Independent Senior Living Facility. The developer describes an interest in a contract rezoning restriction on use of the site for Independent Senior Living with the desired RH zoning. The developer also requests the City create an Urban Revitalization Area to provide for property tax abatement in support of the project. The developer proposes to keep the existing building and construct an additional building attached to it with an atrium. The site is made up of six platted lots and other parts of properties for a total of approximately 1.6 acres. *(See Attachment A – Location Map)*. The property is the site of a former elementary school, most recently used as the Ames Community School District Offices.

During preliminary meetings with staff, the developer described an interest in creating a senior living facility of approximately 40-50 apartment units constructed through the remodeling of the existing school building and an addition. The City's Zoning Ordinance defines "Independent Senior Living Facility" as a residential use limited to residents of the age of 55 or greater. To allow for the described density the site requires RH zoning. RM zoning would permit a maximum of 35 units on the site configured within smaller buildings compared to the higher density and larger buildings permitted by RH.

City Council is asked to provide direction on key issues for the developer to proceed. The City Council must allow for the initiation of the LUPP Amendment in addition to providing direction on related issues requested by the applicant. **The main questions needing to be addressed at this time to initiate the project are the following:**

- 1) Does the City Council support the initiation of the LUPP amendment process, and, if so, should it be as a Major or Minor Amendment?;**
- 2) Does the City Council support pursuing a contract rezoning agreement for RH zoning with the developer concurrently with the LUPP Amendment?; and**

3) Is City Council willing to consider providing a tax abatement incentive under a site specific URA and enter into a development agreement for the project?

ISSUE #1: LAND USE POLICY PLAN AMENDMENT:

There is no current use of the property since the Ames Community School District relocated its administrative offices in 2016. The site is zoned S-GA reflecting the former government use of the property. The underlying LUPP land use designation is Low Density Residential (Attachment B). The Low Density Residential designation allows for the site to be rezoned to Low Density Residential (RL) and developed with only single-family residential uses to a maximum density of 7.26 dwellings units per net acre. Approximately six homes could be built on the site with RL zoning. If no LUPP Amendment is initiated, development consistent with low density would be required.

Low Density Residential is the LUPP designation for the surrounding area to the east and south of the site. The site abuts High Density Residential to the west and north. **The developer requests initiation of a LUPP Minor Amendment to High Density Residential to allow for the density of units proposed for the senior living facility.**

The developer requests that City Council consider the request a Minor Amendment, despite the “two-step” change in land use designation from Low to High Density. The developer requests a Minor Amendment based upon the location of the site abutting other High Density to the west, the restriction of use to a senior living facility, and the developer’s previous neighborhood outreach efforts prior to purchasing the site. The developer has indicated they are willing to hold an additional neighborhood meeting prior to a public hearing on their proposed change.

A Minor Amendment proceeds directly to noticed public hearings with the Planning and Zoning Commission and City Council without a specified public engagement process. The Major Amendment process includes evaluating alternatives for a site and a specific public engagement process prior to public hearings on the request.

A request for a change to High Density could be a Major Amendment process as described in the Appendix C of the LUPP (See Attachment E), but the limited options for reuse of the site and narrow choice of a senior living facility use support a Minor Amendment. Additionally, the developer is trying to maintain and preserve an existing building and its connection to the community. The developer has met with the surrounding neighborhood association leaders on more than one occasion. The developer is willing to meeting and continue communication with the neighborhood prior to any action by the Planning & Zoning Commission and City Council, even though such meetings are not required as part of the Minor Amendment process. Therefore, **Staff supports the request for a Minor Amendment process due to the proposed use as senior living, keeping the existing building, and the stipulation of holding a public meeting for neighborhood input prior to the public hearings with the Planning and Zoning Commission.**

ISSUE #2: REZONING:

The current zoning of the property is Government/Airport District (S-GA) (See *Attachment B and C –Existing LUPP and Zoning Map*). Any type of redevelopment or re-use of this site that is a non-governmental use will require the property to be rezoned. **With the proposed LUPP amendment the corresponding zoning district would be RH. If there is no LUPP Amendment, the corresponding zoning for the site would be RL.**

The proposed RH zoning allows multiple-family residential development for residential with a density more than 11.20 dwelling units per net acre up to 38.56 dwellings units per net acre. Based on the letter submitted by developer, they are proposing between 40-50 units, which is a density range between 25 – 31 units per acre. Within RH zoning, all site development plan reviews are at the administrative staff level and do not require City Council review.

The developer desires to enter into a contract rezoning to support the change to High Density and limit the use to senior living and to keep the existing building. The developer has made a unique request of the City Council to consider the rezoning concurrently with the Minor LUPP Amendment to ensure the use is restricted to senior living.

Typically, the City would only review a rezoning request once a decision is made on the Land Use Policy Plan Amendment request to ensure consistency in land use policy before reviewing project related details. In this case, the developer seeks to commit to a specific use as justification for the change and to maintain the existing building on the site. This is similar to the approach used for the former Roosevelt School where a number of processes were reviewed concurrently for the unique proposal of creating condominiums within the existing school building. **Staff supports reviewing a contract rezoning concurrently with the Minor Land Use Policy Plan Amendment with the commitment to keep the existing building and restrict the use of the site to senior living.** City Council could identify other interest for a contract rezoning as well.

ISSUE #3: URBAN REVITALIZATION AREA:

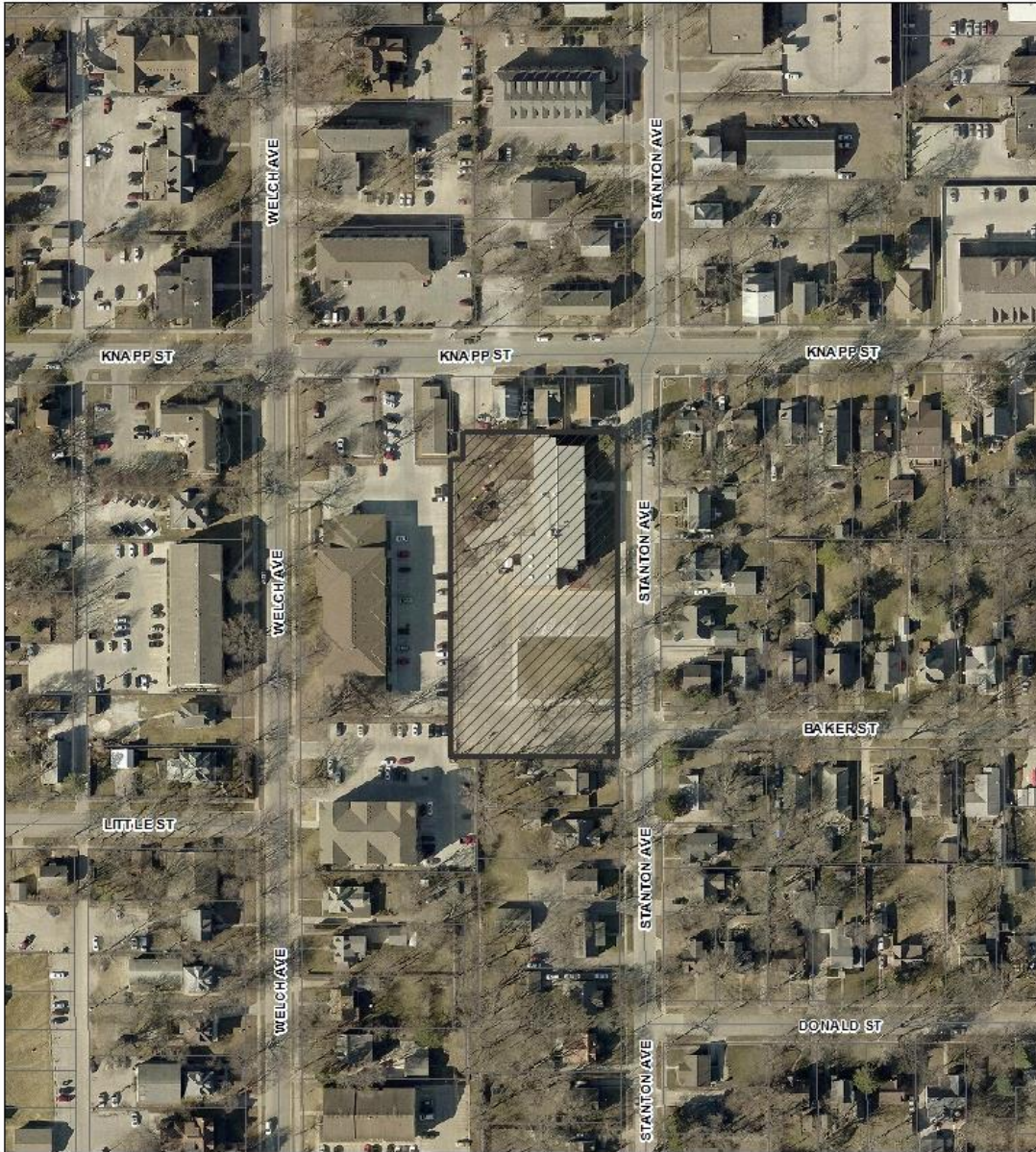
Urban Revitalization Areas (URA) are a state authorized tool to encourage development in specific areas and to allow for partial property tax abatement. Ames has selectively used this tool to incentivize specific activities or for development features to exceed base zone requirements. City Council has no specific policy in place to consider requests for URAs in residential areas and would therefore consider the need for tax abatement incentives and related criteria on a case-by-case basis.

The developer has asked for the City to initiate Urban Revitalization for the project site in order to obtain partial property tax abatement. The developer does not expressly describe the rationale and need for the URA in their letter other than to support a “specialized housing solution for the neighborhood and broader Ames community”.

Establishing a URA is an independent process from the land use and zoning applications discussed above. City Council could choose to initiate a URA at any time prior to completing work for improvements to the site.

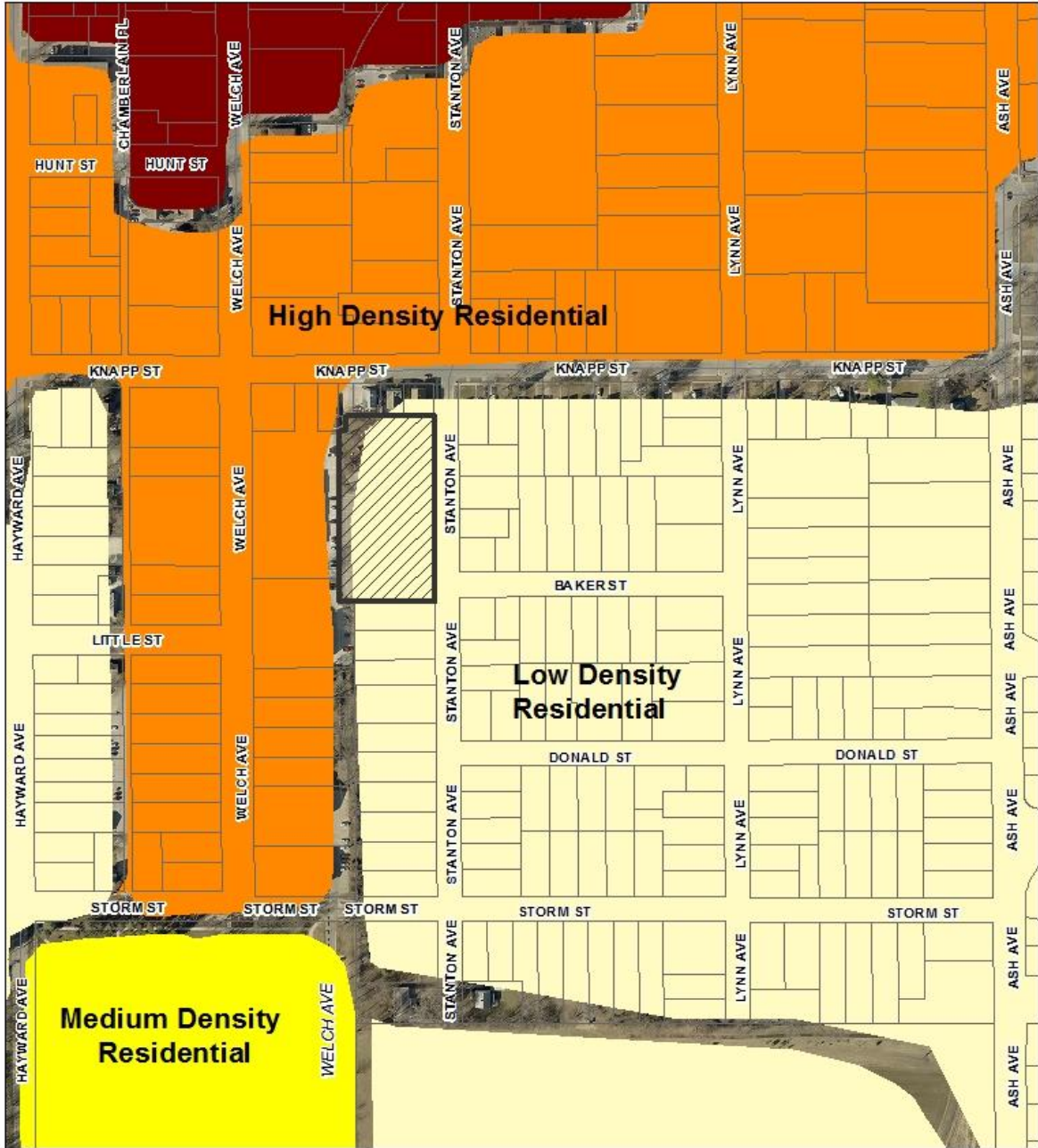
The developer would like to have a URA with no specific criteria for approval, but to include a conceptual development plan as the basis for tax abatement. **If Council indicates a willingness to consider creating a URA, a follow up meeting on project details and criteria would occur prior to the URA Plan approval. Council would need to provide direction to staff on any specific issues for uses or design elements as the developer formulates plans for the project.**

Attachment A Location Map



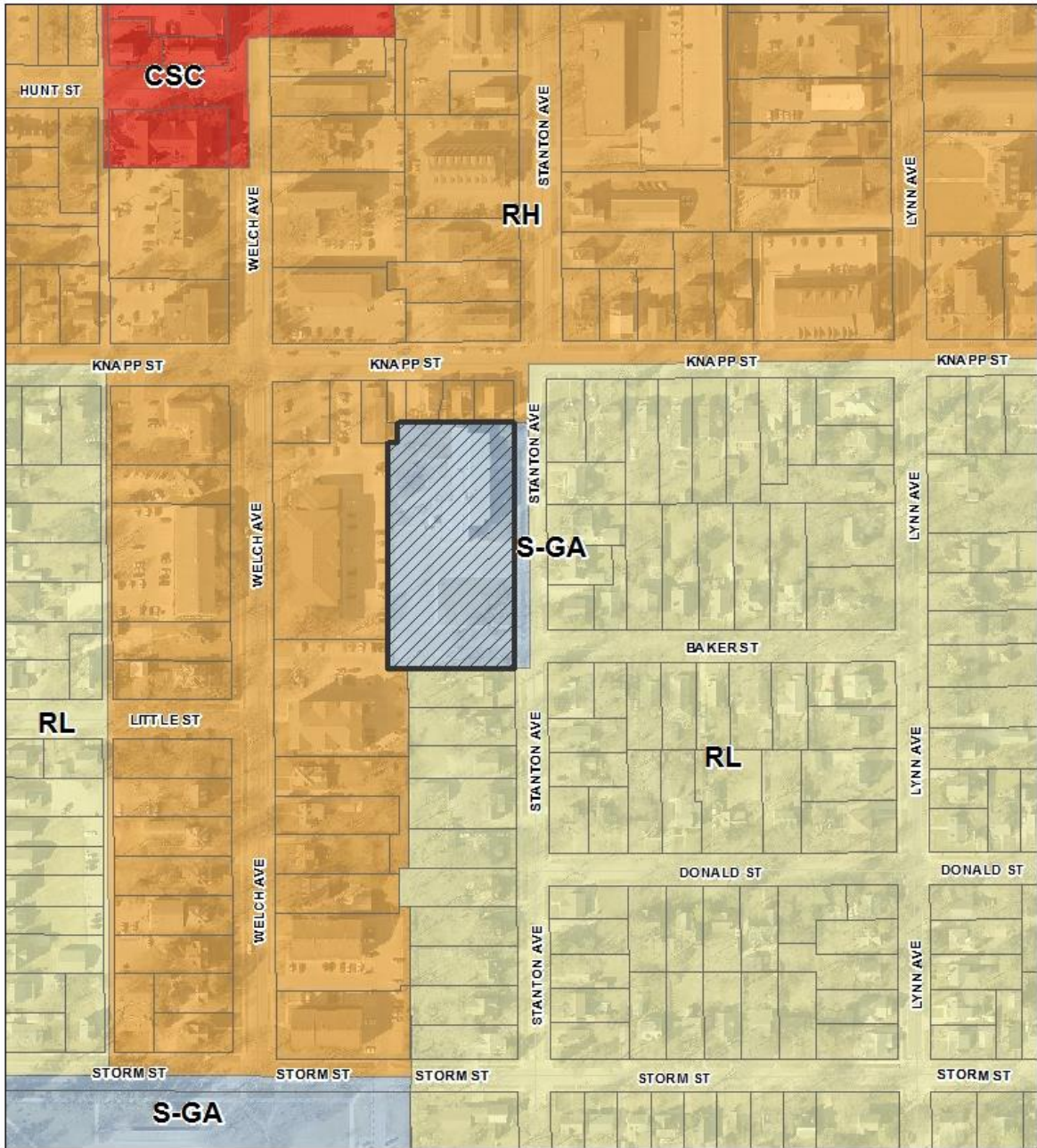
**Location Map
415 Stanton Avenue**

**Attachment B
Existing LUPP Map**



**Existing LUPP Map
415 Stanton Avenue**

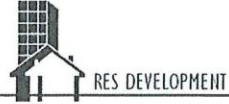
**Attachment C
Existing Zoning Map**



**Zoning Map
415 Stanton Avenue**

Attachment D Applicant's Letter

RES DEVELOPMENT, INC.



September 19, 2017

City Hall
515 Clark Ave.
Ames, IA 50010

RE: Crawford School

Honorable Mayor and City Council,

As you may know, my development team (RES Development and R. Friedrich and Sons) has purchased the old Crawford School at 415 Stanton Ave. from the Ames Community School District. Over the past few months we have met with key stakeholders including the South Campus Neighborhood Association to carefully review possibilities. Working together, we have identified an exciting and agreeable use for the old building site: a senior independent living facility. This is a strategic and specialized housing solution for the neighborhood and the broader Ames community. Through our diligent evaluation, we see great opportunity to provide safe, updated housing for our age 55 and over population. We plan to adaptively reuse the existing structure, while constructing a new wing and atrium connecting the two. In sum, we anticipate constructing 40-50 one and two bedroom rental units, generous common area amenity space, on-site storage, heated parking and more. We have met with staff and understand the process to move forward.

Below are our requests to help achieve our goals:

1. LUPP Amendment from S-GA to (Minor)
2. Rezone to RH conditioned up on Independent Senior Living Facility
3. Urban Revitalization Designation
4. Site Plan Approval

In the past, my team has demonstrated the ability to complete complex projects in a way that respects the demands and wishes of neighbors. Please initiate our request and let's show other communities how the public/private sectors can work together for common good.

Thanks,

A handwritten signature in cursive script that reads "Luke Jensen".

Luke Jensen

2519 CHAMBERLAIN ST, STE 101 AMES, IA 50014

Phone: (515) 268.5485 Fax: (515) 268.8181

Attachment E-“LUPP Appendix C”

II. AMENDMENT TYPES

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

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

COUNCIL ACTION FORM

SUBJECT: **REQUEST FROM OWNER OF 400 MAIN STREET
TO ENCROACH INTO TOM EVANS PLAZA**

BACKGROUND:

In 2013, Randy Pyle, owner of the building at 400 Main Street, came before the Parks and Recreation Commission with a request to encroach into Tom Evans Plaza. At the time he wanted to widen the stairwell that enters the basement, as well as, a couple of other items. The Commission was concerned with the potential damage to the four trees located on the west side of the plaza and the artwork mural (no longer there) that was painted on the side of his building. Even with these concerns, the Commission supported the encroachment request. Mr. Pyle eventually decided not to pursue his request further and, therefore, decided not to complete an Encroachment Permit Application nor obtain City Council approval.

Mr. Pyle presented another encroachment request to the Parks and Recreation Commission at its August 2017 meeting. The Commission directed staff to finalize details with Mr. Pyle, explore potential improvements to Tom Evans Plaza, and meet with Cindy Hicks, Executive Director of the Main Street Cultural District (MSCD). **The Commission approved in concept Mr. Pyle's request at its September 2017 meeting.** Mr. Pyle has completed an Encroachment Permit Application and is now seeking City Council approval.

It is Mr. Pyle's intent to rent the basement space to a business, but first needs to bring the stairwell into Code compliance and address water issues in the basement. The sidewalk along the building currently slopes toward the building in spots which he feels is contributing to the water issues. Therefore, his request includes the following:

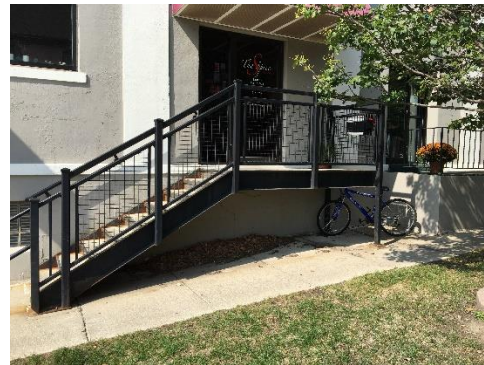
- 1) Widen the stairwell to the east of his building from 30" to 60". In addition, there would be a 10" wide wall on the east and south sides of the stairwell. Since the existing stairwell has not been granted an encroachment permit, the 5' 10" wide by 27' 1" long new stairwell will require an encroachment permit.



- 2) Remove the concrete stairs to the Bar La Tosca entrance and replace with a set of stairs similar to the set used by Spice customers. Since an encroachment permit has not been issued for the current stairs, the new set of stairs (52" wide by 13' 5.75" long) will require authorization from an encroachment permit as well.



(Current stairs to Bar La Tosca)



(Stairs to The Spice)

- 3) Cut the vertical supports to the fire escape and extend posts of the railing below to support the fire escape. The fire escape from the second floor to ground level extends 48.5" into the plaza. No encroachment permit exists for the fire escape so an encroachment permit is required for this as well. Since a portion of the fire escape is over the stairwell, Mr. Pyle will only be charged for the portion of the fire escape that is not over the stairwell which is 48.5" by 10'.



- 4) Remove the concrete along his building, the adjacent sidewalk, and the north/south curved sidewalk in the plaza and replace with a north/south walkway that extends 16' to the east from his building wall. This would be installed to slope away from the building in order to get water away from the building.



- 5) Remove the four trees and stumps located on the west side of the park. One to two new trees may be planted in new locations within the park as determined by staff. Parks and Recreation staff may help with this item.



- 6) Repair any turf damaged during construction with seed or sod as determined by staff.

Mr. Pyle has agreed to pay for the six items above if given approval to move ahead with this project. He is also aware he will need to obtain any needed permits and site plan approvals as required by Municipal Code.

As directed by the Commission, staff met with Cindy Hicks, Executive Director of MSCD, who indicated that the MSCD did not have any concerns related to Mr. Pyle's request.

The total area of the encroachment is 256.82 square feet (sf) (stairwell – 157.99 sf; staircase – 58.41 sf; fire escape – 40.42 sf).

The requirements of Section 22.3 of the Municipal Code have been met. As part of the agreement, the owner will indemnify and hold harmless the City, and will provide the required liability insurance listing the City as an additional insured. The fee has been calculated at \$257.

ALTERNATIVES:

- 1) Approve the Encroachment Permit request from Randy Pyle, owner of the building at 400 Main Street, to encroach into Tom Evans Plaza which includes the following conditions/commitments:
 - a) Install a new stairwell, 5' by 27' 1", to the basement of his building.
 - b) Remove the concrete stairs to Bar La Tosca and replace with a metal staircase, 52" wide by 13' 5.75" long.
 - c) Remove four trees and plant up to two trees with the species and location determined by Parks and Recreation staff.

- d) Cut vertical supports to fire escape and extend posts of railing to support the fire escape.
 - e) Remove both sidewalks through the west portion of the Plaza and replace with a sidewalk, running north to south, which extends 16' to the east from his building wall.
 - f) Repair any turf areas damaged during construction or created by removing the sidewalks.
 - g) Obtain all necessary permits and site plan approvals as required by Municipal Code.
 - h) Pay all appropriate fees associated with this project and sign the Encroachment Permit Agreement.
- 2) Do not approve the Encroachment Permit request from Randy Pyle, owner of the building at 400 Main Street, to encroach into Tom Evans Plaza.
- 3) Refer back to staff for further information as directed by the Council.

CITY MANAGER'S RECOMMENDED ACTION:

The items Mr. Pyle is requesting appear to be reasonable. The stairwell already exists and expanding it approximately two feet does not impact the Plaza. Removing the concrete stairs and replacing them to match the other set of stairs will be an improvement to the area. The fire escape already exists and is needed for safety. Removing the concrete walkway and replacing it so water moves away from the building seems appropriate as well. The trees show signs of stress and may not have much life in them, so removing and possibly replacing them will be positive. In addition, Mr. Pyle is willing to pay for everything he is proposing.

Since the items suggested by Mr. Pyle will enhance the Plaza rather than negatively impact the area, it is the recommendation of the City Manager to support Alternative #1 and approve an encroachment permit subject to the eight conditions listed above.



APPLICATION FOR ENCROACHMENT PERMIT

An Encroachment Permit approved by the Ames City Council is required for anything of a "fixed character" which is "upon, over or under" the surface of any "street, alley, or sidewalk."

Address of Encroachment: 400 Main

Type of Encroachment: Stairway
(If the encroachment is a sign, please apply for a sign permit through the Inspections Division.)

Total Square Feet of the Area to Encroach: (See attached submittal guidelines.)

Applicant is: [X] Property Owner [] Tenant [] Contractor

Name of Applicant: Randy Pyle Phone: 808-375-5035

Mailing Address: P.O. Box 247 Email: rrdpyle@icloud.com

Property Owner's Name: Randy Pyle Phone: 808-375-5035

Mailing Address: P.O. Box 247 Email: rrdpyle@icloud.com

These items must be submitted with your application prior to approval of the permit:

- 1. An Encroachment Permit Agreement approved as to form by the City Attorney and signed by the owner of the building where the encroachment will occur (obtained from the City Clerk's Office).
2. A sketch of the encroaching item (i.e., sign, canopy, awning, etc.) drawn to scale.
3. A sketch showing the placement of the encroaching item on the property.
4. An insurance certificate with comprehensive general liability coverage in an amount of not less than \$500,000 combined single limit naming the City of Ames as an additional insured on the policy. Said certificate must be accompanied with a copy of Endorsement CG 2013.
5. A fee to be determined by the City's Building Official. The fee is \$1.00 per square foot of the encroachment or a minimum of \$25.00.

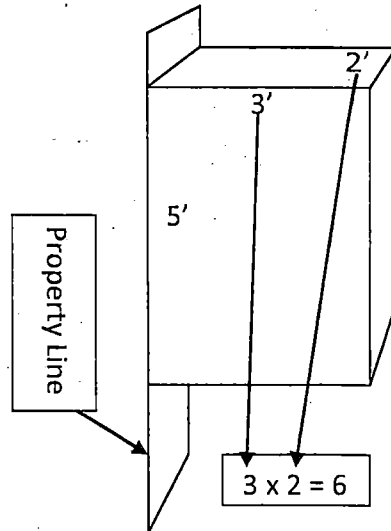
Applicant's Signature: [Signature] Date: 9/21/2017

Property Owner's Signature (If different): [Signature] Date: 9/21/2017

ENCROACHMENT PERMIT SUBMITTAL GUIDELINES

The following documents are needed upon application:

1. Encroachment Permit Application/Agreement, including property owner's signature
2. Dimensioned sketch/drawing of proposed encroachment and location of encroachment
-The total square feet of area to encroach as referenced on the application should be calculated by multiplying the length (3) x width (2) = 6 square feet. This will determine the area that is in the public way. It is not necessary to calculate height (5' - the vertical dimension). Please see the diagram below:



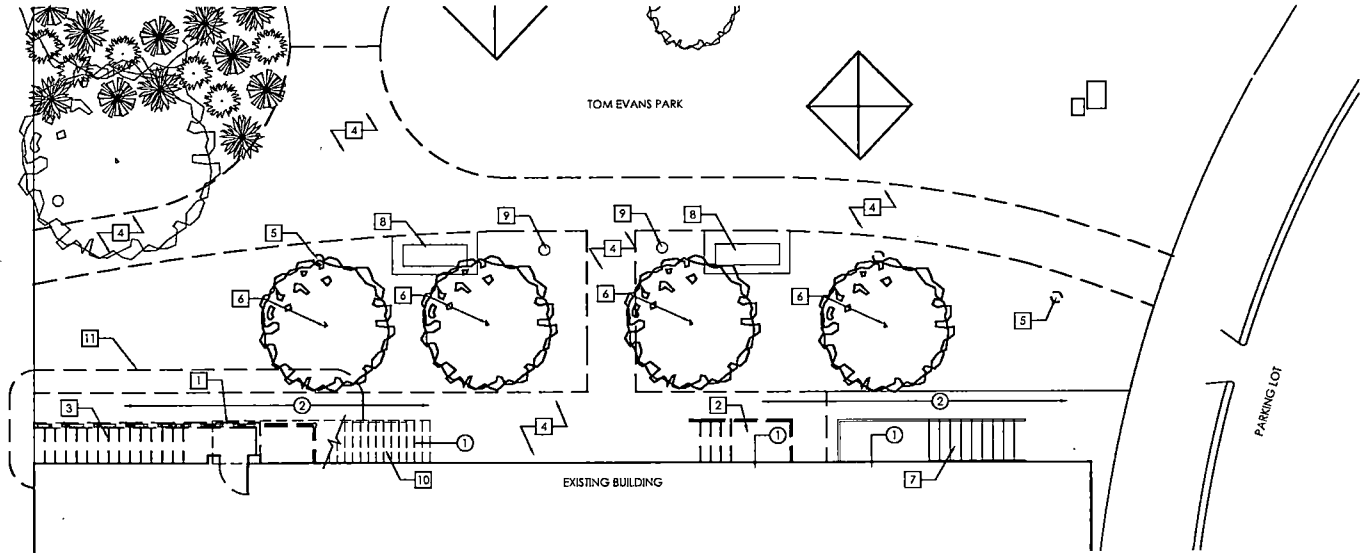
The following documents are needed before final approval of the application:

1. Application fee of \$25 or \$1 for every square foot that encroaches, whichever is larger
2. Comprehensive general liability insurance coverage in the amount of not less than \$500,000 combined single limit and a current copy of Endorsement CG 2013, naming the City of Ames and its employees and assigns, as an additional insured on the policy.

ADDITIONAL INFORMATION

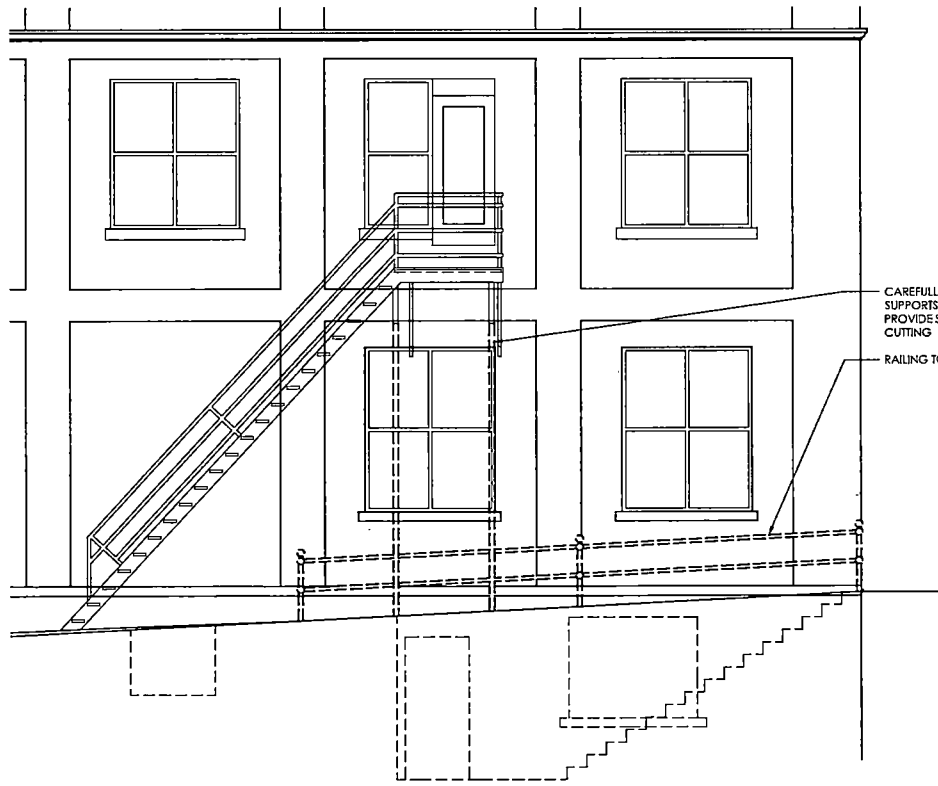
1. If the encroachment is a sign or a structure, it may require additional permits.
2. City Council approval is needed in order to approve the application. This application will be placed on the next City Council consent agenda.
3. Proof of insurance may be submitted at any time before final approval. The applicant may want to confirm City Council approval before adding additional insurance to their policy.
4. Once all documents have been received and approved, a permit will be issued and sent to the property owner.
5. The property owner is required to send an updated copy of their insurance to the City Clerk's Office annually. Failure to do so may result in revocation of the encroachment permit.

MAIN STREET



DEMOLITION PLAN

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



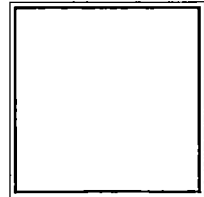
FIRE ESCAPE ELEVATION - DEMOLITION

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



- #### DEMOLITION NOTES
- 1 CAREFULLY REMOVE EXISTING RAILING. CUT VERTICAL SUPPORTS FOR FIRE ESCAPE. PROVIDE TEMPORARY SHORINGS - PROTECT EXISTING SURFACES TO REMAIN. SEE ELEVATION.
 - 2 CAREFULLY REMOVE CONCRETE STOOP IN ITS ENTIRETY. PROTECT EXISTING SURFACES TO REMAIN.
 - 3 REMOVE EXISTING CONCRETE RETAINING WALL AND STAIR TO BASEMENT, PROTECT EXISTING SURFACES TO REMAIN.
 - 4 REMOVE CONCRETE SIDEWALK WHERE SHOWN.
 - 5 REMOVE BOLLARD.
 - 6 REMOVE TREES WHERE SHOWN.
 - 7 EXISTING STOOP - PROTECT FROM DAMAGE.
 - 8 EXISTING BENCH TO REMAIN - PROTECT FROM DAMAGE.
 - 9 EXISTING BOLLARD TO REMAIN - PROTECT FROM DAMAGE.
 - 10 EXISTING FIRE ESCAPE TO REMAIN - PROTECT FROM DAMAGE AND MAINTAIN EGRESS PATH AT ALL TIMES.
 - 11 PROVIDE TEMPORARY BARRIER FENCING AROUND EXCAVATION AREA.

- #### GENERAL NOTES
- 1 MAINTAIN PATHS OF EGRESS FOR TENANT SPACES DURING OPEN HOURS. COORDINATE WORK WITH TENANTS AND BUILD TEMPORARY STAIRS/RAMP AS REQUIRED.
 - 2 KEEP EGRESS PATH CLEAR OF DEBRIS AND OBSTACLES AT ALL TIMES.



I HEREBY CERTIFY THAT THIS PLAN OR TECHNICAL SUBMISSION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

JOHN D. LOTT, A.I.A.

MY REGISTRATION RENEWAL DATE IS JUNE 30, 2019.

PAGES OR SHEETS COVERED BY THIS SEAL: _____

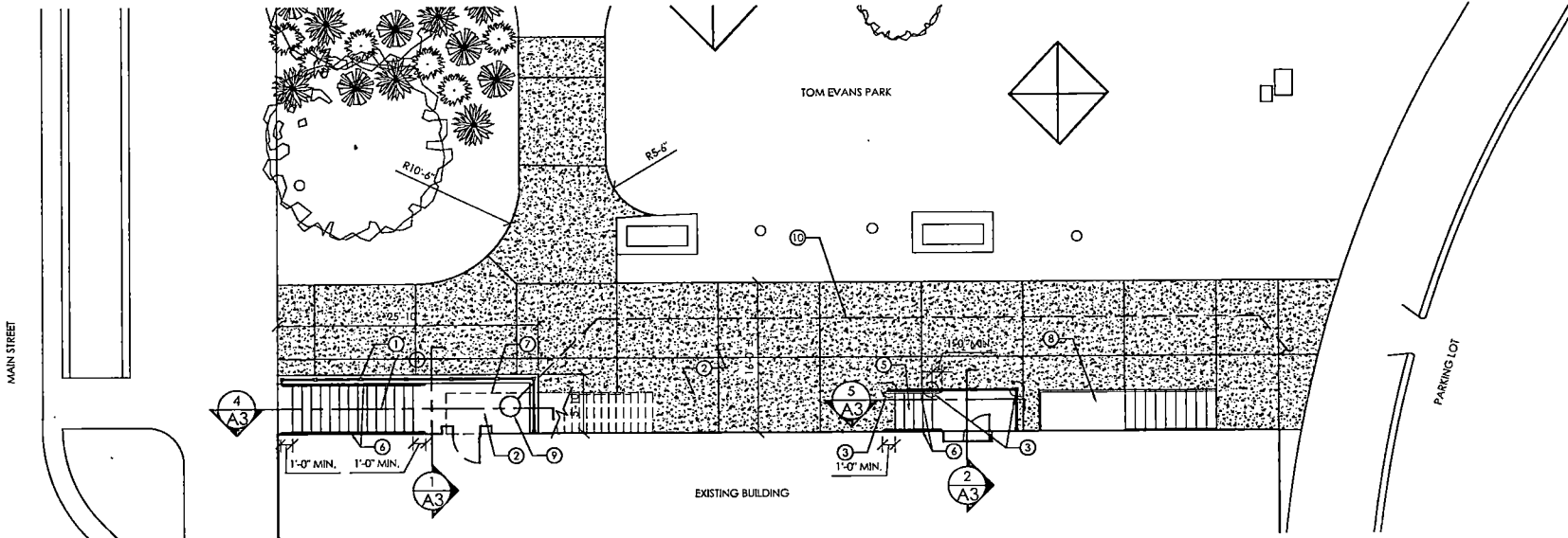
DATE: _____ IOWA REG.: 3630

Benjamin Design Collaborative, P.C.
 401 Clark Avenue, Suite 200, Ames, IA 50010
 Phone - 515-232-1888 Fax - 515-232-0882
 www.benjamin-design.com



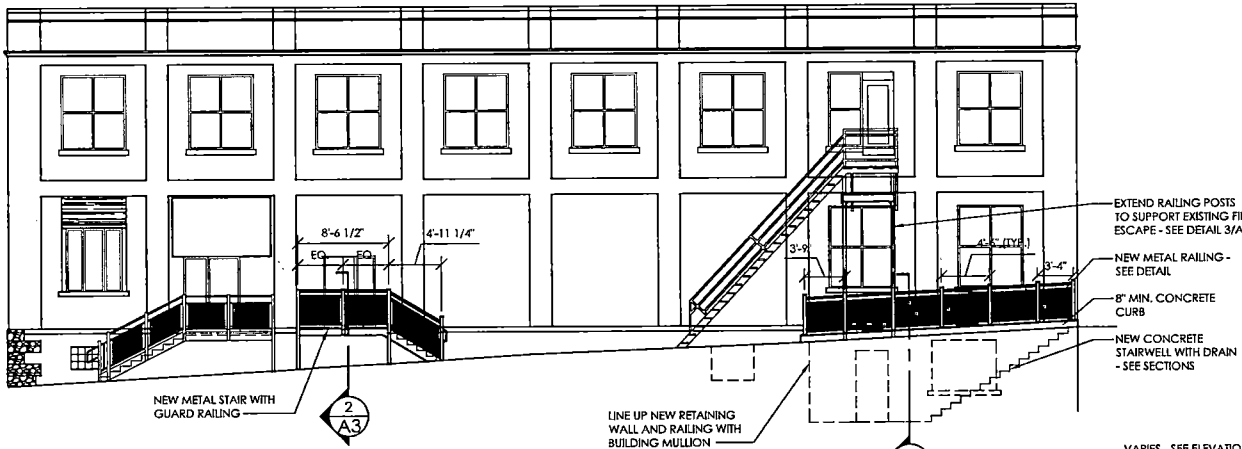
400 MAIN ST. STAIR REPLACEMENT
 RANDY PYLE
 400 MAIN STREET AMES, IOWA

(DATE)	09.21.17
(PROJECT NO.)	21446
(FILE NAME)	0000A1
(CONTENTS)	DEMOLITION PLAN AND ELEVATION
(SHEET NO.)	A1 of 3



CONSTRUCTION PLAN

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



EAST ELEVATION

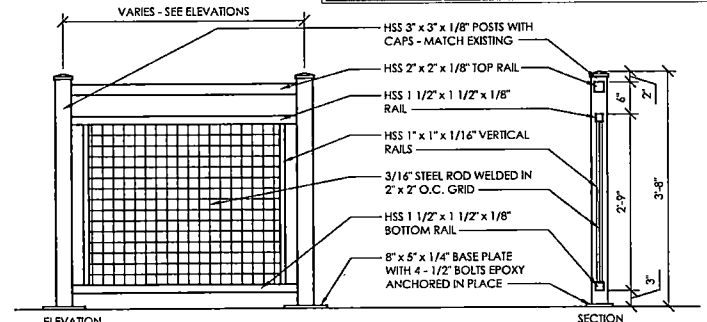
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

- 1 NEW RETAINING WALL WITH METAL GUARD RAIL. SEE ELEVATIONS.
- 2 5" CONCRETE SIDEWALK AS SHOWN. SLOPE AWAY FROM BUILDING. SAW CUT CONTROL JOINTS 1/3 SLAB DEPTH MAX. 10'-0" O.C.
- 3 18" Ø CONCRETE PIER MIN. 4'-0" BELOW GRADE.
- 4 CONCRETE STAIRWELL WITH DRAIN. SEE SECTION.
- 5 METAL STOOP WITH GUARD RAIL. SEE DETAILS.
- 6 36" HIGH METAL HANDRAIL - RETURN TO WALL OR GUARDRAIL.
- 7 EXISTING FIRE ESCAPE ABOVE - MAINTAIN EGRESS PATH AT ALL TIMES. EXTEND POSTS OF RAILING TO SUPPORT - SEE DETAIL 3/A3.
- 8 TEMPORARILY REMOVE METAL STAIR TO FACILITATE CONCRETE REMOVAL - REPLACE STAIR IN SAME POSITION.
- 9 PLACE NEW SUMP PIT IN LANDING - SEE DETAIL.
- 10 2" PVC SUMP LINE TO EXISTING STORM INTAKE.

GENERAL NOTES

1. MAINTAIN PATHS OF EGRESS FOR TENANT SPACES DURING OPEN HOURS. COORDINATE WORK WITH TENANTS AND BUILD TEMPORARY STAIRS/RAMP AS REQUIRED.
2. KEEP EGRESS PATH CLEAR OF DEBRIS AND OBSTACLES AT ALL TIMES.



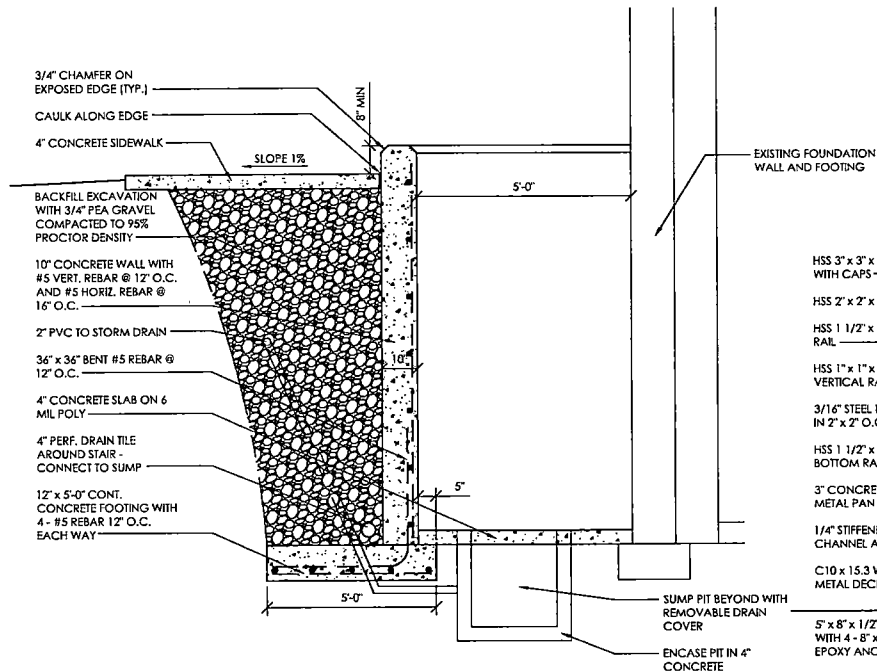
TYPICAL RAILING

SCALE: 3/4" = 1'-0"

Benjamin Design Collaborative, P.C.
 401 Clark Avenue, Suite 200, Ames, IA 50010
 Phone - 515-232-0888 ■ Fax - 515-232-0882 ■ www.benjamin-design.com ■

400 MAIN ST. STAIR REPLACEMENT
 RANDY PYLE
 400 MAIN STREET AMES, IOWA

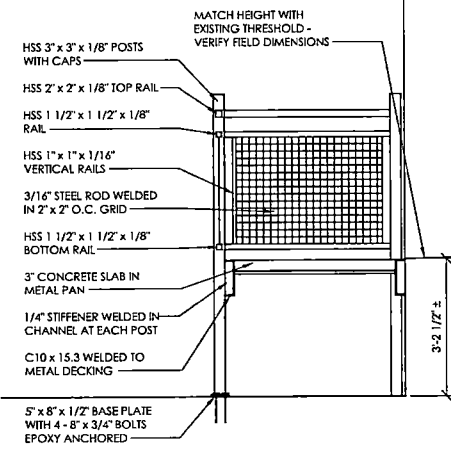
(DATE)	09.21.17
(PROJECT NO.)	21446
(FILE NAME)	0000A1
(CONTENTS)	CONSTRUCTION PLAN AND ELEVATION AND DETAIL
(SHEET NO.)	A2 OF 3



STAIRWELL SECTION

SCALE: 1/2" = 1'-0"

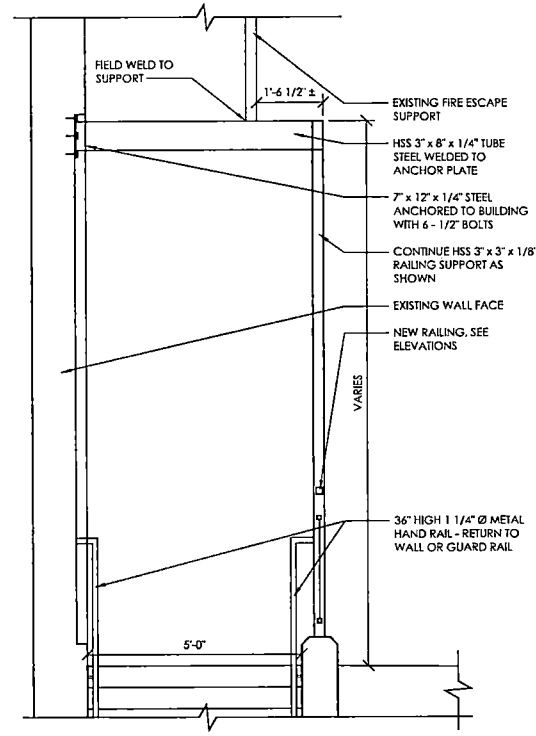
1
A3



STOOP SECTION

SCALE: 1/2" = 1'-0"

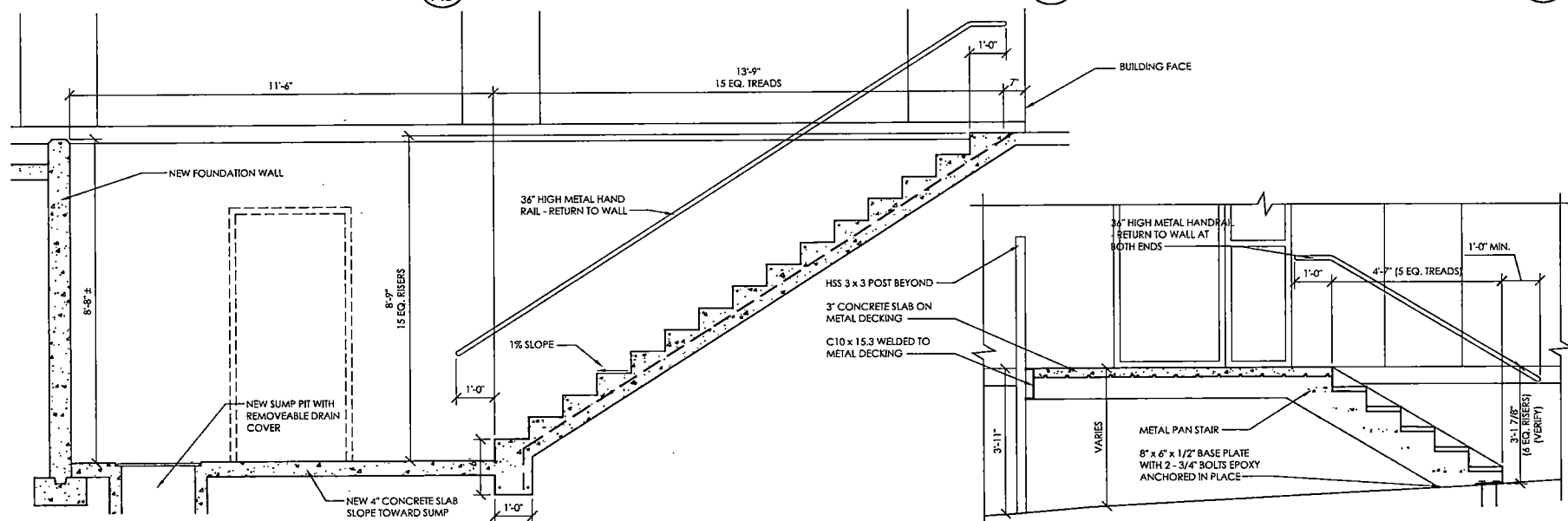
2
A3



FIRE ESCAPE SUPPORT

SCALE: 1/2" = 1'-0"

3
A3



STAIRWELL SECTION

SCALE: 1/2" = 1'-0"

4
A3

STOOP SECTION

SCALE: 1/2" = 1'-0"

5
A3

Benjamin Design Collaborative, P.C.
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 www.benjamin-design.com

400 MAIN ST. STAIR REPLACEMENT
 RANDY PYLE
 400 MAIN STREET AMES, IOWA

(DATE)	09.21.17
(PROJECT NO.)	21446
(FILE NAME)	0000A1
(CONTENTS)	SECTIONS AND DETAILS
(SHEET NO.)	A3 OF 3

COUNCIL ACTION FORM

**SUBJECT: FLOOD MITIGATION – RIVER FLOODING
(CHANNEL SHAPING ON SQUAW CREEK AT SOUTH DUFF BRIDGE)**

BACKGROUND:

On November 29, 2016 as part of the Special Meeting of the City Council, direction was provided for staff to work toward Hydraulic Alternative No. 6 (2010 Event), which is for “full build” (channel shaping). This would mean channel shaping with a reconnection to the floodplain. There would be major impacts to adjacent properties and represents the limit of what can be done with channel improvements. **This project alternative directly connects the improvements being made with the Flood Mitigation – River Flooding project with the Grand Avenue Extension project.** Additional instruction was given to staff to reach out to affected property owners to receive input.

Because this flood reduction strategy is directly tied to the Grand Avenue Extension drainage and bridge options that were chosen by City Council, the flood mitigation area needed to be included in the Grand Avenue Extension environmental assessment area. **Due to this area being included as part of that assessment area, staff needed to wait until environmental clearance is received before approaching the South Duff Avenue property owners in order to not jeopardize federal funding eligibility.** FHWA recently signed the Finding of No Significant Impacts (FONSI). This means that the City has received environmental clearance and is now proceeding with final design and property owner communications for the Grand Avenue Extension and Flood Mitigation – River Flooding projects.

As a result, Public Works staff is working to submit a funding application for consideration under FEMA’s Flood Mitigation Assistance (FMA) Grant Assistance for the Flood Mitigation – River Flooding project (Squaw Creek Channel Improvements at South Duff Avenue). The grant application information is submitted to the Iowa Homeland Security and Emergency Management Division (HSEMD) and if deemed complete and eligible, they would then submit the application for consideration nationally.

The estimated construction cost for this project is \$4,576,000, including construction, engineering, and land acquisition. If approved for funding, the cost share basis for this project would be in amounts not to exceed 75 percent (\$3,432,000) from federal funds and the remaining 25 percent (\$1,144,000) from local funds. Local match funding in the amount of \$1,144,000 was included in the 2015/16 and 2016/17 Capital Improvements Plans Flood Mitigation – River Flooding program. This funding has continued to be carried forward with budget amendments.

Please note that there are several factors influencing this grant application including: the competitive nature of the grant, the limited funding for this federal grant program, and the need for the Federal government to redirect funding to deal with the hurricane damage (Hurricane Harvey and Hurricane Irma). If funding for the grant program moves forward, money will not be released for use until after December 31, 2018 (which would mean a 2019 construction at the earliest).

ALTERNATIVES:

- 1a. Approve a resolution as part of the grant application through Iowa HSEMD to FEMA for local match funding up to \$1,144,000 (a minimum of 25 percent) for the Flood Mitigation-River Flooding project with a total project estimated cost of \$4,576,000; and
- b. Designate Tracy Warner, Municipal Engineer, as the applicant's Authorized Representative for the Flood Mitigation-River Flooding project.
2. Reject the FEMA applications and direct staff on how to further mitigate flooding of the S. Duff Avenue area.

MANAGER'S RECOMMENDED ACTION:

By approving the resolution for this project, FEMA funding can be applied for as part of mitigating further public infrastructure damage in this area of town.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the FEMA FMA application for the Flood Mitigation-River Flooding project with local match funding up to \$1,144,000 (a minimum of 25 percent) and designating Municipal Engineer Tracy Warner as the applicant's Authorized Representative.

COUNCIL ACTION FORM

REQUEST: MAJOR SITE DEVELOPMENT PLAN FOR 2151 COTTONWOOD ROAD

BACKGROUND:

Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for a 12-unit apartment building on the property located at 2151 Cottonwood Road, (Lot 5 of Village Park Subdivision). Lot 5 includes 40,811.28 square feet (0.94 acres), and is zoned as "FS-RM" (Suburban Residential Medium Density), (See Attachment A: Location & Zoning Map & Attachment B: Major Site Development Plan.) The site is located west of University Boulevard, across from the Iowa State University Research Park, and south of Christofferson Park. Land to the west and south of the Village Park Subdivision is outside the Ames corporate limits, in rural Story County. Although the land to the west is outside of the City, it is planned for future annexation and development with single-family homes.

A two-story, 12-unit apartment building is proposed for Lot 5 as the final developable lot facing Cottonwood. The proposed building includes four (1-bedroom units), and eight (2-bedroom) units for a total of 20 bedrooms, with an average of 1.67 bedrooms per unit (See Attachment B: Site Plan & E: Floor Plans). The other four lots on the north side of Cottonwood Road were approved for the construction of a 12-unit (3-story) apartment building on each lot along the north side of Cottonwood Road. These four buildings follow a pattern and orientation that features the buildings facing the street, with surface parking along one side of the building, and behind the building in the rear yard, and garages along the north property line of each lot. The proposed development on Lot 5 includes front doors to individual units on the south façade that are perpendicular to Cottonwood Road, meaning they are not visible directly from the street. The first level units each have a separate entrance at ground level from the exterior of the building. Interior stairs provide access to the second level units, with exterior doors on the east and west sides of the building.

The proposed building design is a 2-story building with a flat roof (See Attachment C: Building Elevations and Rendering). Exterior building materials include a combination of vertical flush seam metal panels, and galvalume finish corrugated metal siding with a vertical or a horizontal orientation on various sections of each wall. The metal panels, and galvalume finish corrugated metal siding extend above the roof line at various heights to form a parapet along the south building elevation. The north and south building elevations include four small sections of reddish brown face brick as accents, while the east and west elevations each have one small section of face brick on each wall.

The design has a very modern style architectural appearance with the flat roof and parapets that are similar to some commercial building features. The parapets are intended to address architectural interest for the building. Staff believes the design creates some desirable architectural interest but the extended parapet heights also

create some disproportionately tall façade elements compared to the main area of the building. The proposed building design is a departure from the architectural design of the other 12-unit apartment buildings approved along the north side of Cottonwood Road, which are 3-story buildings with gabled roofs. Exterior building materials for the other buildings include vinyl lap siding with cultured stone veneers, and cultured stone pillars that support decks and roofs above the decks, as well as above the primary entry to each building. The developer also intends to propose two-story flat roof buildings of the same type as this application for remaining undeveloped lots located on Aurora.

Two garage buildings are planned along the north property line, with six parking stalls in each garage building. Surface parking spaces are located along the east property line, and behind the apartment building. The parking spaces behind the building share an access aisle with the garage parking stalls. Access to the site for parking is a shared access easement centered on the property line between Lot 4 (2135 Cottonwood Road), and Lot 5 (2151 Cottonwood Road).

The FS-RM zone includes requirements for common open space equaling 10% of the overall FS-RM area in a development. The common open space that serves the tenants of the proposed apartment building, and all lots in the FS-RM portion of Village Park Subdivision, is located within outlots (*See Attachment F: Open Space Landscape Plan*). Notably, Outlot B abuts this site and provides a walkway connection from Cottonwood to the Christofferson Park boundary to the north. The other outlots in the subdivision are principally designed for stormwater treatment facilities.

Landscaping on Lot 5 is provided to meet the new residential landscaping standards for residential development. This includes new front yard landscaping requirements and for the parking lot. The site also triggers FS development standards for side and rear yard landscaping, notably for the west property line that will be a future interface with single family development. A high screen is required along the west property line to meet landscape buffer requirement in the FS-RM zone where the lot is adjacent to any lot zoned as FS-RL or RL. Staff has recommended that the developer propose an alternative landscape approach for the high screen and outlot along the west property line. The developer proposes provide the landscape buffer along the west 10 feet of Outlot B, abutting the west property line of this site and to construct the required walk along the east side of the outlot. City staff is supportive of locating the buffer in the Outlot to ensure the walkway is visible and not cutoff by landscaping. The property owner of Lot 5 would be responsible for the long term maintenance of the landscaping if it is not cared for as part of the common area as it is a substitution for onsite landscaping.

Off-street parking exceeds minimum parking requirements for apartment dwellings in the FS-RM zone. Access is shared with the adjoining property as required within the subdivision plat. No lighting has been proposed with the site development plan. Further details on the overall plans are found in the Addendum of this report.

On September 20, 2017, the Planning and Zoning Commission reviewed the proposed Major Site Development Plan. The Commission discussed the site layout, open space, access, landscaping, and design of the project. The Commission reviewed the architectural plans and details and considered how the style of the buildings would be

compatible in appearance with future single-family neighbors to the west, especially for future sites along Aurora. The Commission also discussed the view of the site from Christofferson Park. By a vote of 6-0, the Commission recommended approval of the Major Site Development Plan and added a condition of approval for buffer landscaping along the Park boundary. The Commission believes a landscape buffer is needed to break up the expanse of blank walls on the north side of the two six-stall garage structures. The developer has satisfied the recommended condition from the Commission by adding landscaping to the plans included for the City Council's approval.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for the proposed 12-unit apartment building, located at 2151 Cottonwood Road, as proposed, with the following conditions:
 - A. Review of an outdoor lighting plan is deferred for staff review and compliance with the Outdoor Lighting Code, Section 29.411 of the *Municipal Code*.
 - B. Prior to occupancy, complete the High Screen plantings within Outlot B as a substitute for onsite plantings.
2. The City Council can approve the Major Site Development Plan for the proposed 12-unit apartment building, located at 2151 Cottonwood Road, with modifications.
3. The City Council can deny the Major Site Development Plan for the proposed 12-unit apartment building, if it finds the project does not meet the Major site Development Plan criteria.
4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The Major Site Development Plan review is to determine conformance with development standards, and appropriate arrangement and design of the use of the site. FS-RM zoning is intended to implement the LUPP vision of landscaped suburban style development that provides for desirable apartment housing choices. The proposed development project is consistent with the Master Plan for use limitations and meets a community interest of providing for apartment types of various floor plans from one to two bedrooms that will have wide appeal. The specific criteria for the site development plan approval are discussed in greater detail in the addendum.

The proposed building design is consistent with the common expectations of apartment homes marketed above an entry level product in that it includes some covered parking and private spaces for individuals and the units are sized for smaller living situations. As a small site there are no unique amenities or characteristics to the project as have been included with the recent Mortenson Heights projects along Mortenson Road.

The building design has a modern design style in terms of its massing and use of exterior materials and architectural features. The proposed materials are very contemporary with the metal siding, parapet on the south building elevation, and the flat roof. There are very few examples of this design approach in Ames outside of commercial areas, which makes it hard to visualize how successful the design will be compared to the other buildings in Village Park. Although staff has some concerns on individual features of the design, the modern style in this area of Village Park can be found compatible with the surroundings.

Staff has worked with the applicant to provide landscaping on-site to meet front yard, and perimeter parking lot landscaping requirements. The arrangement of the site has a residential appearance for landscaping. With the required street trees and front yard plantings, the development of all the sites along Cottonwood will create a substantial landscaped corridor. Staff supports the use of Outlot B to meet the high screen requirements while accommodating the walkway connection to the park boundary. The developer has added additional landscaping along the park boundary to soften the appearance of the site from the public park.

Therefore, it is the City Manager's recommendation that the City Council act in accordance with Alternative #1, approving the Major Site Development Plan with the conditions stated above.

ADDENDUM

Project Description. Hunziker Development Company, LLC is requesting approval of a Major Site Development Plan for a 12-unit apartment building on the property located at 2151 Cottonwood Road, (Lot 5 of Village Park Subdivision). Lot 5 includes 40,811.28 square feet (0.94 acres), is zoned as “FS-RM” (Suburban Residential Medium Density). (*Attachment F: Village Park Subdivision*).

Development of the property is required to be consistent with the rezoning Master Plan agreement for the property. The Master Plan for this property, originally identified as 3535 S. 530th Avenue (Village Park Subdivision), includes FS-RM and RH (Residential High Density). The Final Plat for Village Park Subdivision includes eleven lots for development in the FS-RM zone, and one lot for development in the “RH” (Residential High Density) zone. Approximately 100 to 120 units, and an approximate density of thirteen to seventeen units per acre is shown on the approved Master Plan for the FS-RM areas. This is the final lot for development along Cottonwood. *Attachment F* shows the overall layout of the Village Park Subdivision with the open space landscaping.

Density limitations in the FS-RM zone requires 7,000 square feet for the first two units, and 1,800 square feet for each additional unit. The subject site could accommodate 20 dwelling units, provided all other site plan requirements are met. The FS-RM zone allows a maximum of 12 units in each building, which is what is proposed for the entire lot. The proposed density of 12 units on 0.94 acres is the equivalent of 12.80 dwelling units per acre, which is within the density range on the approved Master Plan for Village Park Subdivision. The proposed 12-unit building consists of four (1-bedroom units), and eight (2-bedroom units), for a total of twenty bedrooms in the entire building.

Parking.

The Zoning regulations require a minimum of one parking space per bedroom for units of two bedrooms, or more, and one and one half parking spaces for one-bedroom units. The minimum number of parking spaces required for this site is 22 spaces. The developer is proposing a total of 38 parking spaces, including handicap-accessible spaces and garage stalls. Off-street parking on the site is configured as 19 standard (9'x19') surface parking spaces in the rear yard, north of the building, and 5 standard surface parking spaces, plus 2 van-accessible handicap spaces, as required, in the side yard east of the building. Across the drive aisle from the surface parking spaces in the rear yard, are two (6-stall) garages approximately 12.31 feet from the north property line, and running parallel to the north perimeter of the site. The parking spaces, and garage stalls, are served by a single access from Cottonwood Road, centered on the property line that separates Lots 4 and 5 in a 25-foot wide shared access easement (*See Attachment B: Master Plan, Parking Layout*). The shared access between Lots 2 and 3, serves as a temporary emergency vehicle access that extends through the Wessex Apartment development adjacent to the north, and out to Oakwood Road, until such time that Cottonwood Road is extended to the west to connect with the existing Cottonwood Road in the Suncrest Subdivision

Layout.

The proposed building would be constructed on Lot 5, which includes 40,811.28 square feet. The building footprint of the apartment building occupies 6,290 square feet of the

site. Garages footprints cover 3,168 square feet, and the parking spaces, driveways, drive aisles, and sidewalks cover an additional 8,945 square feet for a total of 20,013 square feet of the site covered by impervious surfaces, which is 59% of the total site area. The remainder of the lot is landscaped area, which amounts to 41% of the total site. In addition, the minimum requirement of 10% of the gross area of the subdivision to be devoted to common open space, for development in the FS-RL, or FS-RM zones, is accounted for in Outlots A and D, of Village Park Subdivision.

Landscaping.

Landscaping requirements are derived from parking lot layout, front yard plantings, and transitional buffers. (See Page 20 of the report for the landscape plan). The proposed project's landscaping is predominately required for conformance to the front yard plantings, which are required by the recently adopted residential landscaping standards. The developer has chosen to propose front yard landscaping concentrated along the building façade rather than distributed throughout the site. Most of the parking areas are screened, with the developer relying upon distance from the street and intervening trees to act as the buffer to parking on the west side of the site. Unlike the properties located east of this site, and north of Cottonwood Road, the rear lot line does not abut the Wessex apartment development. The rear lot line for the property at 2151 Cottonwood abuts Christofferson Park. Screening was not required behind the garages for properties that abut the Wessex apartment development; however, the Planning and Zoning Commission and staff believe it is necessary that large shrubs be included as a buffer between the two 6-stall garage buildings and Christofferson Park to soften the appearance from the open space. The developer has added large shrubs on the back side of the two garage structures, as shown on the revised Landscaping Plan received following the Commission meeting on September 20. A formal high screen planting was not required along the north property line.

The west boundary of the site will interface with single-family homes in the future. The FS development standards require a high screen along such an interface. Staff has worked with the developer to place the high screen landscaping within the outlot and move the required walkway connection towards the apartment building. This provides greater visibility and safety along the walkway and meets the intent of a buffer of the use to future single family homes.

Front yard plantings requirements include a combination of shrubs, ornamental grasses, as well as understory and overstory trees. The developer has included additional cluster landscaping along the sides of building to meet the minimum screening requirements for the ground-mounted mechanical units.

Perimeter parking lot landscaping that includes overstory trees is required along the portions of the driveways, parking spaces, and drive aisles to meet perimeter parking lot landscaping (See Attachment B: Major Site Development Plan, Landscaping- pg 20). Staff believes the project meets the intended parking lot dispersal requirements as proposed.

The trash receptacles are screened with 1" by 6" vertical cedar wood alternating slats to a height of six feet. The site plan does not include gates for the enclosure due to their orientation. Gates are not necessary to meet screening requirements in Section

29.408(3) of the Municipal Code, since the garbage collection enclosure screens the garbage dumpster from all public rights-of-way and from adjacent properties.

Circulation.

Site access is from one driveway off Cottonwood Road. Cottonwood Road is planned to be extended west to connect to the existing segment of Cottonwood Road, in the Suncrest Subdivision, once the land between Village Park Subdivision and Suncrest Subdivision is annexed into the City and developed as residential. Public sidewalks (5-foot wide) in the right-of-way for Cottonwood Road provide a connection to the shared use path (10-foot wide) that will cross through the site between University Boulevard and the southern boundary of Village Park Subdivision. The shared use path will connect to the Ames community bike trail/shared use path system, and is planned in the future to connect to the regional multi-county bike trail system south of Ames (See *Attachment F: Landscape Plan for Outlots A & D, Village Park Subdivision*). In addition a 5-foot wide sidewalk in Outlot B, adjacent to the west boundary of Lot 5, will provide access to the Christofferson Park north of Village Park Subdivision.

The shared access between Lots 2 and 3, also serves as a temporary emergency vehicle access that extends through the Wessex Apartment development adjacent to the north, and out to Oakwood Road, until such time that Cottonwood Road is extended to the west to connect with the existing Cottonwood Road in the Suncrest Subdivision.

Building Design.

The overall footprint of the proposed apartment building is approximately 105 feet by 64 feet. Minimum building front, side and rear yard setbacks are all met by the proposed placement of the apartment building on the lot. The site plan shows the garage structures 12.31 feet from the north property line (See *Attachment B: Major Site Development Plan*).

The 12-unit building is consistent with the maximum building size allowed in the FS-RM zoning district. The building is two stories in height. Four stories, or 50 feet, whichever is lower, is the maximum building height permitted for multiple-family dwellings in the FS-RM zone. The apartment building design incorporates a flat roof design with a parapet on the south building elevation. As discussed in the background, the proposed contemporary look is a departure from other designs approaches seen in this area and throughout the community. Staff supports diversity in architectural design overall, but does want to consider the general compatibility and features of a project. Staff believes that use of parapets on one side (front façade) of the building and the elongated height of the parapets does create some disproportionate elements on the front facade. Some modifications to these features could benefit the overall design by extending sidewalls back from the parapet into the roof to create the appearance of more mass tied into the overall building rather than a standalone parapet. A different option would be to add shed roof elements with an eave in place of the vertical parapets to enhance interest for the overall massing and create roofline variation.

Three primary exterior materials are proposed for the building. The majority of the first and second levels are to be surfaced with a vertical flush seam metal panel and galvalume finished corrugated siding in both a vertical and horizontal orientation. The metal panels and the galvalume corrugated siding will extend above the roof line to form

the parapet on the south building elevation. Each unit on the ground level will have an exterior door on the south, or north sides. The doors on the front (south) side of the building will not be visible from the street since they are at a 90 degree angle to the street. Apartment units on the second level will be accessed through an exterior door on the east and west sides of the building leading to stairs to reach the second level.

The two (6-stall) garage structures will have similar materials and design features to the apartment building. Galvalume Finish Corrugated Metal Siding, with a horizontal orientation will cover the four walls of each garage. The garages will have a roof that slopes toward the back, but will be concealed by a parapet. Metal trim will be used along the edges of the garage walls, and around each garage door (See *Attachment C: Building Elevations & Attachment D: Garage Elevations*).

Major Site Development Plan Criteria. Additional criteria and standards for review of all Major Site Development Plans 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.

- 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 has met the required storm water quantity and quality measures by use of the proposed regional detention facilities on the southeast and northeast areas of the site.

- 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 12 dwelling units on this lot, comprising 20 bedrooms, consistent with prior determination at the time of rezoning and subdivision approval.

- 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, sprinkler, and hydrant requirements and found that the requirements of the Fire Department are met.

- 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 site location and proximity to other uses.

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

The site is currently devoid of any significant vegetation. Minimal grading will occur for the construction of the buildings. The site is relatively flat and grading will occur mostly to direct storm water where required.

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.

Access to this site from Cottonwood Road is through one access point at the southeast corner of the property. Vehicular and pedestrian access is accommodated between the subject property, and other properties (buildings) within the Village Park subdivision. The on-site sidewalks, sidewalks in the public street right-of-ways, and shared use paths provide pathways throughout the site, and to external connections to allow for circulation throughout the community, and eventually within the Central Iowa region.

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 for the screening of parking areas. Gates are not needed on the trash enclosure to comply with the zoning ordinance standards for screening garbage collection areas. In this plan the design has a large opening for rollout of the dumpster with no gate to obscure or secure the dumpster. The apartment building provides a high degree of separation and screening of the parking and garages in the rear yard from adjoining views, and as viewed from Cottonwood Road.

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.

A shared access is planned for the subject property (Lot 5), and the adjacent property to the easement (Lot 4), to minimize the number of curb cuts onto Cottonwood Road.

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.

Additional information is needed on the proposed exterior lighting, to determine

compliance, prior to the occupancy of the apartment building. The proposed lighting must meet the lighting standards, found in Sec 29.411 of the *Municipal 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.*

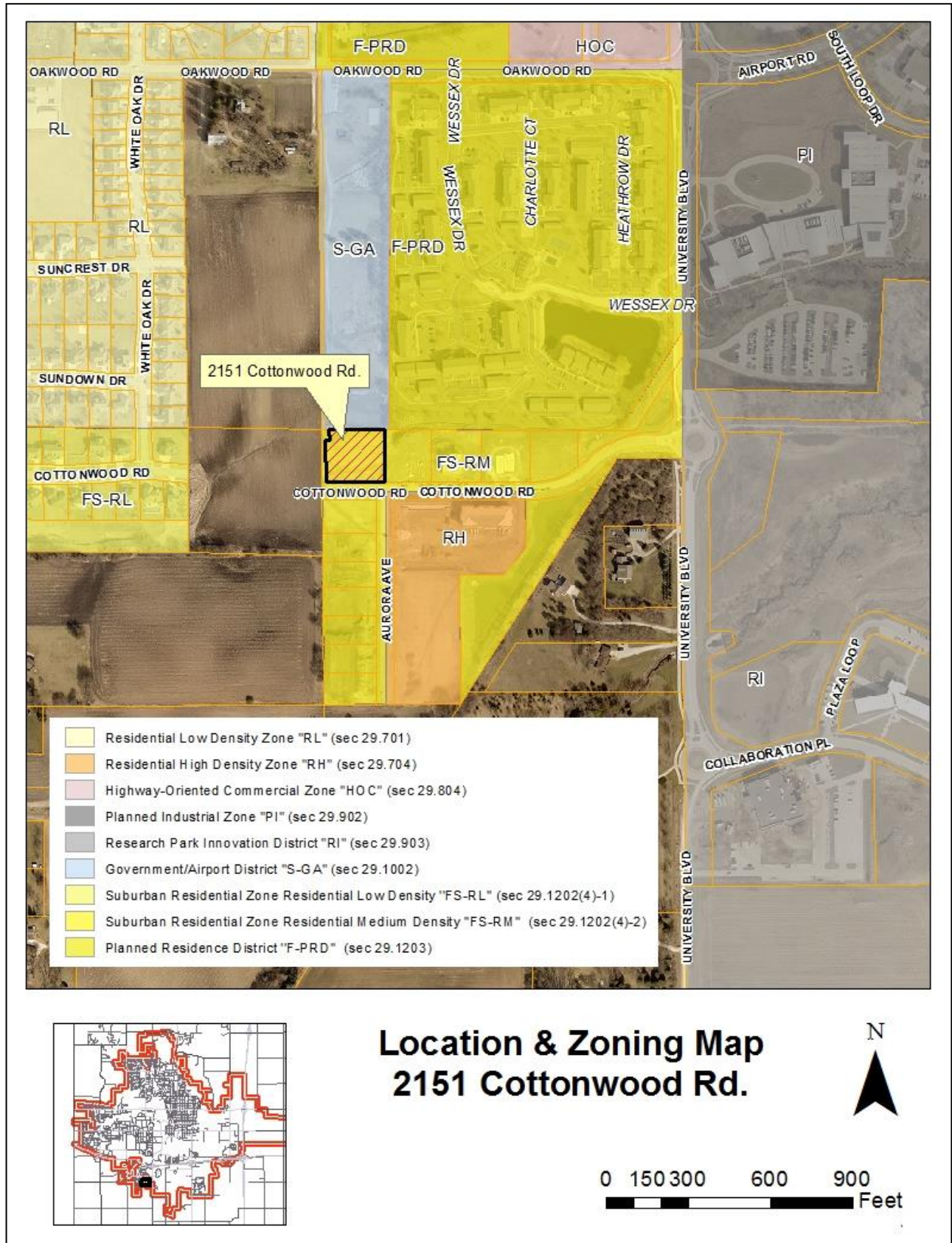
The proposed residential uses are not expected to exceed the level of nuisances, typical of this type of development, beyond acceptable levels, as prescribed in other applicable State and City regulations.

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 scale of the proposed apartment building, in relation to the lot size, is appropriate, given minimum building setback requirements, landscaping requirements, and areas of the site planned for parking. The architectural design incorporates various planes to the building and use of exterior materials to create visual interest and address the scale and aesthetics of the building. The developer has proposed the maximum number of units (12) in a multiple family structure within the FS-RM zoning district. The density of development is well within the approximate densities found on the approved Master Plan for this subdivision. Open areas and landscaped areas meet the quantitative standards of the zoning ordinance and allow for informal activities by the future residents of this subdivision.

The Development Review Committee has reviewed the Major Site Development Plan and found that it complies with all other requirements of the Ames Municipal Code.

Attachment A: Location & Zoning Map

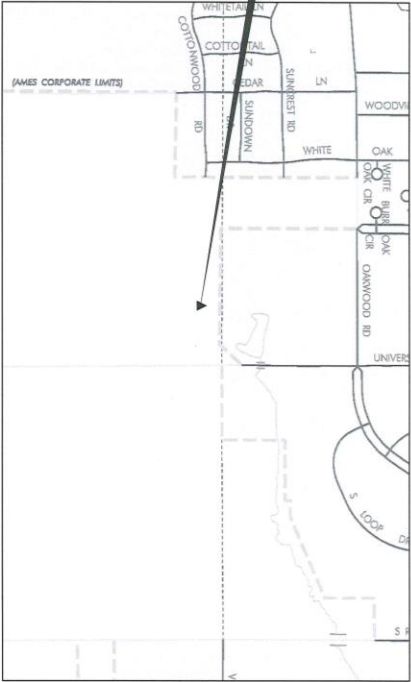


Attachment B: Major Site Development Plan (Title Sheet)

HUNZIKER DEVELOPMENT CO. CONSTRUCTION PLANS FOR 2151 COTTONWOOD ROAD LOT 5 - VILLAGE PARK SUBDIVISION MAJOR SITE DEVELOPMENT PLANS JULY 2017

RECEIVED
OCT 04 2017
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

GOVERNING SPECIFICATIONS
THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) 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 2015 AND ALL CURRENT GENERAL SPECIFICATIONS AND MATERIALS SPECIFICATIONS SHALL GOVERN AS REFERENCED.
ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
MAY 2009 AS ADOPTED BY IOWA DEPARTMENT OF TRANSPORTATION.



NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW, IOWA CODE CHAPTER 489.29-489.30.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS OBTAINED BY VISUAL SURVEY AND RECORD DRAWINGS. SPACE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

DATE	PLAN REVISIONS	APPROVED BY	MODIFICATIONS



7729 FOND ST. P.O. BOX 868
AMES, IA 50010
Phone: (515) 233-4000
www.boltonandmenk.com



OWNER:
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

SHEET INDEX	
1	TITLE SHEET
2	GENERAL NOTES
3	QUANTITIES AND DETAILS
4	GRADING AND STORM SEWER
5	GRADING AND STORM SEWER
6	PARKING LAYOUT
7	PARKING LAYOUT
8	UTILITIES
9	UTILITIES
10	LANDSCAPING
11	LANDSCAPE DETAILS

OWNER:
HUNZIKER DEVELOPMENT COMPANY, LLC
105 S. 16TH STREET
AMES, IA 50010

APPLICANT:
HUNZIKER DEVELOPMENT COMPANY, LLC
105 S. 16TH STREET
AMES, IA 50010

PLAN PREPARED BY:
BOLTON & MENK, INC.
2720 FOND STREET
AMES, IA 50010

LEGAL DESCRIPTION:
LOT 5 OF VILLAGE PARK SUBDIVISION, 1ST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.

ZONING DESIGNATION:
SUBURBAN RESIDENTIAL, MEDIUM DENSITY (SR-M)

PROPOSED LAND USE:
APARTMENT BUILDINGS

MINIMUM BUILDING SETBACKS:
FRONT LOT LINE - 25 FT
SIDE LOT LINE - 10 FT (13 STORY)
REAR LOT LINE - 25 FT

PRELIMINARY

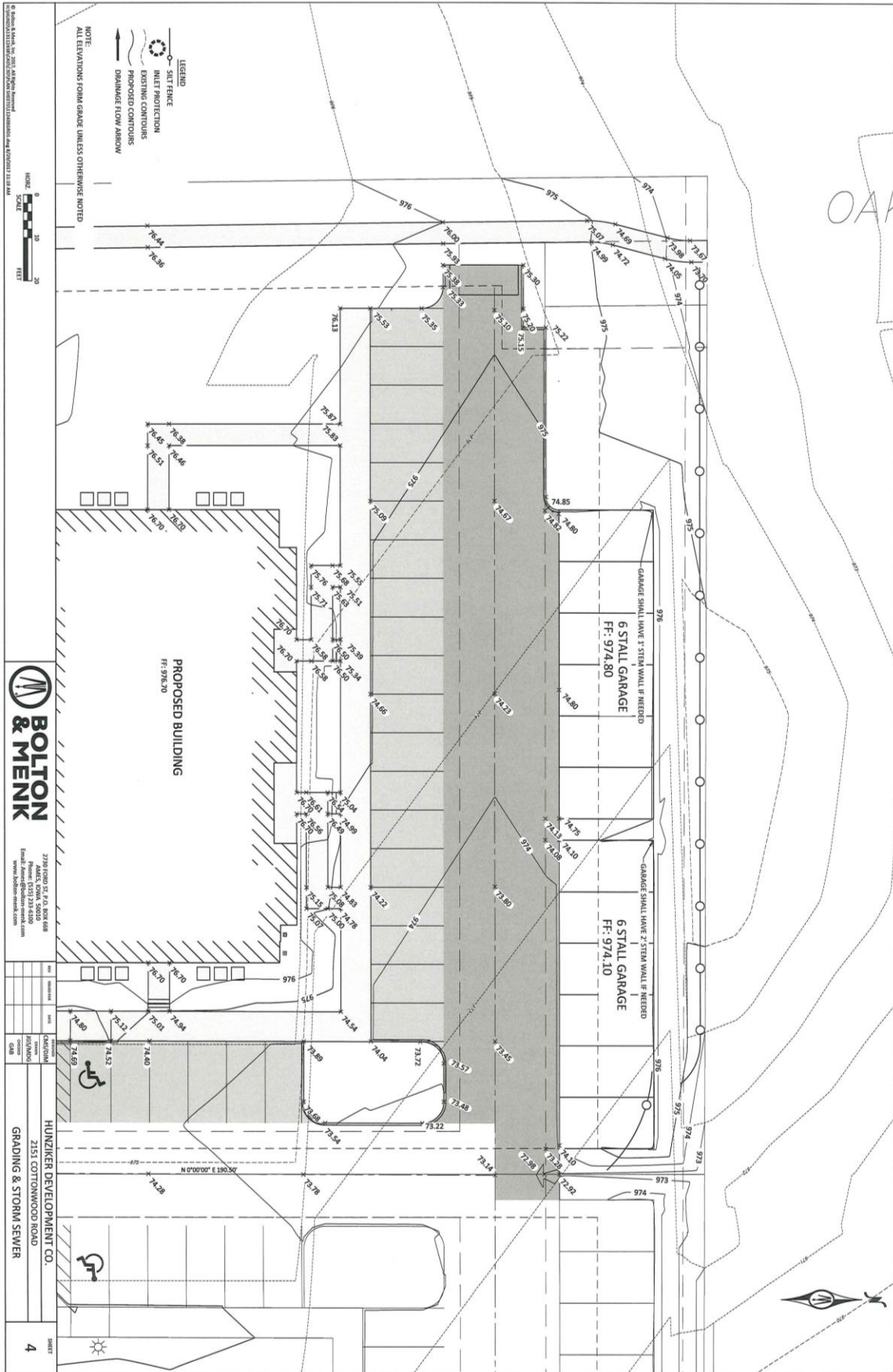
REGISTERED PROFESSIONAL ENGINEER
IOWA LICENSE NO. 23294
EXPIRES 12/31/2017

REGISTERED PROFESSIONAL ENGINEER
IOWA LICENSE NO. 23294
EXPIRES 12/31/2017

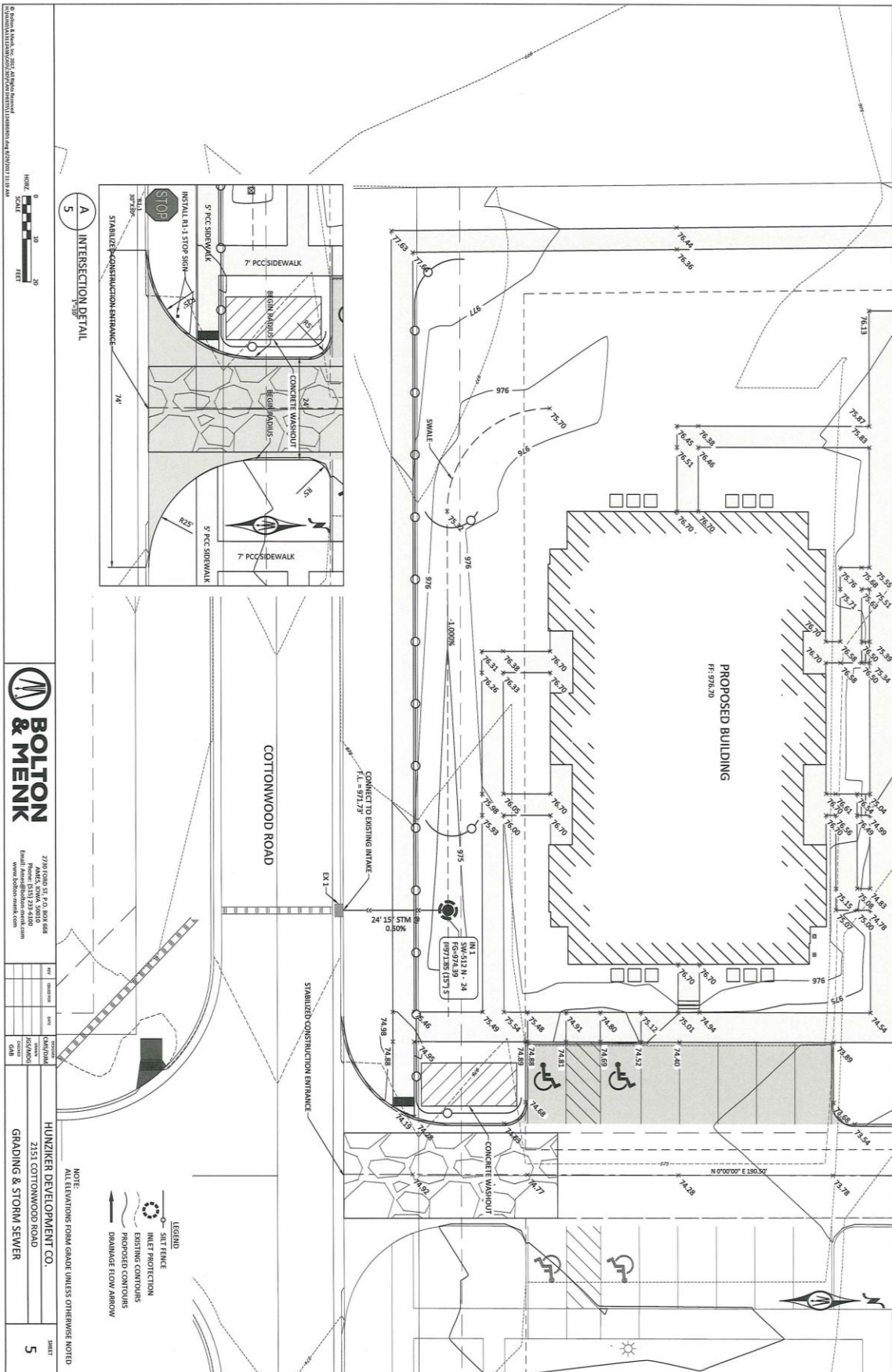
ALL SHEETS

PROJECT NAME	SHEET
HUNZIKER DEVELOPMENT CO. 2151 COTTONWOOD ROAD	1
TITLE SHEET	1

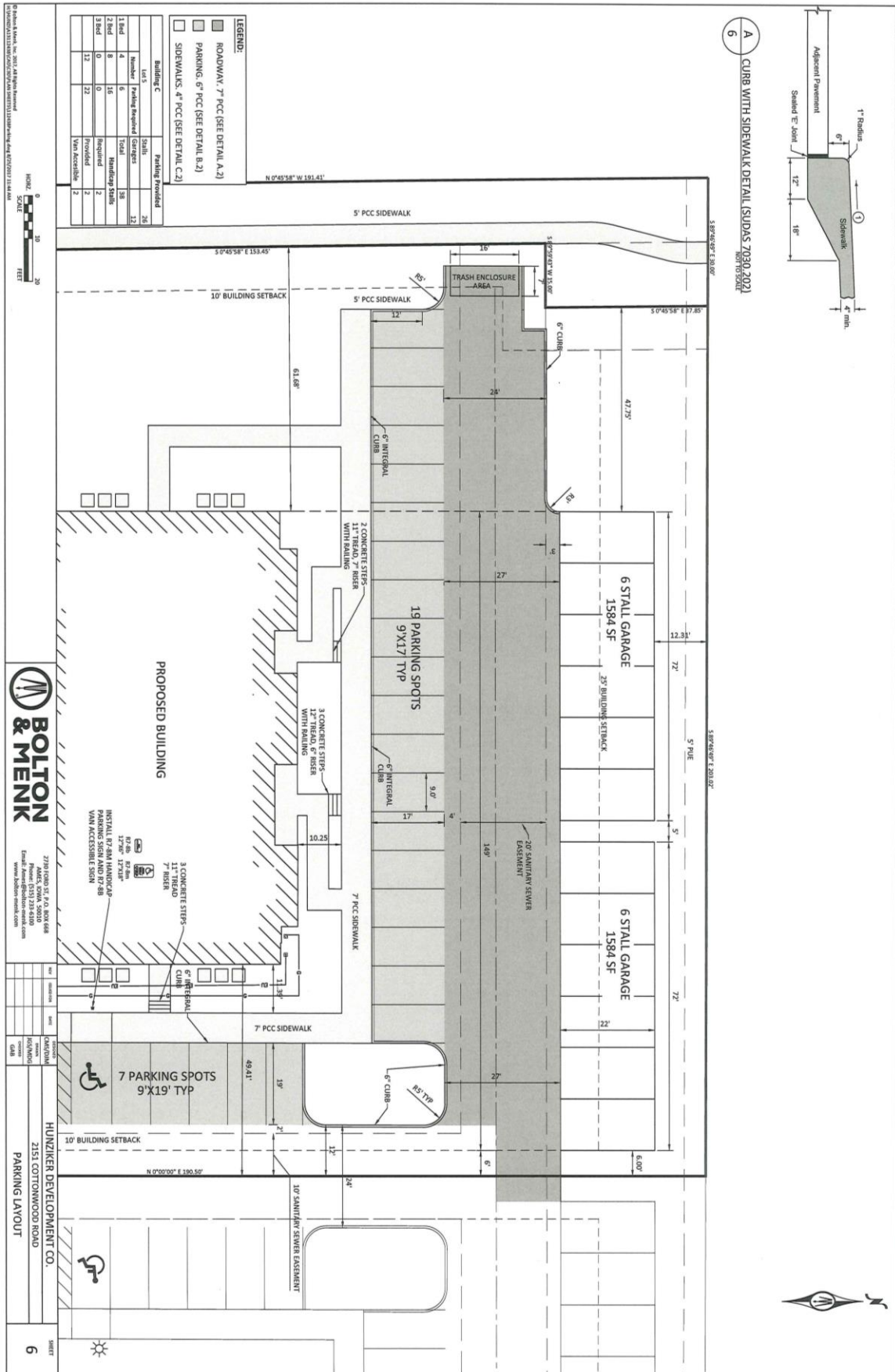
Attachment B: Major Site Development Plan (Grading & Storm Sewer)



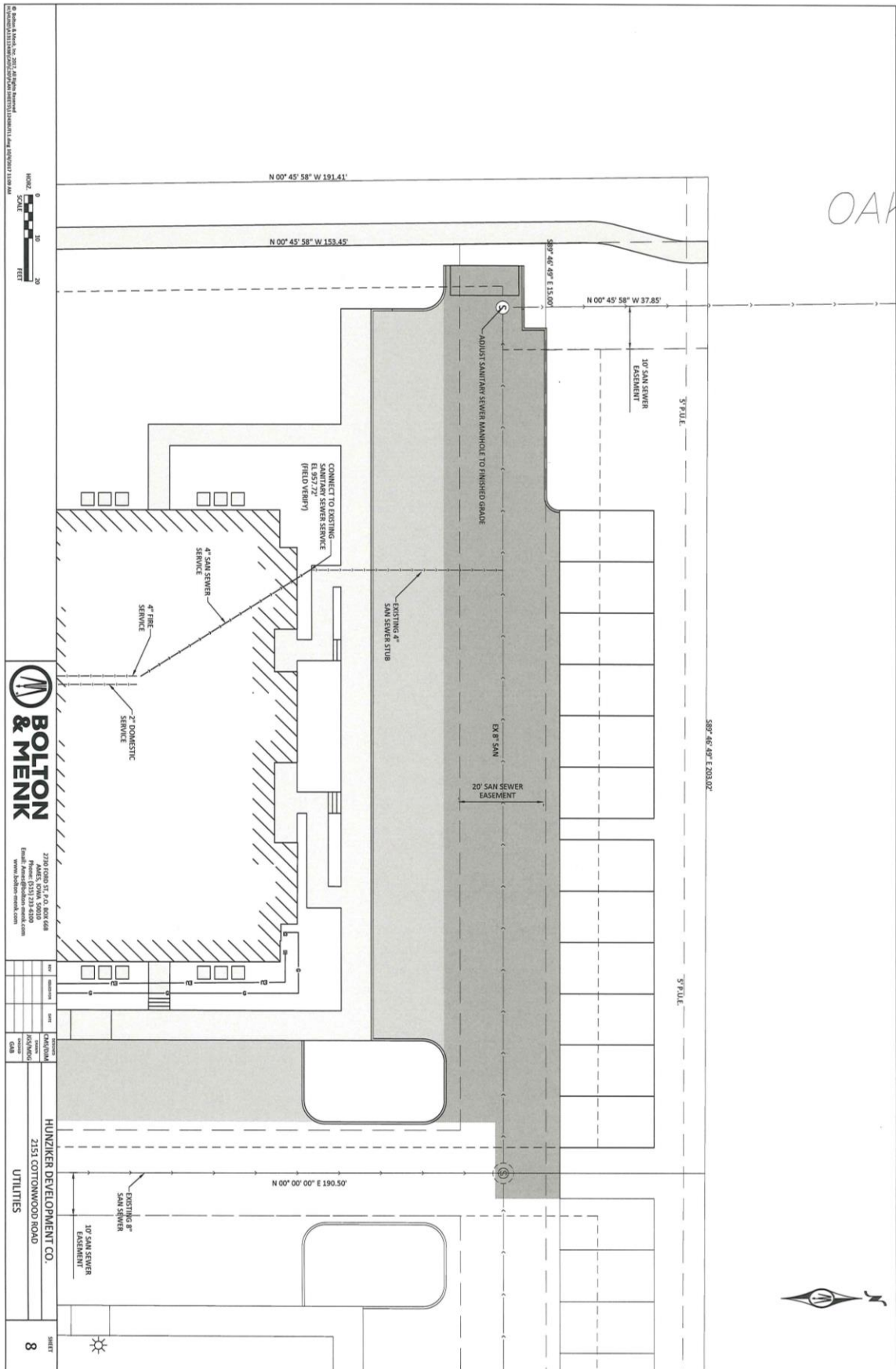
Attachment B: Major Site Development Plan (Grading & Storm Sewer)



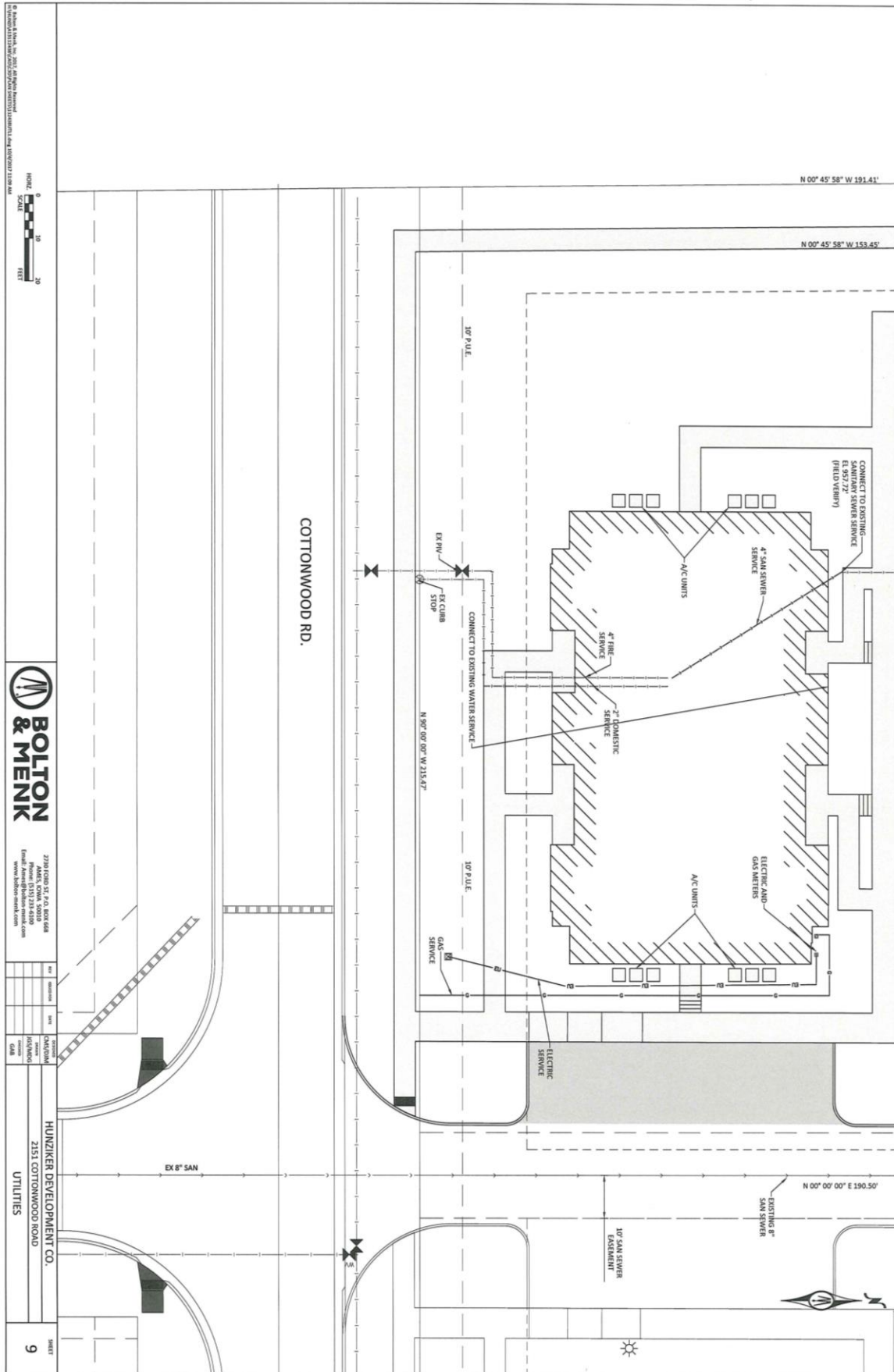
Attachment B: Major Site Development Plan (Parking Layout)



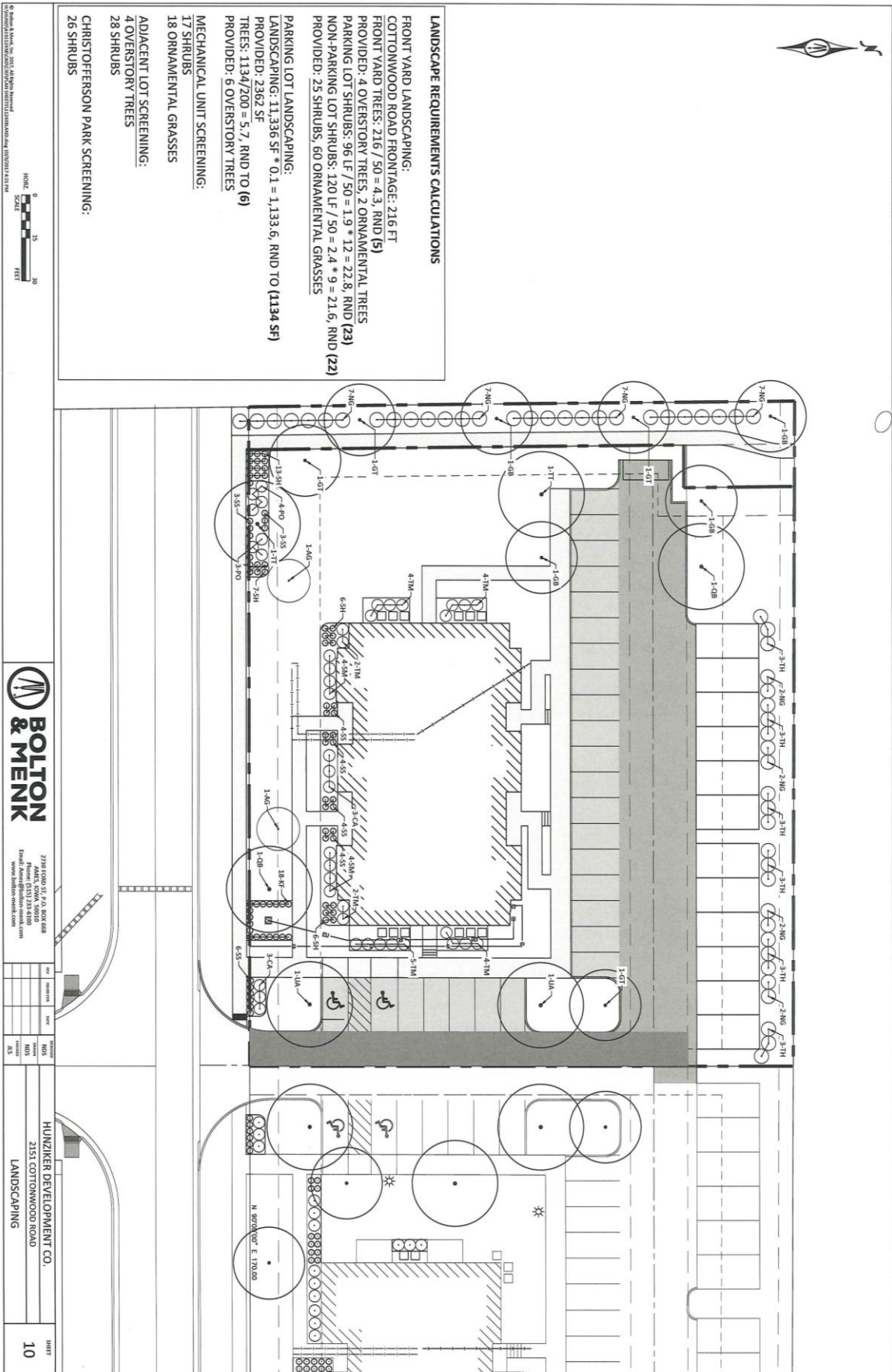
Attachment B: Major Site Development Plan (Utilities)



Attachment B: Major Site Development Plan (Utilities)



Attachment B: Major Site Development Plan (Landscaping)

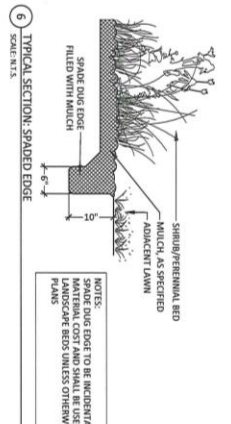
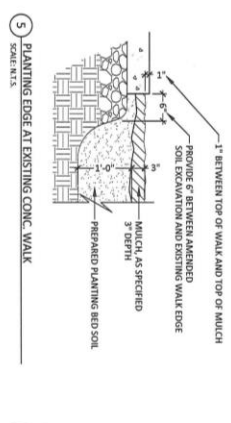
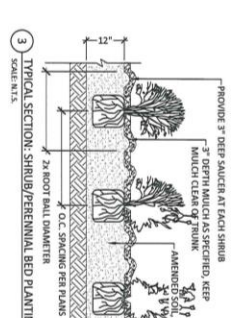
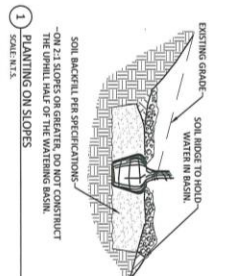
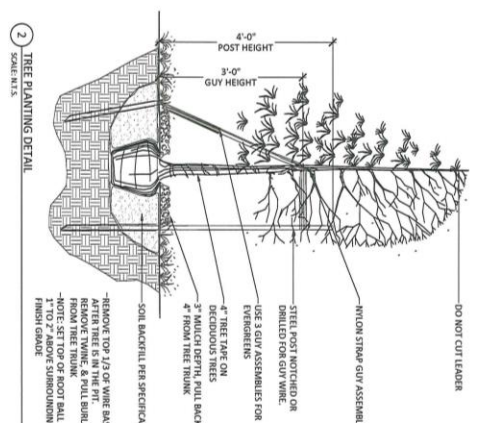


Attachment B: Major Site Development Plan (Landscape Details)

MASTER PLANT SCHEDULE - TREES & SHRUBS

Qty	Spec	Scientific Name	Common Name	Unit Size	Spacing	Quantities
LOT 5 PLANT SCHEDULE						
Deciduous Trees						
4 CT		<i>Quercus bicolor</i>	White Oak	EA, 1.5' R88	see plan	
2 1/4		<i>Ulmus americana</i>	American Elm	EA, 1.5' R88	see plan	
4 CT		<i>Quercus alba</i>	White Oak	EA, 1.5' R88	see plan	
2 CT		<i>Quercus bicolor</i>	White Oak	EA, 1.5' R88	see plan	
Ornamental Trees						
2 AC		<i>Achmenanthe gracillifera</i>	Madame Butterfly	EA, 6' to 8' B88	see plan	
Shrubs						
6 CA		<i>Cornus alba</i>	White Dogwood	EA, 42 Cont.	see plan	
7 TO		<i>Physocarpus opulifolius</i>	Dwarf Gold Minkbark	EA, 42 Cont.	see plan	
2 1/4		<i>Hydrangea</i>	Doyle's Hydrangea	EA, 42 Cont.	see plan	
8 3/4		<i>Syringa</i>	Doyle's Korean Lilac	EA, 42 Cont.	see plan	
36 NG		<i>Forsythia</i>	Northern Gold Forsythia	EA, 42 Cont.	see plan	
18 TH		<i>Texas x media</i>	Hydrat	EA, 42 Cont.	see plan	
Ornamental Grasses						
28 SS		<i>Sporobolus heterostachyus</i>	Prairie Dropseed	EA, #1 Cont.	see plan	
28 SS		<i>Scyzanthidium scoparium</i>	The Blues	EA, #1 Cont.	see plan	
18 EF		<i>Chamaecrista</i>	Kent Feather Grass	EA, #1 Cont.	see plan	

- GENERAL NOTES: LANDSCAPE PLANTING**
- MASTER PLANT SCHEDULE: ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES ARE LISTED IN THE MASTER PLANT SCHEDULE. THE PLANT SCHEDULE IS THE BASIS FOR THE QUANTITIES AND THE QUANTITIES SHOWN IN THE PLAN.
 - PLANTING LAYOUT: STATE ALL TREE LOCATIONS AND A TYPICAL SHRUB/ORNAMENTAL GRASS BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 - SHRUBS/ORNAMENTAL GRASS PLANTING: SHRUBS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. CONTRACTOR TO USE SHREDED HARDWOOD MULCH AROUND SHRUBS/ORNAMENTAL GRASS GROUPINGS. TREES LOCATED IN TREE AREA SHALL BE MULCHED TO 18 INCHES FROM TRUNK (6" DIA RING) IN ALL DIRECTIONS AND TO A DEPTH TO 3" USING SHREDED HARDWOOD MULCH.
 - AMENDED SOIL MIX AND SHREDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING BID ITEMS.
 - CONTRACTOR TO PROVIDE 6" MIN. TOPSOIL ON ALL AREAS TO RECEIVE TURE SEEDING. TOPSOIL MUST BE FROM ON-SITE OR SOIL CONDITIONED AND TILED INTO THE TOP 6 INCHES WITH AT LEAST A 5% ORGANIC CONTENT.
 - CONTRACTOR TO PROVIDE AMENDED SOIL MIX FOR INCORPORATION INTO BACKFILL OF ALL ORNAMENTAL GRASS, SHRUB AND TREE AREAS. THIS AMENDED SOIL MIX SHALL CONSIST OF 5% ORGANIC MATTER INCORPORATED INTO THE TOP 6 INCHES OF PLANTING AND AMENDED SOIL MIX SHALL CONSIST OF 5% ORGANIC MATTER INCORPORATED INTO THE TOP 6 INCHES OF SOIL. CONTRACTOR TO OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. CONTRACTOR TO PROVIDE CERTIFICATION OF ORGANIC MATTER CONTENT OF EXISTING SOIL AND/OR COMPOST AND EXISTING SOIL BLEND PRIOR TO INCORPORATING MATERIAL AROUND ORNAMENTAL GRASSES, SHRUBS AND TREES.
 - PLANT MATERIAL PROVIDING SCREENING FOR THE MECHANICAL UNITS SHALL BE AT LEAST 75% OF THE HEIGHT OF THE SCREENING PLANTS AT THE TIME OF PLANTING. CONTRACTOR TO VERIFY SOIL FRESH TO SCREENING AND INSTALL OF SCREENING PLANTS.
 - SHRUBS PROVIDING SCREENING OF MECHANICAL UNITS SHALL BE A MINIMUM OF 4' IN HEIGHT AT THE TIME OF PLANTING. CONTRACTOR TO VERIFY SIZE PRIOR TO ORDERING AND INSTALL OF SCREENING PLANTS.



NOTES:

- SPADE EDGE TO BE INCIDENTAL TO PLANT MATERIAL. COSTS AND SHALL BE LISTED ON ALL LANDSCAPE BEDS UNLESS OTHERWISE NOTED ON PLANS.



BOLTON & MENK

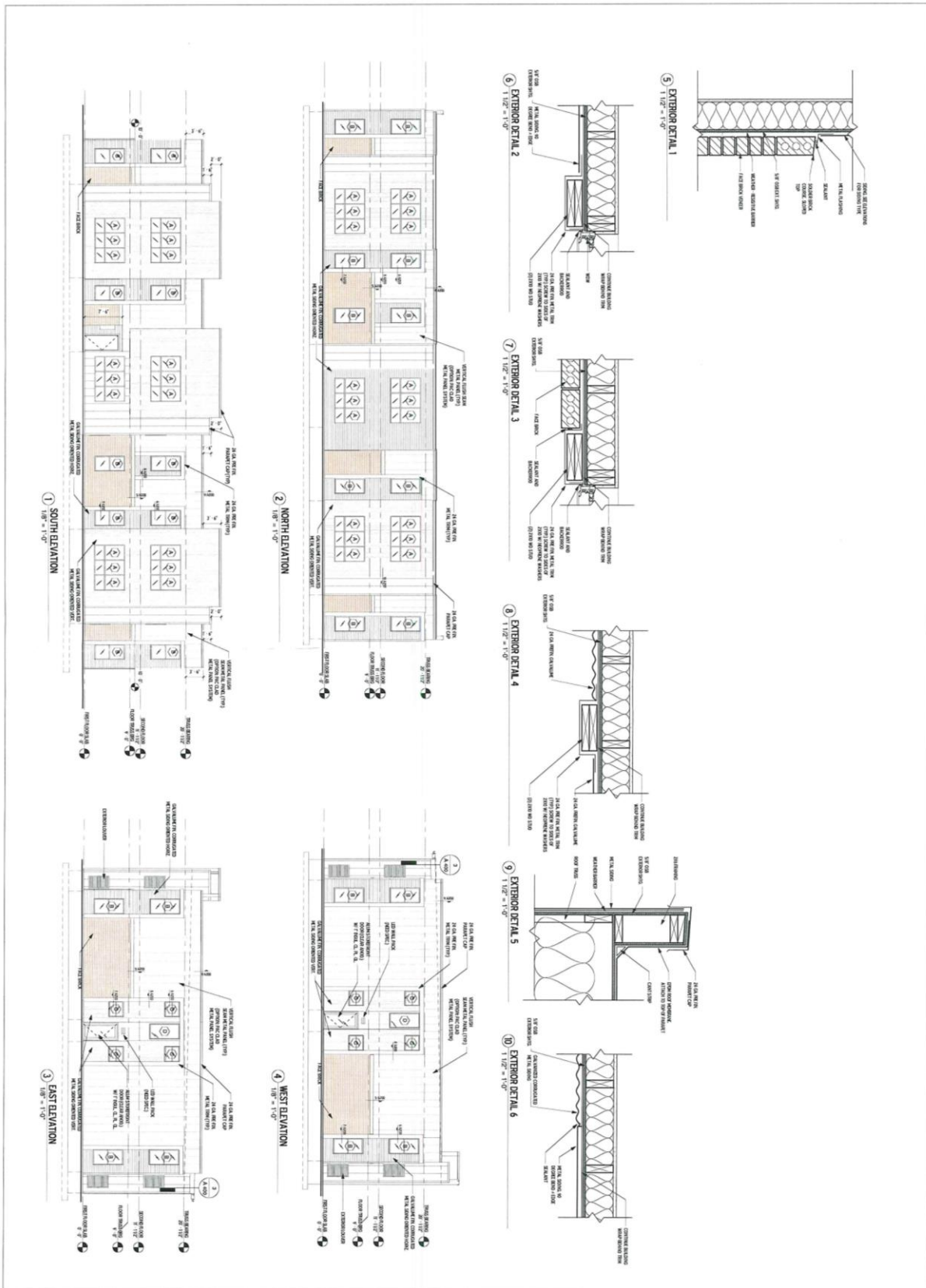
27295 STATE ST. SUITE 600
ALABAMA CITY, AL 35010
Phone: (205) 233-6800
Fax: (205) 233-6800
www.boltonmenk.com

NO.	DATE	REVISION

HUNZIKER DEVELOPMENT CO.
2151 COTTWOOD ROAD
LANDSCAPE DETAILS

SHEET 11

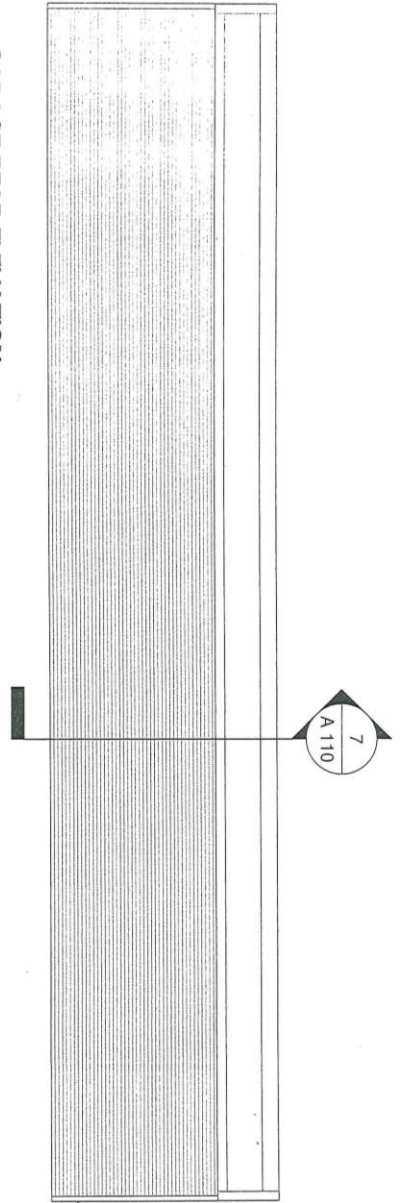
Attachment C: Building Elevations



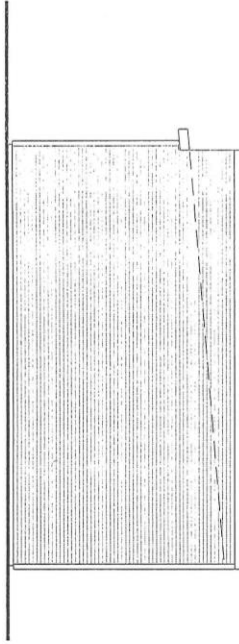
A 200 BUILDING ELEVATIONS	No. _____ Description _____ Date _____	Project: HUNZIKER APARTMENTS - 12 PLEX	THE DESIGN PROFESSIONAL NAMES ARE AND ALL RESPONSIBILITY AND LIABILITY FOR PROGRAMS THAT ARE NOT SHOWN ARE TO BE OBTAINED FROM THE PLANS, SPECIFICATIONS AND THE DESIGN AGREEMENT. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY PROGRAMS THAT DO NOT FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE AND INSTRUCTIONS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY PROGRAMS THAT ARE NOT SHOWN AND ALL LIABILITY.
	Project No.: 10101 Date: 11-19-2011 Designer:	Project: 1411 14th Ave, Ste. 101 Denver, CO 80202 Phone: (303) 232-4442 www.srb-a.com	

Attachment D: Garage Elevations

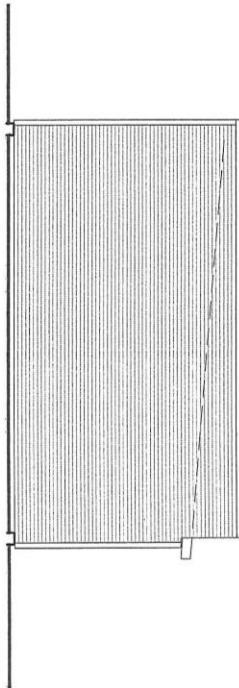
6 GARAGE REAR ELEVATION
1/8" = 1'-0"



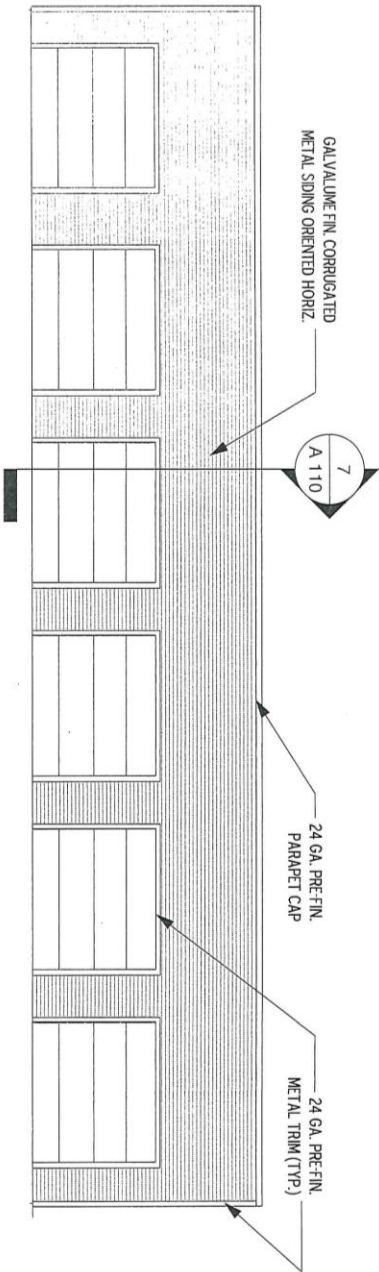
4 GARAGE SIDE 1 ELEVATION
1/8" = 1'-0"



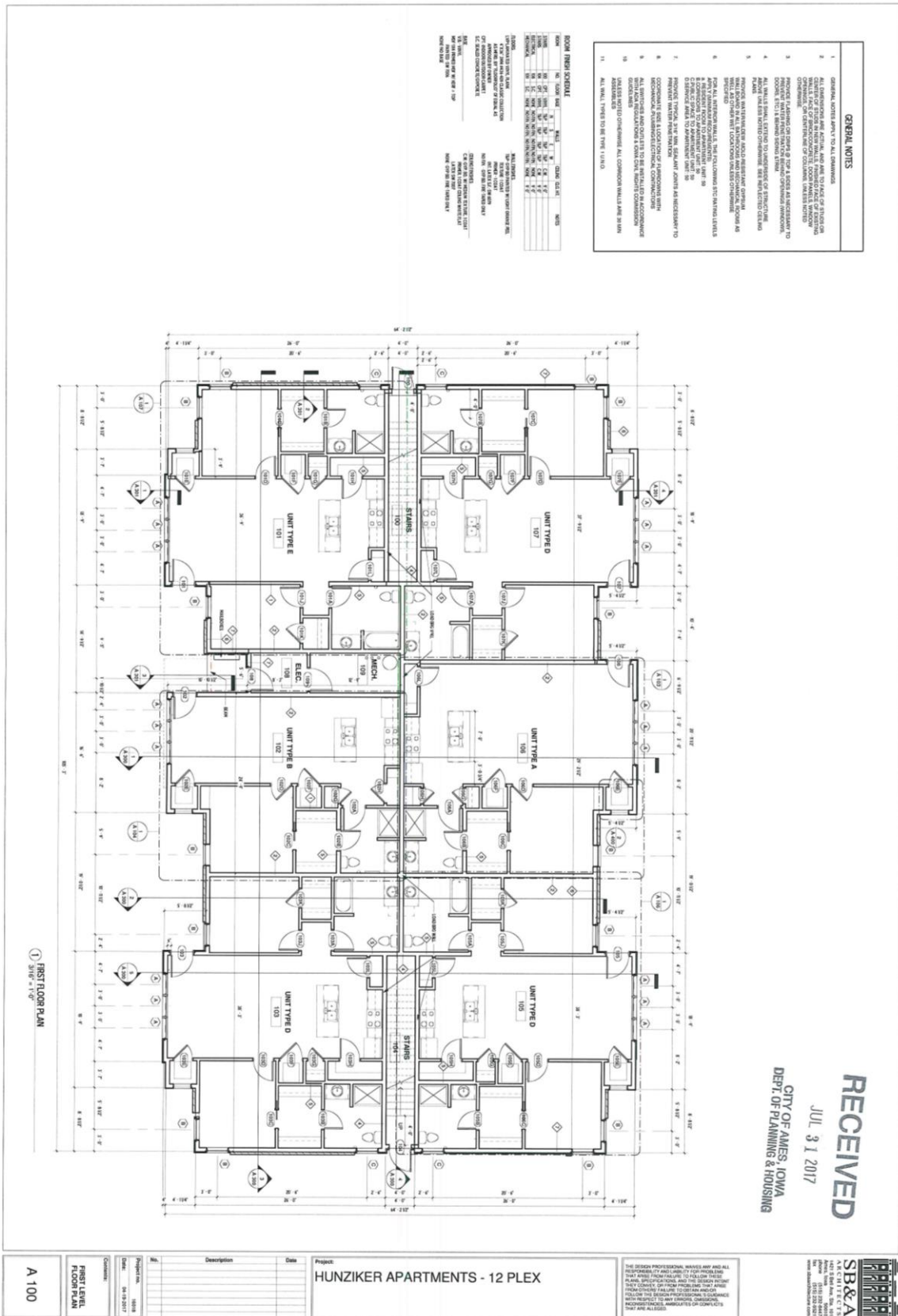
5 GARAGE SIDE 2 ELEVATION
1/8" = 1'-0"



3 GARAGE FRONT ELEVATION
1/8" = 1'-0"



Attachment E: Floor Plans (First Floor)



- GENERAL NOTES**
1. GENERAL NOTES APPLY TO ALL DRAWINGS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF AMES, IOWA DEPARTMENT OF PLANNING & HOUSING STANDARDS AND SPECIFICATIONS FOR MULTIFAMILY HOUSING.
 3. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 4. ALL WALL SMALL SETBACK TO UNDERPINNING OF STRUCTURE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT.
 5. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 6. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 7. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 8. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 9. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 10. PROVIDE FINISHING FOR UNIT B, UNIT A AND UNIT D AS NECESSARY TO MATCH FINISHING FOR UNIT C.
 11. ALL WALL TYPES TO BE TYPE 1 (1/4\"/>

ROOM FINISH SCHEDULE

ROOM	FINISH	UNIT	FINISH	UNIT
100	MECH	105	MECH	105
101	MECH	107	MECH	107
102	MECH	102	MECH	102
103	MECH	103	MECH	103
104	MECH	104	MECH	104
105	MECH	105	MECH	105
106	MECH	106	MECH	106
107	MECH	107	MECH	107
108	MECH	108	MECH	108
109	MECH	109	MECH	109
110	MECH	110	MECH	110
111	MECH	111	MECH	111
112	MECH	112	MECH	112
113	MECH	113	MECH	113
114	MECH	114	MECH	114
115	MECH	115	MECH	115
116	MECH	116	MECH	116
117	MECH	117	MECH	117
118	MECH	118	MECH	118
119	MECH	119	MECH	119
120	MECH	120	MECH	120

RECEIVED
 JUL 31 2017
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

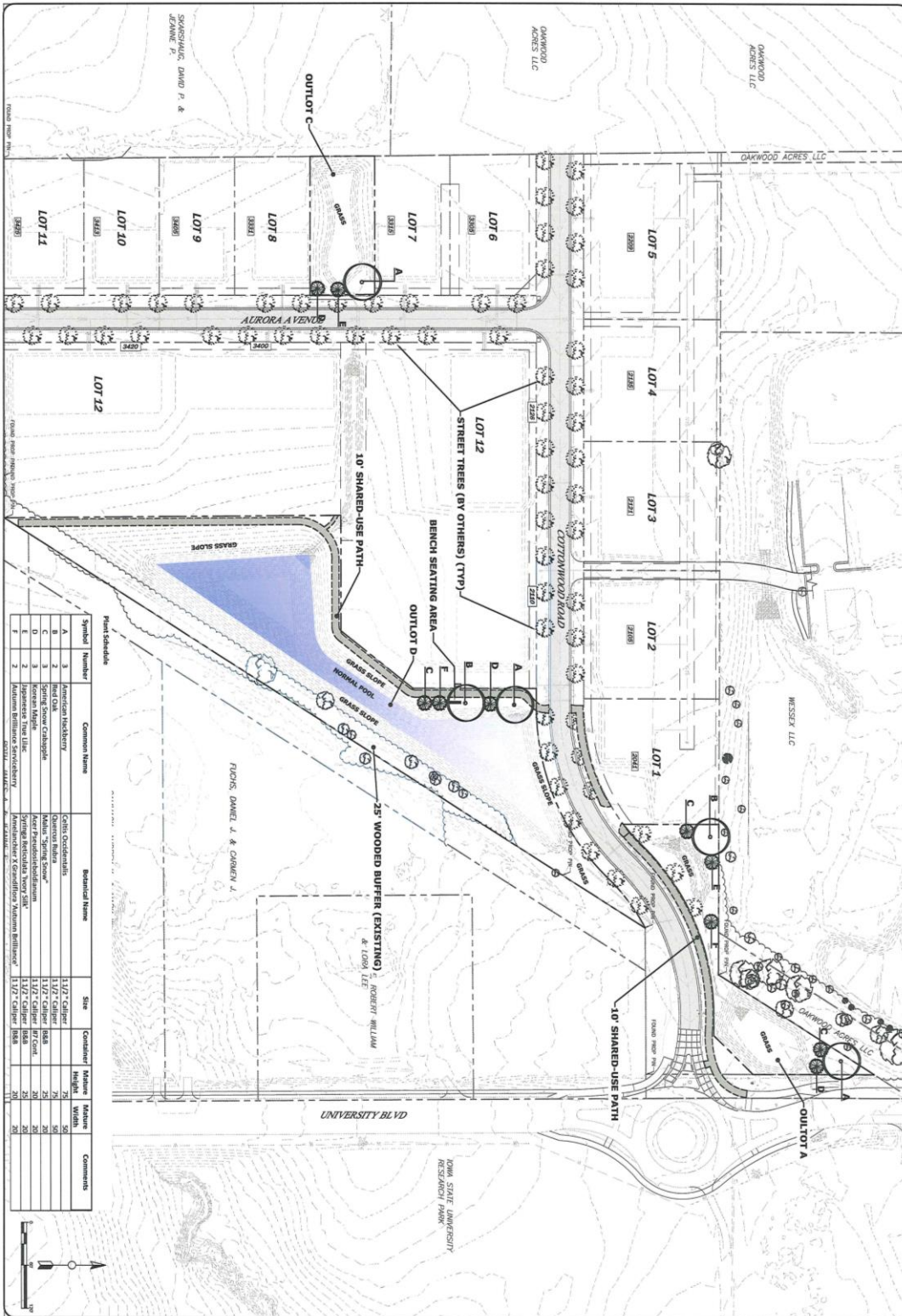
SB&A
 ARCHITECTS
 1010 13th Street, Suite 100
 Ames, IA 50010
 515.281.2828
 www.sbanda.com

No.	Description	Date

Project: HUNZIKER APARTMENTS - 12 PLEX
Scale: 1/8" = 1'-0"
Sheet: A 100
Revision: 10/18/16
Drawn: S.A. BROWN
Checked: S.A. BROWN

THE DESIGN PROFESSIONAL WARRANTS AND ALLS THAT SHE HAS PREPARED TO FOLLOW THE CITY OF AMES, IOWA DEPARTMENT OF PLANNING & HOUSING STANDARDS AND SPECIFICATIONS FOR MULTIFAMILY HOUSING. SHE WARRANTS THAT SHE HAS PREPARED THE DRAWINGS IN ACCORDANCE WITH THE CITY OF AMES, IOWA DEPARTMENT OF PLANNING & HOUSING STANDARDS AND SPECIFICATIONS FOR MULTIFAMILY HOUSING. SHE WARRANTS THAT SHE HAS PREPARED THE DRAWINGS IN ACCORDANCE WITH THE CITY OF AMES, IOWA DEPARTMENT OF PLANNING & HOUSING STANDARDS AND SPECIFICATIONS FOR MULTIFAMILY HOUSING. SHE WARRANTS THAT SHE HAS PREPARED THE DRAWINGS IN ACCORDANCE WITH THE CITY OF AMES, IOWA DEPARTMENT OF PLANNING & HOUSING STANDARDS AND SPECIFICATIONS FOR MULTIFAMILY HOUSING.

Attachment F: Village Park Subdivision and Landscape Plan



Plant Schedule

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Width	Mature Height	Comments
A	3	American Hackberry	Celtis occidentalis	1 1/2" Caliper	18" x 18"	20'	20'	
B	2	Red Oak	Quercus rubra	1 1/2" Caliper	18" x 18"	20'	20'	
C	3	Spring Snow Crabapple	Malus 'Spring Snow'	1 1/2" Caliper	18" x 18"	20'	20'	
D	2	Red Maple	Acer 'Red Sentinel'	1 1/2" Caliper	18" x 18"	20'	20'	
E	2	Red Maple	Acer 'Red Sentinel'	1 1/2" Caliper	18" x 18"	20'	20'	
F	2	Madison Brilliance Serviceberry	Amelanchier 'Madison Brilliance'	1 1/2" Caliper	18" x 18"	20'	20'	

1 OF 1

LANDSCAPING PLAN
 VILLAGE PARK OUTLOTS A, C, & D
 VILLAGE PARK SUBDIVISION
 3201 UNIVERSITY, 3323 AURORA, & 2036 COTTONWOOD
 AKES, IOWA



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

DATE	REVISION	BY	DATE
02/17/12	2012 PARKING CONCEPTS PER 12/17/11	DESIGNER	BAW 12/14
		DRAWN	SKS 12/14
		CHECKED	
		LAST UPDATE	12/21/11

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON ACCEPTANCE & SUBMITTAL OF THE CITY'S 2016-17 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IN CONNECTION WITH THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

BACKGROUND:

The Community Development Block Grant (CDBG) regulations require that, within 90 days from the end of its fiscal year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER), which is required to be submitted to the Department of Housing and Urban Development (HUD) on or before September 29th each year. However, staff requested and received an extension to submit the report on or by October 13, 2017.

The 2016-17 CAPER reports accomplishments in relation to goals and objectives identified in the City's 2014-2018 Consolidated Plan requirements for the use of Community Development Block Grant (CDBG) and in the Annual Action Plan for fiscal year July 1, 2016, through June 30, 2017. The regulations require that the CAPER be available for a 15-day public review and comment period, which occurred September 20, 2017, through October 5, 2017.

Attached for Council review and approval is a copy of the Executive Summary of the 2016-17 CAPER, which reports that of the \$988,492 budgeted (including administration), \$424,613 was expensed on the following activities: Public Facilities Improvements Program for Non-Profits, Renter Affordability, Acquisition/Reuse of Properties for Affordable Housing Program Activities either through the Disposition of Properties, and/or the Rehabilitation of Properties, and Acquisition of Public Facilities and Improvements. Seventy-seven (77) low-income households were assisted. Additionally, approximately \$15,729 of program income was generated from the sale of properties and repayments of single-family homes that were sold through the Homebuyer Assistance Program

A full copy of the CAPER and attachments are available for review on the City's web site at: www.cityofames.org/housing.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the submittal of the City's 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER).
2. The City Council can deny adoption of a resolution approving the submittal of the City's 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER).

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will adopt a resolution approving the submittal of the City's 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER), which is to be submitted to HUD on or by October 13, 2017.



DRAFT

CITY OF AMES

**CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORTS (CAPER)**

**CITY OF AMES FISCAL YEAR
JULY 1, 2016 THROUGH JUNE 30, 2017**



**Public Comment Period:
September 20, 2017 thru October 5, 2017**



Table of Contents

CR-05-Goals and Outcomes	1
CR-10-Racial and Ethnic composition of families assisted	14
CR-15-Resources and Investments	15
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CR-30-Public Housing	22
CR-35-Other Actions	23
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Other Documents:	30

Appendix I - Integrated Disbursement and Information System Reports (IDIS)

Appendix II - Program Maps and Budgets

Appendix III - ASSET Priorities & Funding, & Point in Time Count

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

With community input, the overall goals and outcomes of the City's 2014-18 Strategic Plan is to increase the supply of affordable housing for low and moderate income persons, and to continue to support and maintain the public service needs for special populations, homeless, and low income households. The major progress that the City made in carrying out these two overall strategies was through the implementation of the following project activities for 2016-17: Acquisition/Reuse for Affordable Housing, Renter Affordability Program, Disposition of Properties, Acquisition/Rehab of Properties, and Public Facilities Improvements for Non-profit Organizations and the Public Facilities Improvement Program.

The **Acquisition/Reuse Program** was designed to create, expand, and maintain affordable housing for homeless and low-income persons (80% or less of AMI) by: a. increasing the supply of affordable rental housing, b. improving the quality of affordable rental housing, c. increasing the availability of affordable owner-occupied housing or d. maintaining the supply of affordable owner-occupied housing. During the 2015-16 program year the acquisition of one 10-acre parcel (old Ames Middle School site) was completed. Although construction of housing has not begun, **for the 2016-17** program year the City was successful through its solicitation of Request for Development Proposal (RFP) in receiving one proposal from a Developer and after input from the neighborhood association and other interested citizens is moving forward in creating a Developer's Agreement that will outline the process of creating this land into a housing subdivision of both affordable and market rate housing for 2017-18 that will begin with the installation of the public improvements followed by the construction of affordable housing. In additionally, in 2016-17 the City was successful in receiving its first Neighborhood Revitalization Strategy Area designation for the 10 acre parcel.

The **Renter Affordability Program** was designed to provide assistance to low-income households who are at or below 60% or less of the Story County median income limits, gain access to rental housing units that will improve their housing status, and help them to secure economic stability in order to obtain and/or remain in affordable housing units. The activities implemented were a Deposit, First Month's Rent, Childcare Assistance and Transportation (Bus Passes and Fuel Vouchers) Assistance. During the program year 2016-17, 77 Households with incomes at 60% or below the AMSA were assisted through the Deposit, First Month's Rent and Transportation Assistance Programs. Of the 77 households assisted, 41 received assistance with Deposit and/or First Month's Rent, and 36 were received assistance with Transportation (22- fuel vouchers, 12-Cy-ride Bus Passes & 2-HIRTA Bus Passes). The Childcare program did not receive any eligible applicants during the program year and the funds were transferred to the Transportation program. Additionally, eight (8) households were assisted in the City's newly designated Neighborhood Revitalization Strategy Area (NRSA) called the 321 West Ames NRSA.

The **Disposition of Properties** was designed to provide maintenance and holding costs for properties purchase in previous program years. For 2016-17 activity included the on-going maintenance of five lots (State Avenue,

Sixth Street, and Maxwell). State Avenue as noted under the Acquisition/Reuse program is proceeding with creating a Developer's Agreement, and with the installation of the public infrastructure improvement. The Sixth Street properties (three lots), the City has not been successful in finding Developers to re-development these lots for affordable housing, it is anticipated for 17-18, that the lots will be sold on the open market and the funds to be redirected to the 321 State Avenue Program, and the Maxwell lot was sold under contracted Habitat for Humanity in anticipation that a new home will be constructed in program year 2017-18.

The Acquisition/Rehabilitation Activity was designed to rehabilitate properties purchased under the Acquisition/Reuse Program that need repairs before be sold to eligible buyers includes two properties (Wellons and one duplex on Stafford). During the 2016-17 program year the property at Wellons was sold under contract to Habitat for Humanity to undergo major rehabilitation and the selling of the property to an eligible Habitat home buyer will occur in program year 2017-18, and the rehabilitation of Stafford property was been completed. The Stafford property is anticipated to be sold to an eligible non-profit organization in FY 2017-18, in which the property will is preference to be rented to low-income families.

The Public Facilities Improvements Program for Non-Profits. Under this program activity for the 2016-17 program year, two (2) non-profit organizations were awarded grant funds under the program, Mainstream Living, Inc. and YSS, Inc. Mainstream Living were awarded grant funds to make ADA complaint improvements to their parking lot to accommodate habilitation services to adults with intellectual disabilities at 1200 McCormick Avenue facility. YSS were awarded grant funds to make exterior facade improvements (windows, painting, railing and ramp repair, etc.) to their facility at 804 Kellogg. The ADA parking lot improvements for Mainstream Living were successfully bid and construction work for the ADA parking lot improvements began in March and were completed in June 2017. Unfortunately, for YSS the facility improvements no bids were received within the project budget, and the project was unable to be funded, therefore the grant funds awarded to YSS, Inc. were rescinded.

The Acquisition of Land for Public Facilities and Improvements Program. Under this program for 2016-17, funds was used to purchase existing park (aka Franklin Park) that was maintain, but not owned by the City of Ames. Iowa State University indicated that they no longer desired to own the 4+ acre park. In that the park is located in the heart of the newly designated Neighborhood Revitalization Strategy Area (NRSA) for 321 State Avenue and is the only park and recreational space that is within close proximity to the 10+ acre site for the future re-development of affordable and mixed use housing.

The Neighborhood Housing Improvements and the Homebuyer Assistance Programs were not implemented during this program year. The opportunity to acquire a large parcel of land to expand the development of affordable housing for low income persons and households – which addresses the heart of the strategic plan – became the primary focus of all the activities that were implemented for the 2016-17 program year.

In addition to the outcomes listed below, a summary of accomplishments in attaining the goals and objectives for the reporting period can be found in Appendix I, along with a project map and budget in Appendix II.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

For the 2016-17 program year, the original projects slated to be addressed was the Renter Affordability, Public Facility Improvements for Non-Profit Organizations, Homebuyer Assistance, Public Infrastructure Improvements for State Avenue, Acquisition/Reuse for Affordable Housing, Disposition of Properties, and the Single-family Housing Improvements Program. In requesting, our Neighborhood Revitalization Strategy Area (NRSA) designation, as part of the public comment period, we added the Acquisition of Land for Public Facilities or Improvements. Also, the priority for the 2016-17 Program shifted to concentrate on finding a interested Developer to partner with to redevelop 321 State Avenue the initial steps (Request for Proposals, Citizen Input) took more time than anticipated, and therefore delaying the implementation of the Single-family Housing Improvement Program and of course the Homebuyer Assistance Program. Additionally, by only having implemented our Renter Affordability Program, did impact the percent of LMI that was benefitted, which was only 44%, typically we impact 100% LMI annually.

COUNCIL ACTION FORM

**SUBJECT: SWITCHGEAR AND CONTROL PANELS - TOP-O-HOLLOW
SUBSTATION EXPANSION AND BREAKER ADDITION**

BACKGROUND:

On August 22, 2017, City Council approved preliminary plans and specifications for furnishing 15kV Outdoor Metalclad Switchgear and 69kV Controls Panels for Top-O-Hollow Substation Expansion and Breaker Addition project.

Bid documents for this project were issued to thirteen companies. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to four plan rooms.

On September 27, 2017, three bids were received as shown on the attached report. While Electric Services has completed its evaluation of bids, it needs additional time to obtain site plan review comments from the Development Review Committee before recommending an award and wishes to simply report bids at this time.

ALTERNATIVES:

1. Accept the report of bids and delay award for the furnishing 15kV Outdoor Metalclad Switchgear and 69kV Controls Panels for Top-O-Hollow Substation Expansion and Breaker Addition project.
2. Award a contract to the apparent low bid.
3. Award a contract to one of the other bidders.
4. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

This project will improve reliability of the 69kV transmission system, improve service to the customers served by this substation, improve worker safety, and provide improved protection to electrical assets from fault damage.

However, because additional time is needed to obtain site plan review comments from the Development Review Committee before recommending an award, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: 2015/16 AND 2016/17 BRIDGE REHABILITATION PROGRAMS – EAST LINCOLN WAY AND DAYTON AVENUE

BACKGROUND:

The action being requested is the approval of two bridge repair projects that were identified during IDOT required biennial inspections of bridges within the City of Ames.

The 2015/16 Bridge Rehabilitation Program includes funding for the East Lincoln Way Bridge over the Skunk River. **Planned improvements for this structure include concrete repair to the bridge deck, bridge substructure, and railings. Work also includes repair of damaged structural steel on the upstream side of the bridge. Limited work will also replace a portion of the bridge approach paving to tie into new end joints along the structure.**

The 2016/17 Bridge Rehabilitation Program identifies the Dayton Avenue Bridge over the Union Pacific Railroad as being in need of repair. The bridge approach pavement has settled significantly and as such has begun to cause damage to the end railing on the bridge. **This project will replace the bridge approach pavement and install additional drainage to help aid in controlling any future settlement. Repair to the damaged bridge end railings is also planned.**

On October 4, 2017 bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid Amount</i>
Engineer's estimate	\$775,532.00
Peterson Contractors, Inc.	\$853,467.00
United Contractors, Inc.	\$875,783.90
Jasper Construction Services	\$922,756.70
Minturn, Inc.	\$956,588.80
Cramer & Associates, Inc.	\$1,036,430.80

Engineering and construction administration costs are estimated at \$100,000 bringing **total estimated costs to \$953,467.00**. Funding is identified in the CIP as \$375,000 for East Lincoln Way and \$350,000 for Dayton Avenue. There also remains \$241,910 of unallocated savings in the Bridge Rehabilitation Program from the 6th Street Bridge project, which brings the **total funds available to \$966,910**.

ALTERNATIVES:

1. a.) Accept the report of bids for the 2015/16 and 2016/17 Bridge Rehabilitation Program.

b.) Approve the final plans and specifications for this project.

c.) Award 2015/16 and 2016/17 Bridge Rehabilitation Program to Peterson Contractors, Inc of Reinbeck, IA in the amount of \$853,467.00
2. Award the repair contract to one of the other bidders.

2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By awarding the project it will be possible to prepare for spring 2018 construction and extend the life span of these structures.

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

35th Annual Report

Ames Residential Satisfaction Survey

2017



2017 Ames Resident Satisfaction Survey 35TH ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of residents. In April 2017, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population=20,487). Additionally, 1,000 Iowa State University students were randomly selected from a mailing list generated by the ISU Office of the Registrar. Stratified random sampling was used to have representation from the students based on classification (senior to graduate levels). First-year students were intentionally excluded in the ISU sample due to their minimal exposure and use of City of Ames' services. Utility bill customers received a 14-page survey booklet via U.S. Mail. The booklet included standard benchmarking questions, as well as issue-related questions written specifically for this survey. The ISU students received the same survey via email developed using the Qualtrics Survey Software. The analysis was completed with assistance from Nora Ladjahasan from Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 562 respondents who returned usable questionnaires 266 from the Ames residents (47%) and 296 from ISU students (53%). Response rate for Ames residents group was 19% and 29% for ISU students. Overall response rate for this year is 23.9%, which is 3% lower than last year (26.9%).

The number of questionnaires mailed or emailed included an oversampling of students in order to come up with the desired sample size that reflects target populations. The sample size needed to confidently generalize the findings was 382 for both groups (95% confidence level and a confidence interval of 5). Completed surveys of 562 indicated that we are 95% confident that the questions are within +/-3.61% of the results if everybody participated in the study. In other words, the findings or the data significantly reflect the responses of the total population. For more details on calculating sample size, refer to: <https://www.checkmarket.com/sample-size-calculator/>

Respondents' Personal and Social Characteristics

Table 1 illustrates the personal and social characteristics of respondents who completed the questionnaire. Column 1 lists characteristics that respondents were asked in the survey. Column 2 shows personal and social characteristics of Ames residents during the 2010-2014 American Community Survey (ACS). Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2013 and 2017.

Of the respondents in this year's survey, there are more male respondents than female (55% and 45%, respectively). Male respondents are slightly higher than the suburban stats (53%) <https://suburbanstats.org/population/iowa/how-many-people-live-in-ames>.

Sixty-one percent (61%) of the respondents have at least college degree, which is slightly lower than in 2016 and 2011-2015 ACS (63%). Twenty-nine percent of respondents are employed full-time and 53% are full-time students. Ten percent of the respondents are unemployed, higher than previous year (from 9% to 10%). This is also higher than the 2015 American Community Survey unemployment rate of 4%.

Thirty-nine percent of respondents reported their household income to be less than \$25,000, 13% report their income is between \$25,000 and \$49,999, 24% report earning \$50,000 to \$99,999, and 24% of respondents make more than \$100,000 annually. Compared to last year's survey, there are more respondents with a household income of \$100,000+ (24% for 2017 and 17% for 2016). Compared to 2011-2015 ACS, only 17% of Ames households earn \$100,000+. In general, household income of our

respondents is lower compared to 2011-2015 ACS.

Table 1. 2017 Ames Resident Satisfaction Survey respondent characteristics (%)

Characteristics	2015 American Community Survey 5_year Estimates	Survey Year				
		2013	2014	2015	2016	2017
Residence						
Less than 1 yr	-	3	1	2	<1	1
1-3 yr	-	26	25	30	30	36
4-6 yr	-	14	15	13	28	13
7-10 yr	-	9	10	7	8	9
More than 10 yr	-	48	50	48	34	41
Gender						
Female	47	52	54	55	59	45
Male	53	48	46	45	41	55
Age						
18-24	-	26	25	29	41	37
25-44	21	25	28	25	24	23
45-64	14	28	24	25	20	28
65-74	4	12	14	11	8	13
Over 75	4	9	9	10	6	9
Education						
Some HS	3	1	1	<1	<1	
HS diploma	13	8	6	6	5	5
Some college	23	29	27	28	33	34
College degree	30	25	24	24	28	22
Some grad work	29	8	11	11	10	9
Graduate degree		28	31	31	24	30
Employment status						
Full-time student	-	29	35	36	50	53
Employed part-time	98	24	29	29	32	31
Employed full-time		40	39	38	38	29
Retired	-	23	21	22	14	23
Unemployed	4	2	1	1	9	10
Full-time homemaker	-	3	2	2	3	3
Household income						
Less than \$25,000	35	30	32	31	44	39
\$25,000-\$49,999	21	17	15	17	14	13
\$50,000-\$74,999	16	18	16	14	14	12
\$75,000-\$99,999	11	12	15	11	11	12
\$100,000 +	17	24	23	27	17	24

Half (50%) of the survey respondents own their residence, the others rent. The majority of renters (77%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (25%), followed by more security (33%), and little or no upkeep (5%). (Table 2) Respondents who are homeowners differ from renters on several personal and social characteristics.

Homeowners have lived in Ames longer than renters (26.1 years and 4.3 years, respectively). Of those who have lived in Ames more than 10 years, 90% are homeowners. Of those who have lived in Ames for four to 10 years, one-thirds (39%) own their home. Two-thirds (67%) of renters have lived in Ames for four years or less. Not surprisingly, respondents who are homeowners (56.5 years old on average) tend to be older than renters (26.4 years old on average).

Of those between 25 and 44 years old, more than half (55%) are homeowners. Of those between the ages of 45 to 64, eight in 10 (87.5%) are homeowners. In contrast, 96% of those under 25 years of age rent, and 94% of fulltime college students currently rent.

For those who have at least completed college, 66% are homeowners and 34% are renters. Finally, homeowners typically have bigger household income than renters. Eighty three percent of homeowners earn \$50,000 or more, whereas only 13% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

Table 2. Housing characteristics

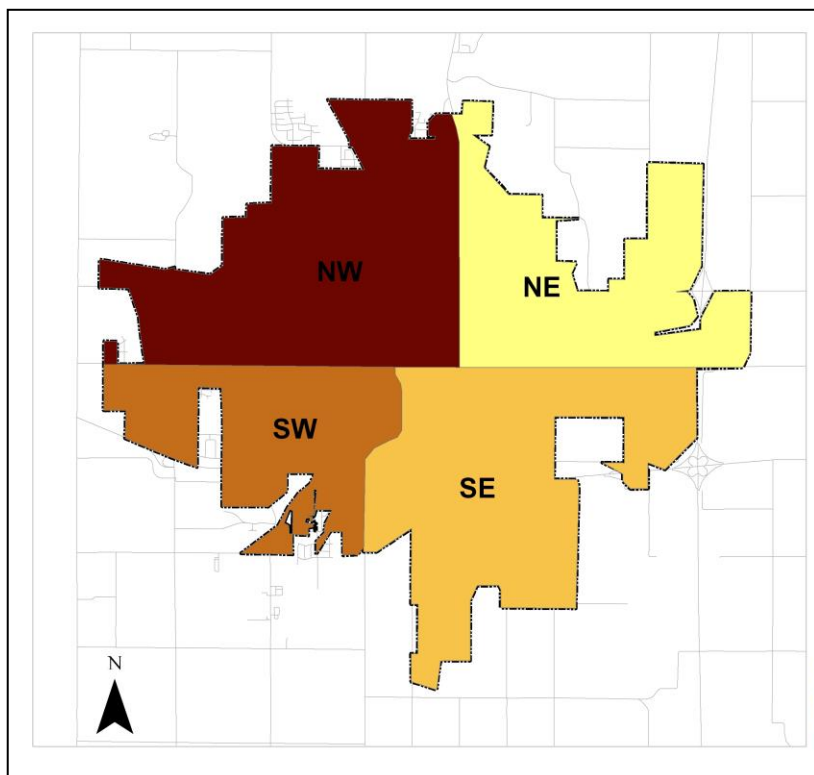
Characteristics	2015 American Community Survey 5 year Estimate	Survey Year				
		2013	2014	2015	2016	2017
Percent						
Housing type						
Rent	59	40	43	44	55	50
Own	41	60	57	56	45	50
If rent, for what reason?						
Short term stay in Ames	-	59	60	72	75	77
Lack of adequate	-	52	42	32	37	25
Little or no upkeep	-	35	38	26	26	5
More security	-	12	13	3	5	33
Location of home						
Northwest	-	47	48	50	47	49
Southwest	-	28	25	25	26	14
Northeast	-	15	16	13	13	25
Southeast	-	10	11	13	14	12

Respondents also were asked about the place where they live. As seen on Figure 1, almost half (49%) of the respondents reside at the northwest part of the city (47% in 2016), 14% from southwest (26% in 2016), 12% from southeast side (14% in 2016), and 12% from northeast (13% in 2016). (Figure 1)

There are more respondents from northeast part of the town compared to last year and less from southwest part. Respondents from northwest and southeast were almost the same as the previous years.

Figure 1. Geographic Sections

49% = Northwest
 14% = Southwest
 25% = Northeast
 12% = Southeast



Priorities for On-Going Services

Respondents were asked to indicate how the city budget will be spent (less, same or more) on several services paid for by property or sales taxes. Funding amount was indicated for each of the services. Spending priorities are shown in Table 3. A majority of respondents reported that they would like the City of Ames to spend the same amount as previous year for all of the 10 services mentioned. The category “other” received 56 responses.

On a scale of 1 to 3 (1 being less spending, 2 as the same, and 3 as more), only two programs were rated below 2.0. These include Ames Public Library and land use planning (both current and long term). These programs got the second highest rating on spending reduction (19% for land use planning and 17% for Ames Public Library).

Of those selecting “spend more,” 27% of respondents wanted to spend more on recreational opportunities, followed by 26% who would like to see more money spent on Ames Animal Shelter and Animal Control, CyRide, and law enforcement. These findings are summarized in Table 3.

Table 3. On-going service priorities

On-going service	Should the city spend?			
	Less (1)	Same (2)	More (3)	Average
Fire protection.(\$ 5,235,394) (n=451)	6.2	79.6	14.2	2.1
Other (n=56)	16.1	67.0	16.1	2.1
Human service agency funding (ASSET).(\$ 1,375,216) (n=442)	12.4	64.9	22.6	2.1
CyRide (public transit) (\$1,821,476) (n=455)	10.1	64.8	25.1	2.1
Law enforcement (\$9,155,078) (n=449)	10.7	64.6	24.7	2.1
Land use planning (both current and long-term) (\$ 820,571) (n=446)	18.6	64.1	17.3	1.9
Parks activities (\$1,333,315) (n=454)	15.6	62.3	22.0	2.1
Ames Public Library (\$3,992,739) (n=451)	17.3	62.3	20.4	1.9
Recreational opportunities (\$ 721,529) (n=452)	12.4	61.1	26.5	2.2
Ames Animal Shelter & animal control (\$ 366,496) (n=452)	13.9	60.4	25.7	2.1
Arts programs (Public Art & COTA).(\$ 204,979) (n=453)	19.4	57.6	23.0	2.0

Table 4 shows trends in spending preferences, and looks at “spend more” responses. From 2013 to 2017, there was a consistent slight increase in more spending on the following services: Ames Animal Shelter and Animal Control, Ames Public Library, and parks activities.

From 2016 to 2017, there was an increase in respondents wanting more funding for arts program (6%), 5% for Ames Public Library and 3% increase for parks activities. Law enforcement and land use planning remained the same as last year (25% and 17%, respectively). There was a decrease on the following services: recreational opportunities, CyRide (public transit), Human Service Agency funding (ASSET), and fire protection.

The table also shows that CyRide, recreational opportunities, Ames Animal Shelter and Animal Control, Law Enforcement, and Human Service Agency funding (ASSET) over the five years consistently received at least 20% of the respondents indicating “more spending.”

While considering this data, it’s important to remember that the majority of respondents consistently say the City of Ames should spend “the same” amount on service priorities, while “spend less” and “spend more” numbers represent a much smaller number of respondents.

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

Services	Survey Year				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
	Percent				
Recreational opportunities	25	26	28	29	27
Ames Animal Shelter and Animal Control	22	22	23	25	26
CyRide (public transit)	22	22	33	29	25
Law enforcement	22	21	21	25	25
Art programs	16	16	16	17	23
Human Service Agency funding (ASSET)	27	20	21	25	23
Ames Public Library	19	13	12	15	20
Park activities	17	19	18	19	22
Land use planning (Both current and long-term)	17	20	17	17	17
Fire protection	16	16	18	17	14

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

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

Arts Programs (Public Art & COTA)

- Long-term residents (19 years in Ames)
- Older respondent (47 years of age)
- ISU student
- Renter

Fire protection

- Long-term residents (19 years in Ames)
- Older respondent (49 years of age)
- Renter

Human service agency

- Long-term residents (19 years of age)
- Older respondents (46 years of age)
- Some college

Law enforcement

- Long-term residents (19 years in Ames)
- Older respondent (46 years of age)
- Ames residents
- Homeowner
- Employed part-time
- With income under \$25,000

Ames Animal Shelter and Animal Control

- Younger respondent (37 years of age)
- Female respondents
- Full-time ISU student
- Renter

Land use planning (both current planning and long term)

- Newer residents (10 years in Ames)
- Younger respondent (33 years of age)
- Full-time ISU student
- Renter
- Under \$25,000 (household income)

Parks Activities

- Newer residents (10 years in Ames)
- Younger respondent (32 years of age)
- Full time ISU students
- Renter
- Employed part-time

Recreational Opportunities

- Newer residents (10 years in Ames)
- Younger respondent (32 years of age)
- Full-time ISU student
- Renter
- Employed part-time

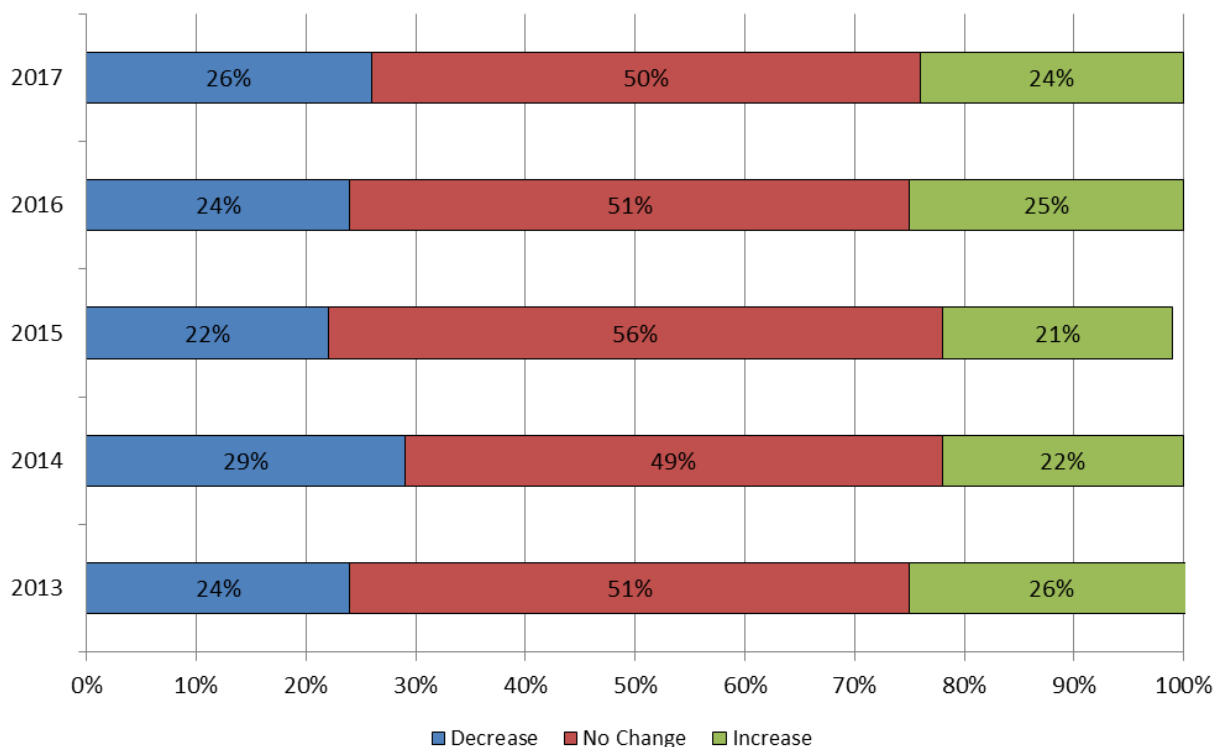
Transit system (CyRide)

- Newer residents (9 years in Ames)
- Younger respondent (33 years of age)
- Full-time ISU student
- Renter
- Employed part-time
- Under \$25,000 (household income)

Spending pattern for the next year on different programs was perceived to be the same regardless of geographic residence of the respondents.

Residents were asked how much they thought property taxes should be adjusted next year in light of their spending priorities. Figure 2 illustrates how respondents have answered this question over the past five years. The figure shows variation in responses to this question over time. This year's data was very comparable to 2016. In 2017, 24% of the respondents would like to see an increase in property tax (25% in 2016). Half (50%) suggested no change (51% in 2016) and 26% suggested a decrease (24% in 2016).

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



Capital Improvement Priorities

Respondents were also asked to rate the importance of six capital improvement projects and given the option of “other.”

As shown in Table 5, traffic flow improvement was the top priority for capital improvement with a mean value of 3.2 based on a 1-4 scale (1 being not very important, 2 not important, 3 important and 4 very important). Reconstructing existing streets was noted as the second most important capital improvement projects, followed by storm water drainage improvements, greenway trails (recreational) improvements, off-street bike facilities (commuter) improvement, improvement to existing park, and on-street bike facilities (commuter) improvements. Twenty-two responses were given to “other.”

Table 5. Capital improvement priorities, 2017

	<u>Somewhat or Very Unimportant</u>	<u>Somewhat or Very Important</u>	<u>Average*</u>
	%	%	
Traffic flow improvements	21.6	78.4	3.21
Reconstructing existing streets	17.5	82.5	3.19
Storm water drainage improvements	21.5	78.5	3.11
Greenway trails (recreational) improvements	33.3	66.7	2.84
Improvements to existing parks	31.8	68.2	2.79
Off-street bike facilities (commuter) improvements	42.8	57.2	2.65
On-street bike facilities (commuter) improvements	41.5	58.5	2.64
Other, specify	47.0	53.0	2.61

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

Other responses: (n=22)

- Access
 - Disability Access
- Bicycle
 - Bike Trails
- Campustown
 - Campustown
- CyRide
 - Frequency and routes
- Energy Efficiency
 - Reducing energy usage by optimizing/utilizing more efficient practices/devices such as streetlights
- Facilities
 - More dog friendly places
- Housing
 - Student Housing Rights
- Parks
 - Additional parks
 - Ames Dog Park - drainage problem (very muddy when the snow melts and when it rains)
- Pool
 - Indoor pool
- Railroad
 - Train overpasses
- Renewable Energy
 - Renewable energy use in public
- Street/ Street lights
 - Cross Walks
 - Filling potholes and bumps
 - Improved winter road conditions

- Sidewalk
 - Sidewalk improvements (2)
 - Sidewalk Repaving
- Taxes
 - Why does Barilla get a tax break but my property taxes have increased?
- Traffic
 - 16th & Grand Stoplight
 - Ames needs more turning lanes
 - South 16th St
- Utilities
 - Water

Table 6 illustrates trends in respondents' views about the importance of each of the capital improvement projects in the last five years. The top three most important projects have remained quite consistent: reconstructing existing street as the most important project in the last five years followed by traffic flow improvements and storm water drainage.

In 2016, there was a decrease in the percentage of respondents who felt strongly about the top priorities for capital improvements, (i.e. reconstructing existing streets, from 88% in 2015 to 80% in 2016). Similarly, there was a 5% and 8% decrease for traffic flow improvements and storm water drainage improvements, from 2015 to 2016. However, in 2017, there were increases of 2% and 9% for reconstructing existing streets and storm water drainage improvements when compared to the 2016 survey. Traffic flow improvements had a slight decrease of 1% from the 2016 survey.

Last year the category, "on-street bike facilities (commuter) improvements," was added to the survey and 61% of the respondents indicated that it was very or somewhat important compared to 59% this year. Also "greenway trails (recreational) improvements" was added with 69% of respondents in 2016 saying it was very or somewhat important, and 67% in 2017.

Table 6. Trends in capital improvement priorities

<u>Service</u>	<u>Survey Year</u>				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
	Percent very or somewhat important				
Reconstructing existing streets	88	86	88	80	82
Traffic flow improvements	75	76	84	79	78
Storm water drainage improvements	78	76	77	69	78
Improvements to existing parks	66	66	68	66	68
Greenway trails (recreational) improvements	-	-	-	69	67
On-street bike facilities (commuter) improvements	-	-	-	61	59
Bike path improvements (Off-street bike facilities (commuter) improvements)	61	66	71	62	57
Other	69	58	-	-	53

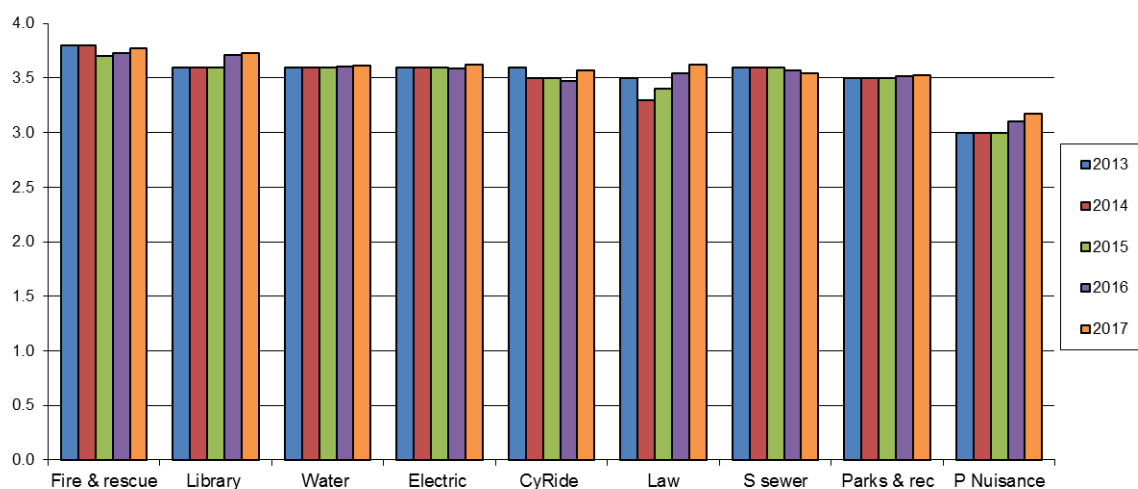
Table 7 shows the ranking distribution of capital improvements priorities. Traffic flow improvements was ranked as first priority for two years now. The trend is the same for "reconstructing existing streets" and "storm water drainage improvements" as second and third priorities, respectively. (Table 7)

Table 7. Ranking of Capital Improvement Priorities

Capital Improvements	1st Priority (n=480)	2nd Priority (n=475)	3rd Priority (n=471)
Traffic flow improvements	31.5	21.7	15.9
Reconstructing existing streets	27.9	21.5	14.0
Storm water drainage improvements	16.3	17.5	19.1
Greenway trails (recreational)Improvements	6.9	9.1	13.4
On-street bike facilities (commuter) improvements	6.9	10.1	11.3
Off-street bike facilities (commuter) improvements	4.4	10.3	10.6
Improvements to existing parks	4.0	9.3	14.6
Other	2.3	0.6	1.1

Resident Satisfaction with City Services

Respondents were asked to determine their level of satisfaction with services provided by the City of Ames. Based on a scale of 1 to 4 (1 = “very dissatisfied”, 2 = “somewhat dissatisfied”, 3 = “somewhat satisfied”, and 4 = “very satisfied”), the level of satisfaction with City services continues to be high (Figure 3). From 2013 to 2017, all of the nine services were rated high (satisfied to very satisfied) by the respondents. In 2017, the levels of satisfaction of four out of the nine services stayed the same as last year. The other four services were rated higher this year (1% increase) compared to last year: fire and rescue, CyRide, law enforcement and public nuisance services. Only one city services was rated 1% below compared to last year (sanitary sewer service).

Figure 3. Perceived Satisfaction Levels on Services, 2013-2017

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

Respondent satisfaction with City departments remained high in 2017, with eight out of nine focus areas receiving 90% or more “somewhat or very satisfied” responses (Table 8).

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

	<u>Very/Somewhat Dissatisfied</u>	<u>Very/Somewhat Satisfied</u>
Fire rescue services (n=357)	1.7	98.3
Library services (n=365)	2.5	97.5
Law enforcement services (n=411)	5.6	94.4
Electric services (n=412)	6.1	93.9
Water service (n=422)	6.6	93.4
CyRide bus services (n=374)	7.2	92.8
Sanitary sewer service (n=406)	7.4	92.6
Parks & recreation services (n=405)	4.7	95.3
Public nuisance enforcement (n=350)	20.6	79.4

Police Department

Respondents’ preferences for future priorities for Police Department activities for the 2017 survey are in Table 9. Table 10 tracks these preferences over five-year period to identify trends. When respondents were asked to report whether they thought specific activities by the Ames Police Department should receive less emphasis, the same emphasis, or more emphasis, more than half of respondents indicated emphasis should be the same for every category, except sex-related offenses investigation and illegal drug use prevention and enforcement.

In the categories of sex-related offenses investigation, more than 52% of respondents said it should receive more emphasis while less than 2% suggested less emphasis. Illegal drug use prevention and enforcement was a diverse category, indicating varying views on the topic, more than 41% of respondents thought there should be more emphasis while over 10% indicated that there should be less emphasis on illegal drug use prevention and enforcement.

Just a little more than one-third of the respondents (37%) said parking laws enforcement should receive less emphasis, 17.5% for speed limit enforcement, and 12% for noise laws and nuisance party enforcement, 11% for alcohol-related crime enforcement. Less than 1% of the respondents believed that violent crime investigation should receive less emphasis.

Table 9. Future emphasis for Police Department activities

Police Department activity	Less	Same	More
Sex-related offenses investigation (n=415)	1.7	46.0	52.3
Illegal drug use prevention and enforcement (n=416)	10.8	47.4	41.8
Violent crimes investigation (n=413)	0.5	61.0	38.5
Domestic violence & family dispute resolution (n=417)	1.4	61.6	36.9
Crime prevention and education activities (n=420)	2.4	61.7	36.0
Alcohol-related crime enforcement (n=419)	11.2	58.5	30.3
Bad checks, fraud, & identity theft investigation (n=415)	3.6	66.7	29.6
Noise law and nuisance party enforcement (n=419)	11.9	68.5	19.6
Residential patrolling (n=416)	5.0	76.0	19.0
School resource officer services (n=417)	6.2	75.5	18.2
Animal control and sheltering (n=419)	12.2	72.3	15.5
Traffic control and enforcement (n=420)	6.2	79.8	14.0
Juvenile crimes investigation (n=419)	5.3	81.6	13.1
Speed limit enforcement (n=423)	17.5	70.2	12.3
Business district patrolling (n=412)	6.1	85.0	9.0
Parking laws enforcement (n=420)	37.1	58.6	4.3

Trends in opinions about Police Department activities are shown in Table 10. For the past several years, sex-related offenses investigation has continued to be the category respondents desire “more emphasis.” This year the emphasis on illegal drug use prevention and enforcement increased by over 6% from last year (41.8% and 35%, for 2017 and 2016).

Most of the highest ranked categories: violent crimes investigation, domestic violence/family dispute resolution, and crime prevention and education activities have remained steady with less than 1% increase or decrease from the 2016 data. Respondents did indicate a slight increase in the emphasis of bad checks, fraud and identity theft investigation (increased by 1.6% from 2016.) Respondents indicated some decrease in emphasis on the following police activities compared to 2016 data: juvenile crimes investigation (4%), traffic control and enforcement (4%), speed limit enforcement (3.9%), and school resource officer services (3.8%).

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

<u>Police Department activity</u>	Survey Year				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
-	Percent				
Sex-related offenses investigation	40	41	47	51	52.3
Illegal drug use prevention and enforcement	43	40	35	35	41.8
Violent crimes investigation	38	33	34	38	38.5
Domestic violence/family dispute resolution	31	29	35	36	36.9
Crime prevention and education activities	33	30	32	36	36.0
Alcohol-related crimes enforcement	31	37	29	31	30.3
Bad checks, fraud & identity theft investigation	24	26	27	28	29.6
Noise laws and nuisance party enforcement	19	23	17	20	19.6
Residential patrolling	23	22	18	19	19.0
School resource officer services	24	21	19	22	18.2
Animal control and sheltering	16	14	14	18	15.5
Traffic control and enforcement	13	16	16	18	14.0
Juvenile crimes investigation	21	18	16	17	13.1
Speed limit enforcement	13	14	14	17	12.3
Business district patrolling	11	9	6	9	9.0
Parking laws enforcement	5	6	5	5	4.3

Additional Comments

For the past years, the police department had been receiving positive comments from the respondents. These are some of the comments from the respondents; “I am unaware of any deficiencies in law enforcement” and “keep up good work”.

Other comments revolve around services that the Police Department should continue the alcohol abuse program and mental health program in school. Police officer presence in the schools has a big impact on the community, especially for students. Neighborhood patrolling is appreciated by respondents. The only thing lacking is the frequency of patrolling.

On the topic of parking, one recommendation was having the same rate everywhere for parking meters. There was also a need for camera and ticketing option at Welch and Lincoln way for no right turn on red light rotations.



Above is the visual representation of the comments. For original responses, please refer to the appendix.

Fire Department

Fire Department activities also were addressed in the survey. In Table 11, respondents' satisfaction ratings are illustrated. Almost all of the respondents were somewhat/very satisfied with efforts at putting out fires (99%) and ambulance assistance (98%), followed by 96% for fire prevention education and outreach and 94% for home business safety inspection. A substantial number of survey respondents indicated that they did not know how satisfied they were with each of these activities, and these individuals were excluded from the data in Table 11.

Table 11. Satisfaction with Fire Department activities ("Don't Know" removed)

Fire Department Activity	Very/Somewhat Dissatisfied	Somewhat/Very Satisfied
Putting out fires (n=189)	1.1	98.9
Ambulance assistance (n=217)	1.8	98.2
Fire Prevention education & outreach (n=228)	3.9	96.1
Home & business safety inspections (n=179)	6.1	93.9

Additional Comments

Residents of Ames were quite happy with the services provided by fire department, especially its prompt response to both ambulance and fire rescue. Adjectives used to describe the personnel were prompt, timely, and well-trained.

Several respondents could not comment because they never had any instances where they needed the services from Fire Department. However, from what they heard from friends, neighbors and relatives, they were very satisfied and grateful for the service.

Actual responses can be seen at the appendix.

Ames Electric Service

The number of respondents who have experienced a power outage fluctuates every year. In 2011, after a year of challenging weather, 60% experienced power outage and the number further increased to 65% in 2012. This year, the number dropped to 34% (Table 12).

Ten percent of respondents experienced power surge which affected their computer operation, a decrease of 5% from the previous year.

Table 12. Respondents' experience with electric service interruption

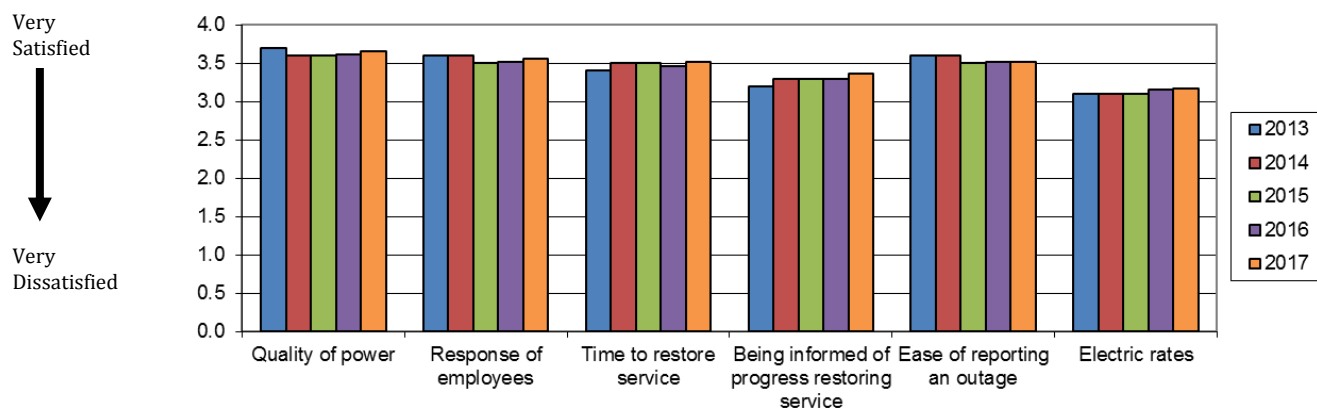
<u>Service outage</u>	Survey Year				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Experienced power outage	54	53	35	42	34
Experienced power surge which affected computer operations	17	18	12	15	10

Satisfaction with various services provided by the electrical department is shown in Table 13. "Does Not Apply" responses were excluded in this analysis. Over 96% of Ames customers were somewhat or very satisfied with power quality. The majority (92%) of respondents were somewhat/very satisfied with the ease of reporting an outage and the response of employees (95%). Likewise, 95% were very satisfied with the time to restore service after an outage.

This trend is almost the same in the past five years from 2013 to 2017. Generally, the respondents were satisfied with the services received from Electric Department. The lowest rating was given to electric rates. (Figure 4)

Table 13. Satisfaction with Electric Department services

	Very/somewhat dissatisfied	Somewhat/very satisfied Percent	<u>Does not Apply*</u>
The quality of power (n=317)	3.8	96.2	13
Response of employees (n=219)	4.6	95.4	40
Time to restore service (n=227)	5.3	94.7	38
Ease of reporting an outage (n=219)	7.8	92.2	41
Being informed of progress restoring services (n=228)	11.4	88.6	38
Electric rates (n=309)	15.5	84.5	16

Figure 4. Satisfaction with City Electric Department activities, 2013-2017

For the second year, an additional question was asked with regards solar power. Ames Electric Services is pursuing SunSmart Ames, a community solar project that allows customers to purchase locally produced renewable solar power. Survey respondents were asked if a community solar project option became available that required a buy-in investment per unit, the respondents were asked if they are interested in investing at different rates.

Nearly 66% of the respondents were willing to invest at \$200 per unit. At \$300 a unit, 40% were willing to invest and that dropped to 21% at \$500 per unit. (Table 14)

Table 14. Interested in investing at renewal solar power

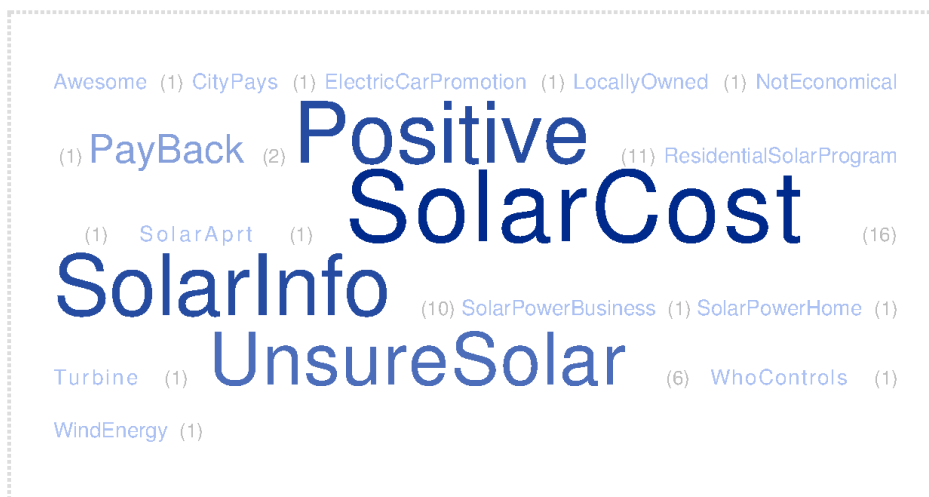
	<u>Yes</u>	<u>No</u>
At \$200 per unit (n=408)	65.7%	34.3%
At \$300 per unit (n=395)	40.2%	59.8%
At \$500 per unit (n=386)	21.3%	78.7%

The respondents were also asked if they are willing to pay a premium on your utility bill for solar power. Almost 45% said yes, which represents a 2% increase from the 2016 survey. However, the majority of respondents (55.4%) are not willing to pay a premium for solar power.

Additional Comments

A number of respondents wrote comments regarding the solar power. The majority of the comments revolve around the cost of solar power as a consumer and for the City. A sizeable number of respondents requested more information to make the final decision in supporting the project. They don't know the benefits of solar power to them or its overall benefit to the city.

Some respondents were excited to be asked about the community solar project and expressed a positive reaction. A respondent also commented that the City should shoulder the cost. A number of respondents mentioned business owned solar system versus residential solar system. (For details on the actual responses, please see the appendix)



Water and Sanitary Sewer Utilities

Of the respondents who use City of Ames water and sewer services, the majority reported never having problems such as too much pressure (97%), soft water (95%), rust (81%), disagreeable taster or odor (84%), too little pressure (76%), sediment (78%), or hard water (78%).

Only 2% to 15% have had any of those problems once or twice in the past year. Four percent said they had a problem with too little pressure three to six times. Nine percent experienced seven or more times of hard water last year. (Figure 5a) For the past five years (2013 to 2017), the frequency of occurrence of no water problems is fairly consistent (Figure 5b). In comparing 2017 to 2016 data, the number of respondents have no water services problems was 1% to 3% higher.

Figure 5a. Frequencies of water service problems, 2017

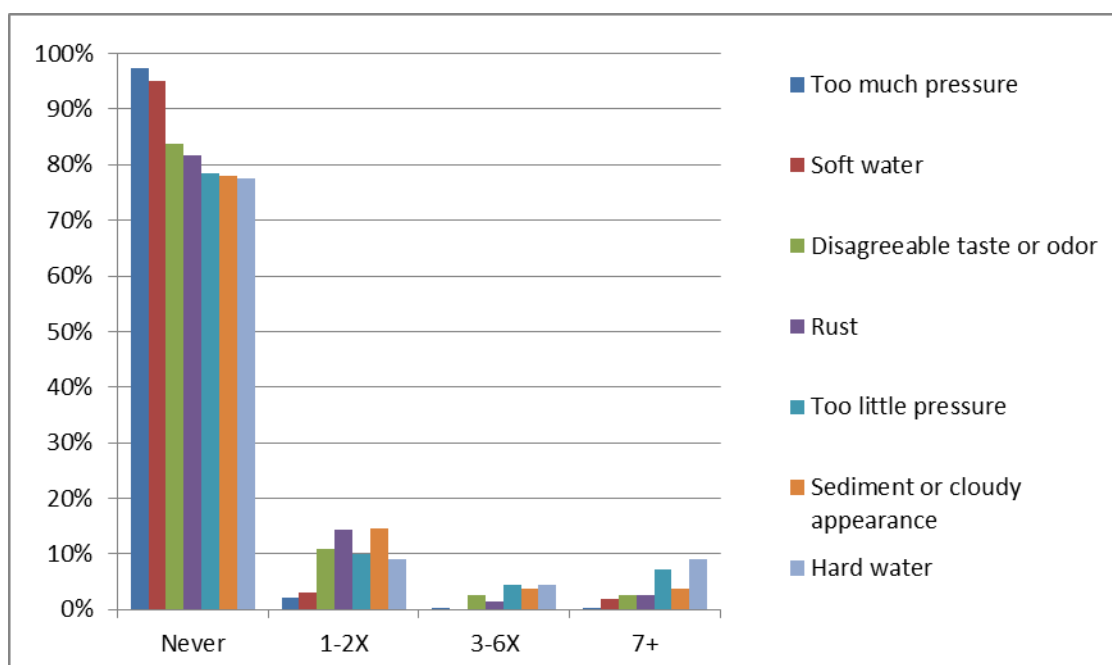
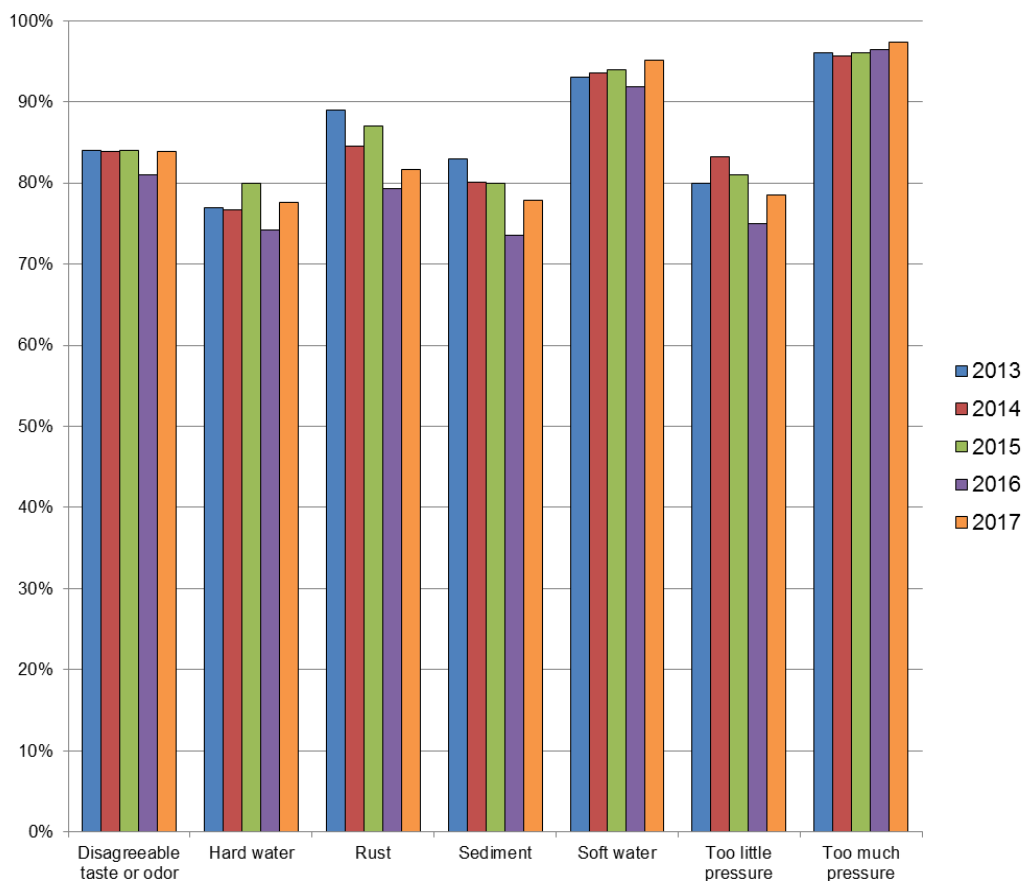
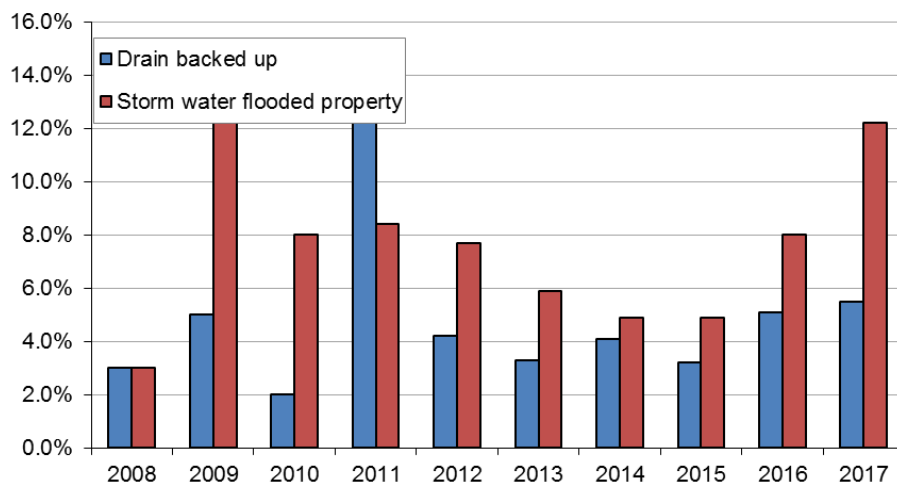


Figure 5b. Respondents Reporting No Water Service Problems, 2013-2017

Residents were also asked if the City sewer system caused a back-up in their basement/home. Only 5% (n=19) said yes. Of those who had a sewer problem, 33% reported the problem to the city of which 33% were satisfied with the response and assistance they got from the city.

Finally, residents were asked whether the storm water flooded onto their properties from the city street. In 2017, storm flooding was reported by 42 respondents or 12% (Figure 6). Of the 42 respondents who experienced flooding, 36% (n=15) reported the problem to the city. When asked how satisfied they were with the city's response to the flooding problem, 66% were dissatisfied/ or very dissatisfied. The graph indicates that problems related to the city's water system keeps on increasing from 2013 to 2017, although it was big drop from 2011. From 2016 to 2017, the city's sewer system causing back-up in the basement/home and storm water flooding onto the property from a city increased.

Figure 6. Respondent's experience with city sewer system problems, 2007-2016



Satisfaction with services of City Water & Pollution Control Department is reported in Table 15. Eighty-six percent of the respondents were satisfied (somewhat and very satisfied combined) with water rates. Over three-fourths were satisfied with quality and sewer rates (91% and 85%, respectively).

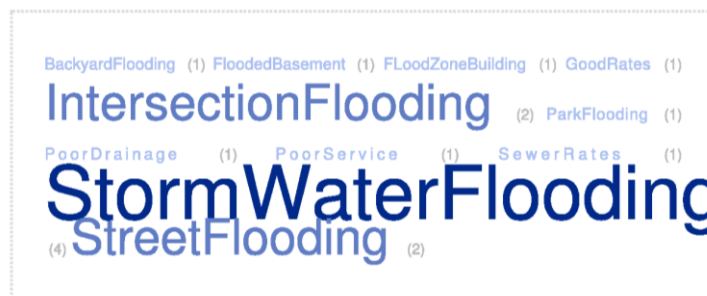
Table 15. Satisfaction with Water & Pollution Control Department services

	Very/somewhat dissatisfied	Somewhat/very satisfied	Average
Water rates (n=299)	14.0	86.0	3.16
Water quality (n=325)	8.9	91.1	3.53
Sewer rates (n=304)	15.1	84.9	3.15

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

Additional Comments

Generally, the respondents commented on the flooding on the street, storm water, and intersection flooding. Some neighborhoods, especially older neighborhoods, were reported to have inadequate storm water drains. Respondents believed this caused street flooding and may have hindered sump pumps to drain. A respondent commented that the storm water flooded his basement last year in that



heavy storm in September. His sump pump was unable to keep up, and he also had water coming in other places around the foundation for the first time ever. He believed that his tile line was full so that water had nowhere to go.

A respondent was also complaining that his water bills keep on increasing even though he had used less water. For exact wording of their comments, please see the appendix.

Neighborhood Nuisance Enforcement

Respondents' satisfaction with enforcement efforts against neighborhood nuisances is illustrated in Table 16. Among those who expressed opinions, more than 70% were "somewhat" to "very satisfied" with each enforcement effort related to noise limits (79%), front yard parking on residential property (81%), yard upkeep (73%), over occupancy in rental property (79%), property upkeep (74%), and outdoor storage on property such as old cars, tires, furniture, garbage (78%). The average satisfaction is moderate (level ranges from 3.06 to 3.18). Between 54% and 71% respondents indicated they did not have an opinion on each of these activities. These individuals were excluded from the denominator when percentages for "satisfied" and "dissatisfied" were calculated.

When satisfaction level was compared against geographic characteristics of the respondents, those living in the southeast area were more satisfied with over-occupancy in rental property compared with those from northeast area. Similarly, those living in the northwest area were satisfied compared with those from southwest area.

In terms of noise limits, the northwest residents were more satisfied (3.4) compared with those from southwest area (2.9). However, the level of satisfaction of the southwest residents were lower (2.9) than those from southeast area (3.4).

The level of satisfaction on the other nuisance issues such as property upkeep (front yard parking, yard upkeep and outdoor storage), were almost the same ranging from 2.9 to 3.4 (4 being very satisfied).

Table 16. Satisfaction in neighborhood nuisance enforcement

	<u>Very/Somewhat</u> <u>Dissatisfied</u>	<u>Somewhat/Very</u> <u>Satisfied</u> Percent	<u>Average</u>
Over-occupancy in rental property (n=122)	21.3	78.7	3.2
Noise limits (n=191)	21.5	78.5	3.1
Front yard parking on residential property (n=148)	18.9	81.1	3.2
Yard upkeep (n=189)	27.5	72.5	3.1
Property upkeep (paint, gutters, broken windows) (n=185)	25.9	74.1	3.1
Outdoor storage on property (old cars, tires, furniture, garbage) (n=179)	21.8	78.2	3.1

Additional Comments

Most of the respondents who wrote comments felt that there is no nuisance problem in their neighborhood. However, there were some concerns on over occupancy in rental apartments. A respondent also mentioned over occupancy among homeowners, too. Other issues mentioned were yard upkeep, noise from motorcycle and cars, barking dogs, bike path parking, lawn parking during game time, and sidewalk cleanup especially in winter time. For specific comments, see the appendix.



Transportation

Residents were given the opportunity to rate street and bike path maintenance using a four-point scale from “very good (4)” to “very poor (1).” The average values ranged from 2.8 to 3.1, meaning the road services were rated “good”. When “very good” and “good” responses were combined, responses ranged from 77% for snow plowing in the neighborhood to 96% for street sweeping in business areas. (Table 17)

Table 17. Road service ratings

	Very poor/ poor Percent	Good/ Very Good
Street sweeping in business areas (n=400)	4.0	96.0
Snow plowing on major streets (n=414)	8.9	91.1
Appearance of medians and parkways (n=408)	10.5	89.5
Street sweeping in your neighborhood (n=408)	13.0	87.0
Maintenance of bike path (on street lanes & paths) (n=390)	14.4	85.6
Condition of streets in your neighborhood (n=410)	19.5	80.5
Surface condition of major streets (n=414)	21.3	78.7
Ice control at intersections (n=414)	22.5	77.5
Snow plowing in your neighborhood (n=415)	23.1	76.9

Figure 7a&b compares this year’s road service ratings with ratings from previous years. Each category saw a slight rating improvement from last year. Eight out of nine street maintenance features increased slightly (by 1%) compared to last year. Only one maintenance feature, “surface conditions of major streets,” remained the same as last year (2.9). None of the street maintenance service satisfaction decreased.

When looking at the age of the respondents, three out of nine road service ratings were statistically significant (ice control at intersection, snow plowing on both neighborhood and major streets). The older the respondent, the higher they rated those three road services.

In term of length of residency, three out of nine road services were significantly rated higher by long-term residents (snow plowing in both neighborhood and major streets, and surface condition of major streets).

In 2017, those living in northwest Ames had higher ratings for condition of streets in their neighborhood compared with those from northeast and southwest (average score of 3.09, 2.84 and 2.92, respectively). Ratings for eight street maintenance or services were the same regardless of geographic residence.

Figure 7a. Quality of street maintenance features (2013-2017)

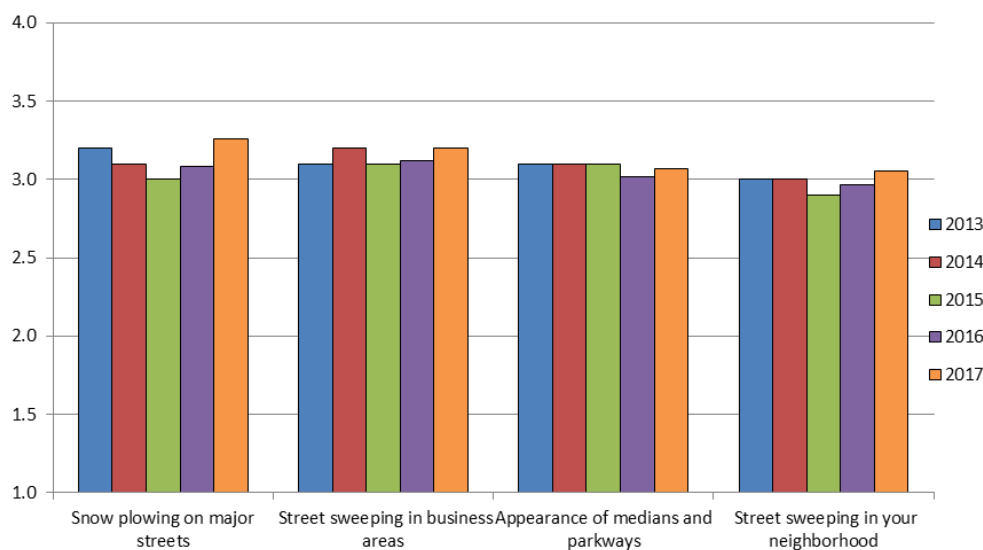
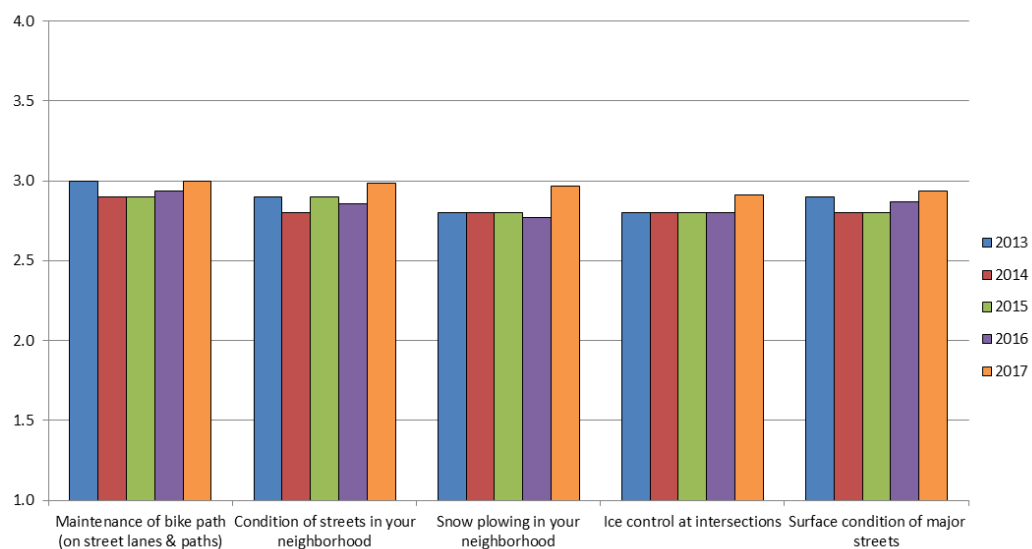


Figure 7b. Quality of street maintenance features continued (2013-2017)



The survey also asked about the effectiveness of coordination between traffic signals. As seen in Table 18, while 55% of respondents said coordination was “often and/or always” effective, another 36% said the coordination was “rarely to sometimes” effective.

Table 18. Signal Coordination Effectiveness (n = 411), 2017

	Percent
Almost always effective	20
Often effective	35
Sometimes effective	29
Rarely effective	7
Don't know	9

Additional Comments

Most of the comments were complaints on traffic flow in different parts of the town. Too many stops at Lincoln Way, 13th Street, Stange Road, and South Duff were mentioned. Lack of traffic coordination of stoplights was a common complain.

One respondent provided a positive comment, “Compared to other cities I've lived in, Ames does a fabulous job. The city is always thinking ahead, making plans, and implementing those with high quality results. I like updates on website, social media.”

Specific areas of the town that needs attention are:

- 13th and Duff
 - Change from green to red too quickly
- 13th and Grand
 - Change from green to red too quickly
 - 13th Street needs protected left turns at Grand Avenue
 - Additional left and right turn lanes are needed
 - Awful
 - Back up during busy times
 - I would like to see a green arrow on 13th St. going south on to Grand Ave. At rush hour times, it's almost impossible to get through.
 - Intersection could really use a turning arrow. It seems extremely dangerous at this intersection because of how busy this intersection can get.
 - Need a left turn arrow when turning on to Grand Ave from 13th street. Major backup during commuting hours due to this.
 - Something needs to be done with the 13th street and Grand intersection. The East-West traffic need to have a green arrow to help with the traffic that goes south.
- 13th and Stange Rd.

- Please find a better way to coordinate the traffic signals at the intersection of Stange Rd. and 13th St.
- I am happy that the signal at 13th and Stange has more left turn arrows
- Stange and 13th is the worst, slowest, most traffic-causing intersection ever
- 13th and Duff.
 - The sensor on the north bound lane of Duff Ave at 13th street sometimes doesn't register if the car isn't pulled up close enough to the crosswalk.
- 20th and Grand Ave
 - Changes from green to red too quickly
- 24th and Stange
 - The intersection of Stange and 24th is not always timed properly. Some streets do not have sensors so lights change even if no car has triggered it (Grand).
- 6th and Grand Ave.
 - The corner of 6th and Grand has unreasonably long wait to cross Grand. Traffic light discoordination is my greatest complaint about living in Ames.
- 6th and Hwy 30
 - In the past month, I have been stopped at each traffic light from 6th to rte. 30 on University multiple times. It would be nice if these lights were set to keep speed limit traffic flowing through most of these lights.
- 6th St.
 - Bike lane situation is still a mess. Still narrow and dangerous on 6th, etc.
- 9th and Grand
 - 9th Ave at Grand Ave takes a long time to change to green.
- Adams
 - 300' of gravel at east end of Adams should be paved - a growing hazard
- Clayton Drive
 - Snow removal is terrible on Clayton Drive. The city always pushes ice/snow into property owners' driveways after the homeowners clear it.
- Duff and Lincoln Way
 - A lot of the streets need repaving. Especially Lincoln Way between Duff and Grand and the historical district. I would suggest a local gas tax to get it done.
- Hyde and Bloomington
 - There is a need for a 4-way stop at the intersection of Hyde and Bloomington. With the increase of traffic on Hyde to Grant and then to Gilbert, we experience delays at Hyde and Bloomington. Plus, people exiting the Lutheran Church parking lot have serious trouble exiting to the left when traffic is heavy. A 4-way stop would assist pedestrians and bike traffic too.
- Lincoln Way
 - Lincoln Way Campustown could use some more favorability for pedestrians who have to cross Lincoln way especially in rush hour trying to get to class
 - Lincoln Way traffic MUST be improved upon
 - Lincoln Way traffic signals are pretty uncoordinated
- Lincoln Way and Clark
 - Lincoln Way and Clark is ridiculous. There should be a turn only light from both directions before traffic can go straight
- Lincoln Way and Hyland
 - At intersection of Lincoln and Hyland, pedestrian signals could use some adjustment. I often have to wait for 2 rotations of car traffic lights to get a crossing light as pedestrian especially issue with construction of new apartment buildings.
- Lincoln Way and Walnut

- Later at night it takes very long to turn onto Lincoln way from walnut at the lights
- Ontario and Hyland
 - Ontario and Hyland in winter needs more attention.
- Pammel Drive
 - Almost impossible to make left turn onto Pammel Drive (about 10-15 min. wait during busy hours). Lot of vehicular and pedestrian traffic.
- S. 5th
 - South Duff intersection with S. 5th St. and Grand make both lights green sometime on Grand
- Sheldon and Lincoln
 - Seems poorly timed.
- South Duff
 - Please do something about traffic on S. Duff.
 - South Duff can get pretty slow during peak traffic, but that shouldn't surprise you, other than that traffic isn't too bad. A better connected bicycle system would be good, (i.e. More bike lanes on road with shoulders, but I recognize that takes money away from other improvements).
 - This is very dependent on time of day and street South Duff is never coordinated - There is no way to travel the length without being stopped - To the point drivers do not speed up because they will just stop - Lincoln Way is good sometimes and then other I stop at every light, which encourages to drive very fast to catch the sequence or very slow (Both bad).
- Top-O-Hollow West section of Hoover
 - Our neighborhood street is falling apart. Needs resurfacing badly (Top-O-Hollow West section of Hoover).
- Welch and Lynn
 - I circled rarely effective because the lights on Lincoln Way and any cross street (in Campustown area) allow the LW traffic to flow, but don't change to allow cross traffic to move. I've waited at Welch and Lynn Ave for up to 5 minutes! It's frustrating!
- S 5th and Duff
 - Another bad intersection due to poor signaling is S 5th and Duff

Specific issues of the town that needs attention are:

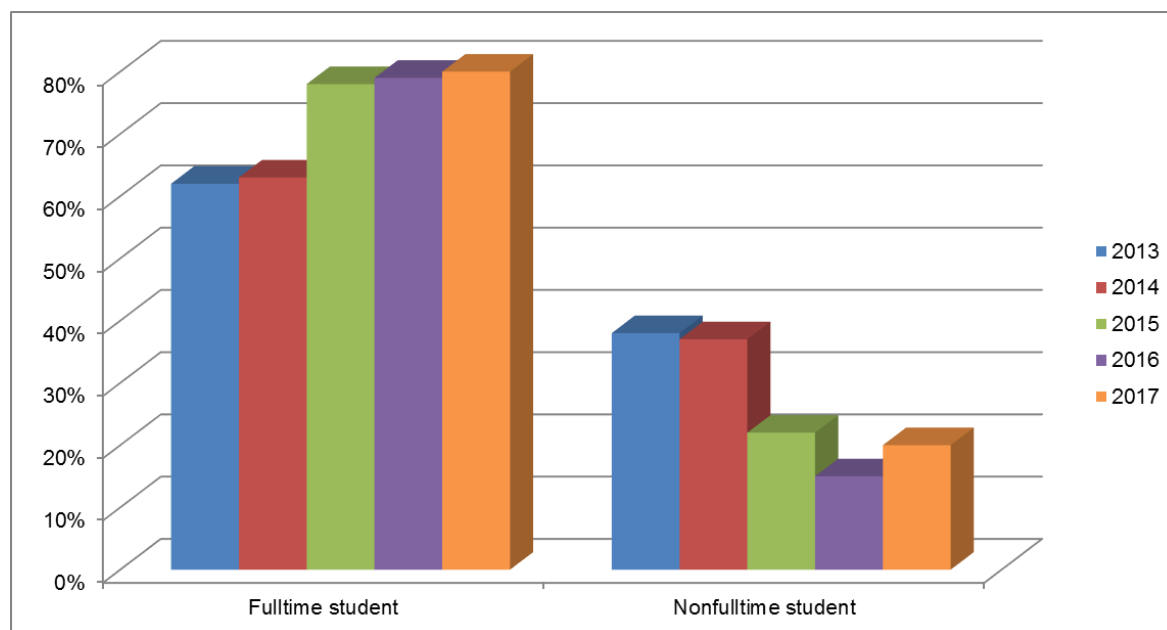
- Parking
 - The parking signs are confusing and do not allow for adequate street parking in residential areas. If ever I have a guest staying overnight, we are forced to find parking out of the neighborhood where vandalism is more likely to occur in a public parking lot; even if well lit. Overnight parking on streets is nearly impossible. Again, parking signs are confusing!!!
- Snow removal
 - Intersections very poor in icy conditions. Main streets not cleared off early enough compared to small towns.
 - Snow should really be cleaned immediately as it starts accumulating, especially when buses run a less frequent schedule, and where no bus goes. Because people are more likely drive or walk during those time in those areas.
 - Too much salt use. Driving through town involves stopping at most intersections. There needs to be some method used to ease the trip down major streets.
- Street Maintenance

- It seems like the city could and should collect leaves swept to the street in the gutters. Probably would save lots of gas and time for residents hauling leaves to the yard waste site.
 - Paint on roads are very hard to see in winter conditions, rainy nights, etc. Never had this issue in other states (Georgia, North Dakota, and Hawaii). Reflective paint maybe? Sometimes it is hard to see road lanes; not just in Ames though - all over Iowa.
 - The streets are patch work. I realize with the amount of traffic it's difficult to work on the. The best thing I have seen is when there is a whole lot of cracks, dips and holes, you all are on top of it, getting them fixed until you can repair the roads. That shows me, you care and I greatly appreciate that!
 - We reported a street repair need. A crew responded a few weeks later and fixed a different part of the street. The original problem still exists.
- Traffic lights
 - A lack of turning lanes is a huge problem. At certain times in the day you can wait three lights to get anywhere. They also make people make blind turns and can be very dangerous.
 - I wasn't aware there were any coordination between the signals. It's not obvious!
 - In the city that has the Iowa DOT, why aren't cross town traffic lights coordinated to encourage smooth and safe travel?
 - Never knew there is coordination?
 - One time I saw an intersection positively glitch. It was wild
 - Some lights seem to need their timing checked, they act a little funny once and a while.
 - The sensor doesn't work that well in my area. I have to wait too long to get a green light.
 - The traffic lights on University at rush hour are a little crazy - the new one at the Hwy 30 exit?
 - The traffic lights on University Boulevard are not coordinated at all. Every light always seems to be red when you get there.
 - Traffic control leaves a lot to be desired. Various intersections don't handle turning traffic well so it takes multiple cycling of lights to get through, etc.
 - Traffic lights are probably the only annoyance that I have in Ames besides we need a sidewalk to the park by our house.
 - Traffic signals often sync up so that if you stop at one light, you stop at several in a row (specifically on University Boulevard).
 - We feel Ames has a very slow traffic flow. Lights are rarely coordinated and driving is not very fluid.

CyRide

Ames' mass transportation system – CyRide – was addressed next in the questionnaire. Figure 8 shows how CyRide users differ by student status (full-time versus non-full-time students). Among respondents who used CyRide at least once a week, 80% were fulltime students and 20% were non-fulltime students.

Figure 8. Use CyRide at least once a week, 2013-2017



In 2017, 47% of respondents reported to be CyRide users to various degrees. In the past five years, the use of CyRide fluctuated around 43% (between 38% and 47%). In 2017, 53% of respondents reported they never rode the bus, the same rate as last year.

There was an increase of 8% for the CyRide users of once a week, and 10% more for 7 to 10 time per week. However, the number of respondents who took CyRide for more than 10 times per week decreased by 5% this year compared to 2016 (Table 19).

There is some correlation between resident demographics and CyRide usage. CyRide users are mostly younger (28 years of age) and have stayed in Ames for a shorter period of time (average 6.6 years). However, the non-CyRide users were older (average age 53) and have lived in Ames longer (average 22 years). The majority of those who used CyRide was students (69%) and was mostly renters (83%).

Table 19. Respondents' weekly CyRide usage

<u>Weekly use</u>	<u>Survey Year</u>				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
	Percent				
Never	60	62	59	53	53
2 to 6 time	18	15	15	19	6
7 to 10 times	10	10	12	9	19
More than 10 times	8	8	9	15	10
Once a week	5	5	4	4	12

When respondents were asked what would make them consider using CyRide if they are not currently using it, more than half (55%) said "nothing." Thirteen percent mentioned more frequent routes near their residences, and more services to more areas of Ames. Other additional features mentioned were longer and earlier services to some routes and a free service and/or lower cost. (Table 20)

Table 20. Services that would make you consider using CyRide if not currently using this service (n=207)

<u>Reason</u>	<u>No.</u>	<u>%</u>
Nothing	114	55.1
Service was more frequent on routes near me	27	13.0
Service were provided to more areas of Ames	26	12.6
The fare when boarding was at no cost	23	11.1
Service was offered on my route longer during the day (earlier or later times)	15	7.2
The fare when boarding the bus was lower	11	5.3
Others	34	16.4

Other responses:

- Bus stop
 - Closer bus stop
 - Closer stop to our apartment.
 - I am handicapped and the nearest stop is 3 blocks away.
 - Nearest stop is 1 mile away
 - Pickup locations closer to my house
- Cost
 - If it were free to ISU faculty, I would ride.
- Frequency

- Run more often.
- Handicap friendly
 - More handicap friendly
- Map route
 - Easier way to read the maps
 - Learning about the route at times.
- No Need
 - At present don't really need the service, might in future.
 - I am a car driver and not into CyRide yet. But the time is coming.
 - I usually walk
 - If injured and could not bike
 - I'm always within walking distance, bus system is good as is!
 - No car and bike
 - Not a practical option for our household; travel lot while outside of Ames
 - Retired
 - We have a car.
 - Would use if necessary; i.e., unable to drive.
- Nothing
 - Nothing
- Other
 - If my personal situation changed that required its use.
 - Need to work it into my schedule to attend events at ISU
 - We plan to start using it. We just have not taken the extra time that riding would require over driving.
 - Too new to the area to have tried it! Anticipate starting this summer.
 - Used frequently when daughter attended ISU
- Route
 - How about service from downtown Ames to C.Y. Stephens events
 - I would need to take 3 buses between my house and work. Bring this down to 2 and I might consider it.
 - There are no routes in my neighborhood.
- Time
 - It's quicker to drive
- Too crowded
 - It wasn't so crowded on campus
- Use other
 - I use Hirta

Additional Comments (For actual responses, see Appendix)

- Accessibility
 - Increase Blind/Mobility accessibility
- Asset
 - CyRide is a real plus for Ames. It can get you anywhere in Ames. A blessing for ISU students too.
- Bus parking
 - The parking for the buses is unreasonable in the city where it can block traffic and quite often I feel unsafe driving next to some of the buses because the drivers are a little reckless occasionally
- Bus stop

- I would need to walk (approximately only half of this has sidewalks) over a mile to get to a bus stop. One solution would be Park and Ride sites, particularly near end-of-route stops.
- Nearest bus stop is more than 5 blocks from my house. Driving is much more convenient.
- The closest stop is at least one mile from my house.
- The closest stop is quite far away. That said: CyRide should be abundantly funded.
- Cumbersome. We've thought about taking CyRide to football games but would have to drive to a pickup location and park there. It's also hard to get on a bus after the game.
- Drive
 - I drive or bicycle or walk
- Free
 - Senior citizens should ride for no cost
- Frequency
 - I use CyRide only Monday through Friday, commuting to and from campus, but I would love to use it daily, wherever I go, if it could be more frequent and cover more venues. It also would be helpful to have more CyRide at night during weekdays. It is especially troublesome when undergraduates are out of school. Parking has already been increasingly difficult on and off campus during the last several years, it probably is a good idea to encourage people travel by public transportation. Plus, riding public transportation reduces gas emission.
 - We currently use Cyride, however I would like it if route 5 ran more. There have been times we've had to waste several hours on S Duff waiting for the next bus.
- Good alternative
 - Would consider CyRide only if we were not able to drive any longer.
- Great
 - CyRide is a great community service.
 - CyRide is great and I use it all the time. Would not hurt to see expanded service, especially to Ames (as outlined in the new CyRide plan). Two of the members in my household do not have cars and so ride CyRide pretty much every day
 - However I realize you have to cater to the larger public
 - I never hear complaints from those who do use CyRide
- Inconvenient transfer
 - It would be nice to have a more direct line from the north side of town to the south side instead of having to transfer.
- Love
 - I love CyRide
 - I love CyRide! The drivers are fantastic! I used it when I was in college here and all of them were very friendly! They were on time, they helped me out when I had to get to other side of town and explained which routes would get me there quicker and which to take back. They know how to be friendly even when students are mean to them! They are professional and amazing! Super people!!
- Love to drive
 - As long as I drive. Usually have very specific places I am driving to.
- No Need
 - I don't use CyRide to get to campus because I live close enough. The only time I would use it would be to go to Campustown or downtown Ames in the evening on the weekends.
 - Work out of town or time it takes spouse to get across town isn't reasonable for us. Could use workshop on how to use CyRide for when I have summers off - then I might use.
- Not convenient

- I drive closer to campus, park, then use CyRide from commuter parking because the route is not convenient from my apartment.
- Very unrealistic for families to ride the bus.
- We currently have small children in car seats, so we don't use it. I also work out of town.
- Other - Buses are empty except for students during AM Rides
- I use to use CyRide daily until we moved do a different area of Ames.
- I used it years ago. Has been great. Doesn't come early enough to get to work downtown by 7 AM, but not sure I'd use it for other reasons (family, pickup kids from school, etc.
- It would have to be more convenient than driving
- Maybe later when I can't drive - stops at my front door!
- My ISU student, who lives on campus, uses CyRide.
- Next time: please reword the question to: If you do not ride CyRide frequently or regularly, what would encourage you to use CyRide? Again, there is huge gap between never & sometimes. The CyRide stops 3 block from my home was removed & relocated 1 block further away. I've heard CyRide may move the stop south of my home another block further away. Not encouraging
- Rarely To one vehicle. There may be times now when I may need it.
- We use it for tailgating and it's awesome!
- Rarely use
 - We use it very rarely.
 - Ride sometimes I ride once in a while
- Route time
 - Route time and locations I go to do not match up. As a result bike or vehicle works best.
- Time
 - Need longer hours for routes that go further from campus
 - The route from home to common destinations is through campus and incredibly slow. A commute of 5 min by car would be nearly an hour by bus.
- Use Cyride when parking is a problem
 - If we want to go to a restaurant in campus town we will take Cy-Ride because we don't want to look for parking for our auto mobile.
- Use other
 - Service by Riggenberg neighborhood.

Community Parks and Recreation

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

Satisfaction with parks and recreational facilities continues to be high with 79% (restrooms) to 97% (overall appearance of the parks) of facility users providing a combined “very good” and “good” rating. The average rating ranges from 2.9 (restrooms) to 3.4 (overall appearance of the parks) on the 4-point scale. “Restrooms” is the only recreational facility that was rated below 3.0 (good). Satisfaction level is about the same or higher compared to previous years in all parks and recreational features. (Figure 9a & 9b)

Table 21. Users' satisfaction with parks and recreation facilities, 2017

Facility	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average**</u>
	Percent					
Overall appearance of parks (n=405)		3	53	44		3.4
Wooded areas (n=340)	1	6	54	39		3.3
Hard surface trails/crushed rock trails (n=355)	<1	7	59	34		3.3
Playground equipment (n=279)	<1	5	63	32		3.3
Shelter houses (n=327)	1	6	65	28		3.2
Tennis courts (n=209)	<1	6	68	26		3.2
Picnic areas (tables/grills) (n=338)	1	9	64	26		3.2
Restrooms (n=309)	1.2	19	62	17		2.9

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

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

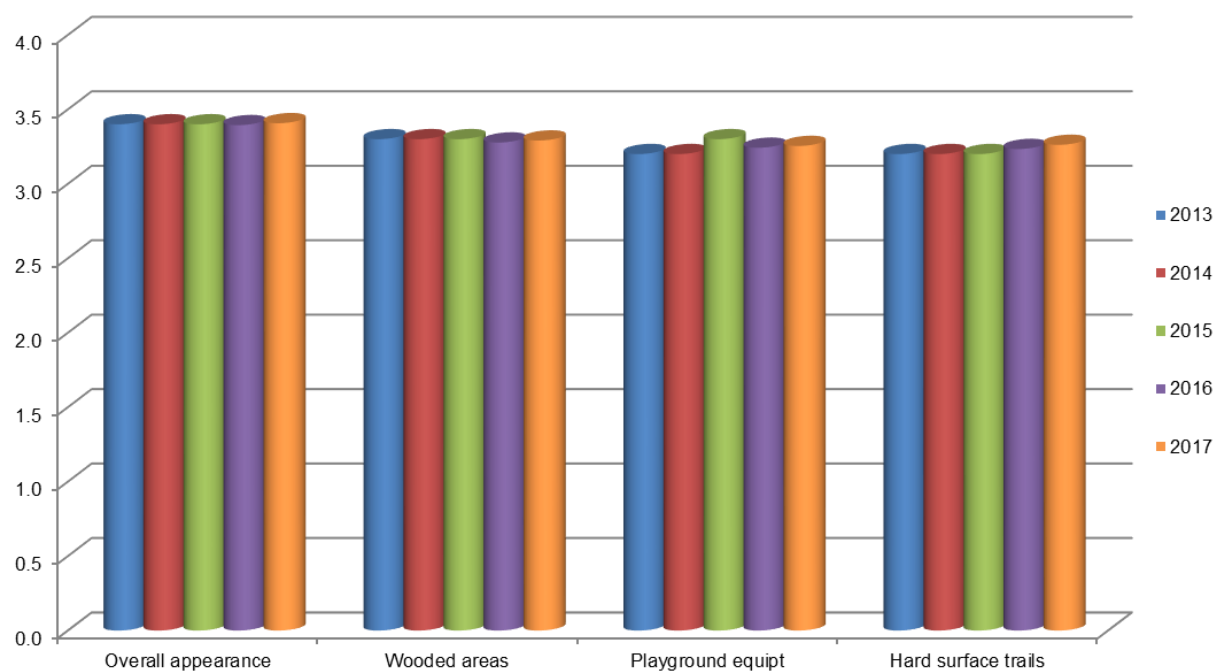
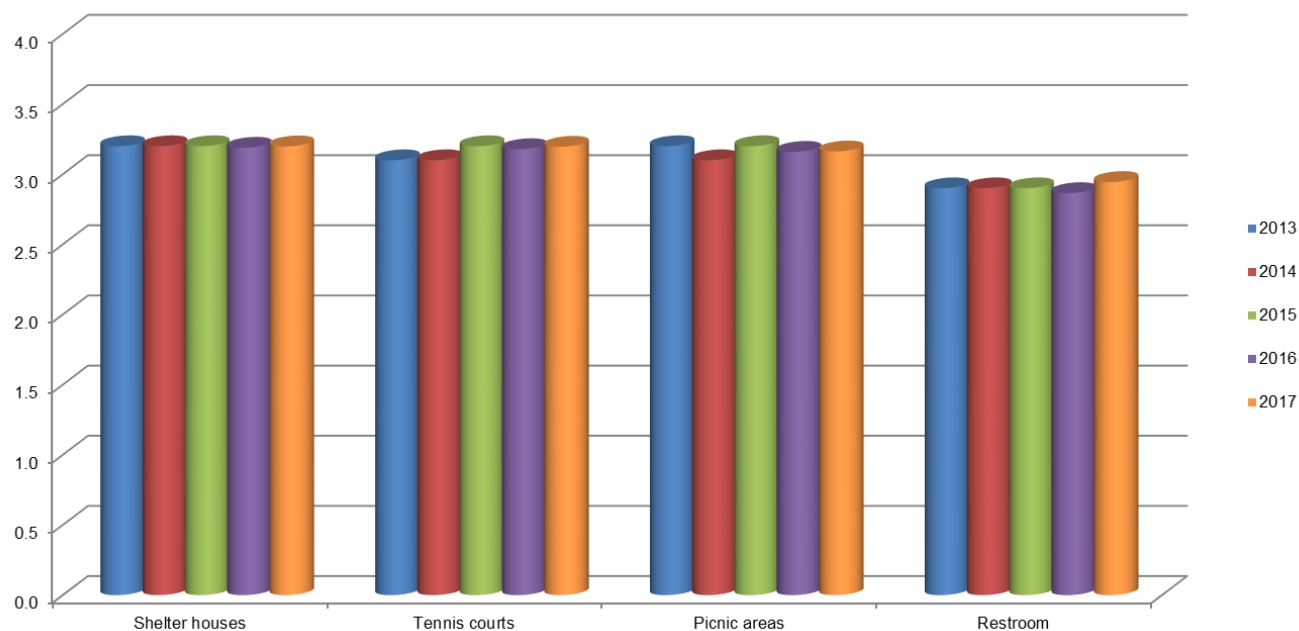
Figure 9a. Rating of Parks and Recreation features in the past 5 years

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



Additional Comments

- Positive comments
 - Ada Hayden is a blessing, thank you
 - Ames does a great job looking after its parks.
 - Good, I love Ada Hayden Park.
 - I love Ada Hayden!! Such a great park for Ames! Homewood Golf Course is great also. Well maintained.
 - I love all the walking trails in Ames, and use them regularly. While I acknowledge that Ames is unique in the large number of walking trails, since I do use them so regularly, I do wish there were even more, especially off-road ones.
 - I use the Pickle ball Courts - I'm very happy they are provided.
 - Parks are amazing in Ames, have enjoyed watching prairie restoration in Ada Hayden and look forward to results. Trails in Inis Grove Park could use some work.
 - Parks are nicely mowed or trimmed. We enjoy going for lunch and appreciate being able to visit many parks this way. Lots of trails are available!! Ames truly works hard to give their citizens and guests the best.
 - Parks seem to be popular and well kept.
 - Parks very nice and well maintained
 - We had a grill in our park get replaced this past fall. Much appreciated as the old one could longer be used.
 - We only use the dog park and it is great.

- Needed

- Designated Pickle Ball courts and not just marked on existing tennis courts.
- A steam sauna - Beyer Hall at ISU had a great one - used mostly by seniors - steam is way better than dry and could so easily be made available again, I really miss it!
- An enclosed shelter, at least one! Something that could possibly be used all year round for reunions, graduations, small receptions - heated, a/c, kitchen, parking. Sad a town of this size doesn't have more of these options.
- Build inclusive parks for people with disabilities
- Evergreens - much more evergreen.
- Family friendly indoor pool of some sort.
- More activities for smaller children. Would be nice to see more activities that allow children to interact with nature.
- More native plantings or pollinator gardens to support our local pollinators.
- More off road bike trails
- More paved walking trails in Ames. A map of all the Ames parks and the distance of each trail would be great too, or maps at the park entrances with all the trails you can walk.
- More picnic tables that are not in the shelter
- More recreation
- More tennis courts
- Pickle Ball courts instead of tennis courts
- Playground equipment in the green space on Clayton Dr. / Sheffield in Somerset.
- Senior exercise equipment like Roland has. Check out online. Very neat and usable exercise equipment.
- The storm water drainage behind Kate Mitchell School and houses on Garden Road need to be cleaned and reworked so water doesn't stand for days.

- Improvement

- Add more trees
- Changes such as the "Miracle Field" need much more communication with affected neighborhood residents rather than the "this is what we are going to do" approach!
- Development of neighborhood is poor.
- Have a bathroom that is open year round if possible
- A water fountain that works.
- Removing branches, rocks on the trails
- Water fountain at Carr Park
- More picnic and alley and grills in Brookside Park
- More trash cans in the lot on the north side and on the sidewalk that runs through the middle of the park.
- Trail along the Skunk River could be extended further north of the old Carr Pool up to Ada Hayden Park
- More green spaces near and around newer neighborhoods with young trees
- Keep restrooms open longer in spring and fall
- Concerned about walking/bike trail and Ada Hayden. Dangerous situation with walkers and bikers going in same direction. Suggest biker and walkers go in opposite directions to increase visibility for both
- Very concerned about mud/landslide at north end of paved walk below camp Canwita and golf course by the river!

- Main concern is the wooded areas near the MWL area. Cleaning up and some law enforcement would make it cleaner but also meet concerns of drug use in the timber.
- Natural areas are poorly maintained - full of invasive species. Very little nature interpretation and education programs.
- City needs a warm-water indoor pool for health and recreation.
- Our park needs all dead trees removed and limbs that have fallen or placed here removed. Looks really shabby.
- Please don't sell any more woods areas!
- Restrooms need some more care because many times we do not find soap or toilet paper.
- Some of the parks that aren't rented as frequently as they should be, or we would like them to be.
- Storm water drainage - in the new ball park needs improvement, school board should pay.
- The Cy Statue at Brookside park is vandalized.
- The mowing at Ada Hayden is timely. As much as possible, all parks should be continuously improved.
- The Parks and Rec features are out of control.
- There is a big need to reduce the deer population in and around the wooded parks.
- Trail on west side of Skunk River by our pool, usually flooded over/standing water.
- We don't need tennis courts or playground equip. Make all parks animal friendly and provide pet waste stations across towns to promote a cleaner pet community.
- We rarely use Bandshell due to downtown pollution and sound from Duff.
- Weed control could be improved in parks and along suburban rows.
- Wind screens for the tennis courts would be nice. Love the paths and wooded trails and use them frequently.
- Would like more done on Brookside Park - big swings and bars - for middle age children.

Ames Public Library

Generally, Ames Public Library was rated highly by the respondents. The 13 services listed in the survey as provided by Ames Public Library were rated good/very good by 95% (wait time for requests/holds) to 99% (meeting/study rooms) of the respondents. On the 4-point scale, average scores ranged from 3.5 to 3.8 (good to very good). (Table 22)

Features or services most commonly selected by survey respondents were welcoming atmosphere, range of available of materials, customer service, and availability of seating. Among the users, all the features or services were rated highly.

Table 22. Users' rating with Ames Public Library features, 2016

<u>Feature</u>	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average*</u>
	Percent					
Welcoming atmosphere (n=418)	0	1	13	52	34	3.8
Meeting/study rooms (n=418)	0	0	12	36	52	3.7
Customer service (n=416)	0	0	14	45	39	3.7
Asking questions of library staff by phone (n=418)	0	0	9	28	62	3.7
Programs (story hour, book discussions, concerts) (n=414)	0	0	12	30	58	3.7
Range of materials available (books, videos, magazines, software) (n=417)	0	1	16	44	39	3.7
Handicapped accessibility (n=416)	0	0	10	23	67	3.7
Availability of seating (n=184)	0	2	14	40	44	3.7
Use of library resources from home via computer (n=416)	0	1	12	30	57	3.7
Bookmobile service (n=418)	0	0	9	21	69	3.6
Page one - the library newsletter (n=417)	0	0	8	16	76	3.6
Internet/computer services (n=244)	0	1	12	28	59	3.6
Wait time for requests/holds (n=416)	0	2	19	26	52	3.5

* Don't Use responses not included in calculating ratings and averages.

Only 48% of the respondents use the Ames Public library as often as they would like to use it. Of those respondents who use the public library, only 32% were ISU students. The rest were not ISU students (68%).

For those who don't use the Ames Public Library, both students and non-students reported the same major reasons as to why not: Not having time and acquiring materials from other sources. While 26% of non-ISU students listed parking as a reason for not using the Ames Public library more often, only 10% of Iowa State students listed that as a reason. (Table 23)

Table 23. Comparing students & non-students' reasons for not using the Ames Public Library (respondents could choose multiple responses)

Respondent Status	Parking is a problem	I get materials from other sources	I don't have time	Library is not open during hours that are convenient to my schedule	Other
		Percent			
Iowa State University student (n= 93)	10	51	67	12	13
Non-ISU student (n=120)	26	43	48	10	10

Other reasons mentioned for not using the Ames public library were: (n=23)

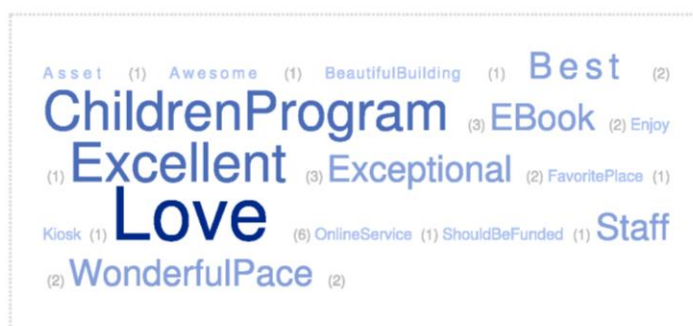
- Attribute
 - Difficult to get there
 - I don't know where it is
 - Lack of private study tables
 - Location of library
 - Too far from campus
 - Travel time
- Personal
 - I don't make it a priority
 - I normally use ISU library
 - My health and mobility
 - No real reason

Additional Comments

The respondents were very excited about the new addition to the Ames Public Library, which was added in 2014. They used the words: love it, excellent, exceptional, best, awesome, and beautiful building to describe the new library. Some respondents described the library as a wonderful place to go; an asset to the community; and adequate funding should be available for this community service.

The staffs' attitude has been a nice attribute of the library in the past few years. Welcoming and helpful staff have been praised by the respondents for several years. Programs for children and online services received high marks.

The library is not free of negative comments. Parking and handicapped accessibility raise concerns. Also, hours of



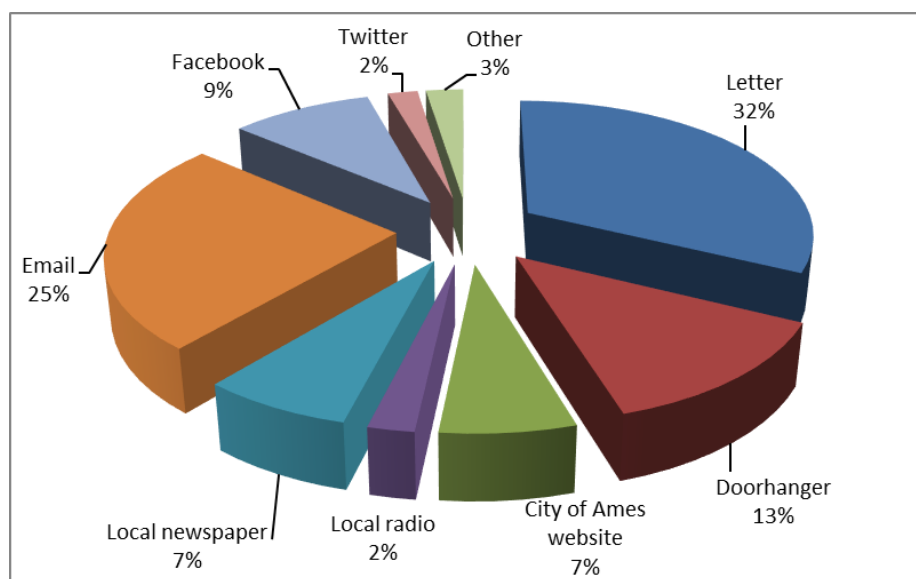
operation was mentioned as a deterrent to respondents for more frequent use. Respondents want longer hours especially on weekends. Security of the information given to the library was also a concern for the residents. Door security for kids was also mentioned.

Information Dissemination

The next section of the questionnaire asked respondents how they want to learn about City of Ames services, programs and projects, as well as their thoughts on the usefulness of various media sources. Figure 10 shows that email and letter are the most popular method of communication (25% and 32% respectively), door hanger (13%), City website (7%), Facebook (9%), local newspaper (7%), and local radio (2%). (Figure 10) The trend is consistent with 2015 and 2016. For ISU students, email is the best way to communicate, followed by letter, Facebook, door hanger, City website, local newspaper, local radio, and Twitter.

Other means of learning about community projects and meetings written by respondents were local news, putting up signs near affected areas, mail, and utility monthly newsletter.

Figure 10. Preferred method to learn about City services, programs or projects, 2017



In Table 24, City of Ames website, City Side (utility bill insert) and Facebook/Twitter/ YouTube were the most frequently cited sources of local government information.

When asked of the degree of usefulness of those sources, the most useful sources was City of Ames website. The rest of the sources cited were rated somewhat useful: City Side (utility bill insert), Facebook/ Twitter/ YouTube, Ames Tribune newspaper, Des Moines Register newspaper, ISU Daily newspaper, KASI/KCCQ radio, Cable TV12/Government Access, and The Sun. KHOI was perceived not to be as useful to the respondents.

Table 24. Usefulness of media sources for government information, 2017

	<u>Don't Use</u>	<u>Use</u>	
	Percent	Percent	Average*
City of Ames Web page (n=413)	38	62	2.5
City Side (utility bill insert) (n=409)	46	54	2.4
Facebook/ Twitter/ YouTube (n=409)	48	52	2.4
Ames Tribune newspaper (n=411)	51	49	2.3
Des Moines Register Newspaper (n=413)	54	46	2.2
ISU Daily newspaper (n=414)	62	38	2.2
The Sun (n=414)	63	37	2.0
KASI/KCCQ radio (n=413)	69	31	2.2
Cable TV 12/Government Access Television (n=412)	75	25	2.2
KHOI (n=411)	78	22	2.1

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

Figures 11a&b illustrate the how useful these sources are in getting local information over a five-year period. Those rankings have stayed fairly consistent over the years with slightly higher average scores this year compared to previous year, except Facebook/Twitter/YouTube, KASI/KCCQ and The Sun (decreased by .1)

The City of Ames website and City Side remain the most useful sources of City information (the same as last year). Social media is increasing in the number of respondents who report using it and its usefulness to them.

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

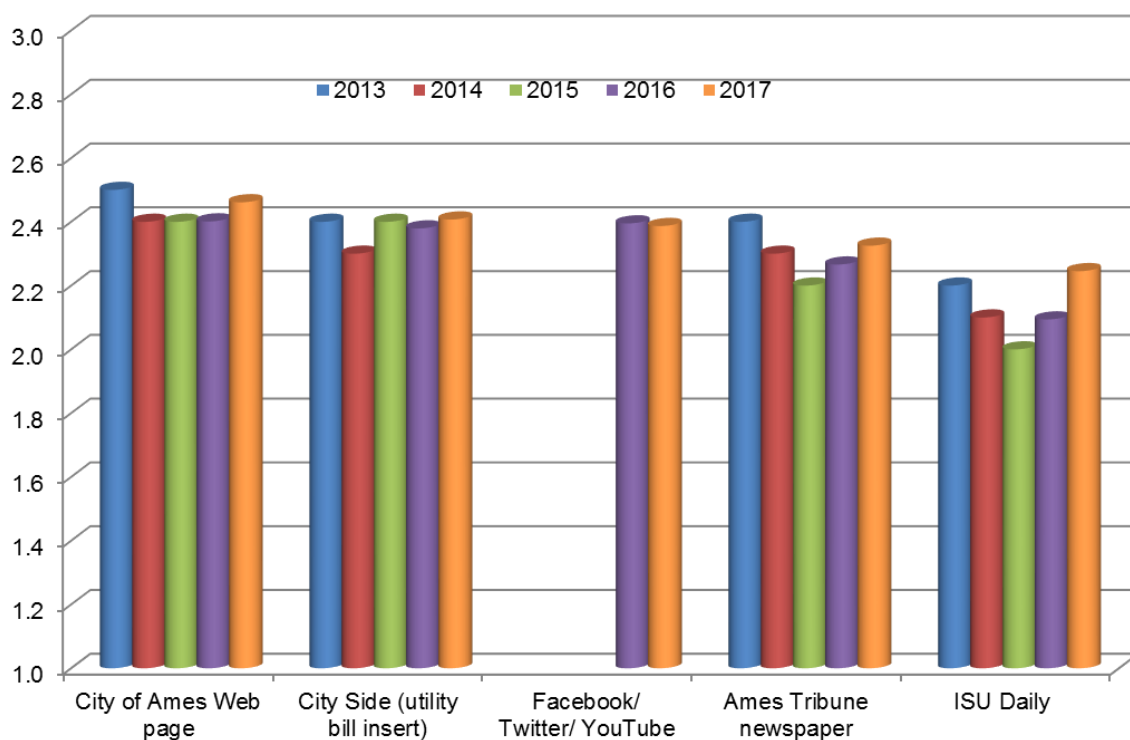


Figure 11b. Usefulness of news sources over the past five years (Users only)

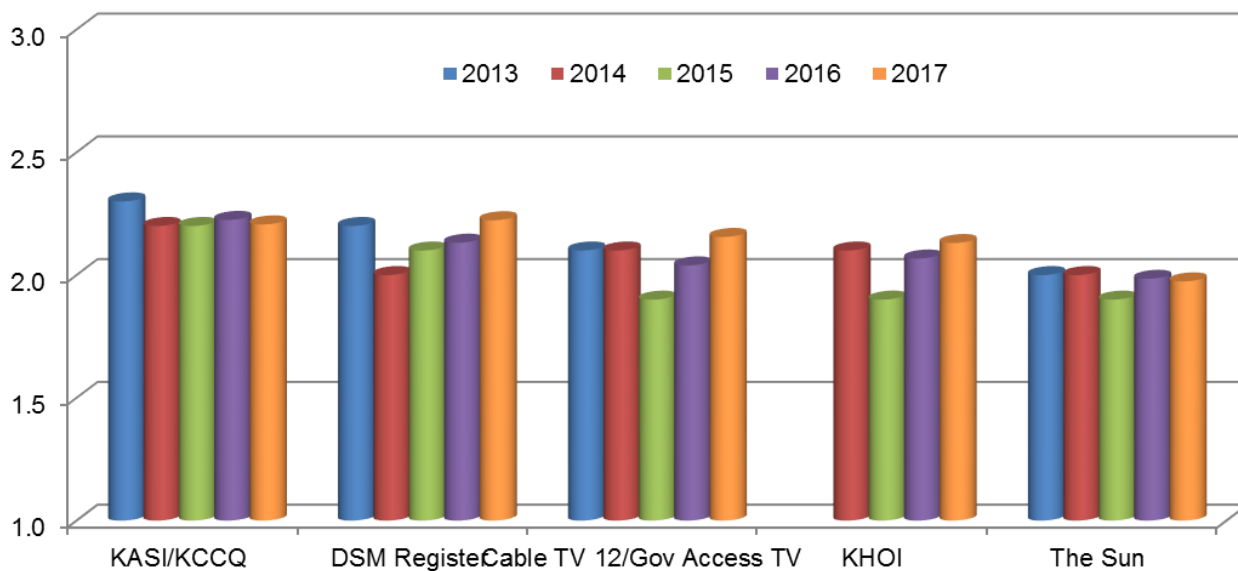


Table 25 indicates the usefulness of various communication tools based on the respondent's student status. There were statistically significant differences between student and non-student responses. City Side was more useful to Ames residents (non-fulltime ISU students) than to fulltime ISU students. However, Des Moines Register newspaper was more useful to fulltime ISU students than to Ames residents.

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

Information Source	Ames Residents (non-ISU student)	Fulltime ISU student
	Average	
City of Ames website	2.49	2.36
City Side (utility bill insert)	2.46	2.16*
Facebook/ Twitter/ YouTube	2.35	2.43
Ames Tribune newspaper	2.32	2.35
KASI/KCCQ radio	2.19	2.24
ISU Daily newspaper	2.15	2.35
KHOI	2.10	2.18
Des Moines Register newspaper	2.10	2.49**
Cable TV 12/Government Access Television	2.10	2.24
The Sun	1.94	2.08

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

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

City of Ames Mediacom Cable TV Channel 12

Forty-four percent of respondents were Mediacom cable TV subscribers. Among the Mediacom subscribers, 75% never watch Cable TV Channel 12, the City of Ames' local cable channel (Table 26), and 16% watched between 6 and 9 p.m.

Of the survey respondents who watch Channel 12, forty-six percent of respondents watched Channel 12 for one hour or less per week and 34% watched two to three hours per week. Twenty percent of Channel 12 viewers responded they are watching four or more hours per week (Table 27).

Table 26. Time to watch Cable TV Channel 12 (n =176)

	Percent
Never watch TV 12	75
12:01 a.m. to 6:00 a.m.	1
6:01 a.m. to noon	1
12:01 p.m. to 6:00 p.m.	6
6:01 p.m. to 9:00 p.m.	16
9:01 p.m. to midnight	1

Table 27. Hours per week for those watch TV Channel 12 (n = 35)

	Percent
0-1 hour	46
2-3 hours	34
4-5 hours	17
>5 hours	3

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

Fifty-seven percent (n=233) respondents used the City of Ames' website in 2017. The main purpose for using the website was to check for notices updates or news releases (52%), to check Ames Public Library card account or status materials (40%), to sign up for Parks and Recreation classes (34%), to gather information for City Council meeting or other City meeting (18%), or to watch a City Council meeting or Channel 12 programming on videostreaming (5%).

Other uses of City of Ames' website were:

- City utilities (i.e. pay bill, sign-up) (n=11)
- Departmental information (contacts & hours) (n=7)
- Information about parks and recreation (n=5)
- Check information on recycling (n=4)
- Employment (n=4)
- Pay parking ticket (n=4)
- Animal control/Shelter information (n=3)
- Assessor's web page (n=3)
- Calendar events (n=2)
- City Ordinance (n=2)

- GIS information (n=2)
- Check flood status during raining. (n=1)
- Check for what classes available and other things (n=1)
- City planning (n=1)
- Construction descriptions & updates (n=1)
- Licenses and other basic city paperwork (n=1)
- Use library site for research (n=1)
- Work related information research (n=1)

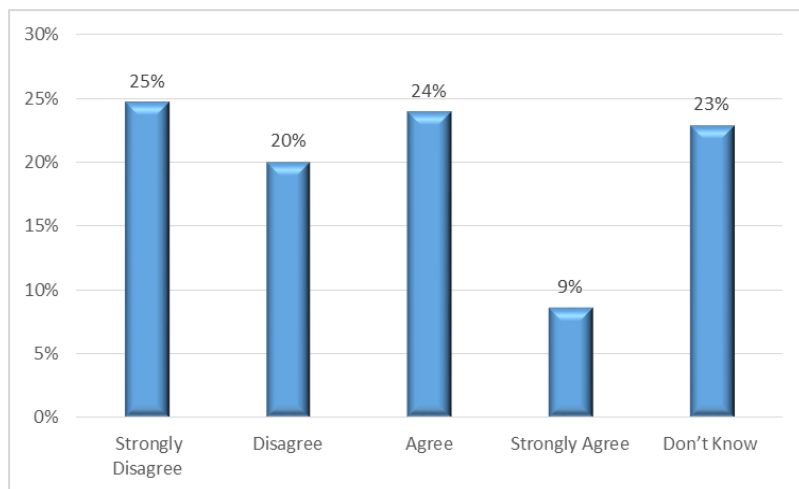
When respondents were asked about other information that should be included in the Ames' website, the following suggestions were mentioned:

- Construction schedule (construction, lane closures, reminders)
- Road closures
- Link to city services on mobile version
- Perhaps a scrolling banner with upcoming events on the front page. Something a little more plainly.
- The capability to fill out city form
- Better organization of planning/GIS resources
- Better search function
- Close caption of all videos
- Property (unintelligible writing) or city employee directly
- School events such as sporting to coordinate traffic as well as expect delays at local businesses
- Status of Iowa State University

Urban Revitalization Project

This year respondents were asked if they think the City of Ames should provide monetary incentives (tax abatements, TIF, etc.) for urban revitalization projects if this could result in the demolition of buildings identified as eligible or potentially eligible for the National Register of Historic Places. One-third of respondents selected strongly agree or agree that City should provide incentive, 23% had no opinion, and 45% selected disagree or strongly disagree on providing incentives. When don't know category was deleted from analysis, the average value was 2.2 on a scale of 1 to 4 (4 as strongly agree). (Figure 12)

Figure 12. Support for Monetary Incentives Involving Historic Properties



Respondents were asked to explain why they agree or disagree with providing monetary incentives (tax abatements, TIF, etc.) for projects that could result in the demolition of historic property. Many answers to this question revolved around the importance of historic preservation rather than the City providing monetary incentives.

Of those who disagree with incentives that could result in the demolition of historic property, preserving history was the main reason. Respondents suggested it is important to retain history while the city grows and buildings that are potentially eligible for the National Register of Historic Places is more important than urban revitalization. Others responded it depends on the condition of the buildings. A respondent suggested that if the buildings are still in good shape (not condemned), they could be remodeled as apartments, stores, etc. while preserving at least some of Ames' history. If there is interest/funds, perhaps even museums.

Some respondents would rather see any such financial assistance go toward saving/maintaining historic structures rather than demolishing them for newer modern buildings. Respondent said historic buildings give character and allow younger generations to learn about historical dates.

Below are the categories and actual responses.

- History
 - Depends on the state and historical value. If possible, historical buildings should be preserved and renovated rather than demolished.
 - Don't want more historic buildings demolished.
 - History is very important, but sometimes revitalization is needed. It is my personal belief that history and preservation comes before making things look better. In my opinion, just refurbish the old building (keeping the original or a similar facade) to have new utilities, floor plan (if needed) etc.
 - I don't think something that is our history should be destroyed, but someone has to take care of it properly.
 - I love the history in Ames. It's important to keep some of that history while the city grows.



- I think keeping buildings that are potentially eligible for the National Register of Historic Places is more important than urban revitalization; we need to keep what we have.
- If they are eligible to be a historic place, then they should not be demolished to keep the integrity of the city. This can also be a case-by-case basis, but generally, I disagree.
- If you tear down history, it will never go back together the same.
- Let's enhance our local history.
- Let's keep historical markers to enhance city history and to enrich the knowledge and look of the city.
- No historic places should not be torn down, but revitalized themselves.
- Our family is strongly against demolition of buildings or property that are or may be eligible for the National Register of Historic Places.
- Our history is irreplaceable. Revitalization needs to include our history not denigrate it. If the National Trust has identified properties as historically significant, then we need to take that seriously!
- Our history should be preserved - my tax dollars should NOT go toward projects that destroy our history. My tax dollars should be combined with all others to improve our city. Why should I pay taxes to the city if the city is going to offer tax abatements? Where is my tax abatement?
- Protect the history of all you have.
- Revitalization should be on-going, but Ames' history should be retained. The model for revitalization should be Europe.
- The historic parts of Ames are great. No sense tearing things down to try and make specific parts of town look newer.
- They should get incentives if they agree to keep the historical buildings intact and/or upkeep or restore them.
- Those places are historic. History should be preserved.
- Tourists are attracted to Ames because of the history.
- We have enough room to have history.
- Why give them money if result in demolition of building when they were eligible for Historic place?
- Depends
 - Depends on which building.
 - I do not like the idea of removing historic buildings. I guess it would depend on the condition of the building.
 - I have a positive attitude toward the National Register of Historic Places, but buildings should be based on a case by case basis.
 - I think that the most sustainable form of redevelopment is reusing the existing historical structure. If the building is in such poor condition that it needs to be torn down and redeveloped then it becomes appropriate to utilize public funds to redevelop these areas.
 - If the buildings are still in good shape (not condemned), they could be remodeled to serve as apartments, stores, etc. while preserving at least some of Ames' history. If there is interest/funds, perhaps even museums.
 - Newer isn't necessarily better. It does depend on the building, but we tend to demolish without really thinking too deeply.
- Preserve Character
 - Buildings should be preserved and kept up, not destroyed.
 - Historic Buildings ought to be maintained as much as possible to retain character. For an example of what not to do... see Campustown!
 - Historical pieces, regardless of location, should be preserved.
 - I would much rather see any such financial assistance go toward saving/maintaining such structures.
 - Preserve historic buildings.

- Should try to preserve buildings
- For Younger Generation
 - Historic buildings give character and allow for different, younger generations the chance to learn about historical dates.
 - It seems like it has become so easy to tear down trees and historic buildings to put up shopping malls and apartments. If this continues there will be nothing left for future generations to learn about how this city used to be.
- Developer Pay
 - If businesses want to invest in Ames they should cover the expenses themselves. Big tax giveaways have hurt our state.
- Financial
 - Big developers do not provide financial assistance.
 - I don't think historic places should be demolished if there are people that want to save them - obviously need to support financially though
- Heritage
 - Maintaining our historic areas is an important part of our community heritage. Planning can be done strategically and thoughtfully to reserve historic places within revitalization projects.
 - When possible, buildings should be restored. It cuts down on refuse and our heritage should be saved as much as possible.
- Loss Charm
 - Demolition of historical places is not acceptable as the charm will be completely lost.
- No TIF
 - No TIF grants or support
- Over Developed
 - I am somewhat wary of development projects. I think Ames is already over-developed as it is.
- Repurpose
 - I would rather repurpose the historic places
- Unique
 - Ames is uniquely possessed of a number of very beautiful old buildings that should be retained to preserve the city's beauty.
- Other
 - Better places for expansion
 - Demolishing potential historic buildings and replacing them is enough incentive for businesses. Most of the historic buildings are located on prime real estate and if the school keeps growing at its current rate they will break even relatively soon. We have a large university that provides a never ending (excluding summer) surge of income.
 - Do not demolish any historic buildings.
 - Historic places should be preserved whether or not they are on the National Register. The city should have its own register.
 - Not all buildings deserve to be preserved, and not all projects deserve monetary incentives. If what is to be built is more quickly-constructed (student) housing, then definitely no. If it is a parking structure for the downtown area, then yes. That leaves a lot for questionable activity in the gray areas between these extremes. Who decides what qualifies, and who evaluates each decision?
 - Not as a first choice. I understand that not all historic areas can be saved and revitalized, but an attempt to do so should always be the first option.
 - Too many are getting off easy with taxpayers paying more.
 - Too much demolition occurs use re-purposing. Buildings that are a few years old torn down and replaced by similar building!

For those who are in favor of the city providing monetary incentives for urban revitalization projects that could result in the demolition of historic property, the reasons given are:

- I'm not worried about saving "historic places"
- Ames is themed as new and does not have many old buildings, which is why they should be demolished and replaced.
- Historic places generally don't provide services and are not generally well kept.
- It is very expensive to maintain older buildings. If they were able to be torn down not only would this be an opportunity to start new but it would also reduce urban sprawl. Something that I have seen an increase in here in central Iowa. Many larger cities allow this practice, why not Ames.
- Some buildings look run down and unplanned for.
- There are many older homes that it is cost prohibitive to renew depending on asbestos or other issues. Abatements would be good for specific cost prohibitive issues.

#AlwaysAmes

This year there was an additional question added to the survey asking about the City's marketing campaign, #AlwaysAmes, promoting Ames as a great place to relocate for young adults transitioning to families. Of those surveyed, 11% were aware of this new campaign (Table 28) with 89% of respondents reporting they were either unaware or unsure if they were aware of the #AlwaysAmes campaign.

As a follow-up question, respondents were asked where they have seen the #AlwaysAmes marketing materials; eighty-nine percent of respondents had not seen it anywhere. Of those who responded that they have seen marketing materials, 6% saw it on social media, 4% saw it on an internet ad, 1% reported seeing it on a billboard. Other respondents reported that they learned about the campaign through ISU recruiting and word of mouth. (Table 29)

Table 28. Awareness of the "#AlwaysAmes" campaign

	No.	%
Yes	34	10.6
No	280	87.2
Maybe	7	2.2
Total	321	100.0

Table 29. Where the "#AlwaysAmes" marketing material seen

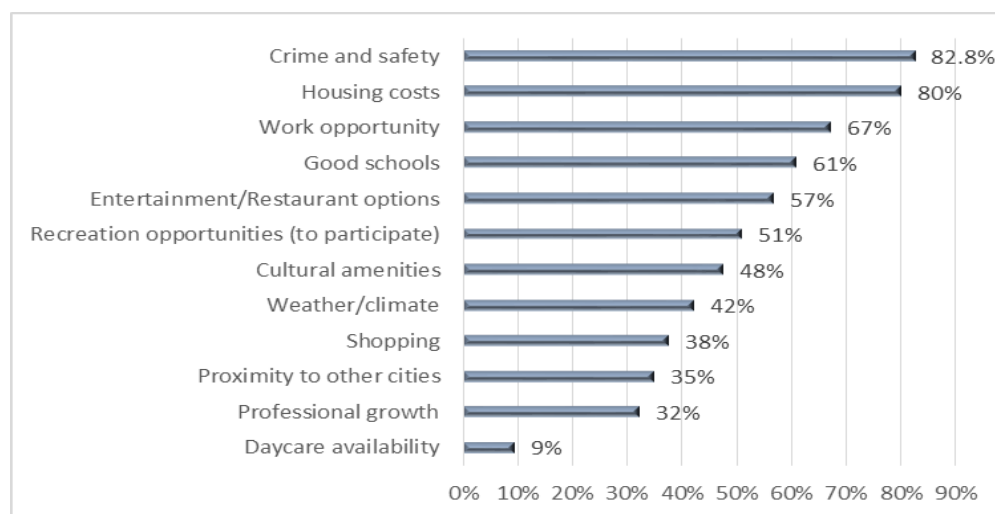
	No.	%
No, I have not seen anything	275	89.0
Social media mention	17	5.5
Internet ad	13	4.2
Billboard	4	1.3
Other (please specify)	4	1.3

Reasons for Relocating

This year's survey asked respondents if they were going to move to a new community, which factors would be most important. The five most popular responses included crime and safety (83%), housing cost (80%), work opportunities (68%), good schools (61%), and entertainment/restaurant options (57%). Other factors people consider when moving to a new community include recreational opportunities (51%), cultural amenities (48%), weather/climate (42%), proximity to other cities (35%), professional growth (32%),

Daycare availability was the least ranked consideration for moving to the community with only 9% of respondent responses. Other open responses were given by 41 respondents included physical landscape/beauty, specific amenities (see comments), cost of living, environmental factors, sustainable community development, family/friends, multicultural community, public transportation, taxes, bike friendly community, community events, and public services.

Figure 13. Factors for relocation



City of Ames Overall Service Quality

An overall evaluation of the quality of services they receive from the City of Ames is asked every year. This year forty-four percent of respondents provided a “very good” rating, which is a 1% increase from 2016. The number of respondents rating the City of Ames as “good” was 54% in 2017 (56% in 2016). When the ratings are combined, 98% of Ames residents ranked their overall satisfaction with City services as good and very good. This is the slightly lower than 2016 (99%). (Figure 14)

Figure 14. Trends in overall satisfaction with City of Ames service quality (good/very good)



Other issues the City should focus

An open-ended question was asked on what other issues the city should focus on. About 21% (or 106 respondents) expressed their opinion. Figure 15 shows the “tagcrowd” presentation of the responses using <http://tagcrowd.com/>.

The most common issue mentioned was related to housing. It was mentioned 17 times. This is both owner-occupied and rental properties. Property tax was also a big issue for respondents.

- Affordable and decent housing for:
 - Single family households
 - Low income
 - Student
- Apartment or multifamily housing
 - Lowering rent on properties
 - Timing of lease
 - Inadequate housing for students
 - General care or upkeep of rental properties
- Property tax
 - Lowering property assessments to the actual property value - they are way too inflated
 - Improve accuracy of property assessments

This year, the issue of cultural diversity and integrating international and intercultural populations into the community was mentioned. Words such as diversity, inclusiveness, and equity were reported several times. Respondents want diversity, cultural integration, and multiculturalism reflected in events and services. A respondent mentioned that he/she truly believes that Ames is headed in the right direction with many of its new efforts. But he/she thinks that more needs to be done. The City should also try to find ways to really welcome all sorts of individuals. One commenter responded that it feels at times that the only types of diversity Ames wants to embrace are the forms that make money. Others who may not seem capable of generating money get left by the wayside.

Traffic concerns include traffic flow, turning lanes, timing of stop lights and speed limits. The most frequently mentioned issue was the traffic flow at South Duff. Bike path or bike trails was mentioned by 19 respondents who want Ames to be bike friendly. Commenters want a separate bike paths, especially on busy streets like Duff, Grand, and Lincoln Way. Another respondent mentioned a traffic law for bikers to make it safer for bikers.

Other issues mentioned were bringing in more industries, retail and mall improvements, diversity of restaurants and other shopping opportunities, more and improved bike paths, walking trails, flooding issues, high speed internet, recycling and zoning.

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

Figure 15. Other issues the city should focus



Best thing about living in Ames

Sixty-one percent of the respondents mentioned good things about living in Ames. Their responses ranged from social, cultural, and emotional attachment to the city to economic features. The most common response was Ames is a [Type a quote from the document or the summary of an interesting point. You can position the text box anywhere in the document. Use the Drawing Tools tab to change the formatting of the pull quote text box.]

safe place to live. Respondents mentioned the low crime rate and feeling safe in their neighborhoods and around the town. This was mentioned 51 times.

The second asset of the city is the attributes of people living and/or working in Ames. This was mentioned 49 times. Respondents were very appreciative of the presence of good people living in Ames. Descriptions used were good people, great, nice, friendly, helpful, competent, culturally diverse, and educated.

Another asset is the presence of Iowa State University and all the resources it brings to the city. Respondents love living in a college town and the ability to enjoy amenities that ISU brings such as sports, events, diverse atmosphere, connection to the world, cultural activities, the Iowa State Center, and economic stability. The above three descriptors: safe, people and presence of ISU were also the most common assets mentioned in 2016.

Attributes of the city as being physically clean, small in size and with small town atmosphere were other positive attributes. Respondents felt that they live in clean and comfortable environment. Clean air and water was also mentioned. The overall quality of life living in Ames is great. The availability of amenities and access and proximity to those amenities is outstanding. Parks and recreational facilities/services and events were frequently mentioned, too. The presence of Ada Hayden Park was noted by many.

In addition to Iowa State University, the city has an excellent school district (K-12). (Figure 16). For exact wording of the responses, please refer to the appendix.

Figure 16. Best things about living in Ames



What would make Ames cool?

This is the second year this question was asked to the participants. Almost half (47% of the respondents) answered this question. Figure 15 shows the visual presentation of the responses. The most common response was that Ames is “already cool” and there is nothing needs to done. The second most common response pertains to restaurant and/or businesses such more restaurants, non-chain restaurant/businesses, locally owned and unique businesses, more diversity, and high-end restaurants were suggested.

The third common response pertains to what can we do in the city or entertainment activities for all ages especially young adults. Suggestions include entertainment facilities or services such as bars, hangout places for younger adults, indoor pool, indoor water parks, more outdoor activities, more parks, more public music and art activities (free if possible), outdoor movie theaters, and concerts separate from ISU. Other suggestions include more entertainment like Perfect Games, more interesting things to do on weekends aside from going to bars, and the addition of a gay/lesbian bar in town.

Downtown or Main Street entertainment activities were also mentioned. Promoting arts and music-based activities in the coffee shops and local businesses was encouraged. Developing an entertainment district around the Main Street area that includes a nice venue, hotel and gathering space was suggested.

Improvements in shopping, particularly the mall, and adding to the variety of locally owned retail stores were also mentioned. Improvement in traffic flow would also make Ames cool. In terms of communication, city-wide wireless internet and more Wi-Fi options were stated.

Parking in terms of having more parking close to ISU campus and downtown was mentioned. It was also suggested the removal of parking meters at Main Street. These responses are similar to the responses received in 2016.

See Appendix for respondent’s individual suggestions.

Figure 17. What would make Ames cool?



APPENDIX 2017

Residential Satisfaction Actual Open-Ended Responses

Comments on Police Department activities

- Alcohol related rioting should be stopped before it gets out of control - larger presence in college areas. 2. We've asked for help with coyotes and we were told to go inside - no coyote should be in residential areas - that is an emergency for small children. 16. Chicago influence has created drug and gang activity issues. 10. More parking tickets in residential areas could make a lot more money than parking meters.
- Alcohol isn't as much of problem as APD acts like it is.
- Be kinder and more considerate with parking on the streets or allow more time to park on either side of the street. Don't really understand why you can only park on certain sides of the street at certain times of the day in "Greeklnd."
- Do a great job keeping Ames safe! Very thankful for them.
- Don't arrest someone who is walking home from a bar for public intoxication.
- Erase the police dept. and create a sheriff station.
- From my (unintelligible word), they do an excellent job.
- Get rid of parking meters. People come to town and get parking tickets!
- Good job all around!
- Haven't had to use police or been stopped or arrested either.
- I am unaware of any deficiencies in law enforcement.
- I believe the police departments social media presence is an outstanding way to connect with the citizens. LOVE the sense of humor used on their Facebook page.
- I have never come in contact with law enforcement. That is good for me, bad for your survey. However, not knowing anything about them may speak to their ability to keep the peace. There is a police officer that sits outside of our apartment about once a week. It used to be daily. Originally, I thought he was filling out paperwork or something, but he was just sitting in his car. Doing nothing. . . is Ames that boring?
- I live near the corner of 9th street and Duff Ave. Having the speed of the cars posted doesn't seem to make much difference in how fast or slow people drive. As I wait for the light to change, I can see that many cars still drive 39-42 mph through that intersection. Also, many north and southbound vehicles blow through the red light. I regularly travel on 20th street and Grand in the evenings and many people on Grand drive through the red light at a high rate of speed.
- I love how our police force tries to reach out to community members. I would encourage more of this to continue to happen.
- I put less for the school resource officers because I am not comfortable with having police officers in schools.
- I rarely see police patrolling residential areas. I live near a busy intersection on Hayward and rarely see any police cars.
- I really don't know how much these activities emphasized currently, except #6, #9,#10,#12.

- I think Ames PD and FD do a fantastic job!! They are fast and care a lot. Keep up the great job everyone!!
- I think the Ames Police are doing a fine job and I'm thankful that Ames is a safe place to live. I would like to see more speed limit enforcement on Ridgewood between 13th street and 16th street. There are many drivers, most of them high schools students that drive WAY too fast in that area.
- I'm very pleased that Ames has a designated person to be a mental health advocate.
- I've had no personal need (yet) for their services but overall seem to do a great job!
- I've not had to use/contact the police, so I'm not sure how to answer the above questions that I left blank. I believe they do a good job.
- It seems clear that the shooting death of the young man on the ISU campus was unnecessary. His vehicle was "stuck" and he was clearly unable to engage.
- It's really great that we don't use speed traps but employ (for example) radar - assisted signs to encourage people to slow down.
- Keep up good work
- Legalize marijuana - both medical and recreational - or at least decriminalize it!
- Less policing - especially in regard to alcohol and drug related crime - should be the way to go. Nonviolent drug offenders should not be prosecuted by APD.
- Make more alcohol/drug abuse programs instead of mass incarceration to prevent recidivism.
- Make the enforcement uniform for parking. Enforce the same rate everywhere for parking meters. Need camera + tickets at Welch and Lincoln way for no right turn on red light rotation.
- Many off-campus apartments radiate the smell of weed and are too loud throughout the week. They should be patrolled more.
- Mental illness training helps a lot
- Officer Nick is a huge asset to our schools! He should continue as the school resource officer long term.
- Please enforce speed limits on S 4th & residential street feeding on to S. 4th
- Police do a great job working with university to make positive connections.
- Prevention and education is the best way to combat illegal activities.
- Regarding #5, I certainly believe in the prevention and enforcement of illegal drugs except marijuana. A lot of lives have been ruined just for smoking pot. So regarding pot, emphasizing this less is fine with me.
- Sex related offenses need to be taken more serious. Status of violator should have no bearing on offense.
- Shop with a cop overdone.
- Society is changing, parents abdicate to schools and schools abdicate to the police. They can't deal with it all. Start going after parents for repeat juvenile offenders.
- Speeding in residential neighborhoods happens a lot. It is especially related to people's work schedules and has regular pattern. Autos fail to stop at stop signs (or roll thru) and have led to accidents for bikers obeying the law. Autos driven did not even stop. I doubt the person even knew they broke the bicyclist's leg! Hard problem to enforce but see this lack of auto awareness.
- The Ames Police department learns, in my opinion, to deal well with situation as they occur.
- The Ames Police do an effective job.
- The city should consider making the parking lot south of Main St. (behind Whiskey River, London Underground, etc.) free for Friday and Saturday in nights. This is a common area for bar-goers to park, and having an overnight parking fine encourages people to move their car after drinking. Leaving the car overnight should be encouraged (within reason)!
- The police dept. does a very good job.
- They arrested my roommate Sam for weed
- They don't enforce making cars stop for pedestrians on crossways

- They need to quit spending so much time on parking or speed limit enforcement. There are more important things to focus on.
- Traffic control and enforcement: In the vicinity of the high school - throughout the day - numerous violations of speed and signage (stop signs). More visible police presence - especially before and after school may slow down these students - before they get killed.
- We really like school officers.

Comments on Fire Department activities

- Adequate
 - Didn't call Ames Fire but services seems adequate
- Confident
 - I feel confident in the fire dept.
- Cost
 - Ambulance rides should be much cheaper
- Education
 - Need to educate more on carbon monoxide poisoning. Too often, people buy little heaters without reading manuals or thinking what could happen to them. We try to tell them when we sell them and they just look at us like whatever. Even with furnaces too. Know the symptoms but so many don't. Educate, educate, educate.
- EpiPen
 - First respondents need to carry an EpiPen with them
- Important
 - Have not used these services directly, but they are obviously very important.
- Impressive
 - Very impressed with the fire safety training provided too many places of employment
- No experience
 - Have not had experience with these functions.
 - I don't interact with these
 - I have no previous experience in dealing with the fire department recently. However, 20 years ago when an ambulance was needed, I was very satisfied and very grateful for their service.
 - I have not had a fire, so I cannot express any opinions.
 - I literally have never heard one positive or negative comment about the dept.
 - I've never had a fire.
 - Live in a retirement community. Did experience in our last expansion excessive demands by the fire marshal
 - Luckily, we have never had to use these services.
 - Never had to use these. Thank god.
 - Never needed to use any of these resources.
 - Thankfully haven't needed Fire dept. Glad there is one now on South Side.
 - We haven't really encountered the fire department or had any need for their services. Hopefully that will continue.
- Outreach Education
 - Have not seen or heard of fire prevention education & outreach.
- Paramedics
 - I would like more on duty paramedics for the event of multiple situations needing them at the same time.
- Quick

- They have responded very quickly in all occasions I have seen.
- Satisfied
 - Although we don't use, we are very satisfied.
- Slow response
 - Why does it take so long for an ambulance to respond? I've seen ambulances from Huxley, Story City, and Story County Medical Center arrive in my neighborhood to take away elderly residents. Where is Mary Greeley Medical Center response?
- Smoke Detector
 - Smoke detector should be less sensitive. Cooking will make it sound. It's pretty annoying
- The best
 - I did watch the firemen work on a fire in my neighborhood. My!! They worked so hard, carried heavy equipment, and never rested! Best working as a team.
- Valuable
 - I really value the efforts the fire department makes toward animal/pet rescue from fines!!!
- Visibility
 - It was good to see the fire dept. at Sawyer Elementary Science Night.

Comments on Ames Electric Department services

- Awesome
 - Depends on how much and where it's coming from. I don't have a house yet, however I feel it's important for even apartment dwellers to have options. The fact Ames is checking info and considering solar is awesome!! Thank you!
- City Pays
 - I feel like Ames has the space and ability to locally pursue solar power, and there is no need to outsource.
- Cost of Solar
 - As a graduate student, my income is fixed and I have little disposable income. However, that being said, I really value clean energy and if the cost is reasonable enough would invest in solar.
 - As long as it's not a significant difference in price.
 - Currently in college and can't afford higher bill rates at this point in my life.
 - Depends on premium. What's a unit?
 - Depends on the premium
 - Depends on the premium. This section does not contain enough information to make an informed decision.
 - How large a premium? Solar is important, but at what price?
 - I am in favor of using renewable sources of energy and I'm eager to do that but my financial situation prevents me (I am a student with dependents).
 - I like being green, and would be willing to pay a little more (hopefully not too much though).
 - If I pay more, what's the benefit? I'm a senior on fixed income.
 - It depends on how much and from where.
 - My willingness to purchase equipment for solar energy also depends on the electricity rate when solar is used as the energy source.
 - Of course, this depends on the premium amount.
 - On the purchasing units for local community, it would depend greatly on return of investment.

- People should be able to "sell" their excess capacity back to the grid.
- Yes, but if not too high. Clean energy is the way to go
- Electric Car
 - City should have a goal of becoming free of fossil fuels and 100% use of renewable energy. Promote electric cars with more charging stations. Resolve to support a national fee and dividend on carbon. Promote energy conservation in all buildings.
- Fossil
 - Anything but fossil fuels
- Locally Owned
 - We need to keep moving away from relying on big oil - they have a stronghold on our county and community.
- Maybe
 - Maybe
 - Maybe (Regarding first part of Question H)
 - Maybe when I have a full-time job.
- More information
 - I need more info
 - Need more info
 - Need more information before I would consider a buy-in
 - Need more information; would consider
 - Need to research
 - No opinion
 - No until I have details
 - Would need to know more about it
 - Yes, but need more details.
 - Yes: more details would be needed
- Not Economical
 - Take it from an electrical engineer: solar does not have a lot of business sense. It is greener, but the payoff takes too long and they are too small to matter.
- Not Sure
 - Not sure
 - Not sure - would want more information
- Other
 - How about running the downtown power plant on natural gas/instead of coal?
 - I do not understand the question! How much should everyone pays and will this payment be included in the total bill of consumption or it will be above the regular bill.
 - We have plenty of cheap gas
- Pay Back
 - I would expect some sort of pay back in the future for helping with the buy-in.
 - I would invest in solar energy panels if it means a lower energy bill.
- Positive
 - I would love to see Ames take the initiative of this program on their own.
 - I'm happy that the city is looking for alternative and cleaner forms of energy.
 - Love the idea of solar power
 - Possibly
 - Renewables!!
 - That would be cool
 - This is a great opportunity for our community!
 - Yes - believe renewable energy is extremely important and a moral obligation.

- Recommended
 - Community solar project would be better.
- Residential Solar Program
 - We would be more interested in programs to help us install solar panels on our own houses.
- Solar Power Business
 - The city needs to re-look at policy regarding solar power generation by individual homes and businesses.
- Turbine
 - Why would this be a premium? Why not buy wind power? Why are you looking at solar w/ turbines in eyesight of Ames?
- Unsure
 - Unsure - would need more info
- Who Controls
 - Depending who controls the resources
- Wind Energy
 - We would be interested in more wind sourced alternative energy.

Comments on Water & Pollution Control department

- Flood Zone Building
 - Shouldn't have to pay for those buildings in the flood zones that cause flooding
- Flooding
 - Sump pump couldn't keep up with floods in August.
- Flooding - Backyard
 - Apparently, restructuring of property not adjacent to my property but would in flood (backyard) cannot be corrected. Fix the law. The new hall builds are a menace.
- Flooding - Intersection
 - Intersection floods
- Flooding - Parks
 - Huge problem! We and three neighbors (4321 Stone Brooke) had flooding b/c the city did a poor job of directing water into the park. Because of the development to the west, we effectively live in a retention basin.
- Flooding - Street
 - Street flooding on Northridge Parkway needs to be addressed further.
- Flooding- Basement
 - This storm event caused basement flooding in many parts of Ames. Ours was fairly minor, but water on Meadowlane Avenue was several feet deep! There is no evidence that the City has tried to fix inadequate storm sewer capacity.

- Flooded basements seem to occur too frequently in Ames.
- Flooding -Storm Water
 - Main line sump pump couldn't pump out water due to being out the end of the line.
 - My neighborhood and other older neighborhoods have inadequate storm water drains.
 - Storm water entered the egress window this past fall. The neighbors had done a lot of concrete work, laying electrical lines, and building up around their foundation so the water flowed from their yard into our window well where we rent.
 - Storm water flooded our basement last year in that heavy storm in September. Our sump pump was unable to keep up, and we also had water coming in other places around the foundation for the first time ever. We believe our tile line was full so water had nowhere to go. Our yard shares a fence line with the east Fellows Playground/swamp. We believe the construction's grade changes to the play yard caused part of our problem. The playground was a pool that night.
- Flooding -Street
 - Water frequently pools on Maricopa Drive by apartments.
- Good Rates
 - Very good rates!
- Poor Drainage
 - We live on a circle and there is only one storm drain at the end of the street. We have several large "ponds" on our circle when it rains due to poor drainage.
- Poor Service
 - Did not report because neighborhood told me it would do NO GOOD. They have reported issues to the city in the past - no response - no fix.
- Sewer Rates
 - My sewer rates seem to keep increasing even though I have used less water, so my bills are still expensive.

Comments on Neighborhood Nuisance enforcement

- Barking Dogs
 - Only barking dogs in my neighborhood and noisy trash pickup.
- Bike Path Parking
 - During football games, the City allowed cars to violate our bike paths and City laws and public parking space. We resent this.
- Excellent
 - City's response to signs placed by building was excellent. Blocked view of oncoming traffic and were immediately moved within 24-hour period.
- Govt. Control
 - I feel that the government should have less control of private property.

- Lawn Parking
 - I think Ames should allow lawn parking for events on weekends.
- Litter Enforcement
 - Need better crowd control/litter enforcement on Gable and Gray Streets in “Greekland”
- Loud Speaker Noise
 - We live between North Grand Mall and Inis Park. We can hear loudspeaker noise at night from the mall and especially Inis Grove. We are not pleased about the prospect amplified announcements at Inis Grove if the miracle league becomes located at Inis Grove.
- Motorcycle Noise
 - The main problem, and it is huge, is motorcycle and loud truck noise. We need enforceable laws in this area, followed by strict enforcement. This problem severely damages quality of life in Ames, which would otherwise be excellent.
- Mowing
 - We live in a nice neighborhood, but each summer we have one person who never mows their yard. They have broken down cars in the driveway; house brings down our property value. Couldn't find what to do online. Rules seem vague. Would like more information.
- Noise Limit
 - Noise limits aren't enforced during the week at off-campus apartments.
- No Sidewalk Variance
 - If the City Council grants a no sidewalk variance at any time, the City should be prepared to pay for sidewalks if they are required in the future. Granting of variances for sidewalks is a gift to developers and a burden for the citizens.
- Not Enforced at University
 - You don't appear to enforce rules around the university.
- Not an Issue
 - Above issues are not a problem in my part of the city.
 - Did not faced such problems
 - Don't really have answers to the above, but all appears to be fine.
 - Have never had these issues.
 - Have not had to deal with these problems.
 - I want to but have not
 - I've never needed to report any of these.
 - I've never reported any of the above.
 - No issues in our neighborhood, fortunately.
 - Not an issue in area we live in.
 - Not aware of any of these problems in our neighborhood.
 - Quiet neighborhood, no extra noise at present.
 - Ratings based on what I see around town. I have never reported any of the above issues.
 - Things seem fine - I have never had a problem.
 - We haven't experienced these problems
 - We live in an area in which there has not been a problem.

- Nuisance Ordinance
 - Nuisance ordinances are a waste of time and money, and an excuse to harass people.
- Occupancy Limit
 - Our neighborhood is slowly becoming rental properties. We're very concerned about the legislature's new law on occupancy limits. So many problems ...
 - Student occupancy and property neglect, as well as landlord neglect is starting to seriously degrade our neighborhood along Woodland St. Apparently, the state legislature is about to make it worse to let landlords do as they please.
 - The rules on over occupancy are unfair to college students
- Other Property
 - I have not reported an incident. However, driving around the city makes one wonder about particular properties and why they would have to be reported for the city to take action. The condition of some properties along major thoroughfares does not make for a good first impression.
- Over Occupancy
 - Deer and rabbit control should be increased. Many single-family homes are being occupied by more than one family, i.e. extended families with many on-street vehicles causing congestion.
- Party Noise
 - Young officers too willing to look the other way when parties happen in city limits.
- Proud
 - Ames does take pride in the community and how it looks. With constant mobility, that can be difficult.
- Rental Apartment
 - Too many rental properties!
- Sidewalk Repair
 - Very disappointed with sidewalk repair. 1000-1200 Marston Ave is a mess!
- Sidewalk Snow Cleaning
 - Although we haven't reported them, there are a lot of homes that don't scoop the snow from their walks in the area between Mary Greeley and downtown Fareway.
- Sidewalk Upkeep
 - Several sidewalks are in very bad shape and upkeep from property owners is poorly enforced.
- Yard Unkept
 - Our apartment complex is not well kept. We have a broken door to get into the apartment complex itself that has gone unresolved for several months now. In addition, grass needs to be replanted per the dog park.
 - Some neighbors to the north of us do not keep up their property. Trash on ground and yard unkempt.
 - I'm not as concerned by the traditional hand-wringing over Campustown student rentals. The City needs to crack down on slumlords who rent properties on Lincoln Way across

from West Hy-Vee. The City is allowing a market to go where the Ark Petshop was? What was the permit for?

- Keep it clean (Use police dept. for upkeep)
- Residential - Very satisfied. Commercial - Very dissatisfied

Comments on Transportation/Street Maintenance

Specific areas of the town that needs attention are:

- 13th and Duff
 - Change from green to red too quickly
- 13th and Duff
 - Change from green to red too quickly
 - 13th Street needs protected left turns at Grand Avenue
 - Additional left and right turn lanes are needed
 - Awful
 - Backs up during busy times
 - I would like to see a green arrow on 13th St. going south on to Grand Ave. At rush hour times, it's almost impossible to get through.
 - Intersection could really use a turning arrow. It seems extremely dangerous at this intersection because of how busy this intersection can get.
 - Need a left turn arrow when turning on to Grand Ave from 13th street. Major backup during commuting hours due to this.
 - Something needs to be done with the 13th street and grand intersection. The East-West traffic needs to have a green arrow to help with the traffic that goes south.
 - Stange and 13th is the worst, slowest, most traffic-causing intersection ever
- 13th and Stange Rd.
 - Please find a better way to coordinate the traffic signals at the intersection of Stange Rd. and 13th St.
 - I am happy that the signal at 13th and Stange has more left turn arrows
- 13th and Grand Ave.
 - The sensor on the north bound lane of Duff Ave at 13th street sometimes doesn't register if the car isn't pulled up close enough to the crosswalk.
- 20th and Grand Ave
 - Changes from green to red too quickly
- 24th and Stange
 - The intersection of Stange and 24th is not always timed properly. Some streets do not have sensors so lights change even if no car has triggered it (Grand).
- 6th and Grand Ave.
 - The corner of 6th and Grand has an unreasonably long wait time to cross Grand. Traffic light discoordination is my greatest complaint about living in Ames.
- 6th and Hwy 30
 - In the past month, I have been stopped at each traffic light from 6th to U.S. 30 on University multiple times. It would be nice if these lights were set to keep speed limit traffic flowing through most of these lights.
- 6th St.
 - Bike lane situation is still a mess. Still narrow and dangerous on 6th, etc.
- 9th and Grand

- 9th Ave at Grand Ave takes a long time to change to green.
- Adams
 - 300' of gravel at east end of Adams should be paved - a growing hazard
- Clayton Drive
 - Snow removal is terrible on Clayton Drive. The city always pushes ice/snow into property owners' driveways after the homeowners clear it.

- Duff and Lincoln Way
 - A lot of the streets need repaving. Especially Lincoln Way between Duff and Grand and the historical district. I would suggest a local gas tax to get it done.
- Hyde and Bloomington
 - There is a need for a 4-way stop at the intersection of Hyde and Bloomington. With the increase of traffic on Hyde to Grant and then to Gilbert, we experience delays at Hyde and Bloomington. Plus, people exiting the Lutheran Church parking lot have serious trouble exiting to the left when traffic is heavy. A 4-way stop would assist pedestrians and bike traffic too.
- Lincoln Way
 - Lincoln Way and Campustown could use some more favorability for pedestrians who have to cross Lincoln way especially in rush hour trying to get to class
 - Lincoln Way traffic MUST be improved upon
 - Lincoln Way traffic signals are pretty uncoordinated
- Lincoln Way and Clark
 - Lincoln Way and Clark is ridiculous. There should be a turn only light from both directions before traffic can go straight
- Lincoln Way and Hyland
 - At the intersection of Lincoln and Hyland, pedestrian signals could use some adjustment. I often have to wait for two rotations of car traffic lights to get a crossing light as a pedestrian, this is especially an issue with the construction of new apartment buildings.
- Lincoln Way and Walnut
 - Later at night it takes very long to turn onto Lincoln way from walnut at the lights
- Ontario and Hyland
 - Ontario and Hyland in winter needs more attention.
- Pammel Drive
 - Almost impossible to make a left turn onto Pammel Drive (about 10-15 min. wait during busy hours). Lot of vehicular and pedestrian traffic.
- S. 5th and Grand
 - South Duff intersection with S. 5th St. and Grand make both lights green sometime on Grand
- Sheldon and Lincoln
 - Seems poorly timed.
- South Duff
 - Please do something about traffic on S. Duff.
 - South Duff can get pretty slow during peak traffic, but that shouldn't surprise you, other than that traffic isn't too bad. A better connected bicycle system would be good, (i.e. More bike lanes on road with shoulders, but I recognize that takes money away from other improvements).
 - This is very dependent on time of day and street. South Duff is never coordinated. There is no way to travel the length without being stopped to the point drivers do not speed up because they will just stop. Lincoln Way is good sometimes, and then other times I stop at every light, which encourages me to drive very fast to catch the sequence or very slow (Both bad).
- Top-O-Hollow West section of Hoover
 - Our neighborhood street is falling apart. Needs resurfacing badly (Top-O-Hollow West section of Hoover).
- Welch and Lynn
 - I circled rarely effective because the lights on Lincoln Way and any cross street (in Campustown area) allow the LW traffic to flow, but don't change to allow cross traffic to move. I've waited at Welch and Lynn Ave for up to 5 minutes! It's frustrating!

- S 5th and Duff
 - Another bad intersection due to poor signaling is S 5th and Duff

Specific issues of the town that needs attention are:

- Positive Comment
 - Compared to other cities I've lived in, Ames does a fabulous job. The city is always thinking ahead, making plans, and implementing those with high quality results. Like updates on website, and social media.
- Parking
 - The parking signs are confusing and do not allow for adequate street parking in residential areas. If ever I have a guest staying overnight, we are forced to find parking out of the neighborhood where vandalism is more likely to occur in a public parking lot; even if well lit. Overnight parking on streets is nearly impossible. Again, parking signs are confusing!!!
- Snow removal
 - Intersections are very poor in icy conditions. Main streets not cleared off early enough compared to small towns.
 - Snow should really be cleaned immediately as it starts accumulating, especially when buses run a less frequent schedule, and where no bus goes. Because people are more likely to drive or walk during those time in those areas.
 - Too much salt use. Driving through town involves stopping at most intersections. There needs to be some method used to ease the trip down major streets.
- Street Maintenance
 - It seems like the city could and should collect leaves swept to the street in the gutter. Probably would save lots of gas and time for residents hauling leaves to the yard waste site.
 - Paint on roads is very hard to see in winter conditions, rainy nights, etc. Never had this issue in other states (Georgia, North Dakota, and Hawaii). Reflective paint maybe? Sometimes it is hard to see road lanes; not just in Ames though - all over Iowa.
 - The streets are patchwork. I realize with the amount of traffic it's difficult to work on them. The best thing I have seen is when there is a whole lot of cracks, dips and holes, you all are on top of it, getting them fixed until you can repair the roads. That shows me, you care and I greatly appreciate that!
 - We reported a street repair need. A crew responded a few weeks later and fixed a different part of the street. The original problem still exists.
- Traffic lights
 - Lack of turning lanes is a huge problem. At certain times in the day, you can wait three lights to get anywhere. They also make people make blind turns, which can be very dangerous.
 - I wasn't aware there was any coordination between the signals. At least, it's not obvious!
 - In the city that has the Iowa DOT, why aren't cross town traffic lights coordinated to encourage smooth and safe travel?
 - Never knew there was coordination?
 - One time I saw an intersection glitch. It was wild
 - Some lights seem to need timing checked. They act a little funny once in a while.
 - The sensor doesn't work that well in my area. I have to wait too long to get a green light.
 - The traffic lights on University at rush hour are a little crazy, and the new one at the Hwy 30 exit.
 - The traffic lights on University Boulevard are not coordinated. Every light always seems to be red when you get there.

- Traffic control leaves a lot to be desired. Various intersections don't handle turning traffic well so it takes multiple cycling of lights to get through, etc.
- Traffic lights are probably the only annoyance that I have in Ames besides we need a sidewalk to the park by our house.
- Traffic signals often sync up so that if you stop at one light, you stop at several in a row (specifically on University Boulevard).
- We feel Ames has a very slow traffic flow. Lights are rarely coordinated and driving is not very fluid.

Comments on CyRide

- Accessibility
 - Increase Blind/Mobility accessibility
- Asset
 - CyRide is a real plus for Ames. It can get you anywhere in Ames. A blessing for ISU students too.
- Bus parking
 - The parking for the buses is unreasonable in the city where it can block traffic. Quite often I feel unsafe driving next to some of the buses because the drivers are a little reckless occasionally.
- Bus stop
 - I would need to walk (approximately only half of this has sidewalks) over a mile to get to a bus stop. One solution would be Park and Ride sites, particularly near end-of-route stops.
 - Nearest bus stop is more than 5 blocks from my house. Driving is much more convenient.
 - The closest stop is at least one mile from my house.
 - The closest stop is quite far away. That said: CyRide should be abundantly funded.
 - Cumbersome. We've thought about taking CyRide to football games, but would have to drive to a pickup location and park there. It's also hard to get on a bus after the game.
- Drive
 - I drive or bicycle or walk
- Free
 - Senior citizens should ride for no cost
- Frequency
 - I use CyRide only Monday through Friday, commuting to and from campus, but I would love to use it daily, wherever I go, if it could be more frequent and cover more venues. It also would be helpful to have more CyRide at night during weekdays. It is especially troublesome when undergraduates are out of school. Parking has already been increasingly difficult on and off campus during the last several years; it probably is a good idea to encourage people travel by public transportation. Plus, riding public transportation reduces gas emission.
 - We currently use Cyride. However, I would like it if route 5 ran more. There have been times we've had to waste several hours on S Duff waiting for the next bus.
- Good alternative
 - Would consider CyRide only if we were not able to drive any longer.

- Great
 - CyRide is a great community service.
 - CyRide is great and I use it all the time. Would not hurt to see expanded service, especially to Ames (as outlined in the new CyRide plan). Two of the members in my household do not have cars and so ride CyRide pretty much every day
 - However I realize you have to cater to the larger public
 - I never hear complaints from those who do use CyRide
- Inconvenient transfer
 - It would be nice to have a more direct line from the north side of town to the south side instead of having to transfer.
- Love
 - I love CyRide
 - I love CyRide! The drivers are fantastic! I used it when I was in college here and all of them were very friendly! They were on time. They helped me out when I had to get to other side of town and explained which routes would get me there quicker and which to take back. They know how to be friendly even when students are mean to them! They are professional and amazing! Super people!!
- Love to drive
 - As long as I drive. Usually have very specific places I am driving to.
- No Need
 - I don't use CyRide to get to campus because I live close enough. The only time I would use it would be to go to Campustown or downtown Ames in the evening on the weekends.
 - Work out of town or time it takes spouse to get across town isn't reasonable for us. Could use workshop on how to use CyRide for when I have summers off - then I might use.
- Not convenient
 - I drive close to campus, park, then use CyRide from commuter parking because the route is not convenient from my apartment.
 - Very unrealistic for families to ride the bus.
 - We currently have small children in car seats, so we don't use it. I also work out of town.
 - Other buses are empty except for students during morning rides
 - I use to use CyRide daily until we moved to a different area of Ames.
 - I used it years ago. Has been great. Doesn't come early enough to get to work downtown by 7 AM, but not sure I'd use it for other reasons (family, pickup kids from school, etc.
 - It would have to be more convenient than driving
 - Maybe later when I can't drive - stops at my front door!
 - My ISU student, who lives on campus, uses CyRide
 - Next time: please reword the question to: If you do not ride CyRide frequently or regularly, what would encourage you to use CyRide? Again, there is huge gap between never & sometimes. The CyRide stop three blocks from my home was removed and relocated one block further away. I've heard CyRide may move the stop south of my home another block further away. Not encouraging
 - There may be times now when I may need it.
 - We use it for tailgating and it's awesome!
- Rarely use
 - We use it very rarely.
 - Ride sometimes I ride once in a while

- Route time
 - Route time and locations I go to do not match up. As a result, bike or vehicle works best.
- Time
 - Need longer hours for routes that go further from campus
 - The route from home to common destinations is through campus and incredibly slow. A commute of five minutes by car would be nearly an hour by bus.
- Use CyRide when parking is a problem
 - If we want to go to a restaurant in campus town we will take Cy-Ride because we don't want to look for parking for our auto mobile.
- Use other
 - Service by Riggenberg neighborhood.

Comments on Parks and Recreation services

- Positive comments
 - Ada Hayden is a blessing, thank you
 - Ames does a great job looking after its parks.
 - Good, I love Ada Hayden Park.
 - I love Ada Hayden!! Such a great park for Ames! Home wood golf course is great also. Well maintained.
 - I love all the walking trails in Ames, and use them regularly. While I acknowledge that Ames is unique in the large number of walking trails, since I do use them so regularly, I do wish there were even more, especially off-road ones.
 - I use the Pickle ball Courts - I'm very happy they are provided.
 - Parks are amazing in Ames, have enjoyed watching prairie restoration in Ada Hayden and look forward to results. Trails in Inis Grove Park could use some work.
 - Parks are nicely mowed or trimmed. We enjoy going for lunch and appreciate being able to visit many parks this way. Lots of trails are available!! Ames truly works hard to give their citizens and guests the best.
 - Parks seem to be popular and well kept.
 - Parks very nice and well maintained
 - We had a grill in our park get replaced this past fall. Much appreciated as the old one could longer be used.
 - We only use the dog park and it is great.
- Needed
 - A designated Pickle Ball courts and not just marked on existing tennis courts.
 - A steam sauna - Beyer Hall at ISU had a great one - used mostly by seniors - steam is way better than dry and could so easily be made available again, I really miss it!
 - An enclosed shelter, at least one! Something that could possibly be used all year round for reunions, graduations, small receptions - heated, a/c, kitchen, parking. Sad a town of this size doesn't have more of these options.
 - Build inclusive parks for people with disabilities
 - Evergreens - much more Evergreen.
 - Family friendly indoor pool of some sort.

- More activities for smaller children. Would be nice to see more activities that allow children to interact with nature.
- More native plantings or pollinator gardens to support our local pollinators.
- More off road bike trails
- More paved walking trails in Ames. A map of all the Ames parks and the distance of each trail would be great too, or maps at the park entrances with all the trails you can walk.
- More picnic tables that are not in the shelter
- More recreation
- More tennis courts
- Pickle Ball courts instead of tennis courts
- Playground equipment in the green space on Clayton Dr. / Sheffield in Somerset.
- Senior exercise equipment like Poland has. Check out online. Very neat and usable exercise equipment.
- The storm water drainage behind Kate Mitchell School and houses on Garden Road need to be cleaned and reworked so water doesn't stand for days.

Comments on Public Library

Positive Comments

- Asset
 - The Ames Library is a great asset!
- Awesome
 - Ames Public Library is stinking awesome.
- Beautiful
 - The new library is beautiful. The layout is easy to use, light and airy. I use the online accessibility all the time.
- Best
 - Best library in state of Iowa!
 - I've lived in other communities in the US, and Ames Public Library is the best library I've seen.
- Children Program
 - Children's programming doesn't change and is not good. Too repetitive.
 - Love the children's area! Saturday programming would be great for working families. I also really like that my daughter gets story time at Child Serve.
 - With multiple young kids (4 under 5 years old), it can be a lot to get out of the house at time. However, when we do use the library, we all enjoy it!
- eBook
 - eBook service is very appreciated
 - Our family uses the online digital services. Only complaint is the wait time on some of the online audio books. We love that we can receive our library card online! A great program we use everyday
- Enjoy
 - Our children enjoy the library
- Excellent
 - Library is excellent across the board
 - The library is excellent and we use it all the time!!!
 - The library provides excellent services.
- Exceptional
 - Exceptional Library!!

- I try to visit the library once weekly. One of my favorite haunts is Literary Grounds. I buy and then return for resale many helpful books. It is a treasure trove! Staff is always extremely helpful with any question I may have. I appreciate the new meeting room where new authors share their process, and other events offered there. My Pakistani neighbor (just here for 9 months) has been very appreciative of the programs offered for her school aged children. Our library is truly a jewel in our community.
- Favorite Place
 - My second favorite place in Ames after ISU campus
- Great
 - I love Ames Library! They are great! I also love the app that you can rent e-books and audiobooks from
 - The Ames library is great. The story time for children has been exceptional. The staff is very friendly and demonstrate they love what they do.
 - The newly remodeled library is great
- Kiosk
 - I love that the library has a driver's license renewal kiosk, the only reason I wasn't able to use it was because I needed a new driver's license since my purse was stolen and therefore didn't have a credit card to pay with. The lady at the library resource desk next to the kiosk was very kind and asked if I had been able to use the kiosk.
- Love
 - I love our library!! I love being able to check out eBooks
 - I really love the library. It is such a great place to take my young son. I appreciate that they are supporting community events.
 - LOVE the library - We're very lucky to have such a nice library.
 - LOVE the library and all the services. Annoyed sometimes at the very liberal agenda they display (environment, LGBTQ, etc.) and their lack of conservative values through events and displays.
 - Love the library and its looks! Place sight issues as small as busy working.
 - My wife uses the Library very often and loves it!
- Online Service
 - We love the convenience of online services and we love the Bookmobile. All library staff has always been very helpful. They also get items when requested that they do not currently have.
- Should Be Funded
 - Although we don't use the library much, we strongly believe that it's a community resource that should be abundantly funded.
- Staff
 - Staff are great!
 - The library staff is your best goodwill ambassadors. My only suggestion for a better library experience is to encourage staff to admonish patrons who talk on cell phones while using the crowded public computer stations.
- Wonderful Place
 - Library is also a wonderful place to go and people there do a great job helping residents.
 - Wonderful resource that I really need to use more - what a missed opportunity for me.

Positive Comments

- CD Limited
 - Classical CD music selection is somewhat limited.
- Confusing
 - It is very mazelike to get around.
- Door Security
 - Honestly, my family loves the library. However, with 4 kids ages 7 and under, it's hard to keep them together. I wish the library would have added doors to be able to keep them contained to the children's area. That was such a great feature of our library in Colorado.
- Extended Hours
 - I love the library. It would be nice if they stayed open until 8:30-9:00
 - Library earlier hours would be good, especially on weekends.
- Handicap Accessibility
 - I am handicapped and often the two spaces nearest the front door are taken. I see there is a vehicle parked there regularly; a truck with lots of what appears to be junk inside.
 - Increase Deaf/Blind accessibility
- Information Dissemination
 - Would be nice if they did a better job getting the word out about programs that are going/will be going on.
- Not Use
 - Don't use
 - Have no visited Ames Public Library
 - I utilize on-campus resources.
 - Never used it at all. Also not planning to use it
- Parking
 - Three small children under 3 years – this is not enough parking near downtown library. My children love the library, but can't go as much as we would like to due to parking. I can't park far away.
 - Better parking would help. Living on the west side of town also reduces the use of the library. Travel time becomes significant for a visit.
 - Due to parking, I find it more convenient to access the library electronically. Would like to see the e-resources continually expand. Makes me question the use of the library physical facilities in the future.
 - My family members and I would like to use that facility. Parking is a big problem.
 - Parking could be substantially improved at Library. You should not have to pay for a parking spot to use a public service supported by tax dollars.
 - Parking is annoying, but I guess it's a good problem to have! Some staff is more helpful than others, but that will happen in any business. We love the library!
 - Parking is not very good - parking meters have limits.
 - Parking is tight
 - We wish parking was more convenient.

- Seating
 - Seating for adults on the second floor could be better. I really wish that there were places you could sit by a window. The high windows don't count because one can't look at something like the street or trees or buildings. You just see sky.
- Security
 - I am concerned that passwords are not stored as encrypted strings (You emailed my password as is). Very bad security practice.
- Ugly
 - The new building is ugly, cold, and uninviting. Meeting rooms are like an echo chamber, especially the Rotary room. Reserving a room is difficult - media is excellent.
- Not appealing
 - The new library is uninviting and poorly laid out. Putting the main (unintelligible word) on the second floor was a mistake. The facility is somewhat unappealing.

Comments on Other Issues City should focus on

- Affordable Housing
 - Affordable housing (2)
 - Affordable housing for non-students.
 - AFFORDABLE HOUSING! Big issue here and not just for students.
 - Increasing affordable housing and the overall housing stock in Ames. Also promote mixed use development
 - Low cost housing (2)
- Arts
 - increased funding of arts programs
 - Not necessarily an issue, but more on the arts would be awesome.
- Bike Path
 - Bike path to connect to High School
 - Biking in Duff Ave
 - More bike friendly near Duff Ave between Lincoln Way and Highway 30
- Business
 - Bringing in more businesses
 - Commercial development
 - Less apartments and more businesses
- Bus to Des Moines
 - A bus to/from Des Moines at decent times (not 6am or 11pm) would be very nice as right now the only option is to take Greyhound and spend the night in Des Moines.
- Campustown Building
 - Honestly, I think that all the building in Campustown is a blight on the city. Less large buildings or "modern" style would be nice. I came here to get away from that stuff.
- Clean Buses
 - Clean the buses please. Some of them are so nasty. Just take a power washer to those things.

- Commuter Train
 - Commuter bus or train from Ames to Des Moines. The airport shuttle doesn't cut it!
- Cool Water Pool
 - I think city should partner with AHS on cold water pool, I do not support the warm water health center pool idea.
- Crime
 - It seems like our crime rate is increasing. We all have an opinion of why. Not sure there is an answer to this concern.
- Cultural Diversity
 - Diversity and cultural integration of residents and reflection of multiculturalism in events and services.
 - Diversity, inclusiveness, and equity
 - I truly believe that Ames is heading in the right direction with many of their new efforts. But I also think that more needs to be done. The City should also try to find ways to really welcome all sorts of individuals. It feels at times that the only types of diversity Ames wants to embrace are the forms that make money. That means that others who may not seem to be capable of generating money get left by the wayside.
 - Inclusion in the community
- Culture
 - Creating value from international and intercultural population.
- CyRide
 - Continued investment into CyRide.
- Day Care
 - Daycare availability
- Drug/Alcohol Rehabilitation
 - Drug and alcohol treatment and rehabilitation is an area that no city ever puts enough attention/money into.
- Entertainment
 - Entertainment (2)
 - More entertainment for underage people. Not more restaurants!
- Family Activities
 - More cultural, family oriented activities
- Flood Control
 - Flood control
 - Limit quickly constructed (student) housing. Reinvest in established neighborhoods. Limit light pollution. Limit development in flood plain or dredge the Skunk River to prevent flooding.
- Genuine Planning
 - Genuine planning (something not driven by the developers in Ames).

- Good Neighbors
 - good neighborhoods - zoned to be neighborhood & fringe growth
- Grand Ave Extension
 - Grand Ave! extension (all the way to Airport Road) and new intersection/light at 13th St.
- Green
 - Doing green as much as possible
- Growth
 - Growth
- Handicapped Accessibility
 - Disability accessibility in our community
- Indoor Aquatic
 - Ames needs an indoor warm water pool for exercise opportunities year round!!!
 - Indoor Aquatic Facility
- Internet
 - HIGH SPEED INTERNET - FIBER OPTIC!! IT IS RIDICULOUS THAT A COLLEGE TOWN HAS SUCH HORRIBLE INTERNET AVAILABLE!!!
 - Not necessarily the City itself, but better internet access/speeds would be amazing. I heard Google Fiber was coming to Iowa several years ago, but there's been no actual movement for them to actually come here.
- No Growth
 - Don't try to grow too large. I love it the size it is.
- Noise
 - Honestly, the only thing I can really think of is noise complaints!
- No Problems
 - Everything seems to be focused on a decent amount.
- None
 - I'm not aware of any.
 - Can't think of anything.
 - No other concerns, primary focus on improving concerns mentioned previously.
 - None that I can think of.
- Parks
 - Parks
- Pedestrian crosswalk
 - Pedestrian crosswalks especially at the corners of Stange and Northridge Parkway (at +39) where there's a lot of foot traffic for the restaurants and a lot of vehicle traffic.
- Pet Friendly
 - More pet friendly community

- Property Assessment
 - Improve accuracy of property assessments.
- Property Tax
 - Housing costs and prevention of higher property taxes.
 - Keep property taxes down
 - Lower property assessments to the actual property value - they are way too inflated.
 - Lower property taxes
- Recycling
 - Recycling
 - Better recycling of waste - all kinds. Close the so-called waste recovery facility. Create a food hub for processing and delivery of local foods.
 - Food wastage. Encourage home ownership, and incentivize more efficient technologies to be incorporated into businesses and households. Ban the use of disposable plastics, community greenhouses for year-round community vegetable gardens. Community office space to encourage entrepreneurship and small businesses in the area.
 - Garbage services are not provided by the city, and there is no recycling program.
- Renewable Energy
 - More renewable energy use in public (light, CyRide) Have more cultural parade or celebration.
- Rental Housing
 - The rent is too high for students
 - It would be beneficial for the City to consider some type of council or board to regulate rental prices in Ames. Many current families are starting to struggle with housing costs as the rental prices have risen during the past three years. Please consider options that can safeguard families from worrying about how they can afford to stay in Ames.
 - Lowering the cost of rental properties in Ames so that they are actually affordable for college students.
- Rental Lease Time
 - Change rental lease so based on month you move in, not the ISU semester/calendar
- Rental Property Upkeep
 - General care/upkeep at rental properties.
- Restaurants
 - More of a variety of restaurants. Other than that, you do a great job!
- Safety Crime
 - Crime and safety
- South Duff Design
 - Design and development of S. Duff. Bad design.
 - Extend S. Grand Ave to S 16th street. Improvements to S 16th street to S. Duff. Improvements to intersection of S 16th street and S. Duff Ave, and improvements to S. Duff to US 30.
- Shopping

- Better shopping.
- Shopping
- Sports Facility
 - Improving youth sports facilities. Specifically, the City should develop and maintain a baseball and soccer complex. HYSC works as it stands, but it is vastly inferior compared to other nearby communities (e.g. Ankeny and DSM)
- Statue Removal
 - Get rid of the lewd statue on Main Street and remove the rest of the enigmatic, ugly "art" that fails to inspire or beautify.
- Steam Sauna
 - More train tracks out of the city. Provide a steam sauna like what used to be at Beyer Hall - used mostly by senior citizens but very much used!
- Street Lighting
 - Making yellow stripe and white marking more often street lighting. Get bikes off main streets and on their bike paths.
- Street Maintenance
 - Better street care
 - Fix potholes
 - Fixing certain streets.
 - Get street projects done more quickly. South Duff is a disgrace.
 - Pave gravel section of Adams Street!
- Traffic congestion of Duff Ave.
 - How congested traffic gets.
 - Occasional traffic gridlock (Lincoln Way/Duff)
 - Traffic flow N to S.
 - Traffic free
 - Traffic on S. Duff
- Trail Map
 - I want a map of all the trails in Ames
 - Maybe provide a map of the trails in Ames on the Ames website, or if there is already one make it easier to find
- Trails Bike
 - Connectivity for community and connecting recreation trails.
- Turn Lanes
 - Ames needs better roads with more turning lanes.
 - Lincoln Way turn lanes!! S. Duff turn lanes!!
- Unofficial Fireworks
 - Let's cut down on the unofficial fireworks that go off during summer time - i.e. apartments on S. 16th street.
- Urban Development

- I do not like that there are so many apartments. I realize that it is a college town but maybe they could be built over businesses (like in Somerset) to improve their appearance.
- Vehicle Noise
 - Motorcycle noise, deliberately loud vehicle noise.
- Walkability
 - Community dialogue. Improve ability to walk around commercial areas (e.g. mall area, west end HyVee).
- West & South Development
 - Continued focus on development of west and south sides of town.
 - Young Professionals
 - Attracting and keeping young professionals.
- Zoning
 - Lessening its control of building/zoning. Making fewer laws.
 - More transparency on future zoning decisions, i.e. development North of Ada Hayden Lake. No one knows of the extent of new housing and impact on the lake.

Comments on “What is the Best things living in Ames?”

- Accessibility
 - Ability to get where you need to be easily. Home, for example.
 - Accessibility to Fareway
 - Can get from one end of the city to the other end (if the traffic lights are coordinated) in 15 minutes, encouraging one to take advantage of what the entire city has to offer
 - Ease of getting where you want to go
 - Easy
 - Easy to get around.
 - The best thing about living in Ames is the close proximity to everything: church, stores, campus, Iowa State athletic events, parks and the public library.
- Activities
 - Many things to do within driving distance to the metro
- Air
 - Clean air
- Amenities
 - A lot of amenities
 - Exercise facilities
 - Good services
 - Living close to the university and all that it has to offer.
 - Many activities to be involved with
 - Not a big city but plenty to do and see.
 - Proximity to everything needed including work, daycare, schools, and stores. The cost of living is low.
 - Services
 - The combination of so many positive qualities is what makes Ames the most ideal small city I can imagine. Wonderful people have been drawn to settle here. I enjoy the openness of City services to show the public how they operate, the Eco-Fair, the municipal band

concerts, lectures at the university, public garden space for renters, CyRide's big area of service, friendly/helpful police (including a mental health advocate), fine medical services (saved my life a year ago), bike paths, and all the attention to detail by city leaders.

- Arts
 - Arts
 - Great community feel in music and art both downtown and campus related.
- Atmosphere
 - Atmosphere is generally pretty nice.
 - Great atmosphere.
 - Relaxed atmosphere. Ames is a great place to live! :)
 - The atmosphere
- Balanced
 - Balance of features.
- Big City Amenities
 - A small friendly town with lots of activities
 - Big city amenities and small city flair
 - Big city opportunities with small town personality
 - Feels like small town but has everything you need in town
 - Small community but great resource. We get the benefits of the students, but also a separate thriving community
 - Small community, easy commute, vibrant university, access to university resources, and lots of greenery
 - Small town community feel with enough amenities and services, low cost of living, great schools
 - Small town community with some big city feeling
 - Small town feel but with a lots of opportunities
 - Small town feel in a decent sized city
 - Small town feel with larger town amenities
 - Small town feel with a plethora of opportunity and diversity which comes with being a university community
 - Small town feel with big city opportunities
 - Small town feel with big city services
 - Small town feel with decent amenities
 - Small town feel and actual activities
 - Small town feel, but too many apartments everywhere and unaffordable town-homes.
 - Small town with enough to do
 - Small, yet has everything. Provides financial assistance for seniors to use the gym at city hall
- Bike Friendly
 - Bike Community/Bike Friendly
 - I can bike from one end of town to the other in 30 minutes. It is still a small city but with plenty of opportunities.
- Bike Path
 - Bike routes and well maintained city.
 - More on/off road bike trails.
- Business

- Business Opportunities (2)
- Cheap
 - Cost
 - Affordable
 - Cheap
 - Cost effective places to live
 - It's inexpensive
 - Relatively cheap
- Church
 - Churches in the area
 - Friendly welcoming churches, ISU Women's club, and Ames Quilt guild
- Clean
 - Clean and well-kept town.
 - Cleanliness of the city (6)
 - In general, owners take good care of their properties
 - Love Ames! I love that it's mostly clean
- Close to Des Moines
 - Closeness to DSM
- Close To Relatives
 - Our children live close.
- Community
 - The community
- Community Feel
 - Community
 - Community feel
 - Community-based
- Community Support
 - Community support and unity
- Convenience
 - Convenience
- Cultural Opportunities
 - Athlete and cultural activities associated with Iowa State and Ames High School.
 - Cultural amenities.
 - Cultural awareness opportunities
 - Cultural opportunities.(2)
 - Cultural/sporting events
 - Culture and lots of things to do
 - Culture, community, music scene
 - Integration of many cultures and nationalities
 - Intellectual and cultural diversity, emphasis on the arts and public art, great schools, proximity to ISU and its cultural amenities and gyms, and the beauty of myriads of

plantings and trees throughout the city and living 5 minutes away from superb medical care.

- Lots of cultural events.
 - The best thing is the cultural amenities and places to go for food.
 - The diverse cultural environment and the friendly neighborhoods.
 - There are other cultures
- Distance
 - Close to family (for us),
 - Close to home
 - Not far from my hometown
- Distance To Des Moines
 - Near DSM for non-metro feel without problems of a large city.
- Diversity
 - Community -> range of people with different backgrounds coming together.
 - Diversity (2)
 - Good sense of community, diverse activities to attend (i.e. ISU athletics, downtown festivals, recreation opportunities for all ages)
 - Living in a university community that is diverse.
 - The amount of diversity in Ames
- Downtown
 - A very nice downtown.
 - Downtown Ames
 - Downtown farmers market and businesses.
 - Downtown shopping areas and safety
 - Main Street area!
 - The downtown area is pleasant and there is plenty of public art
 - The sense of community and the historic, quaint feel to Downtown
- Easy Living
 - Ease of living,
 - Easy living. Quick to everything.
- Education
 - Quality of education
 - Good schools, proximity to ISU.
 - Great Schools (5)
 - School district is "great"
 - School system, lots of cultures, small town feel.
 - School for kid's education are excellent
 - Schools, colleges
 - Schools, University, atm
 - There is a nice math graduate program.
 - Wonderful schools
- Entertainment
 - All the cultural acts and performances (Stephens, Amphitheater).
 - Good balance of a small town, safe, and friendly. Has big city benefits and entertainment.
 - Small town benefits but big community opportunities like CY Stephens

- The Cyclone Martial Arts Club, and all the outdoor spaces

- Environment
 - The environment
- Everything
 - Everything - great place to live - Lots of things to do - love the sports
 - Everything is relatively close together
 - Everything one needs is within a couple miles
 - Everything seems to work fairly well.
 - Hard to pick, it's overall a great place to live (aside from traffic noise)
 - Overall combination of positive circled above.
- Facilities
 - Very well run city - good facilities
- Family Oriented
 - Family oriented.
- Farmer's market
 - Farmer's market (2)
 - Farmer's Markets, garden plots (need more)
- Food
 - Food
- Friendly
 - Friendly (3)
 - Great friendly and caring community; great neighborhood and neighbors.
 - It's inexpensive and most people are friendly enough.
 - Small, friendly community
- Good
 - Good community
- Great Place
 - Small town but very livable. Great place for kids/families.
- History
 - All of the historic parts of Ames. I love that we keep the history while still allowing the city to grow.
- Home Atmosphere
 - It feels like home
 - The homey atmosphere.
 - The homey feel and all of the amenities that Ames has to offer students.
- Housing
 - Community housing for non-students
- ISU
 - ISU and their activities,
 - Being a college town (2)
 - Being a Cyclone
 - CY Stephens Auditorium, ISU Research Park
 - Cyclones,
 - Getting college done.

- Having the wonderful university , ISU in the city
 - Iowa State University (10)
 - Iowa State University has a nice campus.
 - Iowa State University, CyRide, parks
 - ISU - Ames library
 - ISU & Target & El Azteca
 - ISU athletics
 - ISU! Parks and bike trails. The city looks nice - not trashy, community events.
 - ISU, APL, #TeamAmes, APA
 - ISU, parks, Main Street,
 - It's a college town. It provides work opportunities, cultural, athletic and a host of other opportunities that we take advantage of.
 - Presence of ISU Vet Med hospital and the Ames Public library. Very polite, responsible city employees
 - Small town - University atmosphere
 - Small town with things to do - University
 - The best thing about living in Ames is going to a good University at a much lower cost.
 - The blending of "town" and "University". You are able to choose how involved you are with in either.
 - The college is wonderful.
 - The college sports
 - The good impacts from the presence of ISU.
 - The opportunities to see sporting events through Iowa State University
 - The university and it is quiet
 - The University and the vitality that students supply
 - University
 - University Sports
 - Vibrancy of a University town
 - We love the atmosphere with Iowa State here.
- Laid Back
 - Community atmosphere, laid back
 - Library
 - The library is amazing.
 - Ames Public Library provides not only space for learning, but serves as a place to socialize with other people. I love Ames.
 - Great library,
 - Library (2)
 - Library, small town but with bigger city amenities. Enough places you need. More nice apartments. (Unintelligible words)
 - Location
 - Location is great. Access to anything we need but still have the feeling of living in a smaller community.
 - Medical Facility
 - Convenience to medical facilities,
 - Excellent medical --> Mary Greely Hospital and McFarland Clinic Iowa State University
 - Good health care services
 - Hospital
 - Medical care.

- Medical facilities
- Medical facility- business place
- Services - medical and other personal needs.
- Nice
 - It's a pretty nice place
 - Nice Neighborhoods
- Opportunities
 - It is beautiful in summer and has many opportunities for things to do.
 - Lots of activities to choose from.
 - Lots of opportunities to do things.
 - Lots of options for food and amusement
 - Lots of parks and places to spend time outside. Very clean streets and sidewalks.
 - Lots of things to do.
 - Opportunities
 - Opportunity to be involved in city activities and club and church projects.
- Parks
 - Ada Hayden Park (3)
 - Ames has a very nice park system
 - Beautiful parks
 - Clean parks
 - Established trees and parks
 - Good parks (2)
 - I live by Ada Hayden and it's the best!
 - Park and recreation for family activities
 - Park System
 - Parks (3)
 - Small town with lots of parks and walkways.
 - The number of parks available and amenities inside of the parks
 - The park system is great! Volleyball is well organized!
 - The summers here. Less crowded, by far more to do than winter/colder weather seasons, beautiful parks, etc.
 - The things available here that are usually only available in larger cities. LOVE the parks in Ames. Ada Hayden was the best money the city has ever spent!
 - The wooded areas and parks are fantastic
- People
 - Good people, keep low-income out of Ames. No sec. 8 housing, brings problems.
 - Ames is a community that has residents that care and are willing to make it great!
 - Ames is a compassionate, caring community.
 - Friendly atmosphere and accessibility to places around the city.
 - Friendly people (6)
 - Friends
 - Good people (2)
 - Great community, kind people.
 - I consider it a privilege to be able to live in Ames. Very nice place. Great people, resources.
 - I think the best thing about living here is the friendliness
 - Nice people (4)
 - People here are good and supportive.
 - People
 - How friendly everyone is including the snowplow workers.

- People and diversity
- People,
- Fairly easy and quick to get around.
- That there are a lot of different people, there is plenty to do and it has good parks.
- The combination of so many positive qualities is what makes Ames the most ideal small city I can imagine. Wonderful people have been drawn to settle here. I enjoy the openness of City services. I enjoy how they show the public how they operate, the Eco-Fair, the municipal band concerts, lectures at the university, public garden space for renters, CyRide's big area of service, friendly/helpful police (including a mental health advocate), fine medical services (saved my life a year ago), bike paths, and all the attention to detail by city leaders.
- They are engaged and passionate people.
- The friendly atmosphere and having everything close by and in walking distance.
- The people and community
- The people and the amount of things to do. As a college student, I find it is a great place to live.
- The people and the family friendly atmosphere/climate.
- The people (14)
- The people... Very helpful
- The people; it is a college town so the feel of the city changes throughout the year.
- We enjoy the atmosphere and most people who live here.

- Police
 - Excellent police force.
 - Police works great with ISU police in taking care of crimes

- Population Size
 - Small city with good size population. We don't want to be Ankeny with expansion problems.

- Progressive
 - Love the progressive community!

- Proximity
 - Proximity to family, good churches and schools
 - Proximity to basic necessities. College student friendly.
 - Proximity to work (short distances)

- Public Transportation
 - Buses
 - CyRide and accessibility
 - CyRide is great
 - CyRide!
 - Excellent public transportation
 - Good public transport
 - It is easy to get around without a car. The disabled services are very good as well.
 - Love that CyRide allows great transportation to easily get anywhere in town.
 - CyRide makes getting around Ames so much easier especially for the college students who do not have cars
 - Well-lit streets for students walking from campus or catching a bus at a CyRide stop.

- Quality Of Life
 - Quality of life (4)

- We've lived our 10 years here and this was the #1 town of our choice when we moved. We love the quality of life, diversity and having the youth (ISU students).
- Quiet
 - Quiet (6)
 - Quiet, low crime rate, good public schools.
 - Quiet, safe, affordable, right size city, close to Des Moines for shopping and restaurants.
- Recreation
 - Services and recreation for all ages.
- Restaurants
 - Choice of restaurants.
 - Good selection of restaurants, etc.
 - Restaurants
 - Students bring more restaurants and entertainment choices but are gone in summer.
 - Variety of stores and restaurants.
 - Variety of stores and quality restaurants
- Retirement Home
 - Green Hills Retirement Community
- Safe
 - Also it is a safe town.
 - Ames is a safe community (2)
 - Feels fairly safe
 - Generally safe and great parks/outdoor space to play
 - I always feel safe in Ames. It's very peaceful and people are very nice
 - I feel it is a safe place to raise my family
 - It's a safe place to live (2)
 - Low crime rate (10)
 - Low crime rate and traffic not too bad on non-commute times.
 - Safe (27)
 - Safety. But in these days, safety is not okay
 - Safety and access to stores
 - Safety, entertainment options, cost
 - Very safe, friendly, clean, nice-kept, BEAUTIFUL
- Shopping
 - Easy access to shopping
 - There is a lot of resources (food, shopping, parks, etc.) in Ames as well as close proximity to good companies to work for and Des Moines. Property prices are kind of increasing more than I would like, but in general it is very affordable and for the "bang for the buck", you get a lot in Ames.
 - Variety of shopping/dining opportunities
 - Walmart
- Size
 - Great community, perfect size,
 - It's a comfortable size city with many advantages (jobs, shopping, cultural events, schools, etc.)
 - It's small but nice
 - Probably the size

- Sight of the town, schools and amount of things to do
- Size
- Size, cultural activities, community activities
- Size, space, cost of living
- Small, but not too small.
- Small Town Feel
 - A lot of people with a small town feel and ease of getting around for the most part.
 - Big town and small town feel
 - Great college town with a lot of character for a small town.
 - I like the small-town atmosphere combined with the resources of a larger town.
 - It is a large town/city with a small town feel
 - It's a city that feels like a small town. It feels like a home.
 - Overall, all of the things Ames offers makes it great. The city is constantly updating buildings and adding new buildings. The city is large but has an overall small town feel. I like Ames. It's overall a really great environment.
 - Small city with big city feel
 - Small city with good amenities
 - Small community feel, but access to work and entertainment
 - Small town feeling
 - Small town feel, close to Des Moines, good nature and recreational opportunities, low cost of living, great student public transit.
 - The small town environment
- Traffic
 - Less traffic
 - My wife! In all seriousness, I enjoy the lack of traffic as well as the proximity to local establishments
 - Traffic is never terrible, relatively quick to get where you need to go without much hassles
 - Traffic
 - Variety street projects - lectures, sports, relative ease of driving
 -
- Trails
 - All the hiking trails
 - The access to awesome walking trails and wide variety of eating places.
- Transportation
 - Low cost and useful transportation
- Very Good
 - Very good city
- Volunteerism
 - Plenty of opportunities for volunteerism. Great place to network with other artists.
 - Volunteering, Iowa State, friendly people
- Water
 - Water
 - Water Quality
- Welcoming
 - It feels welcoming and like a small town, yet has many amenities.

- Young Population
 - Young population is large

What would make Ames cool?

- Accessibility
 - Movement from all areas easier.
- Activities
 - Have fun attractions when students aren't here, too
- Affordable Housing
 - Ames will retain its "coolness" if as a community we work toward containing rental property costs. Consider this...as the rising cost of rentals pushes students to max out student loan debt, how are families in Ames that have a static income stream going to manage? Will those families sacrifice from other budget areas or will they have no choice but to move?
 - Lower housing costs. Lower property costs.
 - More affordable housing
- Already Cool
 - Ames is already pretty cool
 - Ames is cool for its nice upkeep and parks, so improving them would make Ames cooler.
 - Ames is cool.
 - Cannot think of appropriate improvements
 - Everyone is proud to live here.
 - I think it's cool enough.
 - I think it's fine.
 - I'm not sure. We're fairly low key people who appreciate the parks and recreations, and opportunities for our children. We like Ames.
 - Iowa State University already makes Ames cool
 - Isn't it already cool!
 - It already is pretty cool. Love the friendly atmosphere and how it is inviting to all to help solve the issues at hand.
 - It doesn't feel like a large city
 - It is already a cool place; however attention to aspects of crime, controlled traffic movement will make it more cool
 - It is already cool! (7)
 - It is cool! Better bike trail system, but not worth HIGHER TAXES!
 - It's a small town. There isn't much you can do to make it cool.
 - It's already kind of cool. I've heard we still have some very conservative City Codes that can make it difficult for some business to start/grow here.
 - It's pretty safe. The community is close and kind
 - Really? I'm not sure I want it to be cool! I do want it to welcome to everyone!
 - The culture here is amazing
 - We have enough
 - What does this mean?
 - Why do you think it isn't?

- Arcade
 - An arcade and lounge near Iowa State campus
- Arts District
 - An arts district in addition to the Octagon
- Attraction Park
 - An attraction park or place of tourism
- Bike Friendly
 - More bike friendly in town, with bike lanes exclusively for bikes.
 - More Bike friendly pathways in heavy commute areas [Duff, Lincoln, etc.]
- Bike Path
 - Well-developed bike paths throughout the city
- Bike Rental
 - Bike paths, rent bikes
- Bike Trail
 - As in Boulder and Fort Collins, bikeways should exist to connect all major parks.
 - A bike trail that is dedicated to bikes for long rides so we don't have to load up our bikes and drive to Slater every time.
 - Better (Connected) bike trails
 - Better bike paths, would be nice to get to the Heart of Iowa trails without going down S. Dakota Ave.
 - Better bike trails, off street
 - Better biking.
 - Better/safer bike lanes on road
 - Bike trails that are well-maintained, and trails that permit commuting as well as heading out of town for recreation.
 - Complete north/south bike trail along river (all the way to Ada Hayden). Bring back the dinky
 - Many more biking/hiking trails (separated from streets and roads) that connect parks with the city, and trails that connect to places outside the city such as the Ledges and Ankeny, which has trails that connect to Saylorville Dam and Des Moines.
 - More biking trails
- Bookstore
 - More bookstores (or ANY bookstores besides BAM). Becoming a Sanctuary City
- Bus Routes
 - More bus routes
- Bus Schedule
 - Improved access to areas of the town through CyRide. I understand that it's probably a scheduling issue with employees, but it would be nice if the busses ran later on weekends.
- Campus Parking
 - More parking on campus. (Parking structure instead of open lot)

- Campustown Revitalization
 - The Campustown area revitalization and ISU events
- Casino
 - Get a casino
- Cinema
 - An independent cinema in a historic building. Show both classics and new films, along w/ independent or experimental. Have film festival to encourage film making :) Lacking in Iowa.
- City Auditorium
 - New city auditorium and parking ramp
- Climate
 - Reversal of climate change
 - Snow
 - Winter
- Clubs
 - More to do (we have enough restaurants). Cool clubs
- Coffee Shops
 - More places to hang out such as bars and coffee shops
- College Involvement
 - Getting college involved in city revitalization programs. A fresh eye!
- Colors
 - More color - not all ISU colors. More culture
- Community Events
 - Coordinate a campus/community event for students to interact with each other
 - If the city would be open to trying new events/activities to draw visitors instead of losing those dollars to other communities. More events = more people = more income.
 - MORE activities in general. Des Moines has lots of dancing clubs for young adults, places to paint pottery, eat good food, go Canoeing, rent a bike, etc.
 - More city events or festivals
 - More community events - both free and for a fee
- Concert
 - Having a venue for more concerts.
 - Longer time (6 wks.) of band concerts. Trolley between downtown and Campustown. Overpass at duff and downtown railroad tracks
- Concert
 - More Firefly concerts downtown
- Cultural Fabric
 - Preserving the cultural fabric of distinct cultural areas like Campustown and Downtown.

- Destination Activities
 - More "destination" activities
- Diversity
 - Diversity of campus, the "small-town" feel
 - More diversity
- Dog Park
 - Move the pound onto campus. Gain more volunteers as well as socialize animals.
 - More trails and dog parks
- Downtown Activities
 - Art and music based priorities. More aware businesses (coffee shops, etc.) that promote spontaneous interaction. More integration of Main Street and Campustown.
 - Downtown Ames (Main Street) friendliness everywhere U go
 - Entertainment district around Main Street area that includes a nice venue, hotel and gathering spaces.
 - Fun outdoor features and locations where people can spend time. Fun things in downtown for the family.
 - Something unique like (unintelligible writing) show, and (unintelligible writing) show on Main Street or (unintelligible writing)
- Downtown Residents
 - More downtown living for professionals
- Drive In Theater
 - Drive in movie theater!
- Embrace Diversity
 - Ames needs to figure out how to truly embrace diversity and new ideas
- Entertainments
 - Big-name concerts (like prior to Wells Arena being built), more free movie nights in Jack Trice Stadium, Olive Garden, indoor recreation facility featuring "speed" or bumper cars, bowling, miniature golf, arcade games, B&Bs and local ice cream shop
 - Even more recreation/entertainment opportunities! More of those would be great!
 - More entertainment besides bars and parks
 - More entertainment like Perfect Games
 - More entertainment.
 - More interesting things to do on weekends
 - More places to go outdoors
 - More recreation to get people more involved with nature. More fun things to do.
 - More things for college kids to do besides drink.
 - More things for entertainment
 - Public band (concert, wind ensemble), Chorus, outdoor community activities
 - Public programming and concerts
 - Regular entertainment for young, non-family, non-college professionals
 - something that would give people something to do close to campus
 - The opportunity to experience a variety of entertainment and cultural experiences. You just have to look and you'll find something for you.
 - Things for college kids to do besides drink

- Events
 - More events, updated stores and restaurants
 - More things to do - or even advertising those events more
- Festival
 - Hold an Ames fair
 - Continuation of city celebrations/festivals
- Fitness Center
 - City Rec and Fitness Center (YMCA)
- Furniture Store
 - A furniture store. Also a place to entertain a large party Cosco
- Garden Plots
 - Community garden plots
- Gay/Lesbian Bar
 - There's no gay/lesbian bar
- Get Rid of Advertisement Signage
 - Get rid of advertising signs on street right of ways
- Good Roads
 - Good roads
- Greenspace
 - More effort for greenery/landscaping, vegetation/flowers in Ames (outside of ISU campus which does an amazing job of greenery)
 - More environmentally friendly. More incorporation of woods and natural landscapes.
 - More greenspace hangouts close to campus (Ames already chill though)
- High Skilled Workers
 - Attract more high skilled workers and talented students around the globe
- Hiking Trails
 - More hiking outdoor trails
 - More hiking trails
- Horse Riding
 - I really tried, but I can't think of anything that fits in the size of Ames. Maybe horse riding in the neighbor's field. Car racing and gun shooting also sounds good.
- Housing Regulation
 - Regulate housing
- Ice Skating Rink
 - Another ice skating rink and roller skater rink
- Indoor Pool
 - Better indoor pool (NEW!).

- New indoor pool, possibly a track
- Indoor Water Park
 - Indoor water park for winter use
- ISU
 - College town
 - ISU (2)
 - ISU events
 - ISU students makes Ames Cool
- Kid Museum
 - Kids museum
- Legalize Marijuana
 - Legal marijuana
- Less Cars
 - Less cars, more walking/bicycling
- Less Traffic
 - Better access from south side. Hard to get from Southdale area to north especially between 7 and 8.
- Library
 - Bigger public library; more frequent bus service
- Light Rail to Des Moines and Ankeny
 - Light rail to DSM and Ankeny
- Lower Taxes
 - Lower taxes
- Low Income Housing
 - Building tiny houses for the homeless or a garden space. Solar street lamps
- Mall
 - A new shopping mall and
 - A nice mall with an actual food court
 - More/better stores and better mall
 - The mall on Grand Ave needs more stores and updating. It looks like it crawled out of the 1970s.
- Mediacom
 - Dropping Mediacom (Like Cedar Falls Utilities)
- Mini Golf
 - A few more recreation options (mini-golf) and more breakfast options
- Mixed Use Development
 - Increase in mixed-use development and promotion of local businesses. More music venues.

- Modern Buildings
 - More modern buildings (skyscraper if possible someday) as well as the old district, and beautiful parks. Improvement on the lightning effect on public buildings and infrastructures or maybe public arts. Ames look so dim after sunset
- Motorcycle Training
 - Motorcycle training classes
- Music
 - More music venues
- Music Bar
 - Live music in bars, more hiking options
- New High School
 - A new high school
- New Mall
 - New mall
- Non Chain Business
 - More independently owned restaurants using locally sourced foods. More bike paths and encouragement to utilize alternative forms of transportation (walking, biking, etc.).
 - More locally-owned restaurants
- Other
 - Declaring that we - as a city - welcome all immigrants who came here legally. That we support our police in carrying out the laws- all laws of our town. We don't support ANY illegal activity - whether it is a stop sign violation, excessive speed on illegal entry to the USA
 - I would like students to vote in their home state/city. They vote here and then when they are gone, we're stuck with their vote.
 - If the town wasn't so devoted to making money for big real estate developers and focused on actually taking care of the people who live here. Ames is lame.
 - Local people's hospitality
 - Quit trying to be "cool" - be efficient, convenient, and attractive
- Outdoor Basketball
 - Outside basketball court that has nice hoops and lights, which you're able to turn on for evenings.
- Outdoor Music
 - More outdoor patio/music options
- Pancheros
 - Pancheros closer to campus
- Parking
 - Improved Campustown and Downtown and more parking
 - Less confusing parking lots.
 - More parking close to campus

- More parking.
- No Main St. meters
- No more parking tickets on Stanton Ave.
- Parks
 - More parks (2)
- Pedestrian Friendly
 - If there was a more pedestrian friendly areas.
- People
 - The people
- Pet Inclusive Housing
 - More pet inclusive housing
- Professional Soccer Team
 - A professional soccer team
- Railroad
 - Railroads
- Recreational Opportunities
 - More recreational activities
 - More recreational opportunities and parks
- Recycling
 - A curbside composting program and comprehensive recycling focus on renewable energy. Think local first campaign promotion and support of outdoor recreation.
 - Banning disposable plastics, recycling more of the waste, and producing energy from more sustainable sources.
 - Garbage should be separated between degradable and non-degradable (e.g. plastic)
- Regional Trail
 - Regional trail connections, cultural districts
- Restaurant
 - More restaurants that are not chains. A place for foodies to eat
 - An In & Out or a 5 Guys burger & fries
 - Better and more variety of restaurants
 - Better restaurants like Olive Garden, more upscale restaurants. Too many Mexican, Pizza, and low scale restaurants. Ames caters too much to students.
 - I am not sure it would make Ames "cool," but it would be nice to have a little high-end shopping, restaurants, etc.
 - More & better restaurants
 - More decent restaurants
 - More diverse set of restaurant, nightlife, and retail options- we have lots of pop-up chain stores, not much unique to Ames or our cultural heritage, or any cultural heritage really
 - More fun restaurants!
 - More places to eat that are not chain stores; more self-start places would be great for Ames.
 - More restaurant/entertainment options
 - More restaurants (2)

- More restaurants in North Ames - fast food. Fazolis is the worst!
 - More restaurants on West Side
 - More restaurants that are not sports bars
 - More restaurants that aren't pizza
 - More restaurants, bigger variety of restaurants
 - More upscale restaurants and entertainment options. (That's usually what leads to a city being defined as cool)
 - More upscale restaurants that take reservations.
 - More/better restaurants, a walking street.
 - Need more restaurants other than fast food, which is more directed toward student population. No variety - not just Asian
 - Places with outdoor eating options. More shopping centers (especially clothing)
 - Recycling
 - Restaurants and college town
 - Restaurants in north end and west end of city. More drive thru restaurants
 - You need better restaurants. The ones that are here are somewhat mediocre. A nice local diner would be nice.
- Roller Rink
 - Roller rink
 - Safe
 - Safe and quite city
 - Seriously? A safe, healthy environment
 - Shopping
 - Become a regional destination with cool shopping amenities
 - Better shopping center
 - Better shopping opportunities and Higher paying professional jobs that are not part of ISU, DOT or NADL
 - Better shopping options. Our mall is always very lame. A better indoor pool or YMCA - the city gym is kind of lame and expensive
 - Local shops and restaurants - like those we lost in the Campustown remodel
 - More (better) shopping, bars, restaurants.
 - More local shopping of big retailers
 - More shopping (2)
 - More shopping, less restaurants
 - More stores and shopping
 - More/better shopping
 - We need a Toys R Us and A&W!
 - Sign Ordinance
 - Except for downtown, Ames' commercial streets are atrociously ugly. Almost all cool cities I've visited have sign ordinances.
 - Splash Pad
 - A splash pad like the one they have in Okoboji - that is free to the public.
 - Sports Arena
 - The ISU campus/sports arena.
 - Stadium Concert
 - More stadium concerts. Good way for the football stadium to make some money instead of just sitting there during the off-season.

- Street Maintenance
 - Street maintenance and repair. Better traffic flow.
- Sustainability
 - Greater emphasis on sustainability. 100% of energy from renewable sources. Better land-use planning. Better maintenance of natural areas
- Theater
 - Dollar Theater
- Traffic
 - 1-2 more E-W cross-city roads at higher speeds. 13th street sucks, limited use. Highway to far south.
 - Fixing traffic congestion would make it much easier to see all the awesome stuff Ames has to offer.
 - If it were easier to get around. Traffic can be terrible at times.
 - Welch as a pedestrian focused street. Block off the street from cars to one to two blocks and many (unintelligible writing)
- Traffic Safety
 - Making S. Duff less dangerous - Too many small strip mall-stores
- Trails
 - Longboard friendly trails
- Train
 - Train communication to bigger cities
- Transportation
 - Increased focus on alternative transportation modes, renewable energy and waste reduction other than just end of life options for waste
- VEISHA Replacement
 - A city of Ames sponsored replacement for VEISHEA
- Walking Parks
 - More walking areas parks
- Walking Path
 - Iowa State University, the public library, and the parks and walking paths
- Water
 - Water should be free from lead or rust
- YMCA
 - YMCA
- Young Professionals
 - An economic industry and culturally diverse area that supports the salaries that people move out of Ames to get. It seems like Ames is trying to gear towards the next generation and mitigate the brain drain resulting from an ever-larger college population that stays in Ames at rates from many years past. The acronym for millennials with more-than above average salaries is "HENRY" which means "High Earner Not Rich Yet". Perhaps it would be helpful to find out what the typical Ames HENRY looks like and what it would take to bring them and the companies they would work for to Ames.

- Youth Activities
 - More activities and stores focused on young adults. Too much geared towards the student population or families.
 - More activities for students who don't want to party/drink. Our only option is Perfect Games.
 - More activities for young adults

General/Additional Comments

- "If you build it, he will come." - Field of Dreams Also, the guy at the Sinclair gas station on Lincoln and Duff pumps your gas for you!
- Taxes
- Again, consider having reliable parking optional for bar-goers. There is no reason to encourage driving after having drinks. The lots would only need to be free on Friday and Saturday nights to help with this substantially.
- Ames has mostly all positive assets for a very safe, pleasant, and rewarding life experience.
- Ames is an amazing place to live. It has a lot to offer, no matter of age, interests, or culture.
- Ames is becoming an expensive place to live on a fixed income, especially for the middle of Iowa.
- Ames is a very expensive City to live in. Taxes increase every year - especially this year. Rethink.
- Ames needs to do more than suggest in the water bill that "granule fertilizer is not allowed to be washed into storm drains" - this is a problem -> Pollution fine or visit from the city help might help.
- Appreciate the new tree plantings all over Ames. I would like the north and south farmers markets combined at the downtown location. This would make the market more enjoyable and advantageous to all. Please extend Grand Ave. all the way to 16th St. Very proud of Ames School system and new buildings. This is a plus for new families moving to Ames. But need more affordable housing.
- As I get older, I feel this town is getting too big and hardly anyone obeys speed limits throughout town. Getting from east Ames to west Ames gets harder and harder because of increased traffic.
- Ash trees on the property should be considered a liability not an asset. Evaluation should be reduced accordingly.
- Bridges over Lincoln Way by campus (Geoffrey Hall) so students can cross over and not dart in front of cars. Thanks to all the city employees and citizens that serve on councils and committees. We love living in Ames.
- City does ok. Taxes are a little too high.

- City is changing and not for the better. Too many outsiders changing schools and culture of Ames. Taxes/assessments getting ridiculous. Retired people will soon be priced out of living here, and I will move!
- Doing good. Keep on what's already going.
- Don't build anymore new schools for a while.
- Duff Ave is so jammed now and pushing development to west side. Ames appears to be growing in every direction but east.
- Evaluation of previous vision programs, community in-service workshops, outside speakers, workshops, etc. including vision and impact
- Get back to basics, shrink government programs and reduce spending and taxes.
- Grand Ave and 16th St. needs a stoplight! South Duff is an unplanned NIGHTMARE! Too many businesses and restaurants for road! Not well planned. North and west areas of city need restaurants not south Duff!
- Have a good day!
- The street department does a great job!! Its employees look great. They are doing a great job!!
- I am not supportive of the proposed Health center and the warm water pool. Do not see value in this for our family.
- I believe Ames is a good place to live - very disappointed in the tax assessments. No improvements to my home in nine years and my taxes are getting close to double of what they were when I moved here.
- I hope I get picked this time for the gift certificate. Thanks.
- I love living in Ames. The city is growing so quickly but continues to maintain the small town feel despite the traffic flow problems. We all complain about this or that, but bottom line, there isn't a better place to be.
- I really enjoy the City. It is a shame that parking near campus is difficult to come by.
- I really want to say everyone does a fantastic job! The snow plows - man they are the best!! They are always clearing off streets, at all hours, they are the best! We get 6" of snow and those employees are out plowing, getting streets cleared off right away, helping us get to work on time. That means a lot to me! Streets are salted and sanded, they are amazing! Can't thank them enough! If it wasn't for them, I'm pretty sure there would be more accidents! I have been in other cities where they hardly plow snow off streets and when they do, it's piled up down the middle of the road so you only have one lane to drive in and it's icy as heck! So THANK YOU!!! For keeping our roads plowed so well! You ALL are amazing!!
- I thank the City of Ames for their wonderful work to keep this City safe and fun. We all like Ames very much and would like to live here for a long run.

- I would appreciate builders and developers being held to stricter architectural standard, as they are shaping our city.
- I would like to purchase a home in Ames but housing prices are fairly high.
- I'm employed in Human Resources so interview new residents on a regular basis. People really do think very highly of our city. Can't count the number of times I've heard "I didn't really like the idea of moving here, but now I love everything about it." Good job City of Ames!
- In nearly 30 years in Southdale area, there have been too many apartments added causing many problems trying to get into town with only South Duff option. Hoping a stoplight will help given the number of apartments being built.
- It is an embarrassment on a national level to have Steve King represents this community in Congress. On the other hand, the Ames City Council and Story County Supervisors are dedicated, hardworking individuals deserving of many thanks.
- It would be great to be able to "swim at your own risk" at Ada Hayden - this would make a big difference. Thank you!
- It would be nice if developments you approved all had streets the city maintained.
- It's a nice place and your initiative to make this place even better is appreciated.
- Keep improving Duff Avenue. Get rid of the rest of the run-down businesses. Connect bike path to high-travel areas - preferably on Hwy 69
- Keep up the good work!
- Land use and development in this city is controlled by a cartel of developers, realtors and builders and the business that serve them. There should be a better balance.
- Love the Farmers Market and library.
- Mediacom needs competition - Way too expensive
- Oh my gosh! Property values/assessments are killing our ability to want to live in Ames, nearly \$600 a month for property taxes is ridiculous. I don't get any better police, fire service, roads than someone living in older parts of town.
- Overall, Ames is a fantastic community! Worry should be given to rental costs and the issues that are hurting families with lower income streams.
- Overall, Ames is super!
- Please address rising costs of living for renters near campus
- Please fund more arts programs
- Please place a stop light on Crystal. Cars coming from Des Moines, Ankeny, and Huxley make it hard to get onto Hwy 69.

- Please plan for a really long term, and make changes that satisfy people now, and also leave possibilities for better plan in 30 or 50 years. The city I'm from has a severe traffic problem, because they didn't expect the growing population, and the economy changed. Ames is growing fast.
- Please see comments on page 3. Neighbors have contacted someone in the city offices to try and clean out the waterway between Kate Mitchell and Garden Road but they don't seem to care. Trees are growing up and out of gates. Trees are overhanging and in the last year, there was a very thick layer of dirt/mud, which gets worse with each rain and the water comes up inside fences each times it rains. Standing water is extremely bad which brings mosquitoes - something needs to be done.
- Property tax increases seem to be getting out of hand.
- Property taxes are way too high for fixed income people like me and my wife. Also, would like to know if ISU pays any property taxes on their business park.
- Question: Why don't bicycle riders need to obey the laws and rules of the road? Bicyclists will not use bike lanes and trails, and the majority of them have no respect for stop signs or pedestrians. Are we a law-abiding city or not? Do we as citizens, have the right to choose which laws we want to obey?
- Remember the parks belong to all citizens, not just people who want recreation games. It is not our responsibility to promote recreation services to demanding communities. I heard that too many times "people come from better communities to use it." Also, value what the citizens have to say, otherwise don't ask for any reviews.
- Residents recently received notification of assessed home values. Everyone I spoke with had an increase of \$20,000 to more than \$40,000. This is outrageous as taxes are already extremely high and the cost of living in Ames actually deters families away. My taxes are TOO HIGH. My house assessment is TOO HIGH.
- Strongly support airport renovations.
- Suggestion: Signage at the skate park needs to be moved to other side (east) of its current location. Eastbound traffic can't see kids waiting to cross street.
- Thank you for letting us fill out this survey - it is hard for us to make it to city council events - we hope you get to use this information.
- Thank you for taking the time to reach out to the community. This matters!
- Thank you for this opportunity. (3)
- Thanks for all you do. We do the majority of our shopping, entertainment, and daily life here. There's no need to leave. Best kept secret in Iowa. (We've lived in Texas, Missouri, Minnesota, and love Ames the best - even became Cyclone fans). Wish to have the city expand more in Ames school district to keep our money in our town. Even though the field in our backyard is now being developed.

- Thanks for asking!
- Thanks for the opportunity to respond, though doing so online would be appreciated.
- The deer population in West Ames is causing many problems for gardeners and landscapers. There is a cost to fence the area in order to keep the deer out. The deer cause traffic issues and potential accidents; jumping out unexpectedly on quiet residential streets. Apparently, several people were actively feeding the deer, and that encourages more deer. One guy in our neighborhood feeds the deer several pounds of corn every day, resulting in 16-17 deer a day, as seen recently in the Woodland Street area. Neighbors are all aware but don't want to turn in the deer feeders - to avoid hostility between neighbors. This discontent is really building among many in our area about this feeding. Perhaps a public discussion, meeting, or newspaper articles would help.
- The fishing in Ames is terrible. I suggest a strict catch and release policy everywhere, especially Ada Hayden.
- Streetlights, I've been told, will all be LED - blocking out the night sky. Why not have timed solar street lamps - somewhat dim - providing enough light for safety but not so much that you have to block it out of your home to be able to sleep at night - more trees, less street lamp wires.
- The survey doesn't recognize senior projects. There are multiple retirement communities. Many of the questions don't pertain to us.
- The university should be held accountable for promoting events like tailgating, which promote the consumption of alcohol.
- Utility companies should strongly suggest and incentivize the use of e-checks to pay for services. This can reduce costs in the forms of paying intermediaries such as Visa and MasterCard. The savings from this is shared among the community in the forms of lower prices and quicker and more efficient services. E-checks can lead to better record keeping for all citizens of the area, help citizens successfully plan for the future and aid in creating better budgets. The above benefits would result by having electronic records because they are produced with minimal effort. This will hopefully have the positive consequences of lowering the welfare burden in the future.

Cease or greatly diminish the futile war on drugs and put those resources to better use in other needed programs. Positive consequences of this would be a reduction in the inmate population and on expenditures on judicial and prison services as well as a reduction in the time wasted on these issues.

Reconsider the issuance of commercial licenses in the area to those companies that bring economic benefits to the area under ethical circumstances. I.E suspend Wells Fargo from the region because of their unethical endorsement of the DAP.

Divest from fossil fuels and potentially implement solar roadways to decrease road maintenance and snow plows. In addition, such efforts can potentially make the road safer to travel thereby saving on insurance and medical costs in the area.

Offer free or subsidized vaccines and treatments that will keep the majority of the population healthy. Such actions would reduce the spread of diseases and thus reduce future potential medical burdens.

- There is a small section of gravel road at the end of Adams Street, which opens to Dawes Drive. It gets a lot of traffic. The community petitioned to have these paved. Why can't this be done? A lot of people live in these subdivisions and use that road.
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- There really needs to be a full running sidewalk on Mortensen West of S. Dakota. It is a route to the middle school and a high-speed road. Please look into this!
- This survey should be online.
- Very disappointed in all the fast food chains opened/openings. Very disappointed in South Duff traffic congestion. Very disappointed in all the businesses along Squaw Creek. I feel there is very poor planning for growth. The realtors decide what they want - we pay for it. Mayoral term limit needed.
- We also really enjoy the aquatic center and Ames on the Half Shell in the summer.
- We appreciate the dedication and hard work of Mayor Campbell.
- We love living in Ames. Crime is our MOST concern in addition to Juvenile problems and vandalism.
- We love living in Ames.
- We love the aquatic center, but do not like the tot time policy. We have complained about this year after year. Our family consists of older kids and younger kids. For many years, we could not utilize tot time because I could not leave my 10 year old and 8 year old (at the time) home alone to take a 2 year old and 1 year old to the pool. This has been the case with our family for 4 years now. There is no way to accommodate families with children under 7 and over 7.
- Would be fun to receive a calendar of events in Ames. Would like to have recycling bins for paper, plastic, glass, and metal at apartment complexes.
- Would like to see a paved road south of highway 30 between South Dakota and State St., or an interchange at State St.
- Would love for the mall to improve - including bringing back the dollar theater and more food court/restaurant options there.
- Yard waste disposal is not easy or convenient in Ames. I would keep plants better trimmed in my yard if it were easier to get rid of the waste. Other cities do more in this area.