

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
OCTOBER 23, 2018

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: 4:45 p.m.

1. Meeting with development consultant to discuss alternate concept for residential subdivisions

PROCLAMATION:

2. Proclamation for National Planning Month, October 2018

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

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meeting of October 9, 2018, and Special Meeting of October 11, 2018
5. Motion approving Report of Contract Change Orders for October 1-15, 2018
6. Motion to set the following City Council meeting dates/times:
 - a. December 18, 2018, as Regular Meeting Date and canceling December 25, 2018, Regular Meeting Date
 - b. January 15, 2019, at 5:15 p.m. for CIP Workshop
 - c. February 1, 2019, at 2:00 p.m. for Budget Overview
 - d. February 5, 6, and 7, 2019, at 5:15 p.m. for Budget Hearings
 - e. February 12, 2019, at 5:15 p.m. for Budget Wrap-Up
 - f. March 5, 2019, at 6:00 p.m. for Regular Meeting and Final Budget Hearing
7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor, B Wine, & C Beer - CVS Pharmacy #10452, 2420 Lincoln Way, #104
 - b. Class C Liquor - Arcadia Café, 116 Welch Ave.
 - c. Class C Beer & B Wine - Aldi, Inc. #48, 108 S. 5th Street
 - d. Class E Liquor, C Beer, & B Wine
 - e. Class C Liquor - North Grand Cinema, 2801 Grand Ave., Ste. 1300
8. Motion approving Carry-Out Wine Privilege for Class C Liquor - Bar la Tosca, 400 Main Street

9. Resolution setting date of public hearing for November 13, 2018, on Development Agreement with Barilla America, Inc., with tax increment rebate incentives and project development requirements, not to exceed \$3 million
10. Resolution approving Quarterly Investment Report for period ending September 30, 2018
11. Resolution approving award of 2018 Edward Byrne Memorial Justice Assistance Grant by the Police Department
12. South Grand Extension Project:
 - a. Resolution approving Purchase Agreement for two Walter Estate properties
 - b. Resolution approving Purchase Agreement for Tall Timber property
 - c. Resolution approving Purchase Agreement with Stone Court Apartment Corporation Housing Association
13. Resolution approving Amendment to Professional Services Agreement with WHKS regarding Flood Mitigation - River Flooding
14. Resolution approving waiver of parking enforcement and meter fees at polling locations with metered parking
15. Resolution approving street closure of northbound lane of Clark Avenue to facilitate installation of new domestic water service and fire line to 602 Clark Avenue
16. Resolution approving street closure of northbound lane of Welch Avenue to facilitate installation of new domestic water service and fire line to 206 Welch Avenue
17. Resolution awarding contract to Ames Ford of Ames, Iowa, for the purchase of four 2018 Ford Focus Sedans for Customer Service Division in the total amount of \$62,435.04
18. Resolution approving preliminary plans and specifications for WPC Screw Pump Drive Replacement Project; setting November 28, 2018, as bid due date and December 11, 2018, as date of public hearing
19. Resolution approving preliminary plans and specifications for Unit 7 Boiler Repair Project; setting December 19, 2018, as bid due date and January 8, 2019, as date of public hearing
20. Resolution approving contract and bond for WPC Facility Digester Improvements, Phase 2
21. Resolution accepting completion of City Hall Parking Lot project (South Skunk River Basin Watershed Improvements)
22. Resolution accepting completion of the contract with Electrical Engineering and Equipment Co., for the FY2017/18 Motor Repair Contract at a total cost of \$60,402.77
23. Resolution accepting completion of the contract with ProEnergy Services LLC for the FY2017/18 Power Plant Maintenance Services Contract at a total cost of \$4,250.00
24. Resolution accepting completion of the contract with Tri-City Electric Company of Iowa, for the FY2017/18 Electrical Maintenance Services Contract for the Power Plant at a total cost of \$124,654.72
25. Resolution accepting completion of the contract with All American Scaffold, LLC, for the FY2017/18 Scaffolding and Related Services and Supplies for the Power Plant contract at a total cost of \$74,938.06
26. Resolution accepting completion of the contract with Clean Harbors Environmental Services, Inc., for the FY 2017/18, Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract at a total cost of \$31,739.36
27. Resolution accepting partial completion of public improvements and reducing amount of security being held for conservation management for Quarry Estates Subdivision, 2nd Addition

28. Resolution accepting partial completion of public improvements and reducing amount of security being held for The Irons Subdivision
29. Resolution accepting completion of public improvements and releasing security for Aspen Heights (Breckenridge)

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 three minutes.

PLANNING & HOUSING:

30. Staff Report regarding Short-Term Rentals:
 - a. Motion directing staff to publish notice of Public Hearing regarding a Zoning Text Amendment pertaining to short-term rentals within single-family and two-family dwellings

ADMINISTRATION:

31. Presentation of the Residential Satisfaction Survey 2018 results

PUBLIC WORKS:

32. Flood Mitigation - River Flooding:
 - a. Motion directing staff to immediately negotiate acquisition of a permanent easement for both 1016 S. Duff Avenue (front parcel) and 1008 S. Duff Avenue (rear parcel), using local funding

HEARINGS:

33. Hearing on Zoning Text Amendment related to development standards of the Neighborhood Commercial Zoning District:
 - a. First passage of ordinance
34. Hearing on Zoning Text Amendment to allow alternative landscape plan approval in conjunction with a Special Use Permit
 - a. First passage of ordinance
35. Hearing on Amendment to Major Site Development Plan for Green Hills Planned Residence District:
 - a. Resolution approving Amendment to Major Site Development Plan
36. Hearing on 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER):
 - a. Resolution approving Report
37. Hearing on Lease Agreement with Youth and Shelter Services, in term of three years, for Parking Lot P:
 - a. Resolution approving Lease Agreement

ORDINANCES:

38. Second passage of ordinance regarding exceptions to Minimum Stories and Minimum Floor Area Ratio for the Downtown Service Center
39. Third passage and adoption of ORDINANCE NO.4372 to allow remote parking as an accessory use in the Neighborhood Commercial Zoning District

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

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 REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 9, 2018

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:01 p.m. on October 9, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. *Ex officio* Member Allie Hoskins was also present.

CONSENT AGENDA: Moved by Nelson, 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 25, 2018
3. Motion approving certification of Civil Service applications
4. Motion approving Report of Contract Change Orders for September 16-30, 2018
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class E Liquor, C Beer, & B Wine - Hy-Vee 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 St.
 - d. Class E Liquor, C Beer, & B Wine - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
 - e. Class C Liquor - London Underground, 212 Main Street
 - f. Class C Liquor - Bullseye Restaurant Group LLC, 114 S. Duff Ave. (Boulder Tap House)
6. Motion approving 5-day (Oct 19 - 24) Special Class C Liquor License for Christiani's Events LLC at the ISU Alumni Association, 429 Alumni Lane
7. RESOLUTION NO. 18-557 approving and adopting Supplement No. 2018-4 to the Ames Municipal Code
8. RESOLUTION NO. 18-558 authorizing and approving a Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$5,700,000 Taxable Sewer Revenue Bonds, Series 2018-2
9. RESOLUTION NO. 18-559 approving Intergovernmental Agreement for Police Enforcement of Tobacco, Alternative Nicotine, and Vapor Products with the Iowa Alcoholic Beverages Division
10. RESOLUTION NO. 18-560 approving Cooperative Agreement between Ames Human Relations Commission and Iowa Civil Rights Commission regarding intake and investigation of Civil Rights complaints
11. RESOLUTION NO. 18-561 awarding consulting contract to True North Consulting Group of Stillwater, Minnesota, for selection of an Access Management System at City Hall, Power Plant, and Fire Stations in an amount not to exceed \$51,975
12. RESOLUTION NO. 18-562 approving Professional Services Agreement with Strand Associations of Madison, Wisconsin, for WPC Methane Engine Generator Replacement Project in the amount of \$165,000

13. RESOLUTION NO. 18-563 awarding contract to WESCO of Des Moines, Iowa, for furnishing 750 KCMIL Cable for Electric Services Department in the amount of \$86,028
 14. RESOLUTION NO. 18-564 approving the requested date changes for the RDF Storage Bin Repair Project and set November 14, 2018, as the bid due date and November 27, 2018, as the date of hearing and award of contract
 15. RESOLUTION NO. 18-565 approving Change Order in the amount of \$20,800 with Gilligan Group for Excellence Through People consulting services
 16. RESOLUTION NO. 18-566 approving Change Order No. 1 with Tri-City Electric Company of Iowa, Davenport, Iowa, for Electrical Maintenance Services Contract for Power Plant in a not-to-exceed amount of \$60,000
 17. RESOLUTION NO. 18-567 accepting completion of 2017/18 Shared Use Path System Expansion (Mortensen Road)
 18. RESOLUTION NO. 18-568 approving Plat of Survey for 304 and 308 E. Lincoln Way
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened Public Forum.

Drew Kamp, 304 Main Street, Ames, came forward on behalf of the Ames Chamber of Commerce wanting to thank the Mayor and Council for their continued investment and support for the business community in Ames and Story County. He advised that, last month, at the IDA Economic Board, there were three manufacturing projects for high-quality jobs totaling about \$185 million in capital investments; 330 jobs; and two start-up innovation funds. Mr. Kamp presented a plaque to the City Council for its support of 3M's expansion. The expansion allowed for 16 additional jobs to be created. He had planned on showing a video recorded on October 5, 2018, commemorating the 2018 Manufacturing Day. Unfortunately, the video was unable to be played; however, the link will be sent to the Council members.

Kristian Einsweiler, 3903 Harris Street, Ames, stated he had sent an email to Council Members regarding a possible discussion on the parking regulations in his area. He noted that a newly connected road, Dotson Road, was done about three years ago. Mr. Einsweiler explained that as the area has grown so has the amount of parking on the streets. He noted that there are a lot of kids who ride their bikes in this area. Currently there is parking allowed on both sides of the so if you turn down Dotson Road, it is like turning down a one-lane road due to all the cars parked on both sides. He mentioned he appreciates all the growth and development that is happening in his neighborhood, but some changes need to be made to parking. Mr. Einsweiler explained that he wanted to speak tonight so City Council could put a face to his name and email. Mayor Haila went over the process of addressing his concern, which will be done under Dispositions later this evening.

Mayor Haila closed Public Forum at 6:08 p.m.

CITY OF AMES COMPLETE STREETS PLAN: Traffic Engineer Damion Pregitzer stated that the Complete Streets planning process started in April 2017. A positive part of the process was all the involvement that they had, had with the community and the two technical committees had put

in a lot of work. He stated what staff is looking for tonight is adoption of the Plan, either with or without any modifications. Mr. Pregitzer introduced Adam Wood with Toole Design Group, who is the consultant on this project. Mr. Wood showed a Power Point presentation highlighting the Complete Streets Plan.

Council Member Beatty-Hansen wanted to know if City Council needs to do to ensure that other City plans reference the Complete Streets Plan. Mr. Pregitzer answered that a lot of the Comprehensive plans, such as the Long-Range Transportation Plan, would make reference to how streets get designed but he will speak with Planning and Housing to see if there is a necessity to include it in any others.

Council Member Nelson questioned who would be responsible for some of the items, like sidewalks. Mr. Pregitzer stated that the majority of the costs will occur during the reconstruction of existing streets, and therefore, will be costs borne by the City of Ames during capital projects. The only cost impact to private development would be in areas where there is Industrial zoning on both sides of the street or if development includes a collector or arterial street. In the Industrial zoning case, the Complete Streets Plan would require pedestrian facilities on both sides of the street. These cases would reflect an increase in costs of approximately 3-4%.

Council Member Gartin noted that the Complete Streets Plan was tailored to Ames, but it would be helpful to understand how the City of Ames Complete Streets Plan compares with other communities that are similar to Ames. Mr. Wood explained that there is a very wide range of how communities approach and implement Complete Streets. Mr. Pregitzer explained that all Complete Streets Plans have some idea of exceptions and how to limit costs, but all Complete Streets Plan are going to have a process on how they develop a project, go to the public, and make it unique to the context of the area. Mr. Gartin stated he can see there are common dominators, but he wants to know the differences compared to Cedar Rapids or Iowa City. Further discussion ensued on how to compare the City of Ames Complete Streets Plan to other cities.

Council Member Gartin wanted to know more about the cost of the Complete Streets Plan, as it was noted in the presentation that the annual cumulative cost may not exceed 22% of transportation spending and that percentage is 9% Transit, 10% Walk, and 3% Bicycle. He noted that the City Council needs to be attentive to anything that has an impact on the CIP. Mr. Gartin asked if there happened to be a year when there was significant Complete Streets costs that came close to the 22% threshold, would other projects get pushed to another CIP year. Public Works Director John Joiner stated that creating a draft CIP is always an overall challenge; however the Public Works Department had already been looking at their projects with a Complete Streets approach. Mr. Pregitzer stated that when putting plans on the CIP as a rough draft, staff needs to evaluate the needs; the 22% puts a cap on what they can do. All projects will still go to City Council to prioritize. Ms. Beatty-Hansen wanted to know if there would ever be a bike path project so big that would get close to the 22% , e.q., the Vet-Med trail. Mr. Joiner stated the Vet-Med trail would be looked at differently as that was a stand-alone project. He explained when they started working on the South 4th Street design, they did incorporate the Complete Streets Plan, which did not make the cost go up at all.

Council Member Gartin inquired as to how the CyRide buses would interface with the Complete Streets Plan. Mr. Wood stated that CyRide had representatives on the Advisory Committee, and they provided feedback on all aspects of the Plan. He also stated that there is a section in the Plan that focuses on bicycle and bus interactions. Discussion on lane widths then ensued.

Council Member Gartin noted that the Council has been trying to increase its level of engagement with the community and wanted to know how the City of Ames did compared to other cities. Mr. Wood stated that the City of Ames was higher than average. He mentioned that it was beneficial to have the two open houses and have all the materials online for review.

Council Member Betcher pointed out that pertaining to the process the presentation had noted four steps: street type, adjust to context, make tradeoffs, and finalize design. She wanted to know what the relationship was between the first two steps and making tradeoffs. Mr. Wood stated that this is not a fully linear concept and there are usually changes that need to be done. The third step is where the tradeoffs come into effect. Ms. Betcher noted that she sees the third step as being where the discussion of the CIP and public input would occur.

Ms. Betcher inquired whether the Complete Streets Plan would impact the Welch Avenue project. Mr. Joiner stated staff approaches all projects from a Complete Streets Plan; they identified the users, needs, and safety to accommodate all users.

Carol Williams, 628-8th Street, Ames, spoke on behalf of the Ames Bicycle Coalition (ABC). She thanked the City Council and staff as she was part of the Advisory Committee and felt that they were heard during the process. The Ames Bicycle Coalition is very happy with the process and that the public was included very early in the process. She recommended that the City Council approve the Complete Streets Plan.

No one else came forward to speak, Mayor Haila closed public input at 7:20 p.m.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-569 to adopt the City of Ames Complete Streets Plan as prepared by Toole Design Group.

Mr. Gartin stated he appreciates all the feedback and the 22% is still a mystery number to him. He noted that Council needs to be sensitive as to how the CIP functions, but understands they can always go back and change that number. Ms. Beatty-Hansen wanted to know if they would see what their cap is each year. Mr. Joiner stated that would be hard to do at the CIP point. Mr. Pregitzer stated that they will have performance measures further down the road.

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

WELCH AVE RECONSTRUCTION PREFERRED CROSS SECTION: Municipal Engineer Tracy Warner stated that a lot of extensive outreach had been done over the past few months. Public Relations Officer Susan Gwiasda noted that the Welch Avenue reconstruction project pertains to the

100 block of Welch Avenue between Lincoln Way and Chamberlain Avenue. She noted that the City started a pilot project in 2016 to add temporary features to Welch Avenue in an effort to reduce vehicle, bicycle, and pedestrian conflicts. Ms. Gwiasda stated that this project involves a lot of stakeholders. She acknowledged some students in the audience who are members of the ISU Community and Regional Planning Club that helped with outreach. The types of outreach they did were Dot voting, public forums, presentations to small groups, and an online survey. Ms. Gwiasda noted they had ten Dot voting events, nine of which were held on Campus or in Campustown. Two Public Forums were held at St. John's by the Campus and the Ames Public Library, respectively. City staff made several presentations to small groups at meetings held with Campustown Action Association, ISU Administration, and Ames Bicycle Coalition. Additionally, staff sought input from the Ames Fire, Police, CyRide, and Electric Departments. The online survey garnered 1,060 responses.

Ms. Warner stated that staff had looked at the other questions that came in with the survey. There were preferences for smaller trees and bike racks. She stated they also needed to consider the input from CyRide and the Fire Departments along with deliveries to businesses. She noted that ISU did its portion on Welch during the summer and went with 27-foot lanes for the total width as they considered the bus traffic. They also did bike lanes going southbound. Option 6 would tie into what ISU had already done. Ms. Warner stated staff also wanted to make sure that the businesses were involved in the process. They mailed out 200 notices to the business owners, some had attended the Public Forums, and flyers were left at the area businesses.

Council Member Beatty-Hansen asked for a walk-through of how they used the Complete Streets Plan to frame the Welch Avenue redesign. Ms. Warner stated that staff's recommendation is considered a mixed-use, the default bike type is shared, and the frontage zone, amenities, and clear zone are the wider sidewalk area. She explained that staff wanted to be conscious of where the trees are versus the street lights in order to provide safe pedestrian zones. Council Member Martin asked for staff to point out and name the zones on the overhead picture of Option 6, which Ms. Warner did.

Ms. Betcher inquired whether the City Council had talked about the notion of the shared street for Welch Avenue. She said she didn't recall discussing that concept. Ms. Beatty-Hansen mentioned that she thought a shared street wasn't ideal for buses as she sees it as more of a slow-moving traffic use. Ms. Warner explained that CyRide buses are going every ten minutes, and after having conversations with CyRide and Fire, staff removed some options.

Further discussion ensued regarding different features and options for the Welch Avenue redesign.

Council Member Beatty-Hansen noted that she was sympathetic to the loss of parking spaces, but prefers Option 4, which takes away 11 parking spaces. Council Member Nelson shared that he was thinking the opposite, as a couple years ago, they took away the parking on the east side of the street, and he doesn't want to take anymore parking; he prefers Option 6. Council Member Corrieri stated that she agrees with Ms. Beatty-Hansen. She feels it is more of a visionary choice for her, and while she understands that parking is a sore spot for some people, due to the proximity to the Intermodal Facility parking and with some improved signage, the removal of 11 spaces would not make a significant difference. *Ex Officio* Allie Hoskins stated that she agrees with Ms. Corrieri, after

speaking to other students, she would recommend Option 4 as this area of town is a bike/pedestrian friendly area and they want to maintain that. Mayor Haila pointed out that there are a number of rapid-in and rapid-out businesses along this street that are not needing parking for several hours. He questioned how the Council was going to help those businesses remain successful if 11 parking spaces were to be removed.

Council Member Gartin asked about the change in the bike lane being switched to the east side. Ms. Warner explained that when parking is put next to the bike lane, it causes some safety issues with doors opening and people attempting to park. More discussion was had regarding safety of bikers.

Council Member Martin explained that he is in favor of Option 4, as it has a better feel for a pedestrian mall.

Bridget Williams, 518 Hayward Avenue, Ames, said that she is President of the ISU Community and Regional Planning Undergraduate Club and had a role in developing the online survey and helping with the Dot voting. She explained that she does understand the discomfort and fear of push back from eliminating parking all together, but she wanted to remind the Council Members that from Dot voting, 351 out of 847 people voted to eliminate parking and have full bike lanes. She also mentioned that during the online survey they asked how far people were willing to walk to an area business, and the responses were three to five blocks. Ms. Williams recommended that, if Option 4 is approved, the City needs to come up with better signage. She doesn't think a lot of people know where the parking ramp is and don't understand that it is a public parking area.

Carol Williams, 628-8th Street, Ames, expressed her appreciation of the college students helping to obtain public input. She shared that the Ames Bicycle Coalition had had a lot of discussion on this topic and there is no obvious right answer for them. Ms. Williams asked if they could go back to the drawing board and use the Complete Streets Plan process, as she felt they started with the engineering answers opposed to what is needed on this street. She asked about the possibility of short-term day parking as this might help businesses. According to Ms. Williams, when the Campustown area was built up, no public input on the vision of the area was done. She noted that this a major street and she feels like the process was rushed.

James Rangle, 3917 Tripp Street, Ames, stated that what Ms. Williams said about not being a part of the Campustown decision is a valid response and that vision should be what is driving the Council members decisions tonight. He explained that if a pedestrian mall is what is truly being asked for, then small steps are needed to achieve that and Option 4 would be better design for that purpose.

Mayor Haila questioned how the voting was weighed as some of the vote will come from people who do not have a valid interest in this area. Ms. Gwiasda stated that they did do a mailing to the business owners, some did come to public meetings, and parking was a huge issue.

Mark Schroeder, 2309 Fillmore Avenue, Ames, stated that he is the owner of University Barber Shop. It has been on Welch for about 50 years. He would like to see parking on both sides again, but does see Option 6 as being beneficial to area businesses. Mr. Schroeder mentioned that there is a barber shop across the street from him and both businesses have two barbers. They would have a

need for at least four parking spots for each business. Mr. Schroeder stated he comes to work at 8 a.m., and the café business already has what parking spots there are filled by their customers.

Moved by Gartin, seconded by Beatty-Hansen, to approve Option 4, which is no parking on Welch Avenue and bike lanes on both sides.

Council Member Gartin noted that this will be a hard decision for City Council. He cares about the businesses along Welch, but safety is what is driving his decision. Ms. Beatty-Hansen agreed with Mr. Gartin, but also wanted to add that she is looking at the vision aspect for Welch Avenue: it is more pedestrian and bicycle oriented. She is amendable to look at changing the meter hours on Lincoln Way or Chamberlain but need to make a statement about their vision for Welch Avenue. Mr. Gartin agrees that increased signage needs to be improved. Ms. Betcher stated that it needs to be up to City Council to make sure the signage is improved in this area and what is available in Lot X for parking.

Council Member Martin noted that, with parking versus bike lanes, it is a matter of striping; however, if later they feel they made a mistake, they would be able to change it. A discussion was had among the Council members about being able to make changes to the design in the future.

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

Moved by Martin, seconded by Beatty-Hanen to ask staff to propose improved signage for parking options nearby, including lots X, Y and Z, and the parking ramp.

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

Moved by Martin, seconded by Beatty-Hansen, to have staff review and propose any updates for meter parking that would be more oriented to short-term parking.

Council Member Betcher asked for clarification on the definition of short term parking. Traffic Engineer Mr. Pregitzer stated that when they adjusted the rates they made all of Welch and Lincoln Way two hours at \$1 per hour; all the other streets are four hours at \$0.75/hr., and all the other lots are ten hours at \$0.50/hr. Mr. Martin proposed to reducing some of the four-hour meters to a shorter amount of time. Mr. Pregitzer stated that he would recommend looking at the blocks of Chamberlain as the new priority and to be consistent to change them to the two-hour rate. Ms. Corrieri stated that the City had recently made so many changes to parking that they should wait to see what happens.

Motion withdrawn.

Council Member Betcher asked Mr. Pregitzer if he could send all the Council Members the information regarding the new parking rates that went into effect in July 2018. Mr. Pregitzer stated that he could resend the reports.

The meeting recessed at 8:22 p.m. and reconvened at 8:29 p.m.

SOUTH GRAND AVENUE EXTENSION PROJECT: Municipal Engineer Tracy Warner noted that the extension is a transportation priority of the community. Ms. Warner stated that the Council action being requested is to approve the City's use of condemnation proceedings, as necessary, to acquire the property rights needed for the project negotiations may continue up until the day before the condemnation hearing. A condemnation hearing would be established within 45-60 days from when they would make application. She advised that Negotiations may still happen after the filing has been done. Ms. Warner then gave an update on each property regarding the status of negotiations. She explained that she had received a letter from ISU regarding the negotiations of its property; that it is not included in the Council Action form. Ms. Warner read aloud the letter, from ISU nothing that ISU wants a separate financial contribution from the City for widening South 16th from Greenbriar Park to University Boulevard.

Council Member Beatty-Hansen asked if this was only a financial commitment or would the City have some control on the design of the widening. Ms. Warner stated that, as of right now, they have only indicated a financial contribution.

City Manager Steve Schainker explained that nothing would be decided tonight, but people are asking about the status of the South Grand Extension and they wanted to provide an update. He does need City Council's approval for eminent domain if needed, as they would like to continue to negotiate. Staff has received counter proposals however; if they do reach an impasse, they may have to come back to City Council to see if they want to proceed with eminent domain.

Council Member Betcher asked for clarification about the properties, specifically, if they would need to obtain all three properties under contract before moving forward with the bidding process. Ms. Warner stated they do not.

Mr. Schainker asked for a correction in the Staff Report, which stated that they process would start at the end of the year, but with the ISU property, the project wouldn't begin until April. Ms. Warner stated that staff is trying to get clarification from the Iowa Department of Transportation, as they are not sure they can go to eminent domain with ISU, and whether they would enable the City to file a public interest finding letter that would state that it is on a certain schedule to go to the Board of Regents, to have the reading and be able to have the bid letting at the same time.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-570 to approve by resolution a declaration of the City Council's intent to proceed with eminent domain, as necessary, to acquire the property, including leasehold interest, for the construction of the South 5th Street and South Grand Avenue Extension projects.

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

LEASE WITH YOUTH AND SHELTER SERVICES FOR PARKING LOT P: Moved by Gartin, seconded by Corrieri, to approve Alternative 1 directing staff to draft and enter into a three-year lease with Youth and Shelter Services for the use of Municipal Lot P at the rental rate of \$35/month/space, acknowledging that Youth and Shelter Services performs routine maintenance on

Lot P which includes snow removal.

Council Member Nelson wanted it noted that he supports the three-year lease but needs to make sure Youth and Shelter Services is aware that City Council will be talking about downtown parking in the very near future.

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

Moved by Betcher, seconded by Beatty-Hansen to adopt RESOLUTION NO. 18-571 to set the date of public hearing for October 23, 2018.

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

RECONSIDERATION OF ANNEXATION PETITION FOR THREE PARCELS OWNED BY R. FRIEDRICH & SONS, INC., AND FRIEDRICH LAND DEVELOPMENT COMPANY LOCATED ALONG CAMERON SCHOOL ROAD AND GEORGE WASHINGTON CARVER AVENUE: Planning and Housing Director Kelly Diekmann explained that the graphic he displayed overhead outlined the properties that are outside of the City, in the north growth area of Ames. The initial annexation was whether the City Council wanted to accept the Friedrich properties as 100% annexation, but the direction from City Council was to include four properties adjacent to the Friedrich property as an 80/20 action. He stated that the Code allows for the City to include non-consenting properties up to 20% of the area. Mr. Diekmann stated that if the Friedrich property came in at 100% voluntary, and the Borgmeyer piece came in, and they executed the agreement they have with the Ames Golf & Country Club, then all the subdivided lots would have to voluntarily come in at the City's request within 21 years of the approval.

Council Member Beatty-Hansen asked about what the 21 years was for. Mr. Diekmann stated that the covenants filed with the City when properties are annexed are binding for 21 years. After 22 years the City of Ames could no longer force them to annex.

Mayor Haila asked if the Borgmeyer property could be brought in as small pieces. Mr. Diekmann stated he is not sure that it is within their interest to do that. He stated that anything touching the City can be brought in at any size but there are usually pockets of areas that they try to avoid.

Council Member Gartin questioned whether the City would have to approve dividing the parcel since it is in the fringe area. Mr. Diekmann stated that the four quarter sections could be sold to four different people without Council being involved. An example was given that the Borgmeyer parcels could each be sold separately. Mr. Gartin stated that he had reviewed the configurations, and he was now in agreement with the staffs initial recommendation.

Moved by Betcher, seconded by Nelson, to approve Alternative 1: that the City Council can initiate the voluntary annexation of 108.14 acres and not include any non-consenting owners. Additionally, prior to approval of the annexation, the following will need to be done:

- a. The developer shall be responsible for the cost of completing a traffic study as defined by the City' Traffic Engineer for development of the site with approximately 300 homes and five acres of convenience commercial uses, and
- b. The developer shall enter into a Development Agreement for the developer's obligations at its sole cost to improve sanitary sewer capacity to serve the site consistent with the study from May 2017, complete required traffic improvements identified in the traffic study related to the development of the site, and complete any Water Service Territory buy-out requirement that may be necessary to allow transfer of Xenia service territory to the City prior to development.

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

ZONING TEXT AMENDMENT TO REVISE THE DEVELOPMENT STANDARDS OF THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT: Planning and Housing Director Kelly Diekmann noted that the Council had initiated several changes to the Neighborhood Commercial Zoning. Mr. Diekmann stated that there are two sets of recommendations, the first set is what is necessary for the Fareway project to proceed because of constraints with zoning standards, and the second set is what staff is recommending in addition to the Fareway requests. He noted the additional proposed changes are options to cleanup the administration of the zoning district and to add design requirements consistent to other similarly situated zones, specifically Convenience General Service (CGS), where the north Fareway store is location. Mr. Diekmann said that staff recommended adoption of both sets of standards.

Council Member Nelson asked about the bicycle parking and how to incorporate something without having a standard. Ms. Beatty-Hansen suggested that two bicycle parking spots. Mr. Diekmann stated that the larger projects will go through the Special Use Permit process.

Council Member Martin wanted to know the standard change in regards to parking between the building and the street. It is currently drafted to state that if you have three or more streets adjacent to the property, it triggers the exception. His question was why was it drafted to say three or more rather than just four sides. Mr. Diekmann stated that this block is currently the only four-sided street. Staffs thought was a four sided property would probably not occur again, and they would have the same siding issues as you would a three or four sided lot.

Council Member Betcher noted her concern about the signage and wanted to know if there were any other Neighborhood Commercial lots that could have a 20,000 square-foot building on them. It was mentioned that Reliable is an example. Ms. Betcher is concerned about where the signage is going to go and how it will look in the neighborhood. She explained they can look at it from two perspectives: (1) Does the signage make sense on this size of a building or (2): What is the impact on the neighborhood of having a large sign.

Mayor Haila asked how they came up with the numbers of 32 and 70 square feet. Mr. Diekmann stated that was what was adopted previously for a similar zone and no one in that zone has used the

full sign allowance.

Council Member Betcher wanted to know about the roof design. Planner Eloise Sahlstrom noted that Fareway store has parapets to conceal the flat roof.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Alternative 1: that the City Council directs staff to finalize text amendments to the Neighborhood Commercial (NC) zoning district, which include changes to the base zone standards and inclusion of new architectural standards, and the inclusion of bicycle parking.

Council Member Ms. Betcher commented that she still has concerns about the size of the signage being too big.

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

ZONING TEXT AMENDMENT REGARDING ALTERNATIVE LANDSCAPE DESIGN:
Moved by Corrieri, seconded by Nelson, to approve Alternative 1: that the City Council directs staff to publish a hearing notice for consideration of a Zoning Text Amendment to grant authority to the Zoning Board of Adjustment to approve alternative landscape plans on site plans requiring a Special Use Permit.

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

IOWA STATE UNIVERSITY RESEARCH PARK, PHASE IV: City Manager Steve Schainker stated that several months ago they informed City Council that they were beginning discussions with ISU Research Park to help develop Phase IV of the Research Park. He noted that what makes this unique from prior agreements they have had is as follows:

1. They are allowing one of the property owners in the area to apply for Industrial Tax Abatement.
2. Due to work of Steve Carter and Nate Easter, they have been working hard on getting outside funding, about \$1.7 million from the Federal EDA and also working on a RISE grant for about \$1.2 million dollars, without any job requirements involved.

Mr. Schainker stated that the same kind of provisions are being presented for Phase IV that was done in Phase III. He noted that there are three conditions precedent. They are moving ahead with two of the three. If for some reason all three conditions are not met, the Research Park has given the City a Letter of Credit and will be able to proceed with the Deere property, but with a smaller project.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 18-572 to approve the Agreement For Public Improvements and Other Work Pertaining to the Iowa State University Research Park, Phase IV with the Iowa State University Research Park to construct specific infrastructure improvements that will be paid back through a Tax Increment Financing strategy and approve the Minimum Assessment Agreement with Deere and Company for the building constructed on Lot 1, Iowa State University Research Park Phase III, Third Addition.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-573 approving the Minimum Assessment Agreement with Deere & Co. for Building Improvements on Lot 1 in the Iowa State Research Park Phase III, Third Addition.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-574 approving U.S. Department of Commerce Economic Development Administration (EDA) Grant in the amount of \$1,743,558 and authorizing John Joiner to sign the Financial Assistance Award on behalf of the City. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON WPC DIGESTER IMPROVEMENTS PHASE II PROJECT: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-575 approving the final plans and specifications and awarding contract to Shank Constructors, Inc., of Minneapolis, Minnesota in the amount of \$2,165,200.

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

HEARING ON ZONING TEXT AMENDMENT REGARDING EXCEPTIONS TO MINIMUM STORIES AND MINIMUM FLOOR AREA RATIO FOR THE DOWNTOWN SERVICE CENTER: The public hearing was opened.

Kurt Friedrich, 100 6th Street, Ames, thanked staff and the City Council for taking the time to revisit this Zoning Text Amendment.

The public hearing was closed by Mayor Haila since there was no one else wishing to speak.

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance regarding exceptions to minimum stories and minimum floor area ratio for the Downtown Service Center.

Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Gartin, Corrieri, Betcher, Nelson. Voting Nay: Martin.

ORDINANCE TO ALLOW REMOTE PARKING AS AN ACCESSORY USE IN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading an ordinance to allow remote parking as an accessory use in the Neighborhood Commercial Zoning District.

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

ORDINANCE REGARDING BUILDING HEIGHT/SETBACK FOR INTERIOR CLIMATE-

CONTROLLED MINI-STORAGE FACILITIES ADJACENT TO RESIDENTIAL USES IN THE HIGHWAY-ORIENTED COMMERCIAL ZONING DISTRICT: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to pass on second reading an ordinance regarding building height/setback for interior climate-controlled mini-storage facilities adjacent to residential uses in the Highway-Oriented Commercial Zoning District.

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

Moved by Corrieri, seconded by Nelson, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO.4371 regarding building height/setback for interior climate-controlled mini-storage facilities adjacent to residential uses in the Highway-Oriented Commercial Zoning District.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Council Member Martin stated Mr. Einsweiler spoke earlier this evening in regards to the letter he sent to City Council about his parking concerns on Harris Street.

Moved by Martin, seconded by Beatty-Hansen to refer to staff to do their normal traffic study process of this area and bring back an action item on an agenda.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 9:38 p.m.

Amy L. Colwell, Recording Secretary

John A. Haila, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 11, 2018

The Special Mobile Meeting of the Ames City Council was called to order by Mayor John Haila at 3:01 p.m. on October 11, 2018, pursuant to law. Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson boarded the vehicle in the West Parking Lot of City Hall for transporting to different sites identified as City-owned affordable housing properties. Council Member Gloria Betcher joined the meeting at 3:42 p.m. *Ex officio* Member Allie Hoskins was absent. Also accompanying the Mayor and City Council on the tour were City Manager Steve Schinker, Assistant City Attorney Victoria Feilmeyer, Planning and Housing Director Kelly Diekmann, and City Clerk Diane Voss.

Housing Coordinator Vanessa Baker-Latimer explained to the Council that the mobile meeting was scheduled so the City Council could have a visualization of the homes that the City has acquired as part of the Community Development Block Grant Housing Affordability programs. Ms. Baker-Latimer provided information about the eight properties visited. She advised that seven of the properties are located in the City's newly designated Neighborhood Revitalization Strategy Area in West Ames.

The properties visited were as follows:

1. 6th Street property (formerly 519, 525, 601 - 6th Street)
Acquired in July 2014 (Community Development Block Grant funding)
Pending Disposition
2. 306 Wellons
Acquired in March 2010 (Community Development Block Grant funding)
Sold to Habitat for Humanity in August 2017
3. 241 Village Drive
Acquired in April 2018 (Community Development Block Grant funding)
Pending Disposition
4. 1125 Maxwell
Acquired in June 2015 through (Community Development Block Grant funding)
Sold to Habitat for Humanity in June 2018
5. 3317 Morningside
Acquired in November 2008 (Community Development Block Grant funding)
Sold to First-Time Homebuyer in 2013
6. 3305 Morningside
Acquired in May 2018 (Community Development Block Grant funding)
Pending Disposition
7. 321 State Avenue

Acquired in December 2015 (Community Development Block Grant funding)
Pending Disposition

8. 1228-1230 Stafford
Acquired in March 2015 (Community Development Block Grant funding)
Pending Disposition

Council Members Gartin and Nelson left the meeting at 4:18 p.m.

COUNCIL COMMENTS: Mayor Haila stated that the City Council Meeting on October 23, 2018, will begin at 4:45 p.m. to discuss an alternate concept for residential subdivisions with a development consultant.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 4:28 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 st – 15 th
	<input type="checkbox"/>	16 th – End of Month
Month & Year:	October 2018	
For City Council Date:	October 23, 2018	

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)
Public Works	2017-18 Low Point Drainage Improvements (Ridgetop Road)	1	\$68,888.88	Ames Trenching & Excavating, Inc.	\$0.00	\$0.00	T. Warner	MA
Electric Services	Unit No. 8 Boiler Feedwater Pump Repair	1	\$61,590.00	Brimhall Industrial, Inc.	\$0.00	\$5,358.00	D. Kom	CB
Electric Services	Engineering Services for Unit 7 And Unit 8 Fly Ash Handling System Modifications	1	\$65,250.00	United Conveyor Corporation	\$0.00	\$1,900.00	B. Trower	CB
Public Works	2017-18 Arterial Street Improvement (13 th Street)	1	\$1,453,187.05	Con-Struct, Inc.	\$0.00	\$24,554.37	J. Joiner	MA
Public Works	2016-17 Concrete Pavement Improvements (Dawes)	1	\$979,911.80	Con-Struct, Inc.	\$0.00	\$6,000.00	T. Warner	MA
Water & Pollution Control	WPCF Security Camera System	1	\$64,662.00	Baker Group	\$0.00	\$9,325.00	J. Dunn	MA

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)
Public Relations	Communication Plan	2	\$55,000.00	ZLR Ignition	\$145,000.00	\$22,192.00	B. Kindred	KS



MEMO

To: Mayor John Haila and Ames City Council Members
From: Lieutenant Dan Walter, Ames Police Department
Date: October 3, 2018
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for October 23, 2018, includes beer permits and liquor license renewals for:

- Class E Liquor, B Wine, & C Beer - LE0002656 - CVS/Pharmacy #10452, 2420 Lincoln Way, #104
- Class C Liquor - LC0042952 - Arcadia Café, 116 Welch Ave.
- Class C Beer & B Wine - BC0028132 - Aldi, Inc. #48, 108 S. 5th Street
- Class E Liquor, C Beer, & B Wine - LE0001269 - Target Store T-1170, 320 S. Duff Ave
- Class C Liquor - LC0043958 - North Grand Cinema, 2801 Grand Ave, Ste. 1300

A routine check of police records for the past 12 months found no liquor law violations for the above listed businesses. The Police Department recommends renewal of licenses for all the above businesses.

Applicant License Application (LC0040076)

Name of Applicant:	<u>Lucullans LLC</u>				
Name of Business (DBA):	<u>Bar la Tosca</u>				
Address of Premises:	<u>400 Main St</u>				
City	<u>Ames</u>	County:	<u>Story</u>	Zip:	<u>50010</u>
Business	<u>(515) 291-2949</u>				
Mailing	<u>303 Welch Ave. #101</u>				
City	<u>Ames</u>	State	<u>IA</u>	Zip:	<u>50014</u>

Contact Person

Name	<u>Jonathan Reed</u>				
Phone:	<u>(515) 291-2949</u>	Email	<u>jonathanreed7@gmail.com</u>		

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 05/31/2018

Expiration Date: 05/30/2019

Privileges:

Class B Wine Permit

Class C Liquor License (LC) (Commercial)

Status of Business

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

Ownership

Jonathan Reed

First Name: Jonathan

Last Name: Reed

City: Ames

State: Iowa

Zip: 50014

Position: Owner

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	<u>Illinois Union Insurance Company</u>				
Policy Effective Date:	<u>05/31/2018</u>	Policy Expiration	<u>05/31/2019</u>		
Bond Effective	Dram Cancel Date:				
Outdoor Service Effective	Outdoor Service Expiration				
Temp Transfer Effective	Temp Transfer Expiration Date:				

COUNCIL ACTION FORM

SUBJECT: RESOLUTION SETTING THE DATE OF PUBLIC HEARING FOR NOVEMBER 13, 2018 ON A DEVELOPMENT AGREEMENT WITH BARILLA AMERICA, INC WITH TAX INCREMENT REBATE INCENTIVES IN AN AMOUNT NOT TO EXCEED \$3,000,000 AND PROJECT DEVELOPMENT REQUIREMENTS

BACKGROUND:

In February 2017, the City Council approved proceeding with economic development assistance for the expansion of Barilla manufacturing facilities in Ames as a local match for Iowa Economic Development Authority (IEDA) incentives. In July 2017, the City Council approved the establishment of the Barilla Urban Renewal Area and Tax Increment District to provide for the local match in the form of a rebate of incremental taxes. A summary of the project is provided below.

The project includes: 1) a building expansion of 71,374 square feet to house two additional processing lines and associated packaging/feeding equipment, 2) a rail yard expansion to accommodate a larger number of train cars, and 3) six new silos to store wheat. The total investment in this project is estimated to be approximately \$62 million including engineering/design work, construction, machinery, and equipment. When completed, the assessed value of the expansion project is estimated to be \$16,320,000. In addition, 41 new jobs will be added at the Ames site.

The Iowa Economic Development incentive package totals \$1,591,000. The package consists of: 1) \$375,000 in the form of a Forgivable Loan if the 41 jobs are created in a timely manner, 2) \$400,000 in Investment Tax Credits, and 3) \$816,000 in State Sales Tax Credits.

The City local match consists of a rebate of incremental property taxes generated by the new valuation for the facility expansion for a period of 10 years or a total of \$3,000,000, whichever comes first. The company in return will agree to a minimum assessment of \$16,320,000 for the expanded facility and a requirement for job creation to continue to receive the full rebate.

Next Steps

City staff, with the assistance of bond counsel, has negotiated a development agreement with Barilla per the terms approved by City Council. There are some minor issues that need to be resolved, but staff expects to have the agreement ready by the November 13 meeting. The rebate of incremental taxes constitutes a debt for the City and a public hearing is required for the City to enter into a debt agreement.

With Council approval, a public hearing will be held at the November 13, 2018 City Council meeting. After the hearing, the Council will be asked to approve the development agreement as well as the associated debt in the form of rebate of property taxes and minimum assessment agreement.

Please note that the rebate of property taxes is subject to the local government debt limit. To avoid recording the entire rebate against the debt limit, City Council will be required to approve an annual tax increment resolution. This is the same process for the Kingland rebate and will be a Council action item each November until the terms of the agreement have been fulfilled.

ALTERNATIVES:

1. Adopt a resolution setting the date of public hearing for November 13, 2018 on a Development Agreement with Barilla America, Inc., with tax increment rebate incentives in an amount not to exceed \$3,000,000 and project development requirements.
2. Do not adopt a resolution setting the public hearing.

MANAGER'S RECOMMENDED ACTION:

Barilla is an international company with a long-term presence in Ames and has expanded the Ames facility multiple times. Barilla is again making a significant investment of capital to expand employment. In keeping with the Council's goal to promote economic development, this project will expand the number of quality jobs within our city. A public hearing is required to proceed with the economic development incentives for the Barilla expansion.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, adopting a resolution setting the date of public hearing for November 13, 2018 on a Development Agreement with Barilla America, Inc., with tax increment rebate incentives in an amount not to exceed \$3,000,000 and project development requirements.

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: October 8, 2018

Subject: Investment Report for Quarter Ending September 30, 2018

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending September 30, 2018.

Discussion

This report covers the period ending September 30, 2018 and presents a summary of the investments on hand at the end of September 2018. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve increased the target rate for federal funds in September from 1.75-2.00 percent to 2.00-2.25 percent. While rates are trending upwards, future investments can be made at slightly higher interest rates and future interest income should increase. The current outlook has the Federal Reserve continuing to raise the target rate in 2018. We will continue to evaluate our current investment strategy, remaining flexible to future investments should the Federal Reserve continue to raise the target rate.

CITY OF AMES, IOWA

CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS

FOR THE QUARTER ENDED SEPTEMBER 30, 2018
AND THE ACCUMULATED YEAR-TO-DATE

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT	42,000,000	42,000,000	0
FEDERAL AGENCY DISCOUNTS	1,473,511	1,473,533	22
FEDERAL AGENCY SECURITIES	84,078,428	82,943,873	(1,134,554)
INVESTMENT POOLS			0
COMMERCIAL PAPER	5,466,294	5,466,475	181
PASS THRU SECURITIES PAC/CMO			0
MONEY FUND SAVINGS ACCOUNTS	423,138	423,138	0
CORPORATE BONDS			0
US TREASURY SECURITIES	12,449,449	12,351,214	(98,234)
INVESTMENTS	<u>145,890,819</u>	<u>144,658,233</u>	<u>(1,232,586)</u>
CASH ACCOUNTS	<u>18,397,474</u>	<u>18,397,474</u>	
TOTAL FUNDS AVAILABLE	<u>164,288,294</u>	<u>163,055,708</u>	<u>(1,232,586)</u>

ACCRUAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:

227,622

INTEREST EARNED ON CASH:

107,335

TOTAL INTEREST EARNED:

334,958



**Investments FY 2017-2018
Portfolio Management
Portfolio Summary
September 30, 2018**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit	42,000,000.00	42,000,000.00	42,000,000.00	28.79	710	516	2.252	2.283
Money Market	290,356.13	290,356.13	290,356.13	0.20	1	1	0.296	0.300
Passbook/Checking Accounts	132,781.92	132,781.92	132,781.92	0.09	1	1	0.148	0.150
Commercial Paper Disc. -Amortizing	5,500,000.00	5,466,475.00	5,466,294.18	3.75	133	92	2.394	2.427
Federal Agency Coupon Securities	84,155,000.00	82,943,873.49	84,078,427.77	57.63	1,083	568	1.758	1.782
Federal Agency Disc. -Amortizing	1,500,000.00	1,473,532.50	1,473,510.83	1.01	287	266	2.459	2.493
Treasury Coupon Securities	11,000,000.00	10,865,464.45	10,963,354.91	7.51	1,008	417	1.789	1.813
Treasury Discounts -Amortizing	1,500,000.00	1,485,750.00	1,486,093.75	1.02	167	150	2.279	2.311
Investments	146,078,138.05	144,658,233.49	145,890,819.49	100.00%	914	515	1.934	1.961

Total Earnings	September 30 Month Ending
Current Year	227,622.44
Average Daily Balance	144,260,280.22
Effective Rate of Return	1.92%

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING SEPTEMBER 30, 2018
3 YEAR COMPARISON**

I certify that these reports are in conformance with the Iowa Public Investment Act.

Roger J. Wisecup II, CPA 10-8-18
Roger J Wisecup II, City Treasurer

	September 30, 2018	September 30, 2017	September 30, 2016
3 Months	2.19%	1.06%	0.29%
6 Months	2.36%	1.20%	0.45%
1 Year	2.59%	1.31%	0.59%
2 Years	2.81%	1.47%	0.77%
3 Years	2.88%	1.62%	0.88%
5 Years	2.94%	1.92%	1.14%

Reporting period 09/01/2018-09/30/2018

Run Date: 10/09/2018 - 12:55

No fiscal year history available

Investments FY 2017-2018
Portfolio Management
Portfolio Details - Investments
September 30, 2018

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit												
12049434	12049434	Bankers Trust		09/10/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.710	2.673	2.710	577	04/30/2020
12148384	12148384	Bankers Trust		09/10/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.570	2.535	2.570	361	09/27/2019
12162145	12162145	Bankers Trust		12/07/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.780	1.756	1.780	106	01/15/2019
12278608	12278608	Bankers Trust		09/10/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.700	2.663	2.700	562	04/15/2020
12281867	12281867	Bankers Trust		12/07/2017	1,500,000.00	1,500,000.00	1,500,000.00	1.700	1.677	1.700	14	10/15/2018
12292365	12292365	Bankers Trust		12/07/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.720	1.696	1.720	45	11/15/2018
12445234	12445234	Bankers Trust		09/10/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.700	2.663	2.700	592	05/15/2020
12472820	12472820	Bankers Trust		04/19/2018	1,500,000.00	1,500,000.00	1,500,000.00	2.210	2.180	2.210	270	06/28/2019
12505900	12505900	Bankers Trust		12/07/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.770	1.746	1.770	74	12/14/2018
12595735	12595735	Bankers Trust		10/13/2017	2,000,000.00	2,000,000.00	2,000,000.00	1.600	1.578	1.600	427	12/02/2019
12743761	12743761	Bankers Trust		04/19/2018	1,500,000.00	1,500,000.00	1,500,000.00	2.220	2.190	2.220	287	07/15/2019
12783856	12783856	Bankers Trust		09/10/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.710	2.673	2.710	606	05/29/2020
12882805	12882805	Bankers Trust		09/10/2018	2,000,000.00	2,000,000.00	2,000,000.00	2.720	2.683	2.720	627	06/19/2020
12957296	12957296	Bankers Trust		04/19/2018	1,500,000.00	1,500,000.00	1,500,000.00	2.250	2.219	2.250	333	08/30/2019
12986892	12986892	Bankers Trust		09/10/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.650	2.614	2.650	452	12/27/2019
144277965	144277965	Great Western Bank		09/13/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.480	1.460	1.480	30	10/31/2018
144277966	144277966	Great Western Bank		09/13/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.480	1.460	1.480	60	11/30/2018
144277968	144277968	Great Western Bank		09/13/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.480	1.460	1.480	88	12/28/2018
144277970	144277970	Great Western Bank		09/13/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.500	1.479	1.500	179	03/29/2019
144277971	144277971	Great Western Bank		09/13/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.500	1.479	1.500	270	06/28/2019
144278699	144278699	Great Western Bank		10/13/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.550	1.529	1.550	245	06/03/2019
144283631	144283631	Great Western Bank		03/22/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.210	2.180	2.210	226	05/15/2019
144283633	144283633	Great Western Bank		03/22/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.310	2.278	2.310	347	09/13/2019
144283634	144283634	Great Western Bank		03/22/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.310	2.278	2.310	364	09/30/2019
144283635	144283635	Great Western Bank		03/22/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.310	2.278	2.310	379	10/15/2019
433071437	433071437	US Bank		04/24/2018	4,000,000.00	4,000,000.00	4,000,000.00	2.700	2.663	2.700	974	06/01/2021
433071657	433071657	US Bank		05/24/2018	1,000,000.00	1,000,000.00	1,000,000.00	2.520	2.485	2.520	456	12/31/2019
433071659	433071659	US Bank		05/24/2018	6,000,000.00	6,000,000.00	6,000,000.00	2.990	2.949	2.990	1,339	06/01/2022
59019689	59019689	Vision Bank		12/07/2017	1,000,000.00	1,000,000.00	1,000,000.00	1.980	1.953	1.980	122	01/31/2019
59019697	59019697	Vision Bank		12/07/2017	1,000,000.00	1,000,000.00	1,000,000.00	2.000	1.973	2.000	137	02/15/2019
Subtotal and Average			40,950,000.00		42,000,000.00	42,000,000.00	42,000,000.00	2.252	2.283	516		
Money Market												
SYS4531558874B	4531558874B	Great Western Bank			290,356.13	290,356.13	290,356.13	0.300	0.296	0.300	1	
Subtotal and Average			290,306.83		290,356.13	290,356.13	290,356.13	0.296	0.300	1		

Investments FY 2017-2018
Portfolio Management
Portfolio Details - Investments
September 30, 2018

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Passbook/Checking Accounts												
SY56952311634B	6952311634B	Wells Fargo			132,781.92	132,781.92	132,781.92	0.150	0.148	0.150	1	
Subtotal and Average			132,776.28		132,781.92	132,781.92	132,781.92		0.148	0.150	1	
Commercial Paper Disc. -Amortizing												
05952TM67	0819-18A	Bank Of Chili		08/03/2018	1,000,000.00	995,720.00	995,673.34	2.360	2.379	2.413	66	12/06/2018
05952TM67	0819-18B	Bank Of Chili		08/03/2018	1,000,000.00	995,720.00	995,673.34	2.360	2.379	2.413	66	12/06/2018
05952TM67	0819-18C	Bank Of Chili		08/03/2018	1,000,000.00	995,720.00	995,673.34	2.360	2.379	2.413	66	12/06/2018
19422GQ49	0830-18	First Tennessee		09/13/2018	1,500,000.00	1,484,190.00	1,484,086.66	2.480	2.510	2.545	154	03/04/2019
68328HMH4	0825-18	Ontario Teachers		09/10/2018	1,000,000.00	995,125.00	995,187.50	2.250	2.264	2.295	77	12/17/2018
Subtotal and Average			4,570,287.09		5,500,000.00	5,466,475.00	5,466,294.18		2.394	2.427	92	
Federal Agency Coupon Securities												
3133EGQM0	0732-16	Federal Farm Credit		08/15/2016	940,000.00	896,779.74	939,539.66	1.620	1.613	1.635	1,228	02/10/2022
3133EGQQ1	0743-16	Federal Farm Credit		10/14/2016	8,000,000.00	7,804,432.00	7,997,828.66	1.300	1.299	1.317	592	05/15/2020
3133EGD69	0746-16	Federal Farm Credit		11/07/2016	5,000,000.00	4,882,050.00	4,998,400.00	1.320	1.322	1.341	584	05/07/2020
3133EHKF9	0789-17	Federal Farm Credit		10/13/2017	2,000,000.00	1,951,366.00	1,996,071.07	1.770	1.839	1.864	784	11/23/2020
3133EJHS1	0808-18	Federal Farm Credit		03/27/2018	1,000,000.00	997,883.00	1,000,443.33	2.250	2.160	2.190	269	06/27/2019
3133EH6L2	0816-18	Federal Farm Credit		05/24/2018	1,000,000.00	989,992.00	992,770.36	1.950	2.497	2.532	466	01/10/2020
3132X0QQ7	0767-17A	Federal Home Loan Bank		04/20/2017	1,500,000.00	1,497,211.50	1,500,381.91	1.375	1.236	1.253	77	12/17/2018
3132X0QQ7	0767-17B	Federal Home Loan Bank		04/20/2017	1,000,000.00	998,141.00	1,000,254.61	1.375	1.236	1.253	77	12/17/2018
3130ABHF6	0778-17	Federal Home Loan Bank		09/15/2017	3,250,000.00	3,154,677.50	3,249,532.93	1.875	1.855	1.880	974	06/01/2021
3130A7G25	0784-17	Federal Home Loan Bank		10/05/2017	1,515,000.00	1,507,155.33	1,513,518.80	1.260	1.457	1.478	165	03/15/2019
313379EE5	0786-17	Federal Home Loan Bank		10/05/2017	1,500,000.00	1,490,494.50	1,501,445.71	1.625	1.465	1.485	256	06/14/2019
3130A8P72	0787-17	Federal Home Loan Bank		10/05/2017	1,570,000.00	1,551,247.92	1,564,009.23	1.030	1.506	1.527	284	07/12/2019
3130AABG2	0791-17	Federal Home Loan Bank		10/13/2017	1,135,000.00	1,098,981.91	1,135,651.90	1.875	1.830	1.856	1,155	11/29/2021
3130ABF92	0793-17	Federal Home Loan Bank		10/19/2017	1,000,000.00	998,566.53	1,004,981.40	1.375	1.510	1.531	239	05/28/2019
3130AA3R7	0812-18	Federal Home Loan Bank		04/19/2018	1,000,000.00	985,410.00	988,936.40	1.375	2.352	2.385	410	11/15/2019
3130A0JR2	0814-18	Federal Home Loan Bank		04/19/2018	1,000,000.00	995,667.00	999,461.82	2.375	2.387	2.420	438	12/13/2019
3130AECJ7	0817-18	Federal Home Loan Bank		05/24/2018	2,000,000.00	1,994,345.50	2,000,602.42	2.625	2.584	2.620	605	05/28/2020
3130ADMS8	0821-18	Federal Home Loan Bank		08/03/2018	1,000,000.00	991,045.00	993,056.84	2.150	2.634	2.671	501	02/14/2020
3130A12B3	0823-18	Federal Home Loan Bank		08/03/2018	1,000,000.00	990,567.00	992,647.00	2.125	2.609	2.646	529	03/13/2020
3130ADUJ9	0824-18	Federal Home Loan Bank		08/03/2018	1,000,000.00	1,002,951.19	1,005,228.17	2.375	2.599	2.635	546	03/30/2020
313370E38	0828-18	Federal Home Loan Bank		09/10/2018	1,000,000.00	1,017,143.00	1,019,338.88	3.375	2.663	2.700	620	06/12/2020
3137EADG1	0674-14	Federal Home Loan Mortgage Co.		10/21/2014	1,000,000.00	994,959.00	1,001,872.81	1.750	1.437	1.457	241	05/30/2019
3137EADG1	0679-15	Federal Home Loan Mortgage Co.		04/27/2015	3,000,000.00	2,984,877.00	3,009,637.88	1.750	1.235	1.252	241	05/30/2019
3137EADG1	0705-15	Federal Home Loan Mortgage Co.		10/15/2015	5,000,000.00	4,974,795.00	5,020,282.95	1.750	1.109	1.125	241	05/30/2019

Portfolio 2018

AC

PM (PRF_PM2) 7.3.0

Investments FY 2017-2018
Portfolio Management
Portfolio Details - Investments
September 30, 2018

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
3134G9MN4	0720-16	Federal Home Loan Mortgage Co.		05/26/2016	1,000,000.00	978,225.00	1,000,000.00	1.500	1.479	1.500	603	05/26/2020
3134G9KW6	0723-16	Federal Home Loan Mortgage Co.		06/10/2016	1,000,000.00	983,934.00	999,916.73	1.350	1.339	1.357	421	11/26/2019
3134G9JK4	0725-16	Federal Home Loan Mortgage Co.		06/10/2016	2,000,000.00	1,996,664.00	2,000,018.62	1.125	1.103	1.119	56	11/26/2018
3137EAED7	0777-17	Federal Home Loan Mortgage Co.		09/07/2017	1,000,000.00	999,626.00	999,893.62	0.875	1.210	1.226	11	10/12/2018
3137EADZ9	0785-17	Federal Home Loan Mortgage Co.		10/05/2017	1,500,000.00	1,489,548.00	1,497,529.15	1.125	1.415	1.435	196	04/15/2019
3137EAEH8	0796-17A	Federal Home Loan Mortgage Co.		11/24/2017	1,645,000.00	1,627,597.55	1,639,427.13	1.375	1.746	1.770	318	08/15/2019
3137EAEH8	0796-17B	Federal Home Loan Mortgage Co.		11/24/2017	1,000,000.00	989,421.00	996,612.24	1.375	1.746	1.770	318	08/15/2019
3134GAAF1	0805-18	Federal Home Loan Mortgage Co.		02/08/2018	1,100,000.00	1,086,771.40	1,092,598.82	1.300	2.040	2.068	326	08/23/2019
3134GBG30	0810-18	Federal Home Loan Mortgage Co.		04/19/2018	1,500,000.00	1,482,132.00	1,487,175.75	1.500	2.352	2.384	361	09/27/2019
3134G8W39	0811-18	Federal Home Loan Mortgage Co.		04/19/2018	1,000,000.00	986,330.00	989,193.61	1.375	2.372	2.405	392	10/28/2019
3134G9QR1	0813-18	Federal Home Loan Mortgage Co.		04/19/2018	1,000,000.00	983,978.00	988,032.81	1.340	2.374	2.407	420	11/25/2019
3134GSLZ6	0815-18	Federal Home Loan Mortgage Co.		05/30/2018	2,000,000.00	1,990,948.00	2,000,000.00	3.000	2.959	3.000	1,702	05/30/2023
3134GSMJ1	0818-18	Federal Home Loan Mortgage Co.		05/30/2018	3,000,000.00	2,986,344.00	2,999,440.47	3.250	3.210	3.254	1,696	05/24/2023
3134GSWM3	0827-18	Federal Home Loan Mortgage Co.		09/28/2018	1,000,000.00	995,591.00	999,561.83	2.750	2.735	2.773	728	09/28/2020
3136G3AU9	0714-16	Federal Nat'l Mtg. Assoc.		02/26/2016	3,000,000.00	2,974,779.00	3,000,000.00	1.250	1.233	1.250	235	05/24/2019
3136G33W3	0733-16	Federal Nat'l Mtg. Assoc.		08/30/2016	4,000,000.00	3,849,256.00	4,000,000.00	1.500	1.480	1.500	970	05/28/2021
3136G4FL2	0744-16	Federal Nat'l Mtg. Assoc.		10/14/2016	1,550,000.00	1,494,023.30	1,549,563.64	1.500	1.491	1.512	924	04/12/2021
3136G3MW2	0745-16	Federal Nat'l Mtg. Assoc.		10/14/2016	450,000.00	433,093.95	450,000.00	1.500	1.479	1.500	967	05/25/2021
3136G4LQ4	0788-17	Federal Nat'l Mtg. Assoc.		10/13/2017	2,000,000.00	1,963,690.00	2,000,379.05	1.750	1.714	1.738	605	05/28/2020
3136G4NN9	0790-17	Federal Nat'l Mtg. Assoc.		10/13/2017	2,000,000.00	1,948,242.00	1,999,706.99	2.000	1.978	2.006	966	05/24/2021
3136G2EC7	0792-17	Federal Nat'l Mtg. Assoc.		10/19/2017	1,000,000.00	995,675.00	999,183.24	1.300	1.483	1.504	149	02/27/2019
3135G0M91	0809-18	Federal Nat'l Mtg. Assoc.		03/23/2018	1,000,000.00	988,439.00	991,101.14	1.125	2.202	2.233	298	07/26/2019
3135G0A78	0820-18	Federal Nat'l Mtg. Assoc.		08/03/2018	1,000,000.00	986,161.67	988,497.92	1.625	2.535	2.571	477	01/21/2020
3135G0T29	0822-18	Federal Nat'l Mtg. Assoc.		08/03/2018	1,000,000.00	982,665.00	984,700.27	1.500	2.580	2.616	515	02/28/2020
Subtotal and Average			85,874,220.43		84,155,000.00	82,943,873.49	84,078,427.77		1.758	1.782	568	
Federal Agency Disc. -Amortizing												
313312HG8	0826-18	Farm Credit Discount Note		09/10/2018	1,500,000.00	1,473,532.50	1,473,510.83	2.390	2.459	2.493	266	06/24/2019
Subtotal and Average			1,030,760.50		1,500,000.00	1,473,532.50	1,473,510.83		2.459	2.493	266	
Treasury Coupon Securities												
912828SX9	0673-14	U.S. Treasury		10/21/2014	3,000,000.00	2,972,814.00	2,995,618.87	1.125	1.334	1.353	242	05/31/2019
912828R77	0769-17	U.S. Treasury		04/20/2017	2,000,000.00	1,923,750.00	1,987,043.94	1.375	1.605	1.627	973	05/31/2021
912828N63	0783-17	U.S. Treasury		09/28/2017	1,000,000.00	996,719.00	999,351.48	1.125	1.333	1.351	106	01/15/2019
912828KD1	0802-18	U.S. Treasury		02/08/2018	1,000,000.00	1,001,406.00	1,003,137.74	2.750	1.876	1.902	137	02/15/2019
912828SN1	0803-18	U.S. Treasury		02/08/2018	1,000,000.00	995,469.00	997,741.85	1.500	1.935	1.962	181	03/31/2019

**Investments FY 2017-2018
Portfolio Management
Portfolio Details - Investments
September 30, 2018**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Treasury Coupon Securities												
912828D23	0804-18	U.S. Treasury		02/08/2018	1,000,000.00	995,313.00	998,008.27	1.625	1.947	1.974	211	04/30/2019
912828XY1	0831-18	U.S. Treasury		09/14/2018	1,000,000.00	1,000,163.04	1,001,335.04	2.500	2.688	2.725	638	06/30/2020
9128282J8	0832-18	U.S. Treasury		09/14/2018	1,000,000.00	979,830.41	981,117.72	1.500	2.696	2.733	653	07/15/2020
Subtotal and Average			10,570,229.57		11,000,000.00	10,865,464.45	10,963,354.91		1.789	1.813	417	
Treasury Discounts -Amortizing												
912796PT0	0829-18	U.S. Treasury		09/14/2018	1,500,000.00	1,485,750.00	1,486,093.75	2.225	2.279	2.311	150	02/28/2019
Subtotal and Average			841,699.51		1,500,000.00	1,485,750.00	1,486,093.75		2.279	2.311	150	
Total and Average			144,260,280.22		146,078,138.05	144,658,233.49	145,890,819.49		1.934	1.961	515	

Investments FY 2017-2018
Portfolio Management
Investment Status Report - Investments
September 30, 2018

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Certificates of Deposit												
12049434	12049434	BT	1,000,000.00	2.710	04/30/2020	09/10/2018	2.673	2.710	04/30 - At Maturity		1,000,000.00	1,000,000.00
12148384	12148384	BT	1,000,000.00	2.570	09/27/2019	09/10/2018	2.535	2.570	09/27 - At Maturity		1,000,000.00	1,000,000.00
12162145	12162145	BT	1,000,000.00	1.780	01/15/2019	12/07/2017	1.756	1.780	01/15 - At Maturity		1,000,000.00	1,000,000.00
12278608	12278608	BT	1,000,000.00	2.700	04/15/2020	09/10/2018	2.663	2.700	04/15 - At Maturity		1,000,000.00	1,000,000.00
12281867	12281867	BT	1,500,000.00	1.700	10/15/2018	12/07/2017	1.677	1.700	10/15 - At Maturity		1,500,000.00	1,500,000.00
12292365	12292365	BT	1,000,000.00	1.720	11/15/2018	12/07/2017	1.696	1.720	11/15 - At Maturity		1,000,000.00	1,000,000.00
12445234	12445234	BT	1,000,000.00	2.700	05/15/2020	09/10/2018	2.663	2.700	05/15 - At Maturity		1,000,000.00	1,000,000.00
12472820	12472820	BT	1,500,000.00	2.210	06/28/2019	04/19/2018	2.180	2.210	06/28 - At Maturity		1,500,000.00	1,500,000.00
12505900	12505900	BT	1,000,000.00	1.770	12/14/2018	12/07/2017	1.746	1.770	12/14 - At Maturity		1,000,000.00	1,000,000.00
12595735	12595735	BT	2,000,000.00	1.600	12/02/2019	10/13/2017	1.578	1.600	12/02 - At Maturity		2,000,000.00	2,000,000.00
12743761	12743761	BT	1,500,000.00	2.220	07/15/2019	04/19/2018	2.190	2.220	07/15 - At Maturity		1,500,000.00	1,500,000.00
12783856	12783856	BT	1,000,000.00	2.710	05/29/2020	09/10/2018	2.673	2.710	05/29 - At Maturity		1,000,000.00	1,000,000.00
12882805	12882805	BT	2,000,000.00	2.720	06/19/2020	09/10/2018	2.683	2.720	06/19 - At Maturity		2,000,000.00	2,000,000.00
12957296	12957296	BT	1,500,000.00	2.250	08/30/2019	04/19/2018	2.219	2.250	08/30 - At Maturity		1,500,000.00	1,500,000.00
12986892	12986892	BT	1,000,000.00	2.650	12/27/2019	09/10/2018	2.614	2.650	12/27 - At Maturity		1,000,000.00	1,000,000.00
144277965	144277965	GWB	1,000,000.00	1.480	10/31/2018	09/13/2017	1.460	1.480	10/31 - At Maturity		1,000,000.00	1,000,000.00
144277966	144277966	GWB	1,000,000.00	1.480	11/30/2018	09/13/2017	1.460	1.480	11/30 - At Maturity		1,000,000.00	1,000,000.00
144277968	144277968	GWB	1,000,000.00	1.480	12/28/2018	09/13/2017	1.460	1.480	12/28 - At Maturity		1,000,000.00	1,000,000.00
144277970	144277970	GWB	1,000,000.00	1.500	03/29/2019	09/13/2017	1.479	1.500	03/29 - At Maturity		1,000,000.00	1,000,000.00
144277971	144277971	GWB	1,000,000.00	1.500	06/28/2019	09/13/2017	1.479	1.500	06/28 - At Maturity		1,000,000.00	1,000,000.00
144278699	144278699	GWB	1,000,000.00	1.550	06/03/2019	10/13/2017	1.529	1.550	06/03 - At Maturity		1,000,000.00	1,000,000.00
144283631	144283631	GWB	1,000,000.00	2.210	05/15/2019	03/22/2018	2.180	2.210	05/15 - At Maturity		1,000,000.00	1,000,000.00
144283633	144283633	GWB	1,000,000.00	2.310	09/13/2019	03/22/2018	2.278	2.310	09/13 - At Maturity		1,000,000.00	1,000,000.00
144283634	144283634	GWB	1,000,000.00	2.310	09/30/2019	03/22/2018	2.278	2.310	09/30 - At Maturity		1,000,000.00	1,000,000.00
144283635	144283635	GWB	1,000,000.00	2.310	10/15/2019	03/22/2018	2.278	2.310	10/15 - At Maturity		1,000,000.00	1,000,000.00
433071437	433071437	USB	4,000,000.00	2.700	06/01/2021	04/24/2018	2.663	2.700	06/01 - 12/01		4,000,000.00	4,000,000.00
433071657	433071657	USB	1,000,000.00	2.520	12/31/2019	05/24/2018	2.485	2.520	06/30 - 12/31		1,000,000.00	1,000,000.00
433071659	433071659	USB	6,000,000.00	2.990	06/01/2022	05/24/2018	2.949	2.990	06/01 - 12/01		6,000,000.00	6,000,000.00
59019689	59019689	VIS	1,000,000.00	1.980	01/31/2019	12/07/2017	1.953	1.980	01/31 - At Maturity		1,000,000.00	1,000,000.00
59019697	59019697	VIS	1,000,000.00	2.000	02/15/2019	12/07/2017	1.973	2.000	02/15 - At Maturity		1,000,000.00	1,000,000.00
Certificates of Deposit Totals			42,000,000.00				2.252	2.283		0.00	42,000,000.00	42,000,000.00

Money Market

SYS4531558874B	4531558874B	GWB	290,356.13	0.300			0.296	0.300	07/01 - Monthly		290,356.13	290,356.13
----------------	-------------	-----	------------	-------	--	--	-------	-------	-----------------	--	------------	------------

Investments FY 2017-2018
Portfolio Management
Investment Status Report - Investments
September 30, 2018

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Money Market Totals			290,356.13				0.296	0.300		0.00	290,356.13	290,356.13
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	WF	132,781.92	0.150			0.148	0.150	07/01 - Monthly		132,781.92	132,781.92
Passbook/Checking Accounts Totals			132,781.92				0.148	0.150		0.00	132,781.92	132,781.92
Commercial Paper Disc. -Amortizing												
05952TM67	0819-18A	BANCHA	1,000,000.00	2.360	12/06/2018	08/03/2018	2.379	2.413	12/06 - At Maturity		991,805.56	995,673.34
05952TM67	0819-18B	BANCHA	1,000,000.00	2.360	12/06/2018	08/03/2018	2.379	2.413	12/06 - At Maturity		991,805.56	995,673.34
05952TM67	0819-18C	BANCHA	1,000,000.00	2.360	12/06/2018	08/03/2018	2.379	2.413	12/06 - At Maturity		991,805.56	995,673.34
19422GQ49	0830-18	FTN	1,500,000.00	2.480	03/04/2019	09/13/2018	2.510	2.545	03/04 - At Maturity		1,482,226.66	1,484,086.66
68328HMH4	0825-18	ONTTEA	1,000,000.00	2.250	12/17/2018	09/10/2018	2.264	2.295	12/17 - At Maturity		993,875.00	995,187.50
Commercial Paper Disc. -Amortizing Totals			5,500,000.00				2.394	2.427		0.00	5,451,518.34	5,466,294.18
Federal Agency Coupon Securities												
3133EGQM0	0732-16	FFCB	940,000.00	1.620	02/10/2022	08/15/2016	1.613	1.635	02/10 - 08/10	Received	939,248.00	939,539.66
3133EGQQ1	0743-16	FFCB	8,000,000.00	1.300	05/15/2020	10/14/2016	1.299	1.317	11/15 - 05/15	Received	7,995,200.00	7,997,828.66
3133EGD69	0746-16	FFCB	5,000,000.00	1.320	05/07/2020	11/07/2016	1.322	1.341	05/07 - 11/07		4,996,500.00	4,998,400.00
3133EHKF9	0789-17	FFCB	2,000,000.00	1.770	11/23/2020	10/13/2017	1.839	1.864	11/23 - 05/23	Received	1,994,300.00	1,996,071.07
3133EJHS1	0808-18	FFCB	1,000,000.00	2.250	06/27/2019	03/27/2018	2.160	2.190	06/27 - 12/27		1,000,750.00	1,000,443.33
3133EH6L2	0816-18	FFCB	1,000,000.00	1.950	01/10/2020	05/24/2018	2.497	2.532	07/10 - 01/10	Received	990,770.00	992,770.36
3132X0QQ7	0767-17A	FHLB	1,500,000.00	1.375	12/17/2018	04/20/2017	1.236	1.253	06/17 - 12/17	Received	1,503,000.00	1,500,381.91
3132X0QQ7	0767-17B	FHLB	1,000,000.00	1.375	12/17/2018	04/20/2017	1.236	1.253	06/17 - 12/17	Received	1,002,000.00	1,000,254.61
3130ABHF6	0778-17	FHLB	3,250,000.00	1.875	06/01/2021	09/15/2017	1.855	1.880	12/01 - 06/01	Received	3,249,350.00	3,249,532.93
3130A7G25	0784-17	FHLB	1,515,000.00	1.260	03/15/2019	10/05/2017	1.457	1.478	03/15 - 09/15	Received	1,510,303.50	1,513,518.80
313379EE5	0786-17	FHLB	1,500,000.00	1.625	06/14/2019	10/05/2017	1.465	1.485	12/14 - 06/14	Received	1,503,480.00	1,501,445.71
3130A8P72	0787-17	FHLB	1,570,000.00	1.030	07/12/2019	10/05/2017	1.506	1.527	01/12 - 07/12	Received	1,556,419.50	1,564,009.23
3130AABG2	0791-17	FHLB	1,135,000.00	1.875	11/29/2021	10/13/2017	1.830	1.856	11/29 - 05/29	Received	1,135,851.25	1,135,651.90
3130ABF92	0793-17	FHLB	1,000,000.00	1.375	05/28/2019	10/19/2017	1.510	1.531	11/28 - 05/28	5,996.53	997,520.00	1,004,981.40
3130AA3R7	0812-18	FHLB	1,000,000.00	1.375	11/15/2019	04/19/2018	2.352	2.385	05/15 - 11/15	Received	984,500.00	988,936.40
3130A0JR2	0814-18	FHLB	1,000,000.00	2.375	12/13/2019	04/19/2018	2.387	2.420	06/13 - 12/13	Received	999,260.00	999,461.82
3130AECJ7	0817-18	FHLB	2,000,000.00	2.625	05/28/2020	05/24/2018	2.584	2.620	11/28 - 05/28	437.50	2,000,200.00	2,000,602.42
3130ADMS8	0821-18	FHLB	1,000,000.00	2.150	02/14/2020	08/03/2018	2.634	2.671	08/14 - 02/14	Received	992,240.00	993,056.84
3130A12B3	0823-18	FHLB	1,000,000.00	2.125	03/13/2020	08/03/2018	2.609	2.646	09/13 - 03/13	Received	991,830.00	992,647.00
3130ADUJ9	0824-18	FHLB	1,000,000.00	2.375	03/30/2020	08/03/2018	2.599	2.635	09/30 - 03/30	9,038.19	995,780.00	1,005,228.17
313370E38	0828-18	FHLB	1,000,000.00	3.375	06/12/2020	09/10/2018	2.663	2.700	12/12 - 06/12	8,250.00	1,011,470.00	1,019,338.88

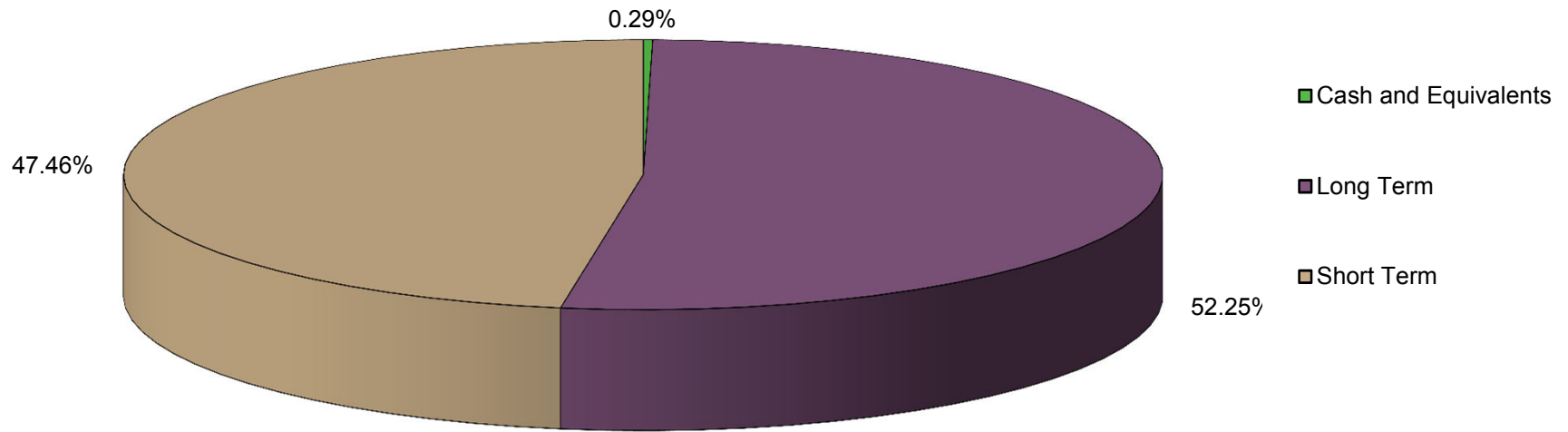
Investments FY 2017-2018
Portfolio Management
Investment Status Report - Investments
September 30, 2018

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
3137EADG1	0674-14	FHLMC	1,000,000.00	1.750	05/30/2019	10/21/2014	1.437	1.457	11/30 - 05/30	Received	1,013,000.00	1,001,872.81
3137EADG1	0679-15	FHLMC	3,000,000.00	1.750	05/30/2019	04/27/2015	1.235	1.252	05/30 - 11/30	Received	3,059,400.00	3,009,637.88
3137EADG1	0705-15	FHLMC	5,000,000.00	1.750	05/30/2019	10/15/2015	1.109	1.125	11/30 - 05/30	Received	5,110,750.00	5,020,282.95
3134G9MN4	0720-16	FHLMC	1,000,000.00	1.500	05/26/2020	05/26/2016	1.479	1.500	11/26 - 05/26		1,000,000.00	1,000,000.00
3134G9KW6	0723-16	FHLMC	1,000,000.00	1.350	11/26/2019	06/10/2016	1.339	1.357	11/26 - 05/26	Received	999,750.00	999,916.73
3134G9JK4	0725-16	FHLMC	2,000,000.00	1.125	11/26/2018	06/10/2016	1.103	1.119	11/26 - 05/26	Received	2,000,300.00	2,000,018.62
3137EAED7	0777-17	FHLMC	1,000,000.00	0.875	10/12/2018	09/07/2017	1.210	1.226	10/12 - 04/12	Received	996,180.00	999,893.62
3137EADZ9	0785-17	FHLMC	1,500,000.00	1.125	04/15/2019	10/05/2017	1.415	1.435	10/15 - 04/15	Received	1,492,995.00	1,497,529.15
3137EAEH8	0796-17A	FHLMC	1,645,000.00	1.375	08/15/2019	11/24/2017	1.746	1.770	02/15 - 08/15	Received	1,633,978.50	1,639,427.13
3137EAEH8	0796-17B	FHLMC	1,000,000.00	1.375	08/15/2019	11/24/2017	1.746	1.770	02/15 - 08/15	Received	993,300.00	996,612.24
3134GAAF1	0805-18	FHLMC	1,100,000.00	1.300	08/23/2019	02/08/2018	2.040	2.068	02/23 - 08/23	Received	1,087,243.30	1,092,598.82
3134GBG30	0810-18	FHLMC	1,500,000.00	1.500	09/27/2019	04/19/2018	2.352	2.384	09/27 - 03/27	Received	1,481,340.00	1,487,175.75
3134G8W39	0811-18	FHLMC	1,000,000.00	1.375	10/28/2019	04/19/2018	2.372	2.405	04/28 - 10/28	Received	984,670.00	989,193.61
3134G9QR1	0813-18	FHLMC	1,000,000.00	1.340	11/25/2019	04/19/2018	2.374	2.407	05/25 - 11/25	Received	983,350.00	988,032.81
3134GSLZ6	0815-18	FHLMC	2,000,000.00	3.000	05/30/2023	05/30/2018	2.959	3.000	11/30 - 05/30		2,000,000.00	2,000,000.00
3134GSMJ1	0818-18	FHLMC	3,000,000.00	3.250	05/24/2023	05/30/2018	3.210	3.254	11/24 - 05/24		2,999,400.00	2,999,440.47
3134GSWM3	0827-18	FHLMC	1,000,000.00	2.750	09/28/2020	09/28/2018	2.735	2.773	03/28 - 09/28		999,560.00	999,561.83
3136G3AU9	0714-16	FNMA	3,000,000.00	1.250	05/24/2019	02/26/2016	1.233	1.250	05/24 - 11/24	Received	3,000,000.00	3,000,000.00
3136G33W3	0733-16	FNMA	4,000,000.00	1.500	05/28/2021	08/30/2016	1.480	1.500	11/28 - 05/28		4,000,000.00	4,000,000.00
3136G4FL2	0744-16	FNMA	1,550,000.00	1.500	04/12/2021	10/14/2016	1.491	1.512	04/12 - 10/12	Received	1,549,225.00	1,549,563.64
3136G3MW2	0745-16	FNMA	450,000.00	1.500	05/25/2021	10/14/2016	1.479	1.500	11/25 - 05/25	Received	450,000.00	450,000.00
3136G4LQ4	0788-17	FNMA	2,000,000.00	1.750	05/28/2020	10/13/2017	1.714	1.738	11/28 - 05/28	Received	2,000,600.00	2,000,379.05
3136G4NN9	0790-17	FNMA	2,000,000.00	2.000	05/24/2021	10/13/2017	1.978	2.006	11/24 - 05/24	Received	1,999,600.00	1,999,706.99
3136G2EC7	0792-17	FNMA	1,000,000.00	1.300	02/27/2019	10/19/2017	1.483	1.504	02/27 - 08/27	Received	997,270.00	999,183.24
3135G0M91	0809-18	FNMA	1,000,000.00	1.125	07/26/2019	03/23/2018	2.202	2.233	07/26 - 01/26	Received	985,430.00	991,101.14
3135G0A78	0820-18	FNMA	1,000,000.00	1.625	01/21/2020	08/03/2018	2.535	2.571	01/21 - 07/21	541.67	986,470.00	988,497.92
3135G0T29	0822-18	FNMA	1,000,000.00	1.500	02/28/2020	08/03/2018	2.580	2.616	08/28 - 02/28	Received	982,950.00	984,700.27
Federal Agency Coupon Securities Totals			84,155,000.00				1.758	1.782		24,263.89	84,136,734.05	84,078,427.77
Federal Agency Disc. -Amortizing												
313312HG8	0826-18	FCDN	1,500,000.00	2.390	06/24/2019	09/10/2018	2.459	2.493	06/24 - At Maturity		1,471,419.58	1,473,510.83
Federal Agency Disc. -Amortizing Totals			1,500,000.00				2.459	2.493		0.00	1,471,419.58	1,473,510.83

Investments FY 2017-2018
Portfolio Management
Investment Status Report - Investments
September 30, 2018

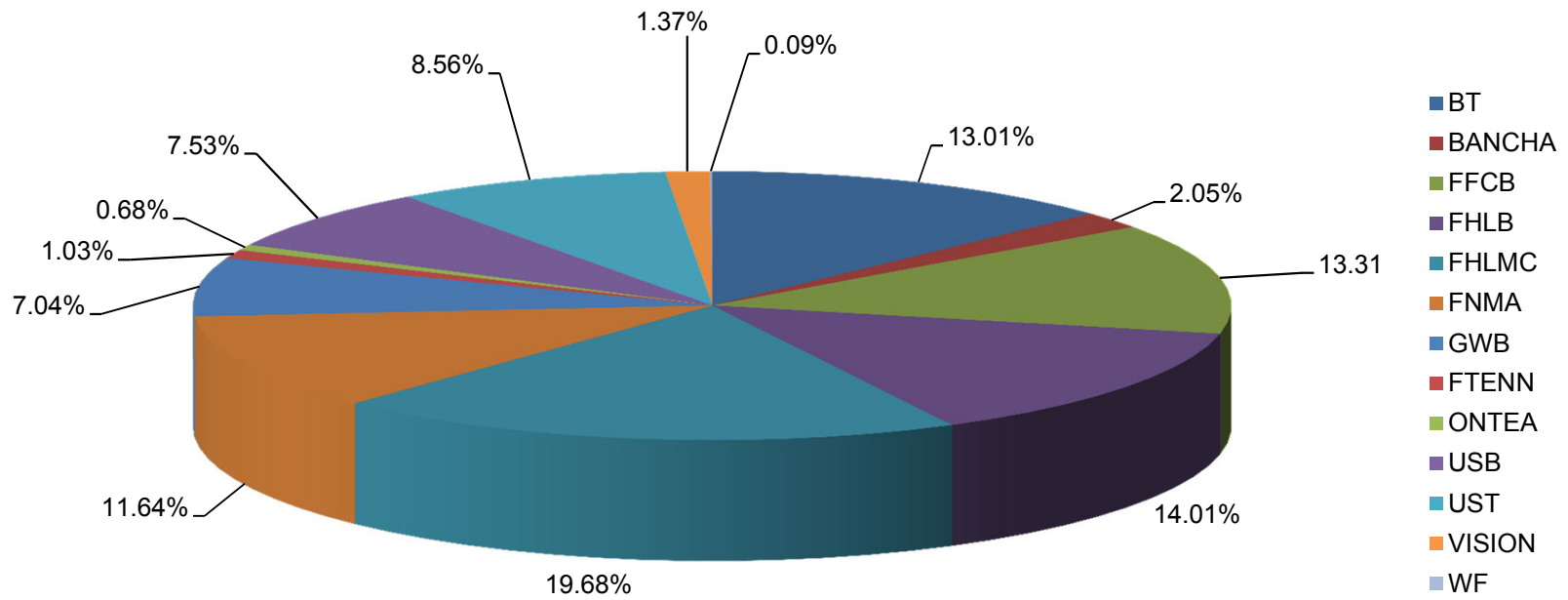
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Treasury Coupon Securities												
912828SX9	0673-14	US TRE	3,000,000.00	1.125	05/31/2019	10/21/2014	1.334	1.353	11/30 - 05/31	Received	2,969,531.25	2,995,618.87
912828R77	0769-17	US TRE	2,000,000.00	1.375	05/31/2021	04/20/2017	1.605	1.627	05/31 - 11/30	Received	1,980,000.00	1,987,043.94
912828N63	0783-17	US TRE	1,000,000.00	1.125	01/15/2019	09/28/2017	1.333	1.351	01/15 - 07/15	Received	997,100.00	999,351.48
912828KD1	0802-18	US TRE	1,000,000.00	2.750	02/15/2019	02/08/2018	1.876	1.902	02/15 - 08/15	Received	1,008,520.00	1,003,137.74
912828SN1	0803-18	US TRE	1,000,000.00	1.500	03/31/2019	02/08/2018	1.935	1.962	03/31 - 09/30	Received	994,810.00	997,741.85
912828D23	0804-18	US TRE	1,000,000.00	1.625	04/30/2019	02/08/2018	1.947	1.974	04/30 - 10/31	Received	995,790.00	998,008.27
912828XY1	0831-18	US TRE	1,000,000.00	2.500	06/30/2020	09/14/2018	2.688	2.725	12/31 - 06/30	5,163.04	996,070.00	1,001,335.04
912828J8	0832-18	US TRE	1,000,000.00	1.500	07/15/2020	09/14/2018	2.696	2.733	01/15 - 07/15	2,486.41	978,075.00	981,117.72
Treasury Coupon Securities Totals			11,000,000.00				1.789	1.813		7,649.45	10,919,896.25	10,963,354.91
Treasury Discounts -Amortizing												
912796PT0	0829-18	US TRE	1,500,000.00	2.225	02/28/2019	09/14/2018	2.279	2.311	02/28 - At Maturity		1,484,517.71	1,486,093.75
Treasury Discounts -Amortizing Totals			1,500,000.00				2.279	2.311		0.00	1,484,517.71	1,486,093.75
Investment Totals			146,078,138.05				1.934	1.961		31,913.34	145,887,223.98	145,890,819.49

Portfolio by Asset Class



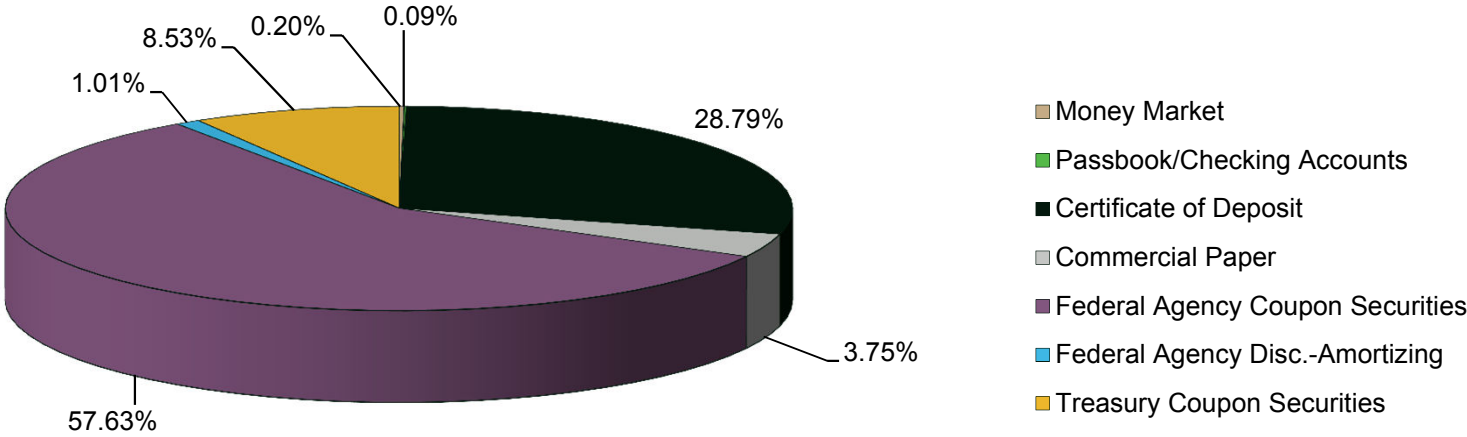
For Quarter Ending September 30, 2018

Par Value by Issuer Graph



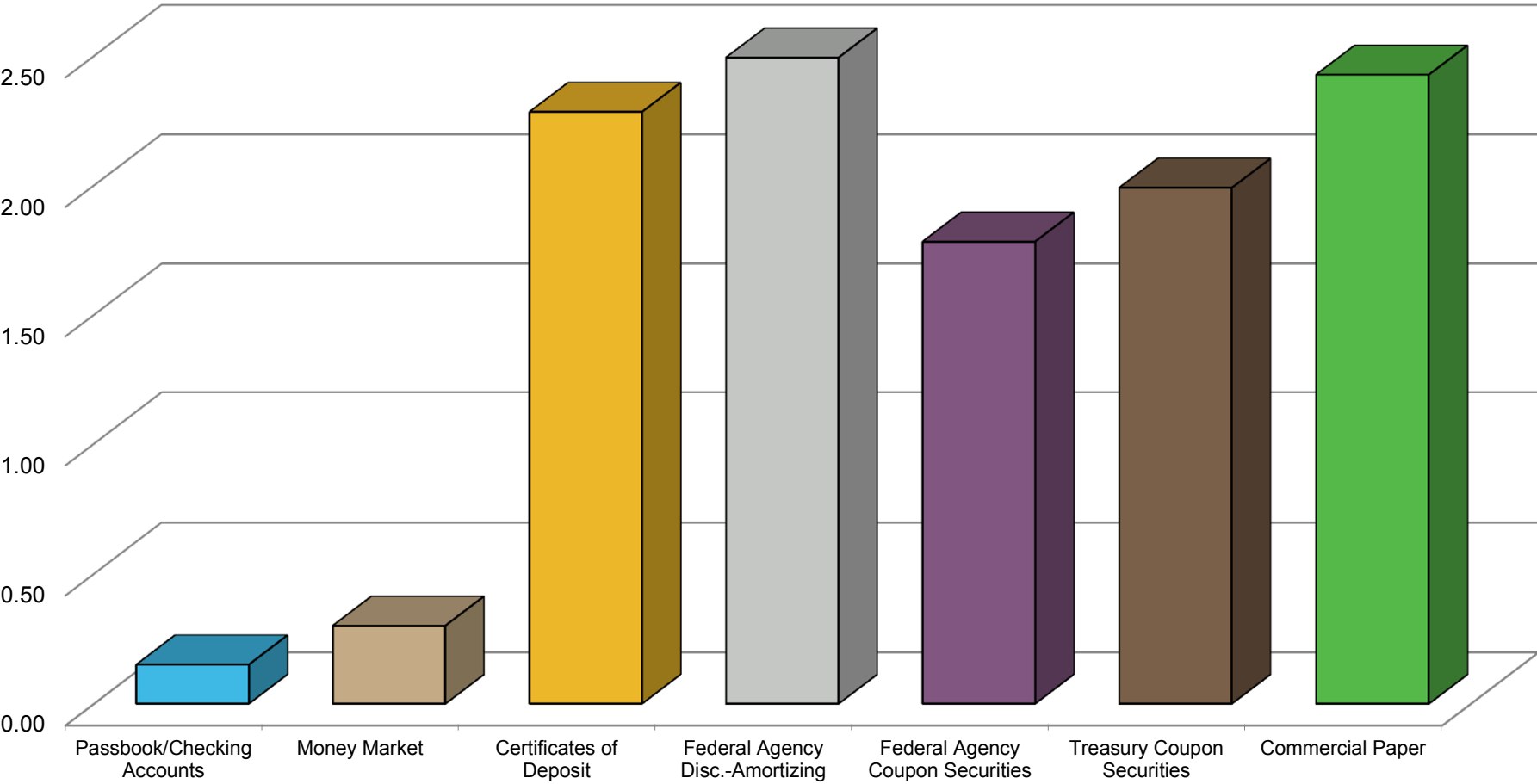
For Quarter Ending September 30, 2018

Book Value By Investment Type



For Quarter Ending September 30, 2018

Investment Yield by Type



For Quarter Ending September 30, 2018

COUNCIL ACTION FORM

SUBJECT: **2018 U.S. DEPARTMENT OF JUSTICE EDWARD
BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT**

BACKGROUND:

On July 23, 2018, the Council authorized the Police Department to apply for the 2018 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The grant conditions required that the application be filed jointly with Story County and the Council approved entering into a Memorandum of Understanding with Story County. The application and the Memorandum of Understanding were completed and submitted. On October 1, 2018, the Department of Justice notified the Police Department that the grant had been awarded in full. The Police Department requests permission to accept the grant.

Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice, as well as research and evaluation activities that will improve or enhance law enforcement programs related to criminal justice.

The grant award is for \$11,334.00. The funds will be used to support a project to improve security and access to the local public safety network. The public safety network provides dispatching, vehicle location, communications, report writing, jail management, and data management functions. The network includes the Ames Police Department, the Story County Sheriff's Office, Story County Conservation officers, and Iowa State University Police. Other emergency response agencies, including Ames Fire and Mary Greeley Medical Center, utilize the mobile dispatch and vehicle location functions of the public safety network.

There is no match requirement with this grant.

ALTERNATIVES:

1. Accept the 2018 Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program and authorize the Police Department to participate in the program.
2. Do not authorize participation in this grant program.

MANAGER'S RECOMMENDED ACTION:

The Police Department has participated in the JAG grant program in the past and the program has proven to be a valuable source of funds for special purchases and programs. This grant will provide the same benefit.

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



U.S. Department of Justice

Office of Justice Programs

Office of the Assistant Attorney General

Washington, D.C. 20531

October 1, 2018

Mr. Douglas Houghton
City of Ames
P.O. Box 811
Ames, IA 50010-0811

Dear Mr. Houghton:

On behalf of Attorney General Jefferson Sessions III, it is my pleasure to inform you that the Office of Justice Programs has approved your application for funding under the FY 18 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation in the amount of \$11,334 for City of Ames.

Enclosed you will find the Grant Award and Special Conditions documents. This award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of all interim audit findings, and the maintenance of a minimum level of cash-on-hand. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action as appropriate.

If you have questions regarding this award, please contact:

- Program Questions, Patrick Fines, Program Manager at (202) 353-0587; and
- Financial Questions, the Office of the Chief Financial Officer, Customer Service Center (CSC) at (800) 458-0786, or you may contact the CSC at ask.ocfo@usdoj.gov.

Congratulations, and we look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Matt Dummermuth".

Matt Dummermuth
Principal Deputy Assistant Attorney General

Enclosures



OFFICE FOR CIVIL RIGHTS

Office of Justice Programs

U.S. Department of Justice

810 7th Street, NW
Washington, DC 20531

Tel: (202) 307-0690

TTY: (202) 307-2027

E-mail: askOCR@usdoj.gov

Website: www.ojp.usdoj.gov/ocr

OCR Letter to All Recipients

October 1, 2018

Mr. Douglas Houghton
City of Ames
P.O. Box 811
Ames, IA 50010-0811

Dear Mr. Houghton:

Congratulations on your recent award. In establishing financial assistance programs, Congress linked the receipt of federal funding to compliance with federal civil rights laws. The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) is responsible for ensuring that recipients of financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW) comply with the applicable federal civil rights laws. We at the OCR are available to help you and your organization meet the civil rights requirements that come with DOJ funding.

Ensuring Access to Federally Assisted Programs

Federal laws that apply to recipients of financial assistance from the DOJ prohibit discrimination on the basis of race, color, national origin, religion, sex, or disability in funded programs or activities, not only in employment but also in the delivery of services or benefits. A federal law also prohibits recipients from discriminating on the basis of age in the delivery of services or benefits.

In March of 2013, President Obama signed the Violence Against Women Reauthorization Act of 2013. The statute amends the Violence Against Women Act of 1994 (VAWA) by including a nondiscrimination grant condition that prohibits discrimination based on actual or perceived race, color, national origin, religion, sex, disability, sexual orientation, or gender identity. The new nondiscrimination grant condition applies to certain programs funded after October 1, 2013. The OCR and the OVW have developed answers to some frequently asked questions about this provision to assist recipients of VAWA funds to understand their obligations. The Frequently Asked Questions are available at <https://ojp.gov/about/ocr/vawafaqs.htm>.

Enforcing Civil Rights Laws

All recipients of federal financial assistance, regardless of the particular funding source, the amount of the grant award, or the number of employees in the workforce, are subject to prohibitions against unlawful discrimination. Accordingly, the OCR investigates recipients that are the subject of discrimination complaints from both individuals and groups. In addition, based on regulatory criteria, the OCR selects a number of recipients each year for compliance reviews, audits that require recipients to submit data showing that they are providing services equitably to all segments of their service population and that their employment practices meet equal opportunity standards.

Providing Services to Limited English Proficiency (LEP) Individuals

In accordance with DOJ guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). See U.S. Department of Justice, *Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons*, 67 Fed. Reg. 41,455 (2002). For more information on the civil rights responsibilities that recipients have in providing language services to LEP individuals, please see the website <https://www.lep.gov>.

Ensuring Equal Treatment of Faith-Based Organizations and Safeguarding Constitutional Protections Related to Religion

The DOJ regulation, *Partnerships with Faith-Based and Other Neighborhood Organizations*, 28 C.F.R. pt. 38, updated in April 2016, prohibits all recipient organizations, whether they are law enforcement agencies, governmental agencies, educational institutions, houses of worship, or faith-based organizations, from using financial assistance from the DOJ to fund explicitly religious activities. Explicitly religious activities include worship, religious instruction, or proselytization. While funded organizations may engage in non-funded explicitly religious activities (e.g., prayer), they must hold them separately from the activities funded by the DOJ, and recipients cannot compel beneficiaries to participate in them. The regulation also makes clear that organizations participating in programs funded by the DOJ are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. Funded faith-based organizations must also provide written notice to beneficiaries, advising them that if they should object to the religious character of the funded faith based organization, the funded faith-based organization will take reasonable steps to refer the beneficiary to an alternative service provider. For more information on the regulation, please see the OCR's website at <https://ojp.gov/about/ocr/partnerships.htm>.

SAs and faith-based organizations should also note that the Omnibus Crime Control and Safe Streets Act (Safe Streets Act) of 1968, as amended, 34 U.S.C. § 10228(c); the Victims of Crime Act of 1984, as amended, 34 U.S.C. § 20110(e); the Juvenile Justice and Delinquency Prevention Act of 1974, as amended, 34 U.S.C. § 11182(b); and VAWA, as amended, 34 U.S.C. § 12291(b)(13), contain prohibitions against discrimination on the basis of religion in employment. Despite these nondiscrimination provisions, the DOJ has concluded that it may construe the Religious Freedom Restoration Act (RFRA) on a case-by-case basis to permit some faith-based organizations to receive DOJ funds while taking into account religion when hiring staff, even if the statute that authorizes the funding program generally forbids recipients from considering religion in employment decisions. Please consult with the OCR if you have any questions about the regulation or the application of RFRA to the statutes that prohibit discrimination in employment.

Using Arrest and Conviction Records in Making Employment Decisions

The OCR issued an advisory document for recipients on the proper use of arrest and conviction records in making hiring decisions. See *Advisory for Recipients of Financial Assistance from the U.S. Department of Justice on the U.S. Equal Employment Opportunity Commission's Enforcement Guidance: Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964 (June 2013)*, available at https://ojp.gov/about/ocr/pdfs/UseofConviction_Advisory.pdf. Recipients should be mindful that the misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. In light of the Advisory, recipients should consult local counsel in reviewing their employment practices. If warranted, recipients should also incorporate an analysis of the use of arrest and conviction records in their Equal Employment Opportunity Plans (EEOs) (see below).

Complying with the Safe Streets Act

An organization that is a recipient of financial assistance subject to the nondiscrimination provisions of the Safe Streets Act, must meet two obligations: (1) complying with the federal regulation pertaining to the development of an EEO (see 28 C.F.R. pt. 42, subpt. E) and (2) submitting to the OCR findings of discrimination (see 28 C.F.R. §§ 42.204(c), .205(c)(5)).

Meeting the EEO Requirement

An EEO is a comprehensive document that analyzes a recipient's relevant labor market data, as well as the recipient's employment practices, to identify possible barriers to the participation of women and minorities in all levels of a recipient's workforce. As a recipient of DOJ funding, you may be required to submit an EEO Certification Report or an EEO Utilization Report to the OCR. For more information on whether your organization is subject to the EEO requirements, see <https://ojp.gov/about/ocr/eeop.htm>. Additionally, you may request technical assistance from an EEO specialist at the OCR by telephone at (202) 616-1771 or by e-mail at EEOPforms@usdoj.gov.

Meeting the Requirement to Submit Findings of Discrimination

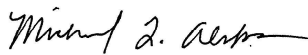
If in the three years prior to the date of the grant award, your organization has received an adverse finding of discrimination based on race, color, national origin, religion, or sex, after a due-process hearing, from a state or federal court or from a state or federal administrative agency, your organization must send a copy of the finding to the OCR.

Ensuring the Compliance of Subrecipients

SAAAs must have standard assurances to notify subrecipients of their civil rights obligations, written procedures to address discrimination complaints filed against subrecipients, methods to monitor subrecipients' compliance with civil rights requirements, and a program to train subrecipients on applicable civil rights laws. In addition, SAAAs must submit to the OCR every three years written Methods of Administration (MOA) that summarize the policies and procedures that they have implemented to ensure the civil rights compliance of subrecipients. For more information on the MOA requirement, see <https://ojp.gov/funding/Explore/StateMethodsAdmin-FY2017update.htm>.

If the OCR can assist you in any way in fulfilling your organization's civil rights responsibilities as a recipient of federal financial assistance, please contact us.

Sincerely,



Michael L. Alston
Director

cc: Grant Manager
Financial Analyst



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

Grant

1. RECIPIENT NAME AND ADDRESS (Including Zip Code) City of Ames P.O. Box 811 Ames, IA 50010-0811		4. AWARD NUMBER: 2018-DJ-BX-0605	
		5. PROJECT PERIOD: FROM 10/01/2017 TO 09/30/2019 BUDGET PERIOD: FROM 10/01/2017 TO 09/30/2019	
		6. AWARD DATE 10/01/2018	7. ACTION
2a. GRANTEE IRS/VENDOR NO. 426004218	8. SUPPLEMENT NUMBER 00		Initial
2b. GRANTEE DUNS NO. 619371672	9. PREVIOUS AWARD AMOUNT \$ 0		
3. PROJECT TITLE FY 18 JAG Local		10. AMOUNT OF THIS AWARD \$ 11,334	
		11. TOTAL AWARD \$ 11,334	
12. SPECIAL CONDITIONS THE ABOVE GRANT PROJECT IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS AS ARE SET FORTH ON THE ATTACHED PAGE(S).			
13. STATUTORY AUTHORITY FOR GRANT This project is supported under FY18(BJA - JAG State & JAG Local) Title I of Pub. L. No. 90-351 (generally codified at 34 U.S.C. 10101 - 10726), including subpart I of part E (codified at 34 U.S.C. 10151 - 10158); see also 28 U.S.C. 530C(a)			
14. CATALOG OF DOMESTIC FEDERAL ASSISTANCE (CFDA Number) 16.738 - Edward Byrne Memorial Justice Assistance Grant Program			
15. METHOD OF PAYMENT GPRS			
AGENCY APPROVAL		GRANTEE ACCEPTANCE	
16. TYPED NAME AND TITLE OF APPROVING OFFICIAL Matt Dummermuth Principal Deputy Assistant Attorney General		18. TYPED NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL Douglas Houghton Support Services Manager	
17. SIGNATURE OF APPROVING OFFICIAL 		19. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL	19A. DATE
AGENCY USE ONLY			
20. ACCOUNTING CLASSIFICATION CODES FISCAL FUND BUD. DIV. YEAR CODE ACT. OFC. REG. SUB. POMS AMOUNT X B DJ 80 00 00 11334		21. TDJUGT1204	



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 2 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

1. Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Failure to comply with any one or more of these award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or a certification or assurance related to conduct during the award period -- may result in the Office of Justice Programs ("OJP") taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. The Department of Justice ("DOJ"), including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

2. Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2018 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2018 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2018 award.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at <https://ojp.gov/funding/Part200UniformRequirements.htm>.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.333.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 3 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

3. Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at <https://ojp.gov/financialguide/DOJ/index.htm>), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

4. Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

5. Required training for Point of Contact and all Financial Points of Contact

Both the Point of Contact (POC) and all Financial Points of Contact (FPOCs) for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

In the event that either the POC or an FPOC for this award changes during the period of performance, the new POC or FPOC must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after-- (1) the date of OJP's approval of the "Change Grantee Contact" GAN (in the case of a new POC), or (2) the date the POC enters information on the new FPOC in GMS (in the case of a new FPOC). Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at <https://www.ojp.gov/training/fmts.htm>. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

6. Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 4 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

7. Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope grant adjustment notice (GAN) to eliminate any inappropriate duplication of funding.

8. Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at <https://www.sam.gov/>. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at <https://ojp.gov/funding/Explore/SAM.htm> (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

9. Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient)-- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" (2 CFR 200.79) within the scope of an OJP grant-funded program or activity, or 2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

10. All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP web site at <https://ojp.gov/funding/Explore/SubawardAuthorization.htm> (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 5 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

11. Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed \$150,000

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, \$150,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at <https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm> (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed \$150,000)), and are incorporated by reference here.

12. Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm> (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

13. Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

14. Requirement for data on performance and effectiveness under the award

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

15. OJP Training Guiding Principles

Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at <https://ojp.gov/funding/Implement/TrainingPrinciplesForGrantees-Subgrantees.htm>.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 6 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

16. Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

17. Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

18. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

19. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

20. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38, specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of the regulation, now entitled "Partnerships with Faith-Based and Other Neighborhood Organizations," is available via the Electronic Code of Federal Regulations (currently accessible at <https://www.ecfr.gov/cgi-bin/ECFR?page=browse>), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 7 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

21. Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

22. Compliance with general appropriations-law restrictions on the use of federal funds (FY 2018)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general provisions" in the Consolidated Appropriations Act, 2018, are set out at <https://ojp.gov/funding/Explore/FY18AppropriationsRestrictions.htm>, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

23. Reporting Potential Fraud, Waste, and Abuse, and Similar Misconduct

The recipient and any subrecipients ("subgrantees") must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award -- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by-- (1) mail directed to: Office of the Inspector General, U.S. Department of Justice, Investigations Division, 1425 New York Avenue, N.W. Suite 7100, Washington, DC 20530; and/or (2) the DOJ OIG hotline: (contact information in English and Spanish) at (800) 869-4499 (phone) or (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at <https://oig.justice.gov/hotline>.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 8 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

24. Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 9 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

25. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

26. Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

27. Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

28. Cooperating with OJP Monitoring

The recipient agrees to cooperate with OJP monitoring of this award pursuant to OJP's guidelines, protocols, and procedures, and to cooperate with OJP (including the grant manager for this award and the Office of Chief Financial Officer (OCFO)) requests related to such monitoring, including requests related to desk reviews and/or site visits. The recipient agrees to provide to OJP all documentation necessary for OJP to complete its monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by OJP for providing the requested documents. Failure to cooperate with OJP's monitoring activities may result in actions that affect the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to award funds; referral to the DOJ OIG for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 10 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

29. FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of \$25,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at <https://ojp.gov/funding/Explore/FFATA.htm> (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than \$25,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

30. Required monitoring of subawards

The recipient must monitor subawards under this award in accordance with all applicable statutes, regulations, award conditions, and the DOJ Grants Financial Guide, and must include the applicable conditions of this award in any subaward. Among other things, the recipient is responsible for oversight of subrecipient spending and monitoring of specific outcomes and benefits attributable to use of award funds by subrecipients. The recipient agrees to submit, upon request, documentation of its policies and procedures for monitoring of subawards under this award.

31. Use of program income

Program income (as defined in the Part 200 Uniform Requirements) must be used in accordance with the provisions of the Part 200 Uniform Requirements. Program income earnings and expenditures both must be reported on the quarterly Federal Financial Report, SF 425.

32. Justice Information Sharing

Information sharing projects funded under this award must comply with DOJ's Global Justice Information Sharing Initiative (Global) guidelines. The recipient (and any subrecipient at any tier) must conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at: https://it.ojp.gov/gsp_grantcondition. The recipient (and any subrecipient at any tier) must document planned approaches to information sharing and describe compliance with the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

33. Avoidance of duplication of networks

To avoid duplicating existing networks or IT systems in any initiatives funded by BJA for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of BJA that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

34. Compliance with 28 C.F.R. Part 23

With respect to any information technology system funded or supported by funds under this award, the recipient (and any subrecipient at any tier) must comply with 28 C.F.R. Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation to be applicable. Should OJP determine 28 C.F.R. Part 23 to be applicable, OJP may, at its discretion, perform audits of the system, as per the regulation. Should any violation of 28 C.F.R. Part 23 occur, the recipient may be fined as per 34 U.S.C. 10231(c)-(d). The recipient may not satisfy such a fine with federal funds.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 11 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

35. Protection of human research subjects

The recipient (and any subrecipient at any tier) must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

36. Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

37. Verification and updating of recipient contact information

The recipient must verify its Point of Contact (POC), Financial Point of Contact (FPOC), and Authorized Representative contact information in GMS, including telephone number and e-mail address. If any information is incorrect or has changed, a Grant Adjustment Notice (GAN) must be submitted via the Grants Management System (GMS) to document changes.

38. Law enforcement task forces - required training

Within 120 days of award acceptance, each current member of a law enforcement task force funded with award funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, must complete required online (internet-based) task force training. Additionally, all future task force members must complete this training once during the period of performance for this award, or once every four years if multiple OJP awards include this requirement.

The required training is available free of charge online through the BJA-funded Center for Task Force Integrity and Leadership (www.ctfli.org). The training addresses task force effectiveness, as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability. If award funds are used to support a task force, the recipient must compile and maintain a task force personnel roster, along with course completion certificates.

Additional information regarding the training is available through BJA's web site and the Center for Task Force Integrity and Leadership (www.ctfli.org).

39. Justification of consultant rate

Approval of this award does not indicate approval of any consultant rate in excess of \$650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 12 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

40. Submission of eligible records relevant to the National Instant Background Check System

Consonant with federal statutes that pertain to firearms and background checks -- including 18 U.S.C. 922 and 34 U.S.C. ch. 409 -- if the recipient (or any subrecipient at any tier) uses this award to fund (in whole or in part) a specific project or program (such as a law enforcement, prosecution, or court program) that results in any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the National Instant Background Check System (NICS), or that has as one of its purposes the establishment or improvement of records systems that contain any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS, the recipient (or subrecipient, if applicable) must ensure that all such court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS are promptly made available to the NICS or to the "State" repository/database that is electronically available to (and accessed by) the NICS, and -- when appropriate -- promptly must update, correct, modify, or remove such NICS-relevant "eligible records".

In the event of minor and transitory non-compliance, the recipient may submit evidence to demonstrate diligent monitoring of compliance with this condition (including subrecipient compliance). DOJ will give great weight to any such evidence in any express written determination regarding this condition.

41. Certification of Compliance with 8 U.S.C. 1373 and 1644 (within the funded "program or activity") required for valid award acceptance by a local government

In order validly to accept this award, the applicant local government must submit the required "State or Local Government: FY 2018 Certification of Compliance with 8 U.S.C. 1373 and 1644" (executed by the chief legal officer of the local government). Unless that executed certification either-- (1) is submitted to OJP together with the fully-executed award document, or (2) is uploaded in OJP's GMS no later than the day the signed award document is submitted to OJP, any submission by a local government that purports to accept the award is invalid.

If an initial award-acceptance submission by the recipient is invalid, once the local government does submit the necessary certification regarding 8 U.S.C. 1373 and 1644, it may submit a fully-executed award document executed by the local government on or after the date of that certification.

For purposes of this condition, "local government" does not include any Indian tribe.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 13 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

42. Noninterference (within the funded "program or activity") with federal law enforcement: 8 U.S.C. 1373 and 1644; ongoing compliance

1. With respect to the "program or activity" funded in whole or part under this award (including any such program or activity of any subrecipient at any tier), throughout the period of performance, no State or local government entity, -agency, or -official may prohibit or in any way restrict-- (1) any government entity or -official from sending or receiving information regarding citizenship or immigration status as described in 8 U.S.C. 1373(a); or (2) a government entity or -agency from sending, requesting or receiving, maintaining, or exchanging information regarding immigration status as described in either 8 U.S.C. 1373(b) or 1644. Any prohibition (or restriction) that violates this condition is an "information-communication restriction" under this award.

2. Certifications from subrecipients. The recipient may not make a subaward to a State, a local government, or a "public" institution of higher education, unless it first obtains a certification of compliance with 8 U.S.C. 1373 and 1644, properly executed by the chief legal officer of the government or educational institution that would receive the subaward, using the appropriate form available at <https://ojp.gov/funding/Explore/SampleCertifications-8USC1373.htm>. Also, the recipient must require that no subrecipient (at any tier) may make a further subaward to a State, a local government, or a public institution of higher education, unless it first obtains a certification of compliance with 8 U.S.C. 1373 and 1644, properly executed by the chief legal officer of the government or institution that would receive the further subaward, using the appropriate OJP form.

3. The recipient's monitoring responsibilities include monitoring of subrecipient compliance with the requirements of this condition.

4. Allowable costs. Compliance with these requirements is an authorized and priority purpose of this award. To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) that the recipient, or any subrecipient at any tier that is a State, a local government, or a public institution of higher education, incurs to implement this condition.

5. Rules of Construction

A. For purposes of this condition:

- (1) "State" and "local government" include any agency or other entity thereof, but not any institution of higher education or any Indian tribe.
- (2) A "public" institution of higher education is defined as one that is owned, controlled, or directly funded (in whole or in substantial part) by a State or local government. (Such a public institution is considered to be a "government entity," and its officials to be "government officials.")
- (3) "Program or activity" means what it means under title VI of the Civil Rights Act of 1964 (see 42 U.S.C. 2000d-4a).
- (4) "Immigration status" means what it means under 8 U.S.C. 1373 and 8 U.S.C. 1644; and terms that are defined in 8 U.S.C. 1101 mean what they mean under that section 1101, except that "State" also includes American Samoa.
- (5) Pursuant to the provisions set out at (or referenced in) 8 U.S.C. 1551 note ("Abolition ... and Transfer of Functions"), references to the "Immigration and Naturalization Service" in 8 U.S.C. 1373 and 1644 are to be read as references to particular components of the Department of Homeland Security (DHS).

B. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, any State or local government, any public institution of higher education, or any other entity (or individual) to violate any federal law, including any applicable civil rights or nondiscrimination law.

IMPORTANT NOTE: Any questions about the meaning or scope of this condition should be directed to OJP, before



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 14 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

award acceptance.

43. Authority to obligate award funds contingent on noninterference (within the funded "program or activity") with federal law enforcement (8 U.S.C. 1373 and 1644); unallowable costs; notification
 1. If the recipient is a "State," a local government, or a "public" institution of higher education:
 - A. The recipient may not obligate award funds if, at the time of the obligation, the "program or activity" of the recipient (or of any subrecipient at any tier that is a State, a local government, or a public institution of higher education) that is funded in whole or in part with award funds is subject to any "information-communication restriction."
 - B. In addition, with respect to any project costs it incurs "at risk," the recipient may not obligate award funds to reimburse itself if -- at the time it incurs such costs -- the program or activity of the recipient (or of any subrecipient at any tier that is a State, a local government, or a public institution of higher education) that would be reimbursed in whole or in part with award funds was subject to any information-communication restriction.
 - C. Any drawdown of award funds by the recipient shall be considered, for all purposes, to be a material representation by the recipient to OJP that, as of the date the recipient requests the drawdown, the recipient and each subrecipient (regardless of tier) that is a State, local government, or public institution of higher education, is in compliance with the award condition entitled "Noninterference (within the funded 'program or activity') with federal law enforcement: 8 U.S.C. 1373 and 1644 and ongoing compliance."
 - D. The recipient must promptly notify OJP (in writing) if the recipient, from its requisite monitoring of compliance with award conditions or otherwise, has credible evidence that indicates that the funded program or activity of the recipient, or of any subrecipient at any tier that is either a State or a local government or a public institution of higher education, may be subject to any information-communication restriction. In addition, any subaward (at any tier) to a subrecipient that is a State, a local government, or a public institution of higher education must require prompt notification to the entity that made the subaward, should the subrecipient have such credible evidence regarding an information-communication restriction.
 2. Any subaward (at any tier) to a subrecipient that is a State, a local government, or a public institution of higher education must provide that the subrecipient may not obligate award funds if, at the time of the obligation, the program or activity of the subrecipient (or of any further such subrecipient at any tier) that is funded in whole or in part with award funds is subject to any information-communication restriction.
 3. Absent an express written determination by DOJ to the contrary, based upon a finding by DOJ of compelling circumstances (e.g., a small amount of award funds obligated by the recipient at the time of a subrecipient's minor and transitory non-compliance, which was unknown to the recipient despite diligent monitoring), any obligations of award funds that, under this condition, may not be made shall be unallowable costs for purposes of this award. In making any such determination, DOJ will give great weight to evidence submitted by the recipient that demonstrates diligent monitoring of subrecipient compliance with the requirements set out in the "Noninterference ... 8 U.S.C. 1373 and 1644 and ongoing compliance" award condition.
 4. Rules of Construction
 - A. For purposes of this condition "information-communication restriction" has the meaning set out in the "Noninterference ... 8 U.S.C. 1373 and 1644 and ongoing compliance" condition.
 - B. Both the "Rules of Construction" and the "Important Note" set out in the "Noninterference ... 8 U.S.C. 1373 and 1644 and ongoing compliance" condition are incorporated by reference as though set forth here in full.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 15 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

44. Noninterference (within the funded "program or activity") with federal law enforcement: No public disclosure of certain law enforcement sensitive information

SCOPE. This condition applies with respect to the "program or activity" that is funded (in whole or in part) by the award, as of the date the recipient accepts this award, and throughout the remainder of the period of performance. Its provisions must be among those included in any subaward (at any tier).

1. Noninterference: No public disclosure of federal law enforcement information in order to conceal, harbor, or shield

Consistent with the purposes and objectives of federal law enforcement statutes and federal criminal law (including 8 U.S.C. 1324 and 18 U.S.C. chs. 1, 49, 227), no public disclosure may be made of any federal law enforcement information in a direct or indirect attempt to conceal, harbor, or shield from detection any fugitive from justice under 18 U.S.C. ch. 49, or any alien who has come to, entered, or remains in the United States in violation of 8 U.S.C. ch. 12 -- without regard to whether such disclosure would constitute (or could form a predicate for) a violation of 18 U.S.C. 1071 or 1072 or of 8 U.S.C. 1324(a).

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions (e.g., training) designed to ensure compliance with this condition.

4. Rules of construction

A. For purposes of this condition--

(1) the term "alien" means what it means under section 101 of the Immigration and Nationality Act (see 8 U.S.C. 1101(a)(3));

(2) the term "federal law enforcement information" means law enforcement sensitive information communicated or made available, by the federal government, to a State or local government entity, -agency, or -official, through any means, including, without limitation-- (1) through any database, (2) in connection with any law enforcement partnership or -task-force, (3) in connection with any request for law enforcement assistance or -cooperation, or (4) through any deconfliction (or courtesy) notice of planned, imminent, commencing, continuing, or impending federal law enforcement activity;

(3) the term "law enforcement sensitive information" means records or information compiled for any law enforcement purpose; and

(4) the term "public disclosure" means any communication or release other than one-- (a) within the recipient, or (b) to any subrecipient (at any tier) that is a government entity.

B. Both the "Rules of Construction" and the "Important Note" set out in the "Noninterference (within the funded 'program or activity') with federal law enforcement: 8 U.S.C. 1373 and 1644 and ongoing compliance" award condition are incorporated by reference as though set forth here in full.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 16 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

45. Noninterference (within the funded "program or activity") with federal law enforcement: Interrogation of certain aliens

SCOPE. This condition applies with respect to the "program or activity" that is funded (in whole or in part) by this award, as of the date the recipient accepts this award, and throughout the remainder of the period of performance for the award. Its provisions must be among those included in any subaward (at any tier).

1. Noninterference with statutory law enforcement access to correctional facilities

Consonant with federal law enforcement statutes and regulations -- including 8 U.S.C. 1357(a), under which certain federal officers and employees "have power without warrant ... to interrogate any alien or person believed to be an alien as to his right to be or to remain in the United States," and 8 C.F.R. 287.5(a), under which that power may be exercised "anywhere in or outside the United States" -- within the funded program or activity, no State or local government entity, -agency, or -official may interfere with the exercise of that power to interrogate "without warrant" (by agents of the United States acting under color of federal law) by impeding access to any State or local government (or government-contracted) correctional facility by such agents for the purpose "interrogat[ing] any alien or person believed to be an alien as to his [or her] right to be or to remain in the United States."

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions (e.g., training) designed to ensure compliance with this condition.

4. Rules of construction

A. For purposes of this condition:

(1) The term "alien" means what it means under section 101 of the Immigration and Nationality Act (INA) (see 8 U.S.C. 1101(a)(3)).

(2) The term "correctional facility" means what it means under the title I of the Omnibus Crime Control and Safe Streets Act of 1968 (see 34 U.S.C. 10251(a)(7)).

(3) The term "impede" includes taking or continuing any action, or implementing or maintaining any law, policy, rule, or practice, that--

(a) is designed to prevent or to significantly delay or complicate, or

(b) has the effect of preventing or of significantly delaying or complicating.

B. Both the "Rules of Construction" and the "Important Note" set out in the "Noninterference (within the funded 'program or activity') with federal law enforcement: 8 U.S.C. 1373 and 1644 and ongoing compliance" award condition are incorporated by reference as though set forth here in full.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 17 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

46. Noninterference (within the funded "program or activity") with federal law enforcement: Notice of scheduled release

SCOPE. This condition applies with respect to the "program or activity" that is funded (in whole or in part) by the award, as of the date the recipient accepts the award, and throughout the remainder of the period of performance. Its provisions must be among those included in any subaward at any tier.

1. Noninterference with "removal" process: Notice of scheduled release date and time

Consonant with federal law enforcement statutes -- including 8 U.S.C. 1231 (for an alien incarcerated by a State or local government, a 90-day "removal period" during which the federal government "shall" detain and then "shall" remove an alien from the U.S. "begins" no later than "the date the alien is released from ... confinement"; also, the federal government is expressly authorized to make payments to a "State or a political subdivision of the State ... with respect to the incarceration of [an] undocumented criminal alien"); 8 U.S.C. 1226 (the federal government "shall take into custody" certain criminal aliens "when the alien is released"); and 8 U.S.C. 1366 (requiring an annual DOJ report to Congress on "the number of illegal alien[felons] in Federal and State prisons" and programs underway "to ensure the prompt removal" from the U.S. of removable "criminal aliens") -- within the funded program or activity, no State or local government entity, -agency, or -official (including a government-contracted correctional facility) may interfere with the "removal" process by failing to provide -- as early as practicable (see para. 4.C. below) -- advance notice to DHS of the scheduled release date and time for a particular alien, if a State or local government (or government-contracted) correctional facility receives from DHS a formal written request pursuant to the INA that seeks such advance notice.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of subrecipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions (e.g., training) designed to ensure compliance with this condition.

4. Rules of construction

- A. For purposes of this condition:

(1) The term "alien" means what it means under section 101 of the INA (see 8 U.S.C. 1101(a)(3)).

(2) The term "correctional facility" means what it means under the title I of the Omnibus Crime Control and Safe Streets Act of 1968 (see 34 U.S.C. 10251(a)(7)).

B. Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, any State or local government, or any other entity or individual to maintain (or detain) any individual in custody beyond the date and time the individual otherwise would have been released.

- C. Applicability

(1) Current DHS practice is ordinarily to request advance notice of scheduled release "as early as practicable (at least 48 hours, if possible)." (See DHS Form I-247A (3/17)). If (e.g., in light of the date DHS made such request) the scheduled release date and time for an alien are such as not to allow for the advance notice that DHS has requested, it shall NOT be a violation of this condition to provide only as much advance notice as practicable.

(2) Current DHS practice is to use the same form for a second, distinct purpose -- to request that an individual be



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 18 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

detained for up to 48 hours AFTER the scheduled release. This condition does NOT encompass such DHS requests for detention.

D. Both the "Rules of Construction" and the "Important Note" set out in the "Noninterference (within the funded 'program or activity') with federal law enforcement: 8 U.S.C. 1373 and 1644 and ongoing compliance" award condition are incorporated by reference as though set forth here in full.

47. Requirement to collect certain information from subrecipients

The recipient may not make a subaward to a State, a local government, or a "public" institution of higher education, unless it first obtains from the proposed subrecipient responses to the questions identified in the program solicitation as "Information regarding Communication with the Department of Homeland Security (DHS) and/or Immigration and Customs Enforcement (ICE)." All subrecipient responses must be collected and maintained by the recipient, consistent with regular document retention requirements, and must be made available to DOJ upon request. Responses to these questions are not required from subrecipients that are either a tribal government/organization, a nonprofit organization, or a private institution of higher education.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 19 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

48. Compliance with National Environmental Policy Act and related statutes

Upon request, the recipient (and any subrecipient at any tier) must assist BJA in complying with the National Environmental Policy Act (NEPA), the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of these award funds, either directly by the recipient or by a subrecipient. Accordingly, the recipient agrees to first determine if any of the following activities will be funded by the grant, prior to obligating funds for any of these purposes. If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact BJA.

The recipient understands that this condition applies to new activities as set out below, whether or not they are being specifically funded with these award funds. That is, as long as the activity is being conducted by the recipient, a subrecipient, or any third party, and the activity needs to be undertaken in order to use these award funds, this condition must first be met. The activities covered by this condition are:

a. New construction;

b. Minor renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;

c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;

d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and

e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. The recipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed at <https://bja.gov/Funding/nepa.html>, for programs relating to methamphetamine laboratory operations.

Application of This Condition to Recipient's Existing Programs or Activities: For any of the recipient's or its subrecipients' existing programs or activities that will be funded by these award funds, the recipient, upon specific request from BJA, agrees to cooperate with BJA in any preparation by BJA of a national or program environmental assessment of that funded program or activity.

49. Establishment of trust fund

If award funds are being drawn down in advance, the recipient (or a subrecipient, with respect to a subaward) is required to establish a trust fund account. Recipients (and subrecipients) must maintain advance payments of federal awards in interest-bearing accounts, unless regulatory exclusions apply (2 C.F.R. 200.305(b)(8)). The trust fund, including any interest, may not be used to pay debts or expenses incurred by other activities beyond the scope of the Edward Byrne Memorial Justice Assistance Grant Program (JAG). The recipient also agrees to obligate the award funds in the trust fund (including any interest earned) during the period of performance for the award and expend within 90 days thereafter. Any unobligated or unexpended funds, including interest earned, must be returned to OJP at the time of closeout.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 20 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

50. Prohibition on use of award funds for match under BVP program

JAG funds may not be used as the 50% match for purposes of the DOJ Bulletproof Vest Partnership (BVP) program.

51. Certification of body armor "mandatory wear" policies

The recipient agrees to submit a signed certification that all law enforcement agencies receiving body armor purchased with funds from this award have a written "mandatory wear" policy in effect. The recipient must keep signed certifications on file for any subrecipients planning to utilize funds from this award for ballistic-resistant and stab-resistant body armor purchases. This policy must be in place for at least all uniformed officers before any funds from this award may be used by an agency for body armor. There are no requirements regarding the nature of the policy other than it be a mandatory wear policy for all uniformed officers while on duty.

52. Body armor - compliance with NIJ standards and other requirements

Ballistic-resistant and stab-resistant body armor purchased with JAG award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards and is listed on the NIJ Compliant Body Armor Model List (<https://nij.gov/topics/technology/body-armor/Pages/compliant-ballistic-armor.aspx>). In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information can be found here: <https://nij.gov/topics/technology/body-armor/pages/safety-initiative.aspx>.

53. Body armor - impact on eligibility for other program funds

The recipient understands that the use of funds under this award for purchase of body armor may impact eligibility for funding under the Bulletproof Vest Partnership (BVP) program, a separate program operated by BJA, pursuant to the BVP statute at 34 USC 10531(c)(5).

54. Reporting requirements

The recipient must submit quarterly Federal Financial Reports (SF-425) and semi-annual performance reports through OJP's GMS (<https://grants.ojp.usdoj.gov>). Consistent with the Department's responsibilities under the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, the recipient must provide data that measure the results of its work. The recipient must submit quarterly performance metrics reports through BJA's Performance Measurement Tool (PMT) website (www.bjaperformancetools.org). For more detailed information on reporting and other JAG requirements, refer to the JAG reporting requirements webpage. Failure to submit required JAG reports by established deadlines may result in the freezing of grant funds and future High Risk designation.

55. Required data on law enforcement agency training

Any law enforcement agency receiving direct or sub-awarded funding from this JAG award must submit quarterly accountability metrics data related to training that officers have received on the use of force, racial and ethnic bias, de-escalation of conflict, and constructive engagement with the public.

56. Expenditures prohibited without waiver

No funds under this award may be expended on the purchase of items prohibited by the JAG program statute, unless, as set forth at 34 U.S.C. 10152, the BJA Director certifies that extraordinary and exigent circumstances exist, making such expenditures essential to the maintenance of public safety and good order.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 21 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

57. Authorization to obligate (federal) award funds to reimburse certain project costs incurred on or after October 1, 2017

The recipient may obligate (federal) award funds only after the recipient makes a valid acceptance of the award. As of the first day of the period of performance for the award (October 1, 2017), however, the recipient may choose to incur project costs using non-federal funds, but any such project costs are incurred at the recipient's risk until, at a minimum-- (1) the recipient makes a valid acceptance of the award, and (2) all applicable withholding conditions are removed by OJP (via a Grant Adjustment Notice). (A withholding condition is a condition in the award document that precludes the recipient from obligating, expending, or drawing down all or a portion of the award funds until the condition is removed.)

Except to the extent (if any) that an award condition expressly precludes reimbursement of project costs incurred "at-risk," if and when the recipient makes a valid acceptance of this award and OJP removes each applicable withholding condition through a Grant Adjustment Notice, the recipient is authorized to obligate (federal) award funds to reimburse itself for project costs incurred "at-risk" earlier during the period of performance (such as project costs incurred prior to award acceptance or prior to removal of an applicable withholding condition), provided that those project costs otherwise are allowable costs under the award.

Nothing in this condition shall be understood to authorize the recipient (or any subrecipient at any tier) to use award funds to "supplant" State or local funds in violation of the recipient's certification (executed by the chief executive of the State or local government) that federal funds will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.

58. Use of funds for DNA testing; upload of DNA profiles

If award funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System ("CODIS," the DNA database operated by the FBI) by a government DNA laboratory with access to CODIS.

No profiles generated under this award may be entered or uploaded into any non-governmental DNA database without prior express written approval from BJA.

Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS.

59. Three percent set-aside for NIBRS compliance

The recipient must ensure that at least 3 percent of the total amount of this award is dedicated to achieving full compliance with the FBI's National Incident-Based Reporting System (NIBRS), unless the FBI or appropriate State official has certified that the recipient locality is already NIBRS compliant, and evidence of this has been submitted to and approved by BJA. The recipient will be required by BJA to make revisions to budgets that do not clearly indicate what projects will be supported by this 3 percent set-aside, unless evidence of NIBRS compliance has been submitted to and approved by BJA. Recipients serving as fiscal agents for "disparate jurisdictions," (as defined at 34 USC 10156(d)(4)) have to pass this requirement through to in subawards to other localities in the disparate jurisdiction, so that each locality in a disparate jurisdiction group dedicates at least 3 percent of award funds to NIBRS compliance, unless, with respect to each locality in the disparate jurisdiction group, evidence of NIBRS compliance has been submitted to and approved by BJA.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**AWARD CONTINUATION
SHEET
Grant**

PAGE 22 OF 22

PROJECT NUMBER 2018-DJ-BX-0605

AWARD DATE 10/01/2018

SPECIAL CONDITIONS

60. Encouragement of submission of "success stories"

BJA strongly encourages the recipient to submit annual (or more frequent) JAG success stories. To submit a success story, sign in to a My BJA account at <https://www.bja.gov/Login.aspx> to access the Success Story Submission form. If the recipient does not yet have a My BJA account, please register at <https://www.bja.gov/profile.aspx>. Once registered, one of the available areas on the My BJA page will be "My Success Stories." Within this box, there is an option to add a Success Story. Once reviewed and approved by BJA, all success stories will appear on the BJA Success Story web page at <https://www.bja.gov/SuccessStoryList.aspx>.

61. Initial period of performance; requests for extension

The recipient understands that the initial period of performance for this award is two years. The recipient further understands that any requests for an extension of the period of performance for this award will be approved automatically for up to a total of two additional years, pursuant to 34 U.S.C. 10152(f) and in accordance with the program solicitation associated with this award.

Any request for an extension of the period of performance beyond a four-year award period will require approval, and the approval (if any) will be at the discretion of the Director of BJA.

62. Withholding of funds: Required certification from the chief executive of the applicant government

The recipient may not obligate, expend, or draw down any award funds until the recipient submits the required "Certifications and Assurances by the Chief Executive of the Applicant Government," properly-executed (as determined by OJP), and a Grant Adjustment Notice (GAN) has been issued to remove this condition.

63. Recipient may not obligate, expend or drawdown funds until the Bureau of Justice Assistance, Office of Justice Programs has received and approved the required application attachment(s) and has issued a Grant Adjustment Notice (GAN) releasing this special condition.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

Washington, D.C. 20531

Memorandum To: Official Grant File
From: Orbin Terry, NEPA Coordinator
Subject: Incorporates NEPA Compliance in Further Developmental Stages for City of Ames

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and local governments to support a broad range of activities to prevent and control crime and to improve the criminal justice system, some of which could have environmental impacts. All recipients of JAG funding must assist BJA in complying with NEPA and other related federal environmental impact analyses requirements in the use of grant funds, whether the funds are used directly by the grantee or by a subgrantee or third party. Accordingly, prior to obligating funds for any of the specified activities, the grantee must first determine if any of the specified activities will be funded by the grant.

The specified activities requiring environmental analysis are:

- a. New construction;
- b. Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- c. A renovation, lease, or any proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
- d. Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or education environments; and
- e. Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

Complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. Further, for programs relating to methamphetamine laboratory operations, the preparation of a detailed Mitigation Plan will be required. For more information about Mitigation Plan requirements, please see <https://www.bja.gov/Funding/nepa.html>.

Please be sure to carefully review the grant conditions on your award document, as it may contain more specific information about environmental compliance.



U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

**GRANT MANAGER'S MEMORANDUM, PT. I:
PROJECT SUMMARY**

Grant

PROJECT NUMBER

2018-DJ-BX-0605

PAGE 1 OF 1

This project is supported under FY18(BJA - JAG State & JAG Local) Title I of Pub. L. No. 90-351 (generally codified at 34 U.S.C. 10101 - 10726), including subpart I of part E (codified at 34 U.S.C. 10151 - 10158); see also 28 U.S.C. 530C(a)

1. STAFF CONTACT (Name & telephone number)

Patrick Fines
(202) 353-0587

2. PROJECT DIRECTOR (Name, address & telephone number)

Charles Cychosz
Chief of Police
515 Clark Ave.
Ames, IA 50010-6135
(515) 239-5428

3a. TITLE OF THE PROGRAM

BJA FY 18 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

3b. POMS CODE (SEE INSTRUCTIONS
ON REVERSE)

4. TITLE OF PROJECT

FY 18 JAG Local

5. NAME & ADDRESS OF GRANTEE

City of Ames
P.O. Box 811
Ames, IA 50010-0811

6. NAME & ADDRESS OF SUBGRANTEE

7. PROGRAM PERIOD

FROM: 10/01/2017 TO: 09/30/2019

8. BUDGET PERIOD

FROM: 10/01/2017 TO: 09/30/2019

9. AMOUNT OF AWARD

\$ 11,334

10. DATE OF AWARD

10/01/2018

11. SECOND YEAR'S BUDGET

12. SECOND YEAR'S BUDGET AMOUNT

13. THIRD YEAR'S BUDGET PERIOD

14. THIRD YEAR'S BUDGET AMOUNT

15. SUMMARY DESCRIPTION OF PROJECT (See instruction on reverse)

The Edward Byrne Memorial Justice Assistance Grant Program (JAG) allows states and units of local government, including tribes, to support a broad range of criminal justice related activities based on their own state and local needs and conditions. Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice, including for any one or more of the following purpose areas: 1) law enforcement programs; 2) prosecution and court programs; 3) prevention and education programs; 4) corrections and community corrections programs; 5) drug treatment and enforcement programs; 6) planning, evaluation, and technology improvement programs; 7) crime victim and witness programs (other than compensation); and 8) mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams.

This Local JAG award will be shared by the County and one or more jurisdictions identified as disparate within the current Fiscal Year eligibility list (www.bja.gov/Jag). JAG funding will be used to support criminal justice initiatives that fall under one or more of the allowable program areas above. Any

equipment purchases or funded initiatives such as overtime, task forces, drug programs, information sharing, etc. will be aimed at reducing crime and/or enhancing public/officer safety.

NCA/NCF

COUNCIL ACTION FORM

SUBJECT: SOUTH GRAND AVENUE EXTENSION PROJECT - LAND ACQUISITION FOR (PARCEL 2, TALL TIMBER INVESTMENTS, LLC, PARCEL 10, THE MARVIN J. WALTER GENERATION-SKIPPING TRUST, PARCEL 15/16, THE MARVIN J. WALTER GENERATION-SKIPPING TRUST, AND PARCEL 3, STONE COURT APARTMENTS COOPERATIVE HOUSING ASSOCIATION, INC.)

BACKGROUND:

The City of Ames is acquiring the above subject parcels for the South Grand Avenue Extension Project and the South 5th Street project. Parcels 2, 10, and 15/16 are part of South Grand Avenue Extension project and Parcel 3, is part of South 5th Street project. Parcel 3 is an open field where the new proposed South 5th Street alignment passes through. This parcel is adjacent to the Double DRS, LC property that City Council previously approved to acquire.

Appraisals were completed by Commercial Appraisers of Iowa, Inc. (an appraiser retained by the City's land acquisition consultant, A & R Land Services). Staff has made a good faith effort to negotiate with the property owners and have reached a reasonable offer for the land that avoids the need to use eminent domain. The values of the property being purchased from each parcel are as follows:

- **Parcel 2, Tall Timber investment, LLC. - \$4,150**
- **Parcel 3, Stone Court Apartments Cooperative Housing Association, Inc. - \$43,150**
- **Parcel 10, The Marvin J. Walter Generation-Skipping Trust - \$53,970**
- **Parcel 15/16, The Marvin J. Walter Generation-Skipping Trust - \$58,950**

The design of the project has been progressing since the design was kicked off after the "Finding of No Significant Impact" was received from the Federal Highway Administration in May 2017. Right-of-way acquisitions with numerous property owners and permitting through the Iowa Department of Natural Resources (DNR) and US Army Corps of Engineers (USACE) is underway.

A public meeting was held in late 2017 to inform the public of progress and gather feedback. The primary purpose of the public meeting was to assist property owners in understanding the need for the project, and to inform the public about the project. It also allowed those potentially affected property owners to ask questions and give feedback to the staff. In addition, staff has met with most of the property owners where permanent easements are needed and continue to reach out to other property owners. Staff will also continue to contact residents in areas where there will be construction related disruptions and impacts.

The project was originally broken into three phases to allow for potential flexibility in timing of construction and funding. The phases are 1) S. 5th St extension and the portion of S. Grand Ave from Squaw Creek Drive (the existing dead end) to S. 5th St, 2) S Grand Ave South of S. 5th Street (this portion includes two bridges to accommodate Squaw Creek under the roadway), and 3) reconstruction and widening additional turn lanes at S. Duff Ave and S. 16th St. **The land being acquired through this action is for Phases 1 and 2, described above.**

The Grand Avenue Extension is included in the Capital Improvements Plan (CIP) with funding identified since 2013/14 and continuing through 2018/19. Funding shown in the current CIP includes \$9,580,000 in G.O. Bonds, \$5,123,000 in MPO/STP Funds, and \$3,450,000 in Federal/State Grant Funds. In general, construction is anticipated to commence in 2019.

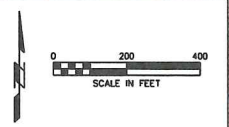
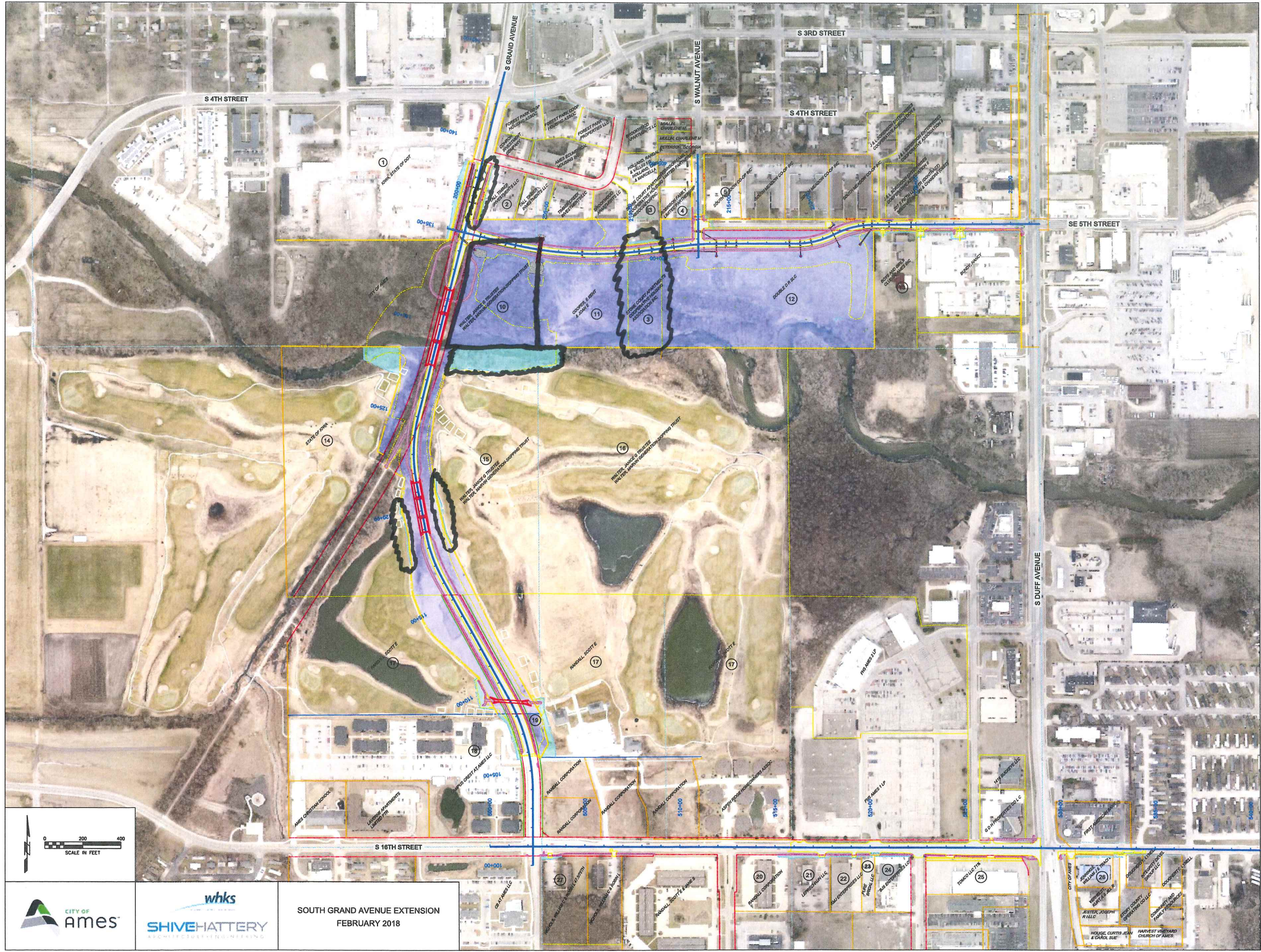
ALTERNATIVES:

1. Adopt resolution approving Purchase Agreement for parcels listed above for South Grand Avenue Extension project.
 - a. Parcel 10, The Marvin J. Walter Generation-Skipping Trust - \$53,970 and Parcel 15/16, The Marvin J. Walter Generation-Skipping Trust - \$58,950
 - b. Parcel 2, Tall Timber investment, LLC. - \$4,150
 - c. Parcel 3, Stone Court Apartments Cooperative Housing Association, Inc. - \$43,150
2. The City Council can reject the purchase agreements and direct further negotiations.

MANAGER'S RECOMMENDED ACTION:

Approval of these agreements are very critical to have the project remain on schedule for a February 2019 Iowa DOT bid letting and to have construction commence in Spring 2019. Delay or rejection of these purchase agreements could require redesign of the entire South Grand Avenue project and delay the construction.

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



SOUTH GRAND AVENUE EXTENSION
FEBRUARY 2018

CITY OF AMES
 26
 HOUSE, CURTIS, JEN & CAROL, BUE
 HARVEST VINEYARD CHURCH OF AMES

Return to and Prepared by: Ryan K. Gurwell, A & R Land Services, 1609 Golden Aspen Dr., Suite 104, Ames, IA 50010 (515) 337-1197

PURCHASE AGREEMENT

PARCEL NO. 2 COUNTY Story
 PROJECT South Grand Avenue Extension CITY Ames, IA

SELLER: Tall Timber Investments, LLC

THIS AGREEMENT made and entered into this 24th day of September, 2018, by and between Seller and the **CITY OF AMES, IOWA**, Buyer.

1a. SELLER AGREES to sell and furnish to Buyer a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate and a temporary construction easement, hereinafter referred to as the premises, situated in parts of the following:

Part of Lot 3 of Cooper's Third Subdivision, City of Ames,

County of Story, State of Iowa, and more particularly described on Pages 4-6, including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

1b. Said Temporary Construction Easement shall terminate upon completion of the construction of this project and acceptance of the project by the City Council. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project, except that Seller reserves any claim for any damages to the property during construction. The premises being purchased in fee also includes all estates, rights, title and interests, including all easements, and all advertising devices.

2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER MAY surrender possession of the premises or building or improvement or any part thereof prior to the time at which he has hereinafter agreed to do so, and agrees to give Buyer ten (10) days notice of Seller's intention to do so by calling Buyer collect.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below.

<u>PAYMENT AMOUNT</u>	<u>AGREED PERFORMANCE</u>	<u>DATE OF PERFORMANCE</u>
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>4,000.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>4,000.00</u>	TOTAL LUMP SUM	

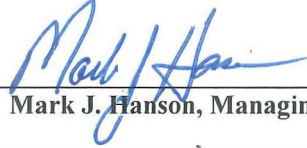
<u>Breakdown</u>	<u>Ac./Sq.Ft.</u>		
Land by Fee Title	<u>85</u>	sq. ft.	Fence: _____ rods woven
Underlying Fee Title	_____	sq. ft.	Fence: _____ rods barbed
Permanent Easement	_____	sq. ft.	
Temporary Easement	<u>2,948</u>	sq. ft.	

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: None.
5. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. The Seller agrees to allow the closing agent representing the Buyer to make contact with the Seller's lender or other lienholders, as applicable, to obtain a release of mortgage, release of lien(s), or subordination, if required, to complete the closing of this real estate transaction. The Seller agrees to execute any other Release of Information required by the Buyer to obtain any necessary lien release. Names and addresses of lienholders are:

None
6. Buyer may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the Total Lump Sum, Buyer agrees to pay \$150.00 for the cost of adding title documents required by this transaction to Seller's abstract of title.
7. If Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of Seller.
8. These premises are being acquired for public purposes, and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa. **Buyer** will be responsible for the payment of transfer tax incurred as a part of this real estate transaction, if any required by law, as approved by the Public Works Department.
9. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
10. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
11. Seller states and warrants that, to the best of Seller's knowledge, there is no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein.
12. Pages 4-6 of this Purchase Agreement graphically illustrates the proposed acquisition and easement areas. It is understood and agreed that the Registered Land Surveyor's Plats, which will be attached to the future conveyance document, will supersede and replace the attached document as the accurate and correct plats of the land being conveyed. Should the Land Surveyor's Plats indicate a slightly greater or lesser acreage/square footage to be conveyed than that shown on Page 1 of this agreement, the payment due the Seller, if any as shown on Page 1 of this agreement, will be increased or decreased accordingly and shown on the future conveyance document. Seller hereby waives any increased payment of less than \$50.00.
13. Buyer hereby agrees that Seller will not be assessed for the cost of the project improvements, including the sidewalk. The Seller will only be responsible for the sidewalk after initial construction, including snow removal and future maintenance.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

TALL TIMBER INVESTMENTS, LLC

X 
Mark J. Hanson, Managing Member

X _____

2615 Northridge Parkway, Suite 102

Ames, IA 50010

(Mailing Address)

(NOTARY PUBLIC: PLEASE COMPLETE LEFT AND RIGHT SIDES)

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF STORY } ss:

On this 13th day of September, A.D. 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

Mark J. Hanson

to me personally known

or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within record and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the record the person(s), or the entity upon behalf of which the person(s) acted, executed the record.

 (Sign in Ink)
Signature of Notary Public



CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s):
Managing Member
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s):
 - Limited Partnership
 - General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER:

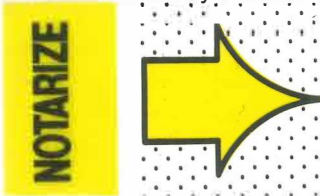
SIGNER IS REPRESENTING:

List name(s) of entity (ies) or person(s)
Tall Timber Investments, LLC

BUYER'S ACKNOWLEDGMENT

STATE OF IOWA,
COUNTY OF STORY, ss:

On this ___ day of _____, 20___, before me, the undersigned, personally appeared John A. Haila, known to me to be the Mayor, and Diane Voss, known to me to be the City Clerk, of Buyer and who did say that said record was signed on behalf of Buyer by its authority duly recorded in its minutes, and said acknowledged the execution of said record, which signature appears hereon, to be the voluntary act and deed of Buyer and by it voluntarily executed.



Signature of Notary Public

BUYER'S APPROVAL

BY 
Recommended by: Ryan K. Gurwell, Project Manager

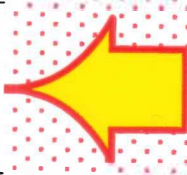
Date: 9/24/18

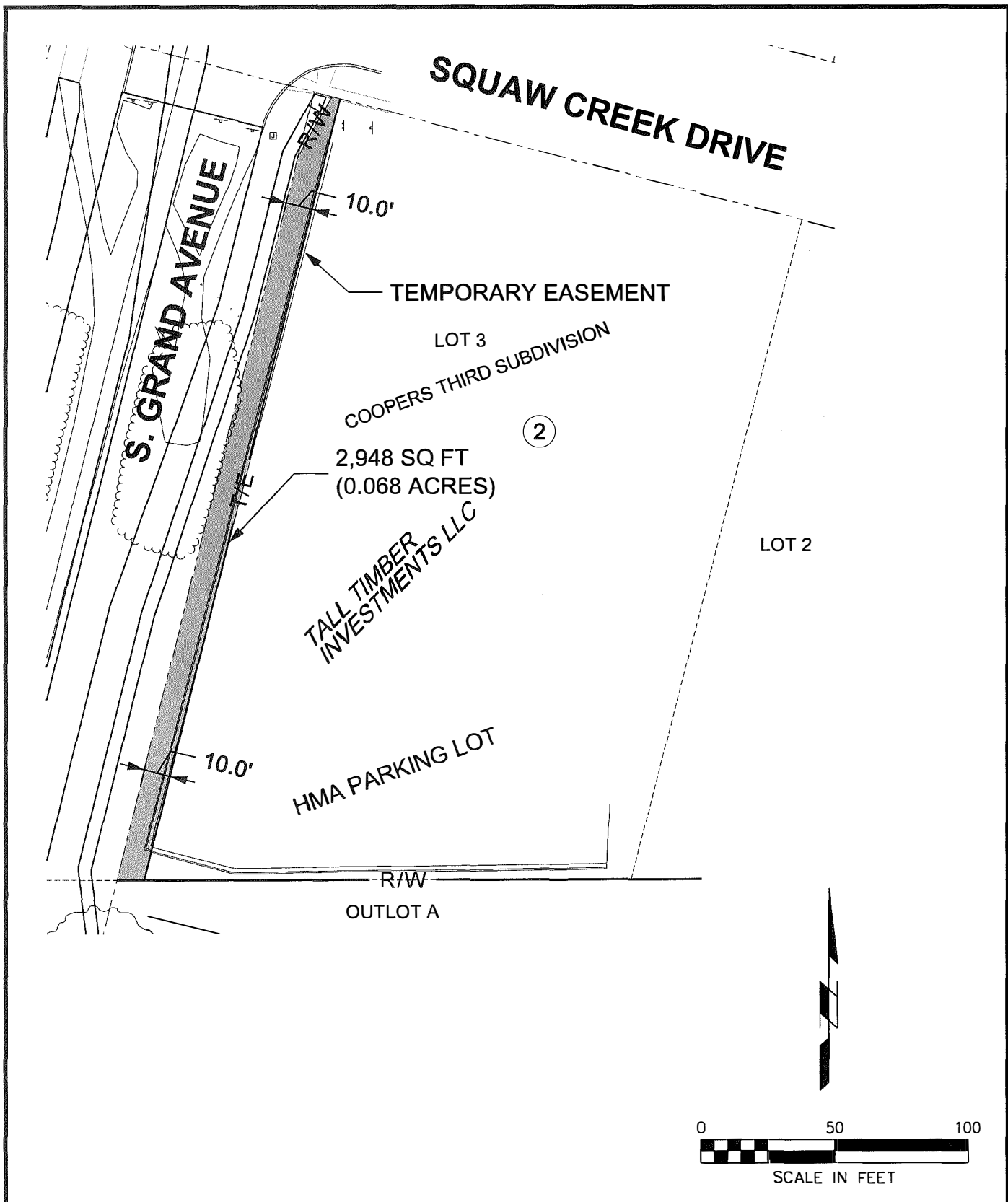
BY _____
Approved by: John A. Haila, Mayor
City of Ames, Iowa

Date: _____

BY _____
Approved by: Diane Voss, City Clerk
City of Ames, Iowa

Date: _____





SHIVEHATTERY

ARCHITECTURE + ENGINEERING

Iowa | Illinois | Indiana | Missouri <http://www.shive-hattery.com>

TEMPORARY EASEMENT S GRAND AVENUE AND 5TH STREET AMES, IOWA

PROJECT NO.
4165730

DATE

SCALE

SHEET NO.

DRAWN

FIELD BOOK

APPROVED

REVISION

1 OF 1

Permanent Easement
Temporary Easement

2,948

sq. ft.

PURCHASE AGREEMENT

PARCEL NO. 10 COUNTY Story
 PROJECT South Grand Avenue Extension CITY Ames, IA

SELLER: Janice G. Walter as Trustee of the Marvin J. Walter Generation-Skipping Trust

THIS AGREEMENT made and entered into this 24th day of September, 2018 by and between Seller and the **CITY OF AMES, IOWA**, Buyer.

1. SELLER AGREES to sell and furnish to Buyer a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises:

The East 6.43 acres of Lot 7 in the SE1/4 of the NE1/4 and a 66-foot easement over and across the West 66 feet of the SE1/4 of the SE1/4 and any abandoned railroad right of way contiguous thereto, all in Section Ten (10), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M.

County of Story, State of Iowa, including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER MAY surrender possession of the premises or building or improvement or any part thereof prior to the time at which he has hereinafter agreed to do so, and agrees to give Buyer ten (10) days notice of Seller's intention to do so by calling Buyer collect.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below.

<u>PAYMENT AMOUNT</u>	<u>AGREED PERFORMANCE</u>	<u>DATE OF PERFORMANCE</u>
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>53,970.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>53,970.00</u>	TOTAL LUMP SUM	

<u>Breakdown</u>	<u>Ac./Sq.Ft.</u>	
Land by Fee Title	<u>6.43</u> acres	Fence: _____ rods woven
Underlying Fee Title	_____ acres	Fence: _____ rods barbed
Permanent Easement	_____ acres	
Temporary Easement	_____ acres	

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: **None**.
5. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. The Seller agrees to allow the closing agent representing the Buyer to make contact with the Seller's lender or other lienholders, as applicable, to obtain a release of mortgage, release of lien(s), or subordination, if required, to complete the closing of this real estate transaction. The Seller agrees to execute any other Release of Information required by the Buyer to obtain any necessary lien release. Names and addresses of lienholders are: **None**
6. Buyer may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants issued in payment of this agreement. Seller agrees to provide Buyer with the abstract of title for the premises, and **Buyer** will be solely responsible for the costs associated with abstract continuation as necessary to complete this real estate transaction as agreed to by the Public Works Department.
7. If Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of Seller.
8. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa. **Buyer** will be solely responsible for the payment of transfer tax incurred, if any, as a part of this real estate transaction, as agreed to by the Public Works Department.
9. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
10. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
11. Seller states and warrants that, to the best of Seller's knowledge, there is no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

THE MARVIN J. WALTER GENERATION-SKIPPING TRUST

X Janice G. Walter
Janice G. Walter, Trustee

X _____

c/o Bill Woodward, 2035 Country Club Blvd.

Ames, IA 50014
(Mailing Address)

(NOTARY PUBLIC: PLEASE COMPLETE LEFT AND RIGHT SIDES)

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF STORY } ss:

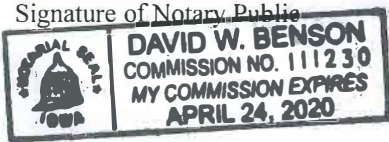
On this 21 day of August, A.D. 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

Janice G. Walter

to me personally known

or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within record and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the record the person(s), or the entity upon behalf of which the person(s) acted, executed the record.

David W. Benson (Sign in Ink)
Signature of Notary Public



CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s):
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s):
 - Limited Partnership
 - General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER:

SIGNER IS REPRESENTING:

List name(s) of entity (ies) or person(s)
Marvin J. Walter Generation-Skipping Trust

BUYER'S ACKNOWLEDGMENT

STATE OF IOWA,
COUNTY OF STORY, ss:

On this ___ day of _____, 20___, before me, the undersigned, personally appeared John A. Haila and Diane Voss, known to me to be the Mayor and City Clerk of Buyer and who did say that said record was signed on behalf of Buyer by its authority duly recorded in its minutes, and said acknowledged the execution of said record, which signature appears hereon, to be the voluntary act and deed of Buyer and by it voluntarily executed.



Signature of Notary Public

BUYER'S APPROVAL

BY Ryan K. Gurwell
Recommended by: Ryan K. Gurwell, Project Manager

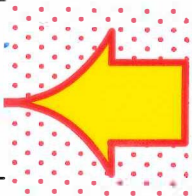
Date: 9/24/18

BY _____
Approved by: John A. Haila, Mayor
City of Ames, Iowa

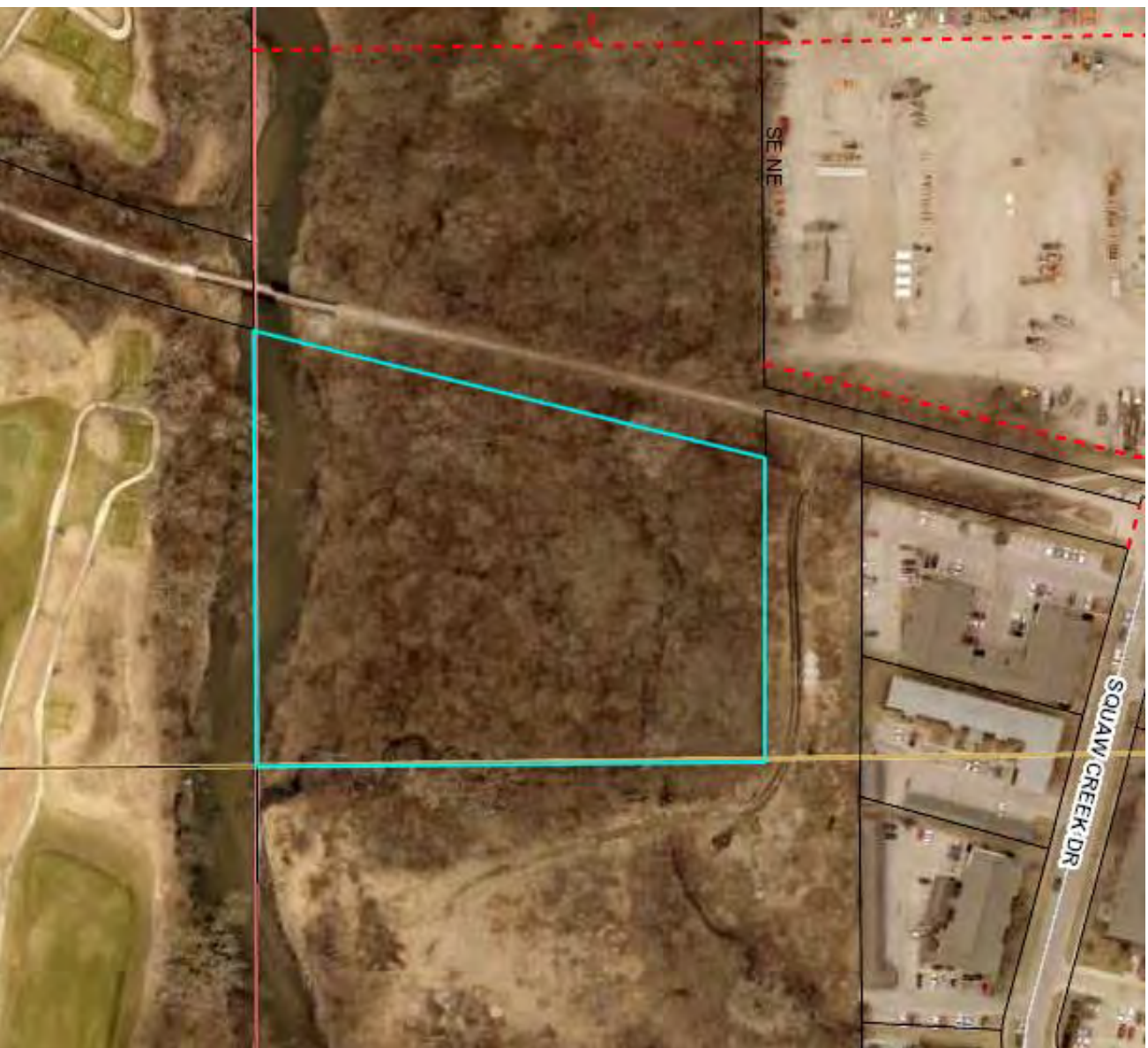
Date: _____

BY _____
Approved by: Diane Voss, City Clerk
City of Ames, Iowa

Date: _____



ASSESSMENT AIR PHOTO – PARENT TRACT



PURCHASE AGREEMENT

PARCEL NO. 15/16 COUNTY Story
 PROJECT South Grand Avenue Extension CITY Ames, IA

SELLER: Janice G. Walter as Trustee of the Marvin J. Walter Generation-Skipping Trust

THIS AGREEMENT made and entered into this 24th day of September, 2018, by and between Seller and the CITY OF AMES, IOWA, Buyer.

1a. SELLER AGREES to sell and furnish to Buyer a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate and a temporary construction easement, hereinafter referred to as the premises, situated in parts of the following:

Part of Parcel "V" of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) in Section Ten (10) and the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) in Section Eleven (11), all in Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on June 25, 2001, as Instrument Number 01-08198, in Slide 99 at Page 2,

County of Story, State of Iowa, and more particularly described on Page 4, including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

1b. Said Temporary Construction Easement shall terminate upon completion of the construction of this project and acceptance of the project by the City Council. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project, except that Seller reserves any claim for any damages to the property during construction. The premises being purchased in fee also includes all estates, rights, title and interests, including all easements, and all advertising devices.

2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER MAY surrender possession of the premises or building or improvement or any part thereof prior to the time at which he has hereinafter agreed to do so, and agrees to give Buyer ten (10) days notice of Seller's intention to do so by calling Buyer collect.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below.

<u>PAYMENT AMOUNT</u>	<u>AGREED PERFORMANCE</u>	<u>DATE OF PERFORMANCE</u>
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>58,800.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>58,800.00</u>	TOTAL LUMP SUM	

<u>Breakdown</u>	<u>Ac./Sq.Ft.</u>	
Land by Fee Title	<u>4.46</u> acres	Fence: _____ rods woven
Underlying Fee Title	_____ acres	Fence: _____ rods barbed
Permanent Easement	_____ acres	
Temporary Easement	<u>1.73</u> acres	

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: **Legacy Golf Associates, c/o Scott E. Randall, 420 S. 17th Street, Ames, IA 50010.**
5. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. The Seller agrees to allow the closing agent representing the Buyer to make contact with the Seller's lender or other lienholders, as applicable, to obtain a release of mortgage, release of lien(s), or subordination, if required, to complete the closing of this real estate transaction. The Seller agrees to execute any other Release of Information required by the Buyer to obtain any necessary lien release. Names and addresses of lienholders are:

None
6. Buyer may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the Total Lump Sum, Buyer agrees to pay **\$150.00** for the cost of adding title documents required by this transaction to Seller's abstract of title.
7. If Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of Seller.
8. These premises are being acquired for public purposes, and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa. **Buyer** will be responsible for the payment of transfer tax incurred as a part of this real estate transaction, if any required by law, as approved by the Public Works Department.
9. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
10. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
11. Seller states and warrants that, to the best of Seller's knowledge, there is no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein.
12. Page 4 of this Purchase Agreement graphically illustrates the proposed acquisition and easement areas. It is understood and agreed that the Registered Land Surveyor's Plats, which will be attached to the future conveyance document, will supersede and replace the attached document as the accurate and correct plats of the land being conveyed. Should the Land Surveyor's Plats indicate a slightly greater or lesser acreage/square footage to be conveyed than that shown on Page 1 of this agreement, the payment due the Seller, if any as shown on Page 1 of this agreement, will be increased or decreased accordingly and shown on the future conveyance document. Seller hereby waives any increased payment of less than \$50.00.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

THE MARVIN J. WALTER GENERATION-SKIPPING TRUST

Janice G. Walter
Janice G. Walter, Trustee

X _____

c/o Bill Woodward, 2035 Country Club Blvd.
Ames, IA 50014
(Mailing Address)

(NOTARY PUBLIC: PLEASE COMPLETE LEFT AND RIGHT SIDES)

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF STORY } ss:

On this 21 day of August, A.D. 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared

Janice G. Walter

to me personally known

or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within record and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the record the person(s), or the entity upon behalf of which the person(s) acted, executed the record.

David W. Benson (Sign in Ink)
Signature of Notary Public



CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s):
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s):
 - Limited Partnership
 - General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER:

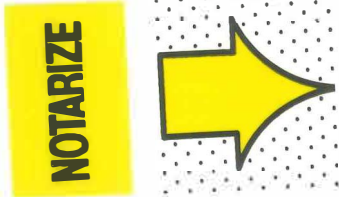
SIGNER IS REPRESENTING:

List name(s) of entity (ies) or person(s)
Marvin J. Walter Generation-Skipping Trust

BUYER'S ACKNOWLEDGMENT

STATE OF IOWA,
COUNTY OF STORY, ss:

On this ___ day of _____, 20___, before me, the undersigned, personally appeared John A. Haila, known to me to be the Mayor, and Diane Voss, known to me to be the City Clerk, of Buyer and who did say that said record was signed on behalf of Buyer by its authority duly recorded in its minutes, and said acknowledged the execution of said record, which signature appears hereon, to be the voluntary act and deed of Buyer and by it voluntarily executed.



Signature of Notary Public

BUYER'S APPROVAL

BY Ryan K. Gurwell
Recommended by: Ryan K. Gurwell, Project Manager

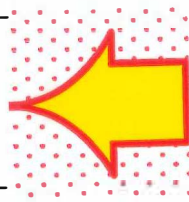
Date: 9/24/18

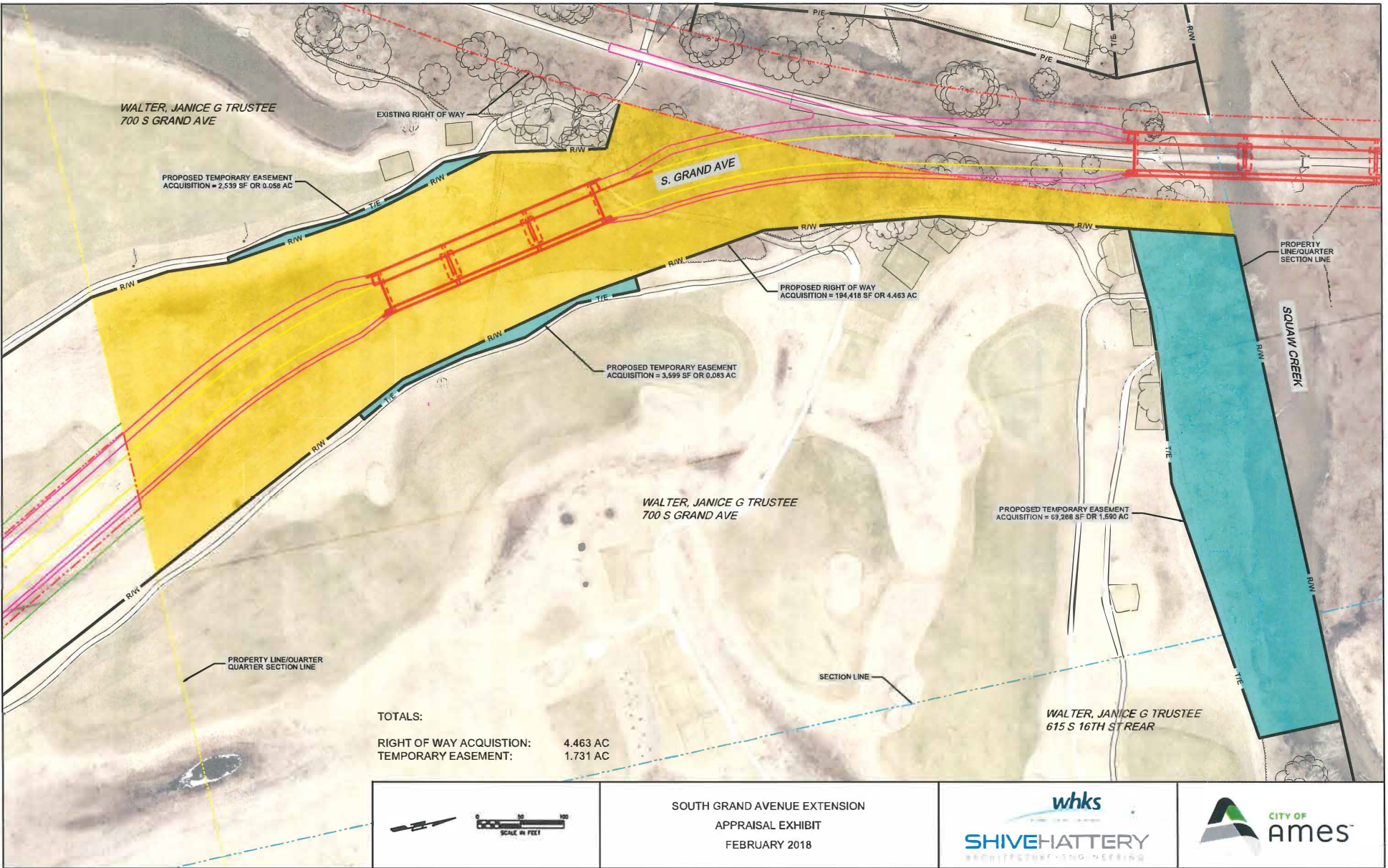
BY _____
Approved by: John A. Haila, Mayor
City of Ames, Iowa

Date: _____

BY _____
Approved by: Diane Voss, City Clerk
City of Ames, Iowa

Date: _____





Land by Fee Title
Underlying Fee Title
Permanent Easement
Temporary Easement

4.46	acres	Fence:	rods woven
1.73	acres	Fence:	rods barbed

DISTRIBUTION: TWO COPIES RETURNED TO BUYER — ONE COPY RETAINED BY SELLER





SOUTH GRAND AVENUE EXTENSION
APPRAISAL EXHIBIT
FEBRUARY 2018

PURCHASE AGREEMENT

PARCEL NO. 3 COUNTY Story
 PROJECT South Grand Avenue Extension CITY Ames, IA

SELLER: Stone Court Apartments Cooperative Housing Association, Inc.

THIS AGREEMENT made and entered into this 15th day of October, 2018, by and between Seller and the CITY OF AMES, IOWA, Buyer.

1a. SELLER AGREES to sell and furnish to Buyer a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate and a temporary construction easement, hereinafter referred to as the premises, situated in parts of the following:

Part of Lot 12, Cooper's Second Subdivision, City of Ames,

County of Story, State of Iowa, and more particularly described on Page 4-6, including the following buildings, improvements and other property:

All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

1b. Said Temporary Construction Easement shall terminate upon completion of the construction of this project and acceptance of the project by the City Council. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project, except that Seller reserves any claim for any damages to the property during construction. The premises being purchased in fee also includes all estates, rights, title and interests, including all easements, and all advertising devices.

A trash enclosure is located within the temporary construction easement area, which will be protected by the Buyer.

2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER GRANTS Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER MAY surrender possession of the premises or building or improvement or any part thereof prior to the time at which he has hereinafter agreed to do so, and agrees to give Buyer ten (10) days notice of Seller's intention to do so by calling Buyer collect.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below.

<u>PAYMENT AMOUNT</u>	<u>AGREED PERFORMANCE</u>	<u>DATE OF PERFORMANCE</u>
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>43,000.00</u>	on possession and conveyance	<u>60 days after Buyer approval</u>
\$ <u>43,000.00</u>	TOTAL LUMP SUM	

<u>Breakdown</u>	<u>Ac./Sq.Ft.</u>		
Land by Fee Title	<u>2.173</u>	acres	Fence: _____ rods woven
Underlying Fee Title	_____	acres	Fence: _____ rods barbed
Permanent Easement	_____	acres	
Temporary Easement	<u>0.061</u>	acres	

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: **None**.
5. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. The Seller agrees to allow the closing agent representing the Buyer to make contact with the Seller's lender or other lienholders, as applicable, to obtain a release of mortgage, release of lien(s), or subordination, if required, to complete the closing of this real estate transaction. The Seller agrees to execute any other Release of Information required by the Buyer to obtain any necessary lien release. Names and addresses of lienholders are:
Iowa Trust & Savings Bank, 12035 University Avenue, Suite 101, Clive, IA 50325
6. Buyer may include mortgagees, lienholders, encumbrancers and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the Total Lump Sum, Buyer agrees to pay **\$150.00** for the cost of adding title documents required by this transaction to Seller's abstract of title.
7. If Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of Seller.
8. These premises are being acquired for public purposes, and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa. **Buyer** will be responsible for the payment of transfer tax incurred as a part of this real estate transaction, if any required by law, as agreed to by the Public Works Department.
9. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
10. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
11. Seller states and warrants that, to the best of Seller's knowledge, there is no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein.
12. Pages 4-6 of this Purchase Agreement graphically illustrates the proposed acquisition and easement areas. It is understood and agreed that the Registered Land Surveyor's Plats, which will be attached to the future conveyance document, will supersede and replace the attached document as the accurate and correct plats of the land being conveyed. Should the Land Surveyor's Plats indicate a slightly greater or lesser acreage/square footage to be conveyed than that shown on Page 1 of this agreement, the payment due the Seller, if any as shown on Page 1 of this agreement, will be increased or decreased accordingly and shown on the future conveyance document. Seller hereby waives any increased payment of less than \$50.00.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

STONE COURT APARTMENTS COOPERATIVE HOUSING ASSOCIATION, INC.

X *Byron Carson*
Byron D. Carson, President

X _____

808 Timberlane

Huxley, IA 50124
(Mailing Address)

(NOTARY PUBLIC: PLEASE COMPLETE LEFT AND RIGHT SIDES)

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT
STATE OF IOWA
COUNTY OF STORY


On this 2nd day of OCTOBER, A.D. 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **Byron D. Carson**,

to me personally known
or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within record and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the record the person(s), or the entity upon behalf of which the person(s) acted, executed the record.

Liora Sandy (Sign in Ink)
Signature of Notary Public

CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s):
President
- Corporate Seal is affixed
- No Corporate Seal procured
- PARTNER(s):
 - Limited Partnership
 - General Partnership
- ATTORNEY-IN-FACT
- EXECUTOR(s) or TRUSTEE(s)
- GUARDIAN(s) or CONSERVATOR(s)
- OTHER:

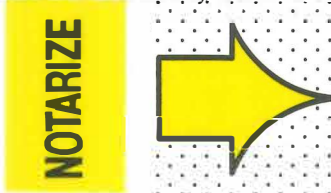
SIGNER IS REPRESENTING:

List name(s) of entity (ies) or person(s)
Stone Court Apartments Cooperative Housing Association, Inc.

BUYER'S ACKNOWLEDGMENT

STATE OF IOWA
COUNTY OF STORY, ss:

On this ___ day of _____, 20___, before me, the undersigned, personally appeared John A. Haila, known to me to be the Mayor, and Diane Voss, known to me to be the City Clerk, of Buyer and who did say that said record was signed on behalf of Buyer by its authority duly recorded in its minutes, and said acknowledged the execution of said record, which signature appears hereon, to be the voluntary act and deed of Buyer and by it voluntarily executed.



Signature of Notary Public

BUYER'S APPROVAL

BY *Ryan K. Gurwell*
Recommended by: Ryan K. Gurwell, Project Manager

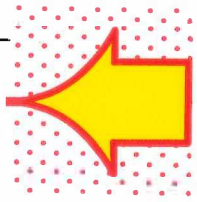
Date: 10/15/18

BY _____
Approved by: John A. Haila, Mayor
City of Ames, Iowa

Date: _____

BY _____
Approved by: Diane Voss, City Clerk
City of Ames, Iowa

Date: _____



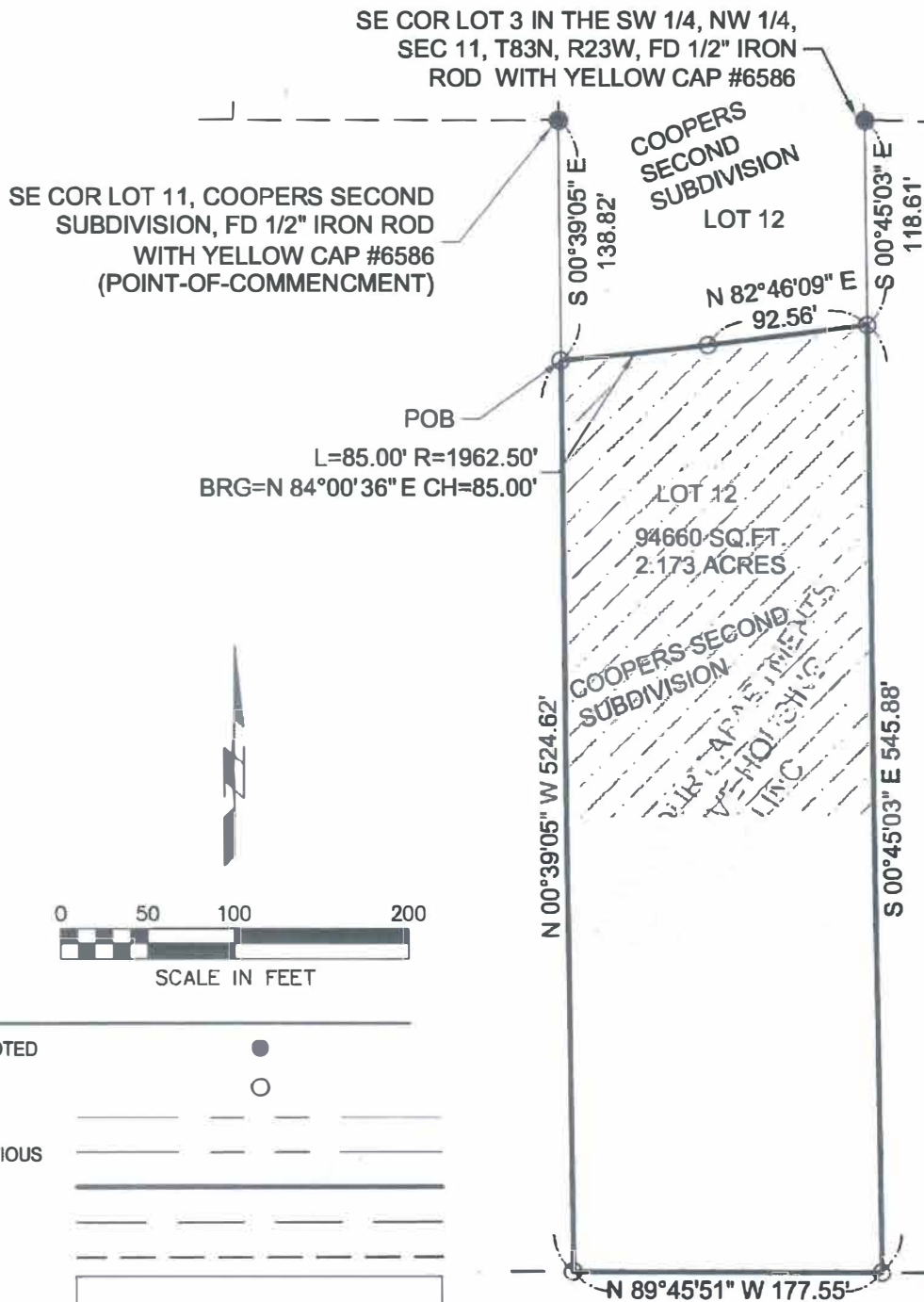
INDEX LEGEND

LOCATION : LOT 12 COOPERS SECOND SUBDIVISION
 REQUESTOR : CITY OF AMES, IA
 PROPRIETOR : STONE COURT APARTMENTS
 SURVEYOR : MURRAY BERTING
 SURVEY : SHIVE-HATTERY
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266
 RETURN TO : ABOVE SURVEY COMPANY

**FEE SIMPLE
 ACQUISITION PLAT**

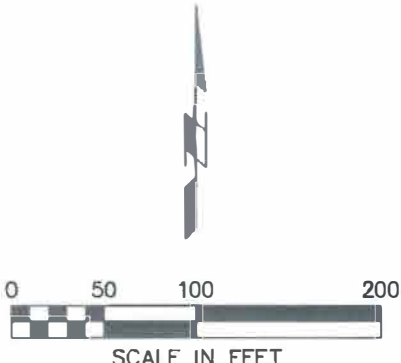
PARCEL 3F

THIS SPACE RESERVED FOR RECORDER'S USE



POB
 L=85.00' R=1962.50'
 BRG=N 84°00'36\" E CH=85.00'

LOT 12
 94660 SQ.FT.
 2.173 ACRES

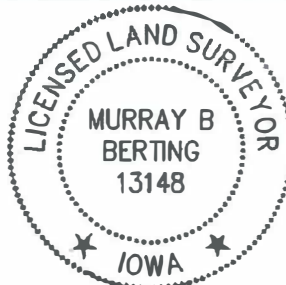


LEGEND:

- MONUMENT FOUND AS NOTED
- PROPOSED MONUMENT
- SECTION LINE
- EXISTING ROW LINE PREVIOUS
- PROPOSED ROW LINE
- EASEMENT LINE
- LOT LINES
- ACQUISITION AREA

POINT-OF-BEGINNING POB

CLIENT: CITY OF AMES, IOWA
 515 CLARK AVE
 AMES, IA 50010
 515-239-5101



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Murray B. Berting* DATE: 9-26-18

NAME: MURRAY B. BERTING
 LICENSE NUMBER: 13148
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: _____
 ALL SHEETS

File Path: P:\Projects\DM\4165730\Deliverables\Drawings\dwg\AcquisitionPlats\Grand5th\ACQ-003.dwg

SHIVE-HATTERY
 ARCHITECTURE + ENGINEERING
 2103 Eastland Drive | Bloomington, Illinois 61704
 309.662.8992 | fax: 309.662.5808 | www.shive-hattery.com
 Iowa | Illinois | Indiana Illinois Firm Number: 184-000214

ACQUISITION PLAT PARCEL 3F		PROJECT NO. 4165730
S. GRAND AVENUE AND S. 5TH STREET EXTENSION AMES, IOWA		SHEET NO. 1 OF 2
DATE	04/17/2018	SCALE
DRAWN	JWW	FIELD BOOK
APPROVED	MBB	REVISION

**FEE SIMPLE
ACQUISITION PLAT
PARCEL 3F**

LEGAL DESCRIPTION:

FEE SIMPLE LEGAL DESCRIPTION: PARCEL 3F LOT 12 COOPERS SECOND SUBDIVISION

PART OF LOT 12, COOPERS SECOND SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF AMES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11 IN SAID COOPERS SECOND SUBDIVISION;

THENCE SOUTH 00°39'05" EAST, ALONG THE WEST LINE OF SAID LOT 12, FOR A DISTANCE OF 138.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1962.50 FEET AND ALSO THE POINT-OF-BEGINNING;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 85.00 FEET, SAID CURVE HAS A CHORD BEARING OF NORTH 84°00'36" EAST AND A CHORD DISTANCE OF 85.00 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 82°46'09" EAST, FOR A DISTANCE OF 92.56 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 12;

THENCE SOUTH 00°45'03" EAST, ALONG THE EAST LINE OF SAID LOT 12, FOR A DISTANCE OF 545.88 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE NORTH 89°45'51" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 177.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12;

THENCE NORTH 00°39'05" WEST, ALONG THE WEST LINE OF SAID LOT 12, FOR A DISTANCE OF 524.62 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 94,660 SQ.FT. (2.173 ACRES)

CLIENT: CITY OF AMES, IOWA
515 CLARK AVE
AMES, IA 50010
515-239-5101

File Path: P:\Projects\IDM41667301\Deliv erables\Drawn g\AcquisitionPlatGrand5thA CQ-003.dwg

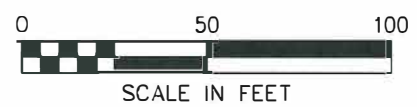
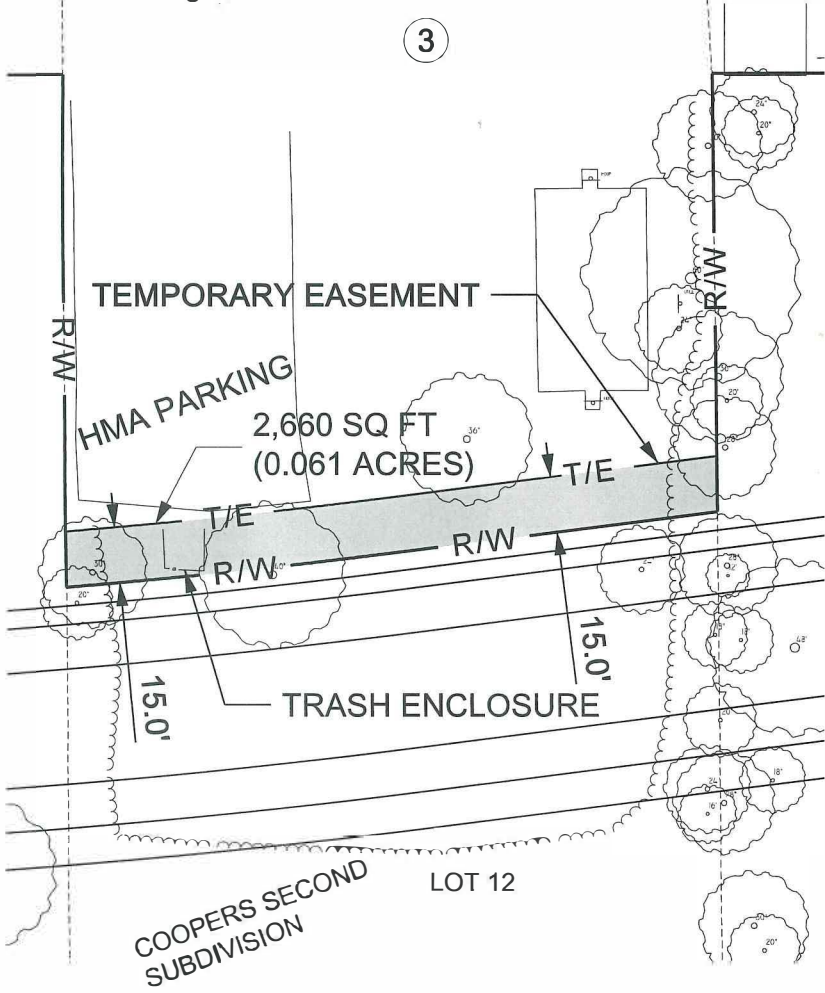
SHIVEHATTERY
ARCHITECTURE+ENGINEERING
2103 Eastland Drive | Bloomington, Illinois 61704
309.662.8992 | fax: 309.662.5808 | www.shive-hattery.com
Iowa | Illinois | Indiana Illinois Firm Number: 184-000214

ACQUISITION PLAT PARCEL 3F		PROJECT NO. 4165730
S. GRAND AVENUE AND S. 5TH STREET EXTENSION AMES, IOWA		
DATE	04/17/2018	SCALE
DRAWN	JWW	FIELD BOOK
APPROVED	MBB	REVISION
		2 OF 2

STONE COURT APARTMENTS
 COOPERATIVE HOUSING
 ASSOCIATION INC
 COOPERS SECOND SUBDIVISION

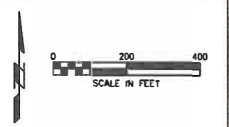
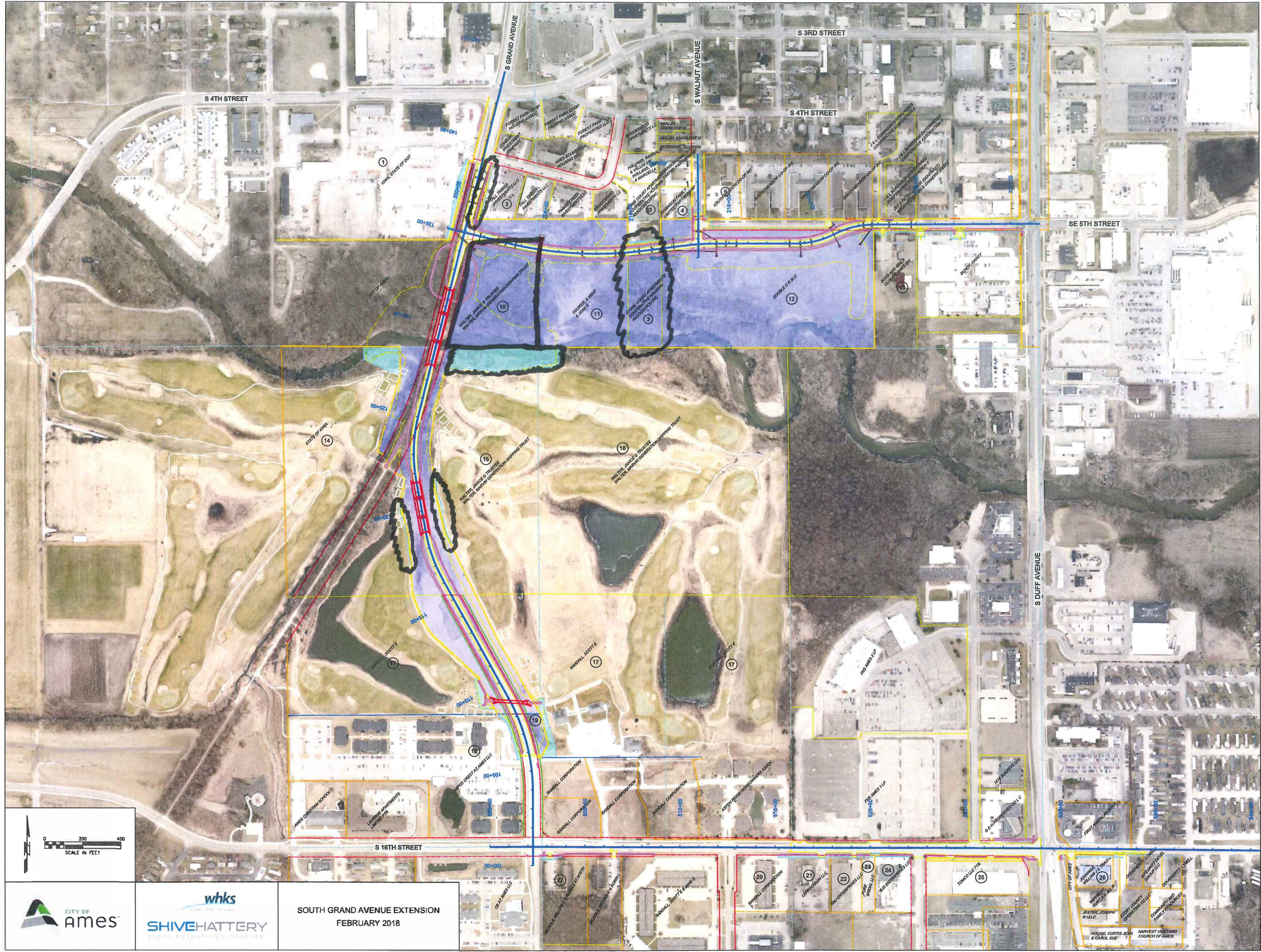
LOT 12

3



SHIVEHATTERY
 ARCHITECTURE + ENGINEERING
 Iowa | Illinois | Indiana | Missouri <http://www.shive-hattery.com>

TEMPORARY EASEMENT S GRAND AVENUE AND 5TH STREET AMES, IOWA		PROJECT NO. 4165730
DATE	SCALE	SHEET NO.
DRAWN	FIELD BOOK	1 OF 1
APPROVED	REVISION	



SOUTH GRAND AVENUE EXTENSION
FEBRUARY 2018

City of Ames
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100

ITEM # 13
DATE: 10-23-18

COUNCIL ACTION FORM

SUBJECT: FLOOD MITIGATION – RIVER FLOODING PROFESSIONAL SERVICES AGREEMENT AMENDMENT

BACKGROUND:

Following the floods of 2010, the City Council established a goal of mitigating the impact of future flooding in Ames. A comprehensive Flood Mitigation Study was completed in 2013 that considered many possible mitigation alternatives across a wide range of factors, including: degree of reduction of flood water elevation, estimated annual damage reduction, construction costs, ongoing operations and maintenance costs, environmental impacts, and likelihood of obtaining federal grant funding.

On December 10, 2013, the City Council approved a series of flood mitigation measures. These included discrete elements targeted at: A.) Undertaking a 'stream restoration' of Squaw Creek; B.) Working with IDOT to improve the conveyance capacity of the US Highway 30 bridge; C.) Working through the Squaw Creek Watershed Management Authority to pursue flood mitigation alternatives in the upper reaches of the watershed; and D.) Conducting a workshop to review and discuss the range of possible floodplain regulatory approaches.

This stream restoration project involves flood mitigation in the Squaw Creek channel. A central component includes conveyance improvements within the channel approximately 2,000 feet either side of the South Duff Avenue bridge. According to the flood mitigation study, this is anticipated to reduce the water surface elevation of a 1% annual chance flood (i.e. – a "100-year" flood) by approximately 2 feet on South Duff Avenue, a major damage center. Outside grant funding through FEMA was unsuccessfully pursued in a nationally-competitive application submitted in 2017. Starting October 1, 2018, FEMA grant funding is open for application for the types of projects such as the Ames Flood Mitigation – River Flooding project. This is a nationally competitive grant.

On October 27, 2015, City Council approved a professional services contract with WHKS & Co. of Ames, Iowa to design the flood mitigation project and to aid in the FEMA grant application process in an amount not to exceed \$138,000. This initial FEMA grant application submitted was not approved for funding. City Council directed that design work on the project was to continue and staff was to apply for the next FEMA grant opportunity. Additional outreach/property owner input and design clarity have also been gained, including the need for significant structural retaining walls along Squaw Creek in order to keep two adjoining properties/developments viable (Red Lobster and Carney property). **This professional services agreement amendment includes design of these structural retaining walls, respective geotechnical**

engineering services, additional project administrative time, and additional assistance in preparing to submit a grant application under the current round of FEMA funding. The approved CIP budget has included \$1,144,000 in G.O. Bonds for engineering services, construction, and inspection of this project; \$650,000 has been identified for engineering. This brings the total WHKS contract to \$214,000.

ALTERNATIVES:

1. Approve the engineering services agreement amendment for the Flood Mitigation – River Flooding with WHKS & Co. of Ames, Iowa, for an additional amount not to exceed \$76,000 (total contract not to exceed \$214,000).
2. Direct staff to re-negotiate engineering services contract amendment.

MANAGER'S RECOMMENDED ACTION:

Approving this amendment will allow staff and the consultant to move ahead with City Council's direction to submit a grant application for a second time to FEMA for nationwide consideration. This also will provide for the design of retaining walls that maintain maximum usable space on adjacent, affected lots.

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

ITEM#: 14
DATE: 10-23-18

COUNCIL ACTION FORM

**SUBJECT: REQUEST TO WAIVE PARKING ENFORCEMENT AND METER FEES
AT POLLING LOCATIONS WITH METERED PARKING**

BACKGROUND:

The Story County Auditor supervises the election process including all 20 polling places within the City of Ames. Two of these city polling locations (Ames Public Library and Collegiate United Methodist Church) have metered parking that serves as the primary public parking resource for these locations. A third, Collegiate Presbyterian, has three meter spaces along with additional private parking. Citizens who use these locations have frequently requested that metered spaces be available to accommodate voters and that the associated meter fees be waived on election day. The other 17 locations in the city have private parking associated with the facility or, in the case of Iowa State University, already allocate parking for poll workers and voters.

While there is no statutory requirement to provide parking, some citizens who have raised the issue have noted that meter fees may serve as a potential barrier to voting. Others have referred to the principle of removing barriers to voting in their comments, noting that the City has waived parking fees for commercial events in the downtown area.

Elections are typically held twice per year although special elections or runoff elections can add to the frequency in any given year. Since elections are typically held on Tuesday, any waiver of parking fees would cover the hours of 8:00 a.m. to 6:00 p.m. on that day. **Polling locations can be very busy at peak times of the day. It is unlikely that any limited number of spaces will ensure availability to all voters at all times.**

As previously done in past election years, the 20 spaces on Douglas Avenue that would be reserved for voters provide a great deal of convenient, short-term parking. Even with these reserved spaces there are also additional spaces on Fifth Street (11 spaces) and in Lot Q (62 spaces) for a total of 93 spaces available to customers in the area. At Collegiate Methodist, there are nine spaces on Lincoln Way that are adjacent to the church. At Collegiate Presbyterian, there are three spaces on West Street.

ALTERNATIVES:

1. Approve election day related parking of up to 20 meter spaces near the Ames Public Library, up to nine spaces at Collegiate United Methodist Church, and up to three spaces at Collegiate Presbyterian and waive the meter fees for the November 2018 elections only.

2. Do not approve the waiver of fees for election-related parking spaces.

MANAGER'S RECOMMENDED ACTION:

The allocation of parking spaces and the waiver of meter fees will assist the Story County Auditor in making polling places accessible for the voters of Ames. In those areas where parking is limited, allocating parking to the polling place will allow poll workers to ensure turnover, and as a result, improve access to polls for Ames residents.

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

COUNCIL ACTION FORM

SUBJECT: **STREET CLOSURE FOR WATER SERVICE
ABANDONMENT AT 602 CLARK AVENUE**

BACKGROUND:

The building at 602 Clark Avenue has recently been demolished and the water service must be abandoned at the water main, which is located in Clark Avenue. A map of the area is shown in Attachment A.

The Municipal Code requires that City Council approve temporary closures of streets that are classified as arterials or are active CyRide routes, which is the case with Clark Avenue (Green Route #2).

Due to the location of the water main, this work will require the closure of the northbound lane of Clark Avenue for approximately 2 calendar days to safely accommodate the water service abandonment (see attached map). The contractor, Clouser Plumbing, has proposed to begin the work Tuesday, October 30th. Vehicular and pedestrian access to area residences and businesses will be maintained at all times. If the work is completed sooner than the requested 2-day closure, the street will be re-opened to traffic.

CyRide was consulted and will re-route bus service during the lane closure by continuing the route east on 5th Street, north on Burnett Ave, then west on 7th Street to Clark Ave.

ALTERNATIVES:

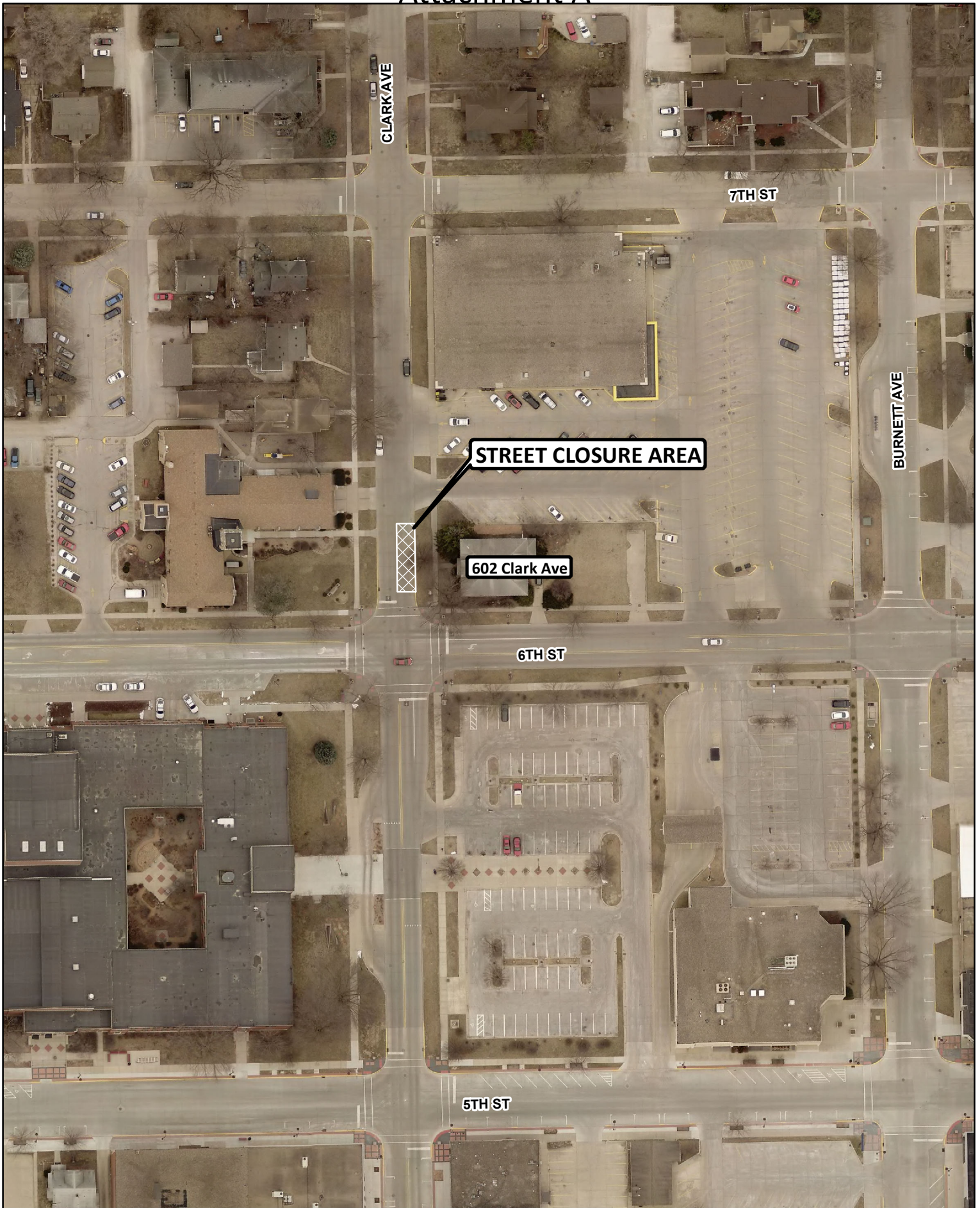
1. Approve the closure of the northbound lane of Clark Avenue, as noted on the attached map, to facilitate the abandonment of the water service at 602 Clark Ave.
2. Direct staff to work with the contractor to determine alternate dates to conduct the water service abandonment.
3. Deny the requested closure of Clark Avenue to facilitate the abandonment of the water service at 602 Clark Ave.

MANAGER'S RECOMMENDED ACTION:

By granting this closure of the northbound lane of Clark Avenue, City Council would be facilitating the water service abandonment requirement for demolished buildings.

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

Attachment A



Temporary Street Closure (Northbound Lane)
602 Clark Ave Water Service Abandonment
(Cyride Green Route #2)



1 inch = 100 feet
Date: 10/15/2018

COUNCIL ACTION FORM

SUBJECT: STREET CLOSURE FOR DOMESTIC WATER AND FIRE SERVICE LINE INSTALLATION AT 206 WELCH AVENUE

BACKGROUND:

The property owner at 206 Welch Avenue is planning to install new domestic water and fire service lines, which will require tapping the existing water main in Welch Avenue. A map of the area is shown in Attachment A.

The Municipal Code requires that City Council approve temporary closures of streets that are classified as arterials or are active CyRide routes, which is the case with Welch Avenue (Gold Route #25).

Due to the location of the water main, this work will require the closure of the northbound lane of Welch Avenue for approximately 2 calendar days to safely accommodate the installation of the new domestic water and fire service lines (see attached map). The contractor, Clouser Plumbing, has proposed to begin the work Thursday, October 25th. Vehicular and pedestrian access to area residences and businesses will be maintained at all times. If the work is completed sooner than the requested 2-day closure, the street will be re-opened to traffic.

CyRide was consulted and will re-route bus service during the lane closure by continuing the northbound route to the east on Knapp Street, north on Lynn Avenue, then west on Lincoln Way back to Welch Avenue.

ALTERNATIVES:

1. Approve the closure of the northbound lane of Welch Avenue, as noted on the attached map, to facilitate the installation of the new domestic water service and fire line to 206 Welch Ave.
2. Direct staff to work with the contractor to determine alternate dates to conduct the utility service installation.
3. Deny the requested closure of Welch Avenue to facilitate the installation of a new domestic water service and fire line at 206 Welch Avenue.

MANAGER'S RECOMMENDED ACTION:

By granting this closure of the northbound lane of Welch Avenue, City Council would be facilitating further development of this property by allowing upgrades to their domestic water and fire service lines.

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

Attachment A



Temporary Street Closure (Northbound Lane)
206 Welch Ave Water and Fire Line Service Installation
(Cyride Gold Route #25)



1 inch = 150 feet
Date: 10/15/2018

COUNCIL ACTION FORM**SUBJECT: FLEET REPLACEMENT PROGRAM – CUSTOMER SERVICE VEHICLES****BACKGROUND:**

The Customer Service Division of the Finance Department has four compact autos used by staff to drive for meter readings. These four vehicles are scheduled for replacement in the 2018/19 fiscal year. Bids were solicited for four quality new or used four-door compact vehicles.

Bids were received from dealers as follows:

Bidder	Make / Model	Year / Cond	Unit Price	Price for 4 Units
Ames Ford	Ford / Focus	2018 / New	\$15,608.76	\$62,435.04
Shottenkirk Chevrolet	Chevrolet / Cruze	2019 / New	\$15,746.00	\$62,984.00
Stivers Ford	Ford / Fiesta	2019 / New	\$16,066.00	\$64,264.00
George White Chevrolet	Chevrolet / Cruze	2018 / New	\$16,632.00	\$67,632.00
Ames Ford	Ford / Escape	2018 / New	\$17,697.76	\$77,697.76

The low bid for the four compact autos was Ames Ford of Ames, Iowa for \$62,435.04.

Funding is available in the replacement fund in the amount of	\$65,726.00
Estimated salvage value of the four existing units	<u>\$ 5,500.00</u>
Total available funding for the purchase	\$71,226.00

ALTERNATIVES:

1. Approve and award this contract to Ames Ford of Ames, for four 2018 Ford Focus Sedans for \$62,435.04
2. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

The Fleet Director and Customer Service staff agree the four 2018 Ford Focus sedans from Ames Ford will provide reliable transportation for Customer Service staff at the best price.

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

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY SCREW PUMP DRIVE REPLACEMENT

BACKGROUND:

The Water Pollution Control Facility (WPCF) was constructed in 1989. There are three 54" Archimedes screw pumps that are original to plant construction. The screw pump bearings (upper/lower) and grease pump assemblies were replaced in 2014, along with sandblasting and recoating all three screw pumps. **The drive assemblies are now at the end of their useful life and need to be replaced.** Replacing the drive assemblies is the last phase in rehabbing the three screw pumps.

Staff has prepared specifications for replacement of the screw pump drives. The estimated lump sum cost for this project is \$120,000. The authorized CIP budget for this project is \$200,000 shown in FY 18/19 as a part of the WPC Plant Facility Improvements project.

ALTERNATIVES:

1. Issue preliminary approval of plans and specifications for the WPCF screw pump drive replacement and issue a notice to bidders setting November 28, 2018, as the bid due date and December 11, 2018, as the date of public hearing and award.
2. Do not issue preliminary approval of plans and specifications and a notice to bidders at this time.

MANAGER'S RECOMMENDED ACTION:

The WPCF's screw pumps are critical for the operation of the WPCF. Failing to replace equipment at the end of its useful life may result in significant failures in the future. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby issuing preliminary approval of plans and specifications and issuing a notice to bidders setting November 28, 2018, as the bid due date and December 11, 2018, as the date of public hearing.

COUNCIL ACTION FORM

SUBJECT: UNIT 7 BOILER REPAIR PROJECT

BACKGROUND:

This council action is for the approval of plans and specifications for the Unit 7 Boiler Repair Project. This project, which has been planned for several years, is to repair the boiler through the following actions:

- Replacing the boiler tubes in the lower waterwall section of the boiler
- Replacing all the pendant tubes in the superheat section
- Reinsulating the steam and mud drums
- Replacing the insulation and lagging (the aluminum skin) that covers the boiler

Unit 7 is one of two primary boilers at the City's Power Plant, and is now 50 years old. Due to a combination of age, firing coal, firing natural gas since 2016, and co-firing refuse derived fuel (RDF), the boiler is in critical need of tube repairs.

As a result of boiler tube failures, Unit 7 has been off-line since early this year. With Unit 8 also experiencing frequent boiler tube issues, it is critical that this Unit 7 project proceed as quickly as possible so that the Power Plant can continue to burn refuse derived fuel.

After switching from coal to natural gas two years ago, staff found that the boiler tubes, especially the superheater tubes, were deteriorating at an accelerated pace. The water vapor created during the combustion of natural gas combines with the chlorides and acid gases from combusting RDF, causing the tube surfaces to corrode very quickly, especially in the high temperature zones of the superheater. For many years the power boiler and waste to energy (WTE) industries have relied on coating or cladding boiler tubes with nickel based alloys to form a barrier to the corrosive attack of the boiler gases upon the tubes. For this project, the outer surfaces of the new replacement tubes for the waterwall and superheater sections of Unit 7 boiler will be clad with a nickel based alloy to prevent or largely mitigate the corrosive attack upon the tubes.

Based upon earlier engineering estimates, the approved Capital Improvements Plan (CIP) includes the following funding for the Unit No. 7 Boiler Repair:

2015/16 Engineering	\$5,150
2016/17 Engineering	\$125,796
2017/18 Engineering	\$50,000

2019/20 Materials/labor - superheat and waterwall	\$5,650,000
TOTAL	\$5,830,946

It has now been determined that the funding included in the CIP is inadequate to accomplish these repairs. The updated engineer's cost estimate is \$8,400,000. The reason for this major cost increase stems from recent experience with similar tube issues in Unit 8. It has now become clear that burning natural gas with RDF leads to tube wastage in the higher portions of the boiler, specifically in the superheater section. It is now clear that protective coating must be applied to that section as well, meaning that many more tubes must be coated than were originally anticipated.

With the Engineer's estimate significantly higher than the funding included in the CIP, staff needs to evaluate delaying or eliminating other future capital projects to make up the difference. Those recommendations for additional funding will be presented by staff by January 8 when staff brings a recommendation for award of bid. Staff also believes that bidding on this project may produce bids that are less than the Engineer' estimate, which would further reduce the amount of additional capital funding needed.

ALTERNATIVES:

1. Approve the plans and specifications for the Unit No. 7 Boiler Repair and set December 19, 2018, as the bid due date and January 8, 2019, as the date of hearing and award of contract.
2. Delay the Unit No. 7 Boiler Repair.

CITY MANAGER'S RECOMMENDED ACTION:

This project will go to great lengths to address Unit 7's boiler tube failures. It is crucial that the project proceed as soon as possible in order to minimize downtime for this boiler and to increase the Power Plant's ability to burn refuse derived fuel.

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



MEMO

20

To: Mayor and Members of the City Council
From: City Clerk's Office
Date: October 23, 2018
Subject: Contract and Bond Approval

There is/are no Council Action Form(s) for Item No(s). 20. Council approval of the contract and bond for this/these project(s) is simply fulfilling a *State Code* requirement.

/alc

COUNCIL ACTION FORM

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

BACKGROUND:

Staff created a master plan for the area between 5th Street and 6th Street around City Hall and within Parking Lots M, MM, and N. The scope for this specific project included landscaping/turf replacement in the areas around City Hall and reconstructing Parking Lot M (lot west of City Hall). The landscaping work around Lots MM and N shown on the master plan will continue to be reevaluated as additional funding is identified.

On January 24, 2017 City Council awarded this project to Manatt’s Inc., of Ames, Iowa in the amount of \$948,116.35. Change Order 1 in the amount of \$7,055 included electrical facility removals and increased sidewalk replacement. Change Order 2 in the amount of \$2,941 adjusted aggregate, erosion control matting, and flowable fill concrete quantities. Change Order 3 in the amount of \$55,513.59 (approved by City Council) reflected the actual field quantities for the project to-date and added sloped curb noses to the medians. Change Order 4, a deduction of \$6,761.63, reflected actual field quantities for safety fencing, soil quality restoration, and vegetative restoration. **Construction has been completed in the amount of \$1,006,864.31.**

Revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
City Hall Parking Lot Reconstruction		\$1,006,864.31
City Hall Parking Lot Reconstruction Funding	\$500,000	
Savings from City Hall Roof Project	\$161,400	
IDALS Water Quality Grant	\$100,000	
Iowa DNR SRF Sponsored Project Funding	\$373,125	
15/16 & 16/17 Storm Water Quality Improvements	\$200,000	
Engineering/Administration		\$201,375.00
	\$1,334,525	\$1,208,239.31

ALTERNATIVES:

1. Accept the City Hall Parking Lot Reconstruction project (South Skunk River Basin Watershed Improvements) as completed by Manatt's Inc. of Ames, Iowa, in the amount of \$1,006,864.31.
2. Direct staff to pursue modifications to this project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications and will provide enhanced stormwater quality management for City Hall and the Skunk River watershed and will serve as a model for meeting storm water standards for parking lot reconstruction projects.

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

COUNCIL ACTION FORM

SUBJECT: POWER PLANT MOTOR REPAIR CONTRACT

BACKGROUND

Electric Services' two natural gas-fired, high-pressure steam turbine electric generating units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This work consists of regularly planned repairs and services during scheduled outages, as well as emergency service. The repair of these generating units requires professional trade workers such as boilermakers, electricians/control technicians, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Because of these operational conditions, numerous motors are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. It is not possible for staff to adequately maintain this electrical equipment due to manpower constraints and the specialized nature of the repairs.

Rather than bid and obtain prices for this work multiple times per year with the inconsistency of work and quality as different vendors participate, this work is outsourced on an annual, renewable contract basis. This process reduces the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage. City staff saves considerable time in obtaining quotes, evaluating proposals, preparing specifications, and other procurement documentation.

On February 25, 2014, City Council awarded a contract to Electrical Engineering and Equipment Co., Windsor Heights, Iowa, for the Motor Repair Contract. The contract had the option for the City to renew in one-year increments for up to four optional twelve-month renewal periods. On May 9, 2017, City Council approved the fourth and final renewal of this contract in an amount not to exceed \$95,000.

Council should note that the actual amount spent on this contract was \$60,402.77, which is less than the total contract amount by \$34,597.23. This is due to the time and material charges associated with the contract were less than anticipated.

All of the requirements of the contract have been met by Engineering and Equipment Co, and the Power Plant Engineer has provided a certificate of completion.

The City Council should remember that at the June 12, 2018 meeting, that a new contract was awarded to Electrical Engineering and Equipment Co., Windsor Heights,

IA, for hourly rates and unit prices bid, in an amount not-to-exceed \$90,000 for the FY2018/19 period. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms at stated rates.

ALTERNATIVES:

- 1) Accept completion of the contract with Electrical Engineering and Equipment Co., for the FY2017/18 Motor Repair Contract at a total cost of \$60,402.77.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Motor Repair Contract has completed all of the work for the 2017/18 period. The Power Plant Engineer has issued a certificate of completion on the work.

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

COUNCIL ACTION FORM

SUBJECT: POWER PLANT MAINTENANCE SERVICES CONTRACT

BACKGROUND

The Electric Utility has two high-pressure steam generation units within the City's Power Plant, referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of both emergency and planned repairs and service. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, and other miscellaneous mechanical Power Plant work.

The repair of the equipment on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters and millwrights. The crafts are certified to install and repair high-pressure vessel and piping systems and other apparatus of the generation units. One of the most important aspects of this work is to provide the dependable, high pressure certified repairs and documentation required by State Code.

On June 11, 2013, City Council awarded a contract to ProEnergy Services LLC, Sedalia, MO, for the Power Plant Maintenance Services Contract. The contract had the option for the City to renew in one-year increments for up to four optional twelve-month renewal periods. On May 5, 2017, City Council approved the fourth and final renewal of this contract in an amount not to exceed \$425,000.

Council should note that the actual amount spent on this contract was \$4,250, which is less than the total contract amount by \$420,750. This is due to the time and material charges associated with the contract were less than anticipated. The City Council should remember that at the September 11, 2018 meeting that a contract for the FY 2018/19 period was awarded to TEI Construction Services, Inc., Duncan, SC, which replaced ProEnergy Services.

All of the requirements of the contract have been met by ProEnergy Services LLC, and the Power Plant Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract with ProEnergy Services LLC for the FY2017/18 Power Plant Maintenance Services Contract at a total cost of \$4,250.00.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Power Plant Maintenance Services Contract has completed all of the work for the 2017/18 period. The Power Plant Engineer has issued a certificate of completion on the work.

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

COUNCIL ACTION FORM

SUBJECT: ELECTRICAL MAINTENANCE SERVICES CONTRACT FOR POWER PLANT

BACKGROUND

Electric Services' two high-pressure steam turbine electric generating units within the Power Plant are referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous circuit breakers, relays and electrical circuits are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work.

On June 14, 2016, Council awarded a contract to Tri-City Electric Company of Iowa, Davenport, IA, for the Electrical Maintenance Services Contract for Power Plant. The contract had the option for the City to renew in one-year increments for up to four optional twelve-month renewal periods. On May 9, 2017, City Council approved the first of four possible renewals of this contract in an amount not to exceed \$140,000.

Council should note that the actual amount spent on this contract was \$124,654.72, which is less than the total contract amount by \$15,345.28. This is due to the time and material charges associated with the contract were less than anticipated.

All of the requirements of the contract have been met by Tri-City Electric Company of Iowa and the Power Plant Engineer has provided a certificate of completion.

The City Council should remember that at the April 4, 2018 meeting, staff explained that they did not want to renew this contract even though the City had an annual renewable contract in place with Tri-City Electric Company of Iowa for these services. Staff believed more competitive bids could be secured through rebidding these services rather than taking advantage of the second of four renewal options. Therefore, the City Council has already approved a contract with the same company to perform these services for FY 2018/19.

ALTERNATIVES:

- 1) Accept completion of the contract with Tri-City Electric Company of Iowa, for the FY2017/18 Electrical Maintenance Services Contract for Power Plant at a total cost of \$124,654.72.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Electrical Maintenance Services Contract for Power Plant has completed all of the work for the 2017/18 period. The Power Plant Engineer has issued a certificate of completion on the work.

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

COUNCIL ACTION FORM

**SUBJECT: ELECTRIC SERVICES SCAFFOLDING AND RELATED SERVICES
AND SUPPLY CONTRACT COMPLETION**

BACKGROUND

This contract is for a contractor to provide and install scaffolding, bracing, and fall protection at the City's Power Plant.

On May 23, 2017, the City Council awarded the contract in the not-to-exceed amount of \$75,000 to All American Scaffold, LLC, of Des Moines, Iowa. This contract included a provision that would allow the City to renew the contract for up to four additional one-year terms.

The actual amount spent on this contract in FY 2017/18 was \$74,938.06, which is less than the total contract amount by \$61.94. All requirements of the contract have been met by All American Scaffold, LLC, and the Power Plant Engineer has provided a certificate of completion.

The City Council should remember that at the September 25, 2018 meeting, staff explained that they did not want to renew this contract even though the City had an annual renewable contract in place with All American Scaffold, LLC, for these services. When staff bid this service over a year ago, the City only received two bids. The winning bidder had escalations for labor and travel at 3-5%. Staff will be modifying the bid specifications to remove some unnecessary requirements which is expected to yield more competitive bids. At that same meeting preliminary plans and specifications were approved for the FY18/19 contract, with October 24, 2018 set for the bid due date.

ALTERNATIVES:

- 1) Accept completion of the contract with All American Scaffold, LLC, for the FY 2017/18 Scaffolding and Related Services and Supplies for Power Plant contract at total cost of \$74,938.06.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for this contract has completed all of the work for the FY 2017/18 period, and the Power Plant Engineer has issued a certificate of completion on the work.

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

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SPECIALIZED WET DRY VACUUM, HYDRO BLAST AND RELATED CLEANING SERVICES

BACKGROUND

The Electric Utility's two gas-fired, high-pressure steam generation units in the Power Plant are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. The cleaning and special preparation of the boiler surfaces on these generation units requires professional tradecrafts and maintenance experts. Both units operate under environmental conditions with high heat and high pressure, resulting in slag and other industrial debris coating the boiler and other plant equipment surfaces. Prior to repair and maintenance work, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and vacuums.

In order to clean the surfaces, outside contractors are used who can provide mobile high pressure generator trucks with hoses and lances to cut through and wash away the industrial debris coatings. These same firms have the industrial vacuum trucks that can accumulate and contain this industrial debris for proper disposal. The goal of this contract is to meet these requirements in the most economical manner.

On June 13, 2017, Council awarded a contract to Clean Harbors Environmental Services, Inc., of Des Moines, Iowa, for the Specialized Wet Dry Vacuum, Hydroblast and Related Cleaning Services in an amount of \$85,000. That contract included four optional twelve-month renewal periods.

The actual amount spent in FY 2017/18 for this contract was \$31,739.36, which is less than the total contract amount by \$53,260.64. All requirements of the contract have been met by Clean Harbors Environmental Services, Inc., and the Power Plant Engineer has provided a certificate of completion.

The City Council should remember that at the April 10, 2018 meeting, staff explained that they did not want to renew this contract even though the City had an annual renewable contract in place with Clean Harbors Environmental Services, Inc., for these services. The company was unable to perform condensor cleaning in Unit No. 8 due to some policies that would not allow their crew to perform the needed confined space cleaning. As a result, the Power Plant was forced to have another company come in and perform the needed cleaning. The Power Plant needs a cleaning company that will be able to perform all of the needed cleaning. Therefore, the City Council has already approved a contract with another company to perform these cleaning services for FY 2018/19.

ALTERNATIVES:

- 1) Accept completion of the contract with Clean Harbors Environmental Services, Inc., for the FY 2017/18 Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract at total cost of \$31,739.36.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for this contract has completed all of the work for the FY 2017/18 period, and the Power Plant Engineer has issued a certificate of completion on the work.

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



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

27

October 23, 2018

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

RE: Quarry Estates 2nd Addition Conservation Management LOC Reduction #1

Ladies and Gentlemen:

I hereby certify that the rock trail required as a conservation management condition for approval of the final plat of **Quarry Estates Subdivision 2nd Addition** has been completed in an acceptable manner.

As a result of this certification, it is recommended that the financial security for conservation management on file with the City for this subdivision be reduced to **\$9,000.00**. The remaining work covered by this financial security includes a 2' limestone chip band, boulders, and signage bordering the conservation easement.

Sincerely,

John C. Joiner, P.E.
Director

JJ/nw

cc: Finance, Planning & Housing, Subdivision file

Quarry Estates 2nd Addition
October 23, 2018

Description	Unit	Quantity
2' Wide Limestone Chip Band	LS	1
Boulders	LS	1
Signage	LS	1



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

October 23, 2018

28

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

RE: The Irons Subdivision LOC Reduction #2

Ladies and Gentlemen:

I hereby certify that the COSESCO (erosion control) and utility punch list items required as a condition for approval of the final plat of **The Irons Subdivision**, have been completed in an acceptable manner by **Pezzetti Erosion Control of Bondurant, Iowa** and **J & K Contracting of Ames, Iowa**. The erosion control areas 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. The utility punch list items were inspected by Xenia Rural Water of the City of Bouton, Iowa and found to meet their 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 **\$182,876.64**. The remaining work covered by this financial security includes the installation of pedestrian ramps, sidewalk, shared use path, and replacement of 7" PCC Pavement (cracked panels at a crosswalk and approximately 90 feet of substandard curb).

Sincerely,

John C. Joiner, P.E.
Director

JJ/nw

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

The Irons Subdivision

October 23, 2018

Page 2

Description	Unit	Quantity
4" PCC City Sidewalks	SY	192
7" PCC Pavement	SY	112
5" PCC Shared Trail - 10' wide	SY	2,818
6" PCC Sidewalk	SY	15
Interior Sidewalks	SY	676.5

MEMO

TO: Mayor and City Council

FROM: Diane Voss, City Clerk

DATE: October 19, 2018

SUBJECT: Item No. 29 on October 23, 2018, City Council Agenda

Consent Agenda No. 29, "Resolution accepting completion of public improvements and releasing security for Aspen Heights (Breckenridge)" is still being reviewed. Therefore, it will be sent to you on Monday.

Thank you.

/drv

COUNCIL ACTION FORM

SUBJECT: **SHORT-TERM RENTALS WITHIN SINGLE-FAMILY
AND TWO-FAMILY DWELLINGS**

BACKGROUND:

At City Council workshops held on February 20th and March 20th of this year, staff provided background information and options for the regulation of short-term rentals. **Short-term rentals are in reference to the use of a home for the lodging of guests, commonly referred to as Airbnb's.** In recent years, the number of short-term residential rentals (less than 30 days) has grown dramatically and continues to do so. **This type of activity is not currently an allowed use for residential household living uses, such as single-family homes.** Staff estimates from review of online listings that 50-100 homes are listed for guest stays at various times throughout the year.

The City Council directed staff to proceed with drafting an ordinance that would create standards allowing for a variety of short-term rental (STR) types. **In addition to traditional bed & breakfast establishments, the STR types include hosted rentals (where the owner is the primary resident) and whole house rentals (where the owner is not present) within single-family and two-family dwellings.**

The proposed text amendments are intended to provide clear expectations and defined criteria for the permitting, licensing with subsequent renewal, and if needed, enforcement or license revocation, in order to minimize the possibility of negative impacts from short-term rentals. **The changes necessary to address allowing short-term rentals are extensive, as these would be a new type of principal and accessory use within the Zoning Ordinance.**

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Background information was summarized as a staff report to the Planning & Zoning Commission on June 20th with a set of draft regulations brought forward for review on September 19th. The P&Z made a 5-0 recommendation of approval with the following modifications: that two-family dwellings be included and that the City Council consider proactive compliance monitoring to ensure that properties are licensed.

PROPOSED SHORT TERM RENTAL REQUIREMENTS:

Attached are draft regulations that define the use of Short-Term Rentals and establish the standards for licensing. Attachment 'A' is a table with a summation of the differences; Attachment 'B' identifies zones where each short-term rental type would be permitted and by what approval authority; and Attachment 'C' is the draft text for the ordinance.

The City's residential use categories are described within Article V of the Zoning Ordinance (Chapter 29 of the Ames Municipal Code). Residential uses are divided into Group Living,

Household Living, and Short-Term Lodging (see Table 29.403). **One of the defining elements for both Group Living and Household Living (in contrast to Short-Term Lodging) is an expectation of non-transient occupancy as the *principal use*.** The City currently regulates requests for Short-Term Lodging consistent with the residential use categories of Article V of the Zoning Ordinance. **Currently, the City's Zoning Ordinance does not permit short-term rentals as a Household Living use, unless established through approval of a Bed & Breakfast permit by the Zoning Board of Adjustment.**

The proposed text amendment adds each of the short-term rental types to the list of permitted uses in Article 5 of the Zoning Ordinance. Uses would be included as either a new accessory use to Household Living or as a new principal use under Short-Term Lodging.

Under the proposed text amendment, Bed & Breakfast Establishments (which are addressed in Section 29.1302) are included as one of four short-term rental types and are included within the new criteria. The short-term rental licensing text is proposed as a new chapter of the code. The text in Section 29.1302 would be removed.

The current definition for Household Living includes a standard for occupancy of an average length of stay that exceeds 60 days. This standard is designed to address transient occupancy. **Short-Term Lodging is currently defined as facilities offering transient lodging... where the average length of stay is less than 60 days.** Most communities define short-term rentals as 30 days or less, which also aligns with the statutory regulations related to hotel/motel taxes. **The Staff proposes that Short Term Rental be limited to no more than 30 days, rather than the current 60 day standards for lodging.**

As previously directed at workshops last spring, the new short-term rental types include: hosted home share; home share; bed & breakfast establishments; and vacation rental. In cases where the property owner is the primary resident, the short-term rental use may be considered as an accessory use to the use of a single-family dwelling as household living. The vacation rental is the exception, where it is considered a principal use because there is no primary resident requirement. A new definition for "primary residence" helps differentiate when a short-term rental would be considered as an accessory or principal use.

Hosted Home Shares

As an incidental, accessory use, hosted home shares are the least impactful of the short-term rental types. Many communities now allow hosted home shares within single-family neighborhoods. The number of bedrooms that may be rented are limited to a maximum of two with no more than two adults. The dwelling is the primary residence of the property owner and the property owner is required to be on site and present during the rental period. This type of activity is viewed as an accessory use (subordinate and incidental to the residential use of the home). The impact of a hosted home share is not much greater than that of a private home with frequent houseguests. A licensing application is required that would be administratively approved and required to be renewed annually. This rental type is slightly more permissive than the Ames Rental Code Roomer exception which allows up to two adults as guests compared to one adult allowed to be a full time resident without registering a property as a rental.

The Staff is recommending that Council adopt the above changes to the Zoning Ordinance for Hosted Home Shares that are consistent with many other communities.

Home Shares

This option is somewhat unique in allowing for whole-house short-term rental facilities on limited basis without the primary resident present during the stay. The proposed changes will allow a maximum of two adults per approved bedroom, for up to five adults. Approval is a staff level administrative process. This option does not require Rental Code registration due to the use of the home as a primary residence with a limited number of guest stay days in a year. **The cumulative total of rental days allowed per annual renewal is proposed to be 90 days.** The proposed limitations are also meant to distinguish the short-term rental use from a use that should actually register as Rental Property subject to Chapter 13 requirements. **It should be emphasized that in accordance with the proposed Short-Term Rental definition, the maximum stay for any guest is 30 consecutive days.**

The 90 day allowance has been a concern raised during public comments to the P&Z as being too permissive and something that should be reduced. A fewer number of days may be more appropriate given that if someone wants to operate with a greater number of days they could go through the Vacation Rental Special Use Permit process. **In addition, the Staff is concerned about its ability to monitor compliance with this rental type.**

Bed & Breakfast Establishments

Bed & breakfast establishments (B&B's) are currently allowed through the special use permitting process. B&B's are private homes or residences where the property owner resides and may provide up to five bedrooms for overnight guest lodging along with a prepared meal. Currently, B&B's are limited to a maximum 14-day consecutive period for guest stays; however, under the proposed text, all short-term rentals would be 30 consecutive days or less. B&B's are exempt from the City's Rental Code; however, state licensing and inspection as a food establishment is required when there are more than four guest families accommodated. (Iowa Code, section 137F.1) Under the Staff proposal a licensing application for a Short-Term Rental specifying a B&B use would be required that would be administratively approved, once the special use permit is granted. The operating license will be required to be renewed annually. Failure to renew a license would be considered a discontinued use and allow for expiration of the Special Use Permit.

Vacation Rentals

Vacation rentals are investment properties that are made continuously available for short-term rental. Occupancy would be limited to one adult per approved bedroom, not to exceed a total of five adults, which is the same maximum allowed under the City's Rental Code. Of the short-term rental types, the on-going transitory use of dwelling makes vacation rentals the most impactful on a neighborhood. As such, vacation rentals cannot be considered an accessory use to Household Living. Rather, they are considered a new type of principal use under short-term lodging. **In order for vacation rentals to be licensed, the dwelling would first require registration and inspection under the City's Rental Code. Properties within university-impacted areas that are restricted by a rental cap would not be eligible to create a new property registration.** Additionally, vacation rentals would be subject to the scrutiny of the special use permitting process to address unique conditions of an area and individual property. A licensing application would be required that would be administratively approved, once both rental code compliance and the special use permit is granted. Failure to renew a license would be considered a discontinued use and allow for expiration of the Special Use Permit.

SUMMARY OF PROPOSED SHORT TERM RENTAL CHANGES:

As proposed, all short-term rentals would be subject to:

- Rental periods of 30 consecutive days or less.
- Allowed only within a single-family or two-family dwelling (condos & apartments are excluded).
- Occupancy limitations based on the number of guest bedrooms and maximum number of adults allowed, the allowances are similar to the Rental Code occupancy restrictions.
- Application with the City for an annual operating license. The intent is for an administrative review and approval for Hosted Home Shares and Home Shares, and a Special Use Permit (approved by the Zoning Board of Adjustment) for Bed & Breakfast Establishments and Vacation Rentals. An annual license process would include a registration fee in addition to other costs related to a Special Use Permit and Rental Code licensing.

(The City Council could choose as an alternative to treat short-term rentals the same as other accessory uses/home occupations where there is an initial approval, but no annual review requirement. This one time permit process has worked well for Home Occupations with very rare complaints of someone operating inconsistent with their approval.)

- On-site parking. Each dwelling proposed as a short-term rental must meet minimum parking requirements of at least two parking spaces with additional spaces required for larger homes.
(Table 29.406(2) of proposed text amendments)
- Fire safety requirements. Compliance with fire safety requirements (means of egress and fire protection systems) are required of all short-term rental units. A checklist will be made available and applicants will be required to indicate compliance. This requirement is based on standards of the Rental Code.
- Inspections. All applications would be subject to verification and inspection for compliance. Initial inspection could be limited to fire safety and bedroom compliance. Subsequent inspections would be at the discretion of the Zoning Enforcement Officer. Vacation rentals would at a minimum be subject to the Rental Code inspection frequency of 2-4 years of the Rental Code regardless of other licensing requirements.
- Renewal/Revocation Standards. The license to operate a short-term rental may be revoked if it is determined that the rental is operating inconsistent with the licensing standards or if there are number of complaints regarding its operation. An appeal process to the Zoning Board of Adjustment is included the proposed changes.
- Monitoring Compliance. Staff estimates that 50-100 properties are listed online as a STR. It's likely this number would grow with awareness of the options to operate a STR, whereas now they are not allowed. Staff does not propose a proactive enforcement and monitoring procedure and would work to educate the public and gain compliance when we are aware of an operating STR. The Planning & Zoning

Commission requested that the City Council investigate proactive monitoring for short-term rental code compliance. Some communities are contracting with a third party vendor such as “STR Helper or Host Compliance” to help monitor and enable greater compliance. City Council could determine at a future date to address subscribing to a compliance software for proactive monitoring.

ALTERNATIVES:

1. The City Council can direct staff to publish notice for a public hearing and finalize the attached draft text amendments allowing short-term rentals within single-family and two-family dwellings, by establishing zoning definitions and standards (hosted home shares, home shares, bed & breakfast establishments, and vacation rentals), and create a new Municipal Code Chapter to address licensing, fees, and enforcement procedures for short term rentals.

This alternative defines the use within the Zoning Ordinance and is designed to require annual licensing for the operation of a STR with administration of licensing as a new chapter added to the Municipal Code.

2. The City Council can direct staff to publish notice for a public hearing and finalize the attached draft text amendments allowing short-term rentals within single-family and two-family dwellings, by establishing zoning definitions and standards (hosted home shares, home shares and establish permitting requirements within the Zoning Ordinance.

This alternative defines the use within the Zoning Ordinance and relies upon a one-time permit process similar to a home occupation. The standards and permit process would be part of Zoning Ordinance only.

3. The City Council can recommend alternative language for the proposed text amendment and direct staff to publish notice for a modified text amendment.
4. The City Council can request additional information and defer taking action.
5. The City Council can direct staff to not proceed with publishing notice for a public hearing on a zoning text amendment.

CITY MANAGER RECOMMENDED ACTION:

When establishing an allowance for STRs it is important to provide safeguards for both short-term providers and travelers, to alleviate neighborhood concerns, and to offer a framework that promotes compliance. The proposed changes could potentially alter the single-family character of neighborhoods by introducing more options for transient guests than currently allowed with Bed & Breakfast Establishments. **On one hand, these new allowances could be detrimental to supporting neighborhoods and maintaining housing supply for long term residents of the community. On the other hand, the proposed allowances do create new opportunities for extra income for property owners as well as a variety of accommodations for visitors to Ames.**

With four types of proposed short-term rentals, each has unique attributes related to occupancy, parking, and the approval process. However, objective criteria are included in the proposal to enable review for compliance and approval. Additional scrutiny through the Special Use Permit process for Vacation Rentals and for Bed & Breakfast Establishments will

help to ensure neighborhood compatibility. Staff notes that Vacation Rentals are subject to the Rental Concentration Cap where no new rental property registrations and letters of compliance are permitted. A property with a current property rental registration and letter of compliance may apply for a Vacation Rental.

Requiring annual licensing for the STR allows for more frequent contact with operators of establishments compared to a one-time permit process. The licensing process allows for easier enforcement steps if there are problems with the operation of a STR. An annual licensing fee similar in cost to a Single Family Rental Letter of Compliance Cost is planned for the proposed licensing process. **Staff does not propose a proactive enforcement procedure at this time, but the City Council could direct staff to investigate compliance software solutions and their cost for future consideration.**

Upon adoption of new STR standards, the goal would be to allow for public education and seek registration by people currently operating STRs and new operators within a define time period. Staff believes allowing for two to three-month period to receive and process initial applications will be appropriate before enacting enforcement/citation procedures of the new rules.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 to publish notice for a public hearing to amend the Zoning Ordinance (Chapter 29) of the Municipal Code for STR uses and standards and create a new chapter of the Municipal Code for STR annual licensing.

ATTACHMENT 'A'

Summary of Relevant Standards for Types of Short-Term Rentals

(This table is not proposed to be in the final ordinance at this time)

<u>Type</u>	<u>Hosted Home Share</u>	<u>Bed & Breakfast Establishment</u>	<u>Home Share</u>	<u>Vacation Rental</u>
<u>Description</u>	Primary Residence	Primary Residence	Primary Residence	Business/Investment Property
	Owner Required to be Present	Owner Required to be Present	Owner Not Required to be Present	Owner Not Required to be Present
	Partial Dwelling Single-Family or Two-Family Properties	Partial Dwelling Single-Family or Two-Family Properties	Entire Dwelling Single-Family or Two-Family Properties	Entire Dwelling Single-Family or Two-Family Properties
<u>Maximum # of Bedrooms</u>	2	5	No Limit	No Limit
<u>Maximum # of Guests</u>	2 adults	2 adults per bedroom	5 adults, subject to bedroom number	Max 5 adults (Rental Code occupancy standards)
<u>Number of STRs Concurrently</u>	1 guest contract	1 guest contract per approved bedroom	1 guest contract	1 guest contract
<u>Maximum # of Days / Year</u>	No Maximum	No Maximum	90 days/yr.	No Maximum
<u>Maximum Stay</u>	30 consecutive days	30 consecutive days	30 consecutive days	30 consecutive days
<u>Signage</u>	none	none	none	none
<u>Parking</u> <u>See Sec. 29.406</u>	2 spaces per dwelling unit (no increase over standard requirements)	1 space per guest bedroom, plus 1 space for owner	1 space per guest bedroom	1 space per guest bedroom (may exceed rental code requirements)
<u>Signage</u>	none	none	none	none
<u>Operating License</u>	Required	Required	Required	Required
<u>Renewal</u>	Annual	Annual	Annual	Annual
<u>Rental Code Registration</u>	Fire Safety Checklist & Inspection Only	Fire Safety Checklist & Inspection Only	Fire Safety Checklist & Inspection Only	Yes; Letter of Compliance Required
<u>Approval Process</u>	Administrative Approval	Special Use Permit	Administrative Approval	Special Use Permit
<u>Districts Allowing</u>	Permitted as an Accessory Use in the Following (primarily residential) Zones: A, RL, RM, UCRM, RLP, RH, F-VR, FS-RL, FS-RM, F-PRD, S-SMD, and NC.	Permitted by Special Use Permit in the Following (primarily residential) Zones: A, RL, RM, UCRM, RH, F-VR, FS-RL, FS-RM, F-PRD, S-SMD, and NC.	Permitted as an Accessory Use in the Following (primarily residential) Zones: A, RL, RM, UCRM, RLP, RH, F-VR, FS-RL, FS-RM, F-PRD, S-SMD, and NC.	Principal Use Permitted by Special Use Permit in the Following (primarily residential) Zones: A, RL, RM, UCRM, RLP, RH, F-VR, FS-RL, FS-RM, F-PRD, S-SMD, and NC.

ATTACHMENT 'B'
Summary of Changes to Zone Use Tables

ZONES	RESIDENTIAL USE			
	Household Living Accessory Uses			Group Living
	Hosted Home Share	Home Share	Bed & Breakfast Establishment	Vacation Rental
Agricultural- A	OL	OL	SP, OL*	SP, LOC, OL
Residential Base Zones				
RL	OL	OL	SP, OL	SP, LOC, OL
RM	OL	OL	SP, OL	SP, LOC, OL
UCRM	OL	OL	SP, OL	SP, LOC, OL
RH	OL	OL	SP, OL	SP, LOC, OL
RLP	OL	OL	-	SP, LOC, OL
Commercial Base Zones				
NC	OL	OL	SP, OL*	SP, LOC, OL
CCN	-	-	-	-
HOC	-	-	-	-
PRC	-	-	-	-
CCR	-	-	-	-
CVCN	-	-	-	-
DSC	-	-	-	-
CSC	-	-	-	-
CGS	-	-	-	-
Industrial Base Zones				
GI	-	-	-	-
PI	-	-	-	-
RI	-	-	-	-
Special Purpose Districts				
S-HM	-	-	-	-
S-SMD	OL	OL	SP, OL	SP, LOC, OL
DGC	-	-	-	-
Floating Zones				
F-VR	OL	OL	SP, OL*	SP, LOC, OL
FS-RL	OL	OL	SP, OL	SP, LOC, OL
FS-RM	OL	OL	SP, OL	SP, LOC, OL
F-PRD	OL	OL	SP, OL*	SP, LOC, OL

LOC = Letter of Compliance (Administrative Approval)

OL = Operating License (Administrative Approval)

SP = Special Use Permit (Zoning Board of Adjustment Approval)

* = Bed & Breakfast Establishments are not currently allowed in this zoning district.

ATTACHMENT 'C'
Proposed Text Amendments to the Municipal Code

Sec. 29.201 DEFINITIONS. *[New Definitions, only included here]*

Bed & Breakfast Establishment means the transient rental of a portion of a single-family or two-family dwelling unit that is the primary residence of the homeowner, where the homeowner provides lodging and may provide breakfast for overnight transient guests. Each bedroom may be offered as a separate contract. A Bed & Breakfast Establishment is an accessory use to household living.

Home Share means the transient rental of the entire single-family or two-family dwelling unit that is the primary residence of the homeowner, while the homeowner is not present. A Home Share is an accessory use to household living. See also Sec. 29.1302.

Hosted Home Share means the transient rental of a portion of a single-family or two-family dwelling unit that is the primary residence of the homeowner, while the homeowner is present. For the purposes of this Title, "present" means the homeowner is staying in the dwelling overnight. A Hosted Home Share is an accessory use to household living.

Primary Residence: See Sec. 13.201.

Short-Term Rental is the use of a single-family dwelling for the lodging of guests.

Transient rental is an accessory use to household living for the short term rental of a single-family dwelling primary residence 30 days or less, with individual guest contracts.

Vacation Rental means the transient rental of a single-family dwelling in its entirety as a primary use of short-term lodging.

Sec. 29.1302. RESERVED.

~~BED & BREAKFAST ESTABLISHMENTS.~~

~~To obtain a Special Use Permit for a Bed & Breakfast Establishment, all criteria in "Home Occupations," set forth in Section 29.1304, must be met, in addition to the following:~~

- ~~(1) **Guest Rooms.** A maximum of 5 per structure in the RM and RH Zones and a maximum of 2 per structure in the RL Zone. The Zoning Board of Adjustment may restrict the number of guest rooms to a lesser number.~~
- ~~(2) **Breakfast shall be the only meal served.** This service must occur before 11:00 a.m. Only guests residing in the structure or persons living in the premises may be served. The structure shall not be remodeled into a commercial kitchen unless required by Environmental Health rules and regulations established pursuant to Municipal Code Chapter 11.~~
- ~~(3) **Off-Street Parking Requirements.** One space per guest room, plus one space for the owner. The parking spaces shall meet standards established by Section 29.406 of this Ordinance.~~
- ~~(4) **Guests shall register** upon arrival, stating their names, current residence address and the license plate number of the vehicle that is being used by the guest. The registration form shall be kept by the owner for a period of 3 years and shall be made available for examination by a representative of the City upon one day's notice.~~
- ~~(5) **Guest stays** shall be limited to 2 weeks.~~
- ~~(6) **The Special Use Permit** is not transferable to a subsequent owner or to another property.~~
- ~~(7) **The establishment must comply** with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses.~~

[Note: Staff proposes that the regulatory text for licensing of short-term rentals be included in a NEW Chapter of the Municipal Code.]

Chapter __ SHORT-TERM RENTALS

(1) **Purpose and Scope.**

In the adoption of these regulations, the City finds that the transient rental of single-family dwellings has the potential to be incompatible with surrounding residential uses. Therefore, special regulation of dwellings used for transient occupancy is necessary to ensure that these uses will be compatible with surrounding residential uses and will not materially alter the character of neighborhoods in which they are located. This section provides reasonable and necessary regulations for the permitting and licensing of short-term rental of single-family dwellings in order to:

- (a) Ensure the safety, welfare and convenience of renters, owners and neighboring property owners throughout Ames.
- (b) Help maintain the City's needed housing supply for residential use.
- (c) Protect the character of the City's neighborhoods by limiting the operations, number, and concentration of short-term rentals in residential zones.

(2) **Definitions.** See Sec. 29.201.

(3) **Short-Term Rental Operating Standards.**

- (a) **Annual Short-Term Rental Operating License Required.** No person or entity may advertise, offer, operate, rent, or otherwise make available a short-term rental without a short-term rental operating license issued by the City of Ames in accordance with the provisions of this section.
- (b) **License Must Be Obtained.** An operating license shall be obtained and renewed annually by the property owner.
- (c) **Criteria for Approval or Renewal of an Operating License.** The applicant has the burden of proof to demonstrate compliance with each applicable criterion for approval or renewal of the operating license. The approval criteria also operate as continuing code compliance obligations of the owner. To receive approval, an applicant must demonstrate that all approval criteria listed below has been satisfied:
 - (i) **Applicant is Property Owner.** The license will be issued in the name of the property owner.
 - a) **Primary Residence.** The residence shall be the primary residence of the property owner for Home Shares, Hosted Home Shares and Bed & Breakfast Establishments.
 - b) **Local Contact Information / Property Representative.** Home Shares and Vacation Rentals shall have a local property representative with access to the unit who is authorized to make decisions regarding the use or condition of the home. For Hosted Home Shares and Bed & Breakfast Establishments, the local representative is the property owner.
 - (ii) **Housing Type.** Short-term rentals are limited to single-family or two-family dwellings.
 - (iii) **Zoning.** The property is located in a zoning district allowing short-term rentals and the property is in compliance with requirements of the Zoning Ordinance.
 - (iv) **Transient Occupancy.** Occupancy is limited within a dwelling based upon guest

contracts and number of bedrooms.

- a) Hosted Home Shares are limited to one guest contract and a maximum of two adults as guests.
 - b) Bed & Breakfast Establishments are permitted a maximum of one guest contract per approved bedroom, with a maximum occupancy of two adults per bedroom. The Zoning Board of Adjustment may restrict the number of guest rooms as part of the Special Use Permit.
 - c) Home Shares are limited to one guest contract and a maximum of two adults per approved bedroom not to exceed a total of five adults.
 - d) Vacation Rentals are limited to one guest contract and a maximum of one adult per approved bedroom not to exceed a total of five adults.
- (v) **Off-Street Parking.** Parking is provided according to the requirements of Section 29.406 and Table 29.406(2).
- (vi) **Fire Safety Requirements.** A completed checklist for fire safety (means of egress and fire protection systems) is required for all short-term rental applications and renewals. The owner shall be responsible for completing the fire safety checklist and ensuring continued compliance.
- (vii) **Housing Rental Code Compliance (for Vacation Rentals).** Vacation Rentals must apply for a Letter of Compliance, excluding Transitional Letter of Compliance, prior to making application for a short-term rental operating license. See *Ames Municipal Code, Chapter 13.*
- (viii) **Special Use Permit.** Bed & Breakfast Establishments and Vacation Rentals must obtain a Special Use Permit, prior to receiving a short-term rental operating license. A Special Use Permit issued for these uses will be deemed to expire if the use is discontinued for 12 months or more. The use may only be reestablished with application for a new Special Use Permit.
- (ix) **Inspection.** Upon application for an operating license all short-term rentals shall be made available for City verification and inspection for compliance. Refusal by the applicant to allow such inspection shall be grounds for denial of a license. Subsequent inspections may be as part of a regular periodic inspection program or as required to verify correction of deficiencies, or as necessitated by complaints.
- (x) **Additional Operational Requirements.**
- a) **Concurrent Contracts Not Allowed.** Transient accommodations shall be offered only to one or more persons who act as a single group and as a single reservation and payment. Bed & Breakfast Establishments are exempt from this provision.
 - b) **Maximum Number of Days (for Home Shares only).** Home Shares shall not be rented for more than 90 days/annual renewal.
 - c) **Mandatory Postings of License.** A copy of the short-term rental license issued by the City shall be displayed in a prominent location within the interior of the dwelling near the front door. Additionally, all advertisements for the specific property shall include the operating license number.
 - d) **Responsiveness to Complaints.** The owner or representative shall respond to complaints in a reasonably timely manner and shall maintain a record of the actions taken in response.

(4) **Administrative Procedures.**

- (a) **Administrative Rules.** The Planning and Housing Director shall have the authority to establish administrative rules and regulations consistent with this section, for the purpose of interpreting, carrying out, and enforcing the provisions of this section.
- (b) **Application Review and Issuance of Operating License**
- (i) **Application Form.** Applications for a short-term rental operating license shall be on forms provided by the City, demonstrating that the proposed short-term rental meets the standards required by this section.
- (ii) **License Fee.** The fee for application for a short-term rental operating license or license renewal shall be as established by resolution of the City Council. These fees are in addition to the application fee for a Special Use Permit.
- (iii) **Application Submittal and Review.** Complete and accurate information shall be provided to the City.
- a) **Staff review.** The application will be reviewed by staff within five working days for completeness.
- b) **Incomplete Application.** Any application that does not include all required information will be considered incomplete. In such cases, the City will notify the applicant in writing, explaining the information required. If the applicant does not provide the required information within 30 days of the notice, the application will be deemed withdrawn/denied for lack of responsiveness with no return of application fees.
- c) **Approval.** Within 30 days of determining the receipt of a complete application, the applicant will be notified of approval, denial, or needed information to approve the request.
- (iv) **Renewal Standards.**
- a) **All licenses shall terminate after one year. Annual renewal applications must be submitted by the property owner of record, prior to expiration.**
- b) **If a short-term rental operating license expires, the dwelling unit may not be used or occupied as a short-term rental until such time as a subsequent license has been granted for that property.**
- c) **The City will review an application for operating license renewal and issue a renewal provided all the standards in this section continue to be met. If not met, the City will not renew the operating license and the property shall not be used as a short-term rental.**
- d) **Renewal of the license may be denied when more than two verified complaints with notice of corrective action by the City regarding the consistency of standards of this chapter, or civil or municipal infractions for other chapters of the Ames Municipal Code have been received in the prior year. A property owner may not reapply for a period of 12 months if the renewal is denied per the requirements of this section.**
- (v) **Transferability.** The operating license shall be issued in the name of the property owner and is not transferable to a subsequent owner or to another property.
- (c) **Appeal.** If the applicant is aggrieved by the decision of staff, the decision may be appealed to the Zoning Board of Adjustment within 30 days.

(5) Violations and Penalties.

- (a) **Violations.** In addition to complaints related to nuisance and noise and other violations of the *Ames Municipal Code*, it is violation to not maintain consistency with the Zoning Ordinance standards and parameters of an approved license.
- (i) Revocation of an operating license.
- a) Any failure to comply with the criteria and conditions of the operating license, shall constitute a violation of this section and may be grounds for proceeding with revocation of the Operating License based upon the severity or frequency of the violation.
- b) The Zoning Enforcement Officer shall send written notice of revocation to the owner stating the basis for the decision. The notice shall include information about the right to appeal the decision and the procedure for filing an appeal. The revocation will be effective 30 days from date of notice sent to the property owner. The owner may appeal the Zoning Enforcement Officer’s decision to revoke the operating license under the procedures set forth in Section 29.1403(8) of the Zoning Ordinance. Upon receipt of an appeal, the Zoning Enforcement Officer shall stay the revocation decision until the appeal has been finally determined by the Zoning Board of Adjustment.
- c) After a short-term rental operating license has been revoked, the dwelling unit shall not be used or occupied as a short-term rental unless a subsequent license is granted, and the licensee whose license has been revoked shall not be eligible to reapply for a short-term rental license for short-term rental occupancy of the same property for a period of two years, nor shall that property be eligible, even if the applicant changes.

**Table 29.406(2)
Minimum Off-Street Parking Requirements**

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUSTOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUSTOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		

<u>Household Living Accessory Uses:</u>	-	-
<u>Bed & Breakfast Establishments</u>	<u>1 space/guest bedroom plus 1 space for owner</u>	<u>N/A</u>
<u>Home Share</u>	<u>1 space/guest bedroom (minimum of 2)</u>	<u>N/A</u>
<u>Hosted Home Share</u>	<u>2 spaces</u>	
<u>Short-Term Lodging</u>		
<u>Vacation Rentals</u>	<u>1 space/guest bedroom (minimum of 2)</u>	<u>N/A</u>

Sec. 29.501. CLASSIFICATION OF USES.

(3) **Accessory Uses.** Unless otherwise stated in this Ordinance or otherwise indicated in the Use Tables for each zone:

(e) Accessory Uses: ~~are incidental and customary to and commonly associated with the operation of the Principal Use;~~

- i. ~~Is~~ Are clearly incidental and customary to and commonly associated with the operation of the Principal Use;
- ii. ~~Is~~ Are operated and maintained under the same ownership or by lessees or concessionaires of the owner, and on the same zone lot as the Principal Use;
- iii. ~~Does not include structures or structural features inconsistent with the Principal Use;~~
- iv. May include the transient rental of all or a portion of the dwelling unit that is the primary residence of the homeowner such as Hosted Home Shares, Home Shares and Bed & Breakfast Establishments. Household Living Does not include residential occupancy in conjunction with uses, such as other than hotels, motels, tourist homes and similar uses transient housing accommodations, except by owners and employees employed on the premises and the immediate families of such owners and employees;
- v. Has a gross floor area that, in combination with all other uses accessory to Principal Uses located in the same structure or on the same lot, does not exceed 25% of the gross floor area utilized by all Principal Uses. This 25% floor area limitation, however, shall not apply to off-street parking. Hosted Home Shares, Home Shares, and Bed & Breakfast Establishments are exempt from the 25% floor area limitation.

**Table 29.501(4)-1
RESIDENTIAL USE CATEGORIES**

Accessory Uses

Home Share

Hosted Home Share

Bed & Breakfast Establishment

Short-Term Lodging

Definition. Facilities offering ~~transient~~ lodging accommodations to the general public, where the average-length of stay is ~~less than 60~~ 30 days or less.

Uses Included

Vacation Rental

Sec. 29.1304. HOME OCCUPATIONS.

(1) **Permitted, Special and Prohibited Home Occupations.**

- (viii) ~~Bed and breakfast operations;~~

36th Annual Report

Ames Residential
Satisfaction Survey

2018



2018 Ames Resident Satisfaction Survey 36TH ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of residents. In April 2018, 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 (sophomore 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 12-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 536 respondents who returned usable questionnaires, 268 from the Ames residents (50%) and 268 from ISU students (50%). Response rate for Ames residents group was 20% and 39% for ISU students. Overall response rate for this year is 27.9%, which is 4% higher than last year (23.9%).

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). The 536 completed surveys indicate that we are 95% confident that the questions are within +/-4.19% 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 of the respondents who participated in the survey. Column 2 shows personal and social characteristics of Ames residents collected from secondary data sources including 2016 City-Data.com, Suburban Stats 2017, 2018 Bureau of Labor Statistics, and 2016/2018 American FactFinder. Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2014 and 2018.

Of the respondents in this year's survey, there are more female respondents than male (56% and 43%, respectively). One percent of the respondents opted not to respond to the gender question. Male respondents are lower than the suburban stats (53%) <https://suburbanstats.org/population/iowa/how-many-people-live-in-ames>.

Sixty-three percent (63%) of the respondents have at least college degree, which is slightly lower than in 2016 City-Data.com (68%). Sixty-five percent of the respondents are employed (38% had full-time employment, 27% part-time). Nineteen percent were retirees. Only 11% declared that they were unemployed (higher than the 2018 department of numbers https://www.bls.gov/regions/midwest/ia_ames_msa.htm#eag_ia_ames_msa.f.p) of 2%.

Forty-one percent of respondents reported their household income to be less than \$25,000, 14% report their income is between \$25,000 and \$49,999, 23% report earning \$50,000 to \$99,999, and 22% of respondents make more than \$100,000 annually. Compared to last year survey, there are less

respondents with a household income of \$100,000+ (24% for 2017) but the same rate as the 2016 American FactFinder data.

Table 1. Demographic Characteristics

<u>Characteristic</u>	<u>2016/2018 2nd Data</u>	<u>Survey Year</u>				
		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Residence						
Less than 1 year	-	1	2	<1	1	10
1-3 years	-	25	30	30	36	31
4-6 years	-	15	13	28	13	17
7-10 years	-	10	7	8	9	4
More than 10 years	-	50	48	34	41	38
Gender						
Female	47	54	55	59	45	56
Male	53	46	45	41	55	43
Prefer not to answer						1
Age						
18-24	38	25	29	41	37	40
25-44	31	28	25	24	23	21
45-64	20	24	25	20	28	18
65-74	6	14	11	8	13	11
Over 75	5	9	10	6	9	10
Education						
Some HS	2	1	<1	<1		<1
HS diploma	12	6	6	5	5	4
Some college	18	27	28	33	34	34
College degree	36	24	24	28	22	28
Some grad work	32	11	11	10	9	10
Graduate degree		31	31	24	30	25
Employment status (May,2018)						
Employed part-time	98	29	29	32	31	38
Employed full-time		39	38	38	29	27
Retired	-	21	22	14	23	19
Unemployed	2	1	1	9	10	11
Full-time homemaker	-	2	2	3	3	4
Household income (2016)						
Less than \$25,000	36	32	31	44	39	41
\$25,000-\$49,999	19	15	17	14	13	14
\$50,000-\$74,999	13	16	14	14	12	14
\$75,000-\$99,999	10	15	11	11	12	9
\$100,000 +	22	23	27	17	24	22

Less than half (49%) 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 (36%), followed by little or no upkeep (25%) and more security (5%) (Table 2).

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (25.7 years and 4.7 years, respectively). Of those who have lived in Ames more than 10 years, 89% are homeowners. Of those who have lived in Ames for four to 10 years, more than one-third (43%) own their home. More than two-thirds (69%) of renters have lived in Ames for four years or less. Not surprisingly, respondents who are homeowners (57.2 years old on average) tend to be older than renters (25.9 years old on average).

Of those between 25 and 44 years old, more than half (59%) are homeowners. Of those between the ages of 45 to 64, nine in 10 (90%) are homeowners. In contrast, 95% of those under 25 years of age rent, and 93% of fulltime college students currently rent.

For those with a college degree, 65% are homeowners and 35% are renters. Finally, homeowners typically have more household income than renters. Seventy-nine percent of homeowners earn \$50,000 or more, whereas only 14% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

Table 2. Housing characteristics

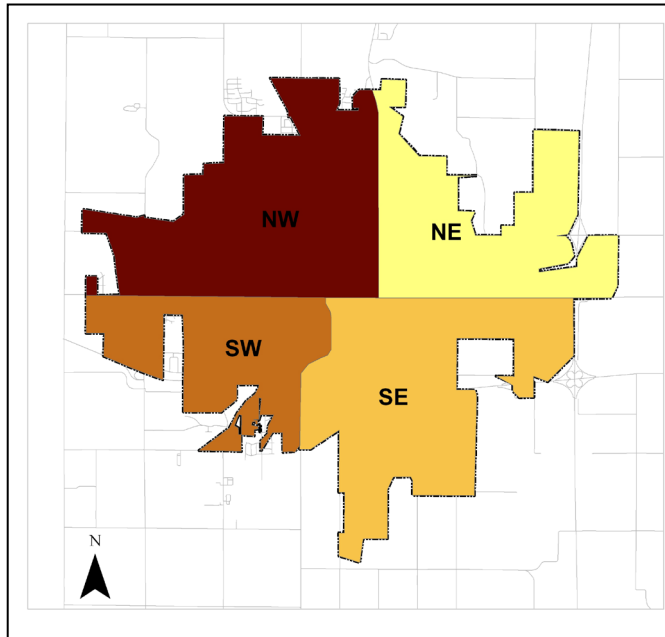
<u>Characteristics</u>	<u>2016 American Community Survey 5-year Estimates</u>	<u>Survey Year</u>				
		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Percent						
Housing type						
Rent	60	43	44	55	50	51
Own	40	57	56	45	50	49
If rent, for what reason?						
Short term stay in Ames	-	60	72	75	77	77
Lack of adequate income	-	42	32	37	25	36
Little or no upkeep	-	38	26	26	5	25
More security	-	13	3	5	33	5
Location of home						
Northwest	-	48	50	47	49	47
Southwest	-	25	25	26	14	13
Northeast	-	16	13	13	25	29
Southeast	-	11	13	14	12	11

Respondents also were asked about the location of their home in Ames. . As seen on Figure 1, almost half (47%) of the respondents reside at the northwest part of the city (49% in 2017), 29% from northeast (25% in 2017), 13% from southwest (14% in 2017), and 11% from southeast side (12% in 2017). (Figure 1)

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

Figure 1. Geographic Sections

47% = Northwest
13% = Southwest
29% = Northeast
11% = Southeast



Priorities for On-Going Services

Respondents were asked to indicate their priorities for the upcoming city budget by indicating allocation levels (less, same, or more) on various services paid for by property or sales taxes. Proposed funding amounts were indicated for each of the services. Table 3 shows the residents' spending priorities. A majority of respondents reported that they would like the City of Ames to spend the same amount as the previous year for all of the 10 services. Fifty-six respondents checked "others" but did not specify what those others were.

On a scale of 1 to 3 (1 - less spending, 2 - same spending, and 3 - more spending), all the programs received a score of 2.0 or higher. The programs receiving a lower score included land use planning (both current and long term), Ames Public Library, and City arts programs (public art and COTA). Additionally, these programs received the highest ratings for "spend less" (13% for land use planning, 16% for Ames Public Library, and 18% arts programs).

Of those selecting "spend more," 23.3% of respondents would like to see more money spent on Ames Animal Shelter & Animal Control, 21.5% wanted more spent on human service agency funding (ASSET), followed by parks activities (20.6%), recreational opportunities (20%), and CyRide (19.9%). These findings are in Table 3.

Table 3. On-going service priorities

On-going service (budgeted amount)	Should the city spend?			
	<u>Less (1)</u>	<u>Same (2)</u>	<u>More (3)</u>	<u>Average</u>
Ames Animal Shelter & animal control (\$446,674) (n=468)	8.5	68.2	23.3	2.1
Human service agency funding (ASSET). (\$1,423,497) (n=466)	7.7	70.8	21.5	2.1
CyRide (public transit) (\$1,907,085) (n=468)	7.1	73.1	19.9	2.1
Parks activities (\$ 1,475,381) (n=467)	8.6	70.9	20.6	2.1
Recreational opportunities (\$2,247,978) (n=470)	9.1	70.9	20.0	2.1
Law enforcement (\$9,783,885) (n=466)	8.4	74.5	17.2	2.1
Fire protection. (\$7,283,577) (n=468)	4.5	84.6	10.9	2.1
Land use planning (both current and long-term) (\$865,415) (n=468)	13.0	70.9	16.0	2.0
Arts programs (Public Art & COTA) (\$209,979) (n=466)	18.0	62.2	19.7	2.0
Ames Public Library (\$4,443,774) (n=470)	15.7	70.2	14.0	2.0
Other (n=56)	6.0	85.7	8.3	2.0

Table 4 shows the trends of the “spend more” responses. From 2015 to 2018, there has a slight increase in more spending for the Ames Public Library. Comparing 2017 to 2018, there was a general decline in the number of responses for increased funding for city services. The largest decreases from last year were in the categories of law enforcement (-8%), recreational opportunities (-7%), and CyRide (-5%). However, the table also shows that these programs remain quite important to the community with at least 20% of the respondents indicating a need for “more spending” over the five-year period.

When 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>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
	Percent				
Ames Animal Shelter and Animal Control	22	23	25	26	23
Ames Public Library	13	12	15	20	23
Human Service Agency funding (ASSET)	20	21	25	23	21
Park activities	19	18	19	22	21
Art programs	16	16	17	23	20
CyRide (public transit)	22	33	29	25	20
Recreational opportunities	26	28	29	27	20
Law enforcement	21	21	25	25	17
Land use planning (Both current and long-term)	20	17	17	17	16
Fire protection	16	18	17	14	11

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** for the following programs and services.

Arts Programs (Public Art & COTA)

- None

Fire protection

- Long-term residents (more than 14 years in Ames)
- Younger respondent (less than 33 years of age)
- Owner
- Undergraduate degree

Human service agency

- Undergraduate and graduate degrees
- Female

Law enforcement

- Long-term residents (more than 14 years in Ames)
- Older respondent (older than 33 years of age)
- Non-student residents
- Retired
- With income of \$200,000 or more
- Owner

Ames Animal Shelter and Animal Control

- Female

Public Library

- Female
- Some graduate work

Land use planning (both current planning and long term)

- Full-time ISU student
- Renter
- Those living in the Southeast side of the town

Parks Activities

- Renter
- Some graduate work

Recreational Opportunities

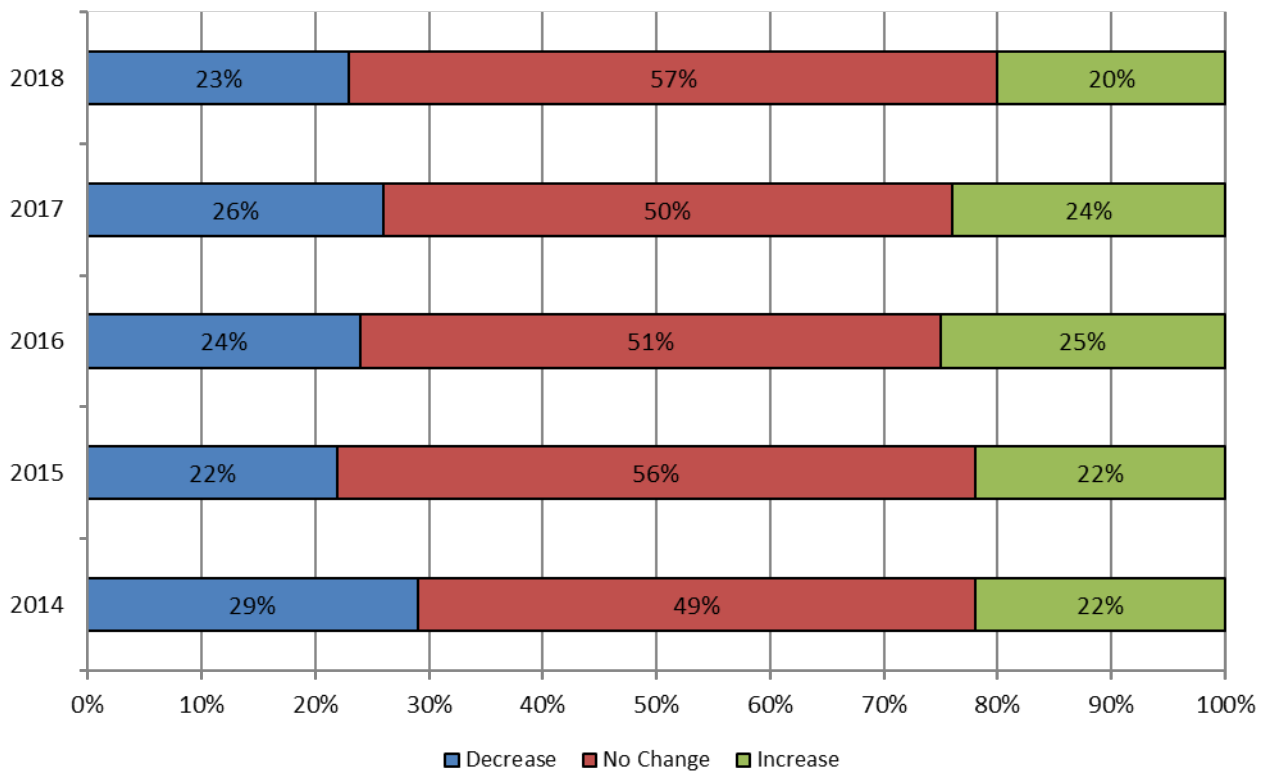
- Undergraduate degree

Transit system (CyRide)

- Newer residents (lower than 14 years in Ames)
- Younger respondent (younger than 33 years of age)
- Full-time ISU student
- Renter

Residents were asked how they thought property taxes should be adjusted (decrease, no change, increase) next year in light of their spending priorities. Figure 2 chronicles preferred property tax adjustments over the past five years. This year more respondents indicated that they would prefer no change in property tax rates (57% in 2018 as compared to 50% in 2017). This seems to suggest that respondents are overall pleased with the city tax rate. In 2018, 20% of the respondents preferred an increase in property tax (24% in 2017) and 23% suggested a decrease (26% in 2017).

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



Capital Improvement Priorities

Respondents prioritized seven capital improvement projects. Table 5 shows traffic flow improvement was the top capital improvement priority. It received a mean value of 3.2 based on a 4-point scale (1 - not very important, 2 - not important, 3 - important and 4 - very important). Reconstructing existing streets is the second highest priority, followed by storm water drainage improvements, greenway trails (recreational) improvements, improvement to existing parks, off-street bike facilities (commuter) improvement, and on-street bike facilities (commuter) improvements. Fourteen responded with “other” specified priorities.

Table 5. Capital improvement priorities, 2018

	<u>Somewhat or Very Unimportant</u>	<u>Somewhat or Very Important</u>	<u>Average*</u>
	%	%	
Traffic flow improvements	19.2	80.8	3.20
Reconstructing existing streets	17.5	82.5	3.15
Storm water drainage improvements	24.0	76.0	3.00
Greenway trails (recreational) improvements	35.1	64.9	2.75
Improvements to existing parks	35.2	64.8	2.70
Off-street bike facilities (commuter) improvements	41.5	58.5	2.64
On-street bike facilities (commuter) improvements	40.4	59.6	2.62
Other, specify	21.4	78.6	3.05

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

Other responses: (n=14)

- CyRide
 - Not having CyRide bus stops right after an intersection
- Library
 - Library
- Pool
 - Indoor pool
- Pedestrian Infrastructure
 - Automatic pedestrian crosswalk lights on Lincoln Way
 - Sidewalks
- Railroad
 - Railroad crossing downtown
 - Fix train crossing at Duff under or over - this is terrible.
- Solar Streets
 - Solar streets
- Storm Water Drainage
 - 6th & Duff storm water drainage improvement
 - Erosion on private property from creeks on city property!
- Street
 - Streets
- Traffic
 - Continue Grand and S 5th to connect out to Lincoln Way in order to reduce traffic on Duff.
 - Also continuing Grand out to S 16th would help
 - Take the strain of S. Duff - put South Grand through
- Other
 - Any infrastructure improvements.

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 project priorities have remained quite consistent over the past five years: (1) reconstructing existing streets followed by (2) traffic flow and (3) storm water drainage improvements.

In 2018, there was not much change in the trends for capital improvement priorities from the previous year. Most categories had only a slight (1-3%) increase or decrease from the previous year. However, in 2018, there was a 26% increase in the “other” category over the previous year. Some of the comments were addressing specific areas of concern in the provided options. For example, traffic flow improvements such as “take the strain of S. Duff – put South Grand through,” and “continue Grand and S 5th to connect out to Lincoln Way in order to reduce traffic on Duff.”

New priorities were suggested based on open-ended comments such as railroad crossing improvements in downtown Ames and pedestrian infrastructure improvements. See related “Other” comments under Table 5.

In 2016, the category, “on-street bike facilities (commuter) improvements,” was added to the survey and in the inaugural year, 61% of the respondents indicated that it was very or somewhat important compared to 60% this year. “Greenway trails (recreational) improvements” was also added to the survey in 2016. In the introductory year, 69% of respondents indicated this was very or somewhat important compared to 65% in 2018.

Table 6. Trends in capital improvement priorities

<u>Service</u>	<u>Survey Year</u>				
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
	Percent very or somewhat important				
Reconstructing existing streets	86	88	80	82	82
Traffic flow improvements	76	84	79	78	81
Storm water drainage improvements	76	77	69	78	76
Greenway trails (recreational) improvements			69	67	65
Improvements to existing parks	66	68	66	68	65
On-street bike facilities (commuter) improvements	-	-	61	59	60
Off-street bike facilities (commuter) improvements	66	71	62	57	58
Other	58	-	-	53	79

Survey respondents ranked their three highest capital improvement priorities. Table 7 shows the results of those rankings. Traffic flow improvements ranked as the first priority. It has claimed the top priority for the past three years. The trend is the same for “reconstructing existing streets” and “storm water drainage improvements” as second and third priorities, respectively.

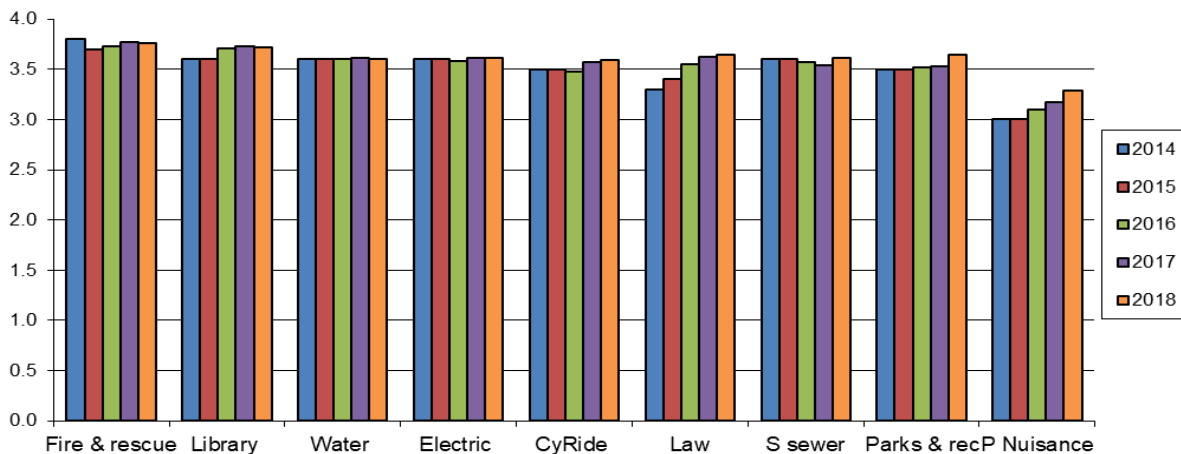
Table 7. Ranking of Capital Improvement Priorities

Capital Improvements	1st Priority (n=457)	2nd Priority (n=443)	3rd Priority (n=429)
Traffic flow improvements	33.9	23.0	14.5
Reconstructing existing streets	30.0	23.7	15.6
Storm water drainage improvements	10.5	17.6	18.9
On-street bike facilities (commuter) improvements	6.6	9.7	10.5
Improvements to existing parks	6.6	8.4	17.2
Greenway trails (recreational) Improvements	6.6	7.2	13.5
Off-street bike facilities (commuter) improvements	3.7	8.6	8.4
Other	2.2	1.8	1.4

Resident Satisfaction with City Services

Respondents were asked to rate 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”) as well as a fifth option, “don’t know.” The level of satisfaction with City services continues to be high (Figure 3). From 2014 to 2018, all nine categories received high ratings (satisfied to very satisfied) by the respondents. In 2018, the levels of satisfaction of three out of the nine services stayed the same as last year. The other six services were rated higher this year (1% increase) compared to last year: fire and rescue, CyRide, law enforcement, sanitary sewer, parks & recreation, and public nuisance services.

Figure 3. Perceived Satisfaction Levels on Services, 2014-2018



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

Respondent satisfaction with City departments remained high in 2018, with all of the nine focus areas receiving 95% 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=349)	2.9	97.1
Library services (n=365)	3.0	97.0
Parks & recreation services (n=430)	3.3	96.7
Law enforcement services (n=422)	5.0	95.0
Electric services (n=433)	3.5	96.5
Sanitary sewer service (n=414)	4.1	95.9
Water service (n=446)	4.5	95.5
CyRide bus services (n=353)	5.4	94.6
Fire rescue services (n=349)	2.9	97.1

Police Department

In the next part of the survey, respondents indicated their priorities for law enforcement. Respondents were asked to report whether they thought the Ames Police Department should give less, the same, or more emphasis to 16 law enforcement activities. More than half of respondents indicated emphasis should be the same for every category, except sex-related offenses investigation. Table 9 shows respondents’ preferences for priorities for Ames Police Department activities from the 2018 survey.

While most people indicated that they feel law enforcement activities should remain constant, several categories did receive responses that “more emphasis” was desired. In the area of sex-related offenses investigation, more than 50% of respondents said it should receive more emphasis, with less than 1% suggesting less emphasis. Other policing activities that people indicated should have additional emphasis included: illegal drug use prevention and enforcement (36.5%), crime prevention and education activities (34.6%), violent crimes investigation (32.7%), and domestic violence & family dispute resolution (32.4%).

One-third of the respondents (33%) said parking laws enforcement should receive less emphasis from law enforcement. Other categories that some respondents felt should receive less emphasis included speed limit enforcement (16%), noise laws and nuisance party enforcement (11%), and alcohol-related crime enforcement (8%). Less than 1% of the respondents believed that violent crime investigation should receive less emphasis.

Table 9. Future emphasis for Police Department activities

<u>Police Department activity</u>	<u>Less</u>	<u>Same</u>	<u>More</u>
Sex-related offenses investigation (n=485)	0.8	48.7	50.5
Illegal drug use prevention and enforcement (n=488)	6.6	57.0	36.5
Crime prevention and education activities (n=489)	1.6	63.8	34.6
Violent crimes investigation (n=486)	0.8	66.5	32.7
Domestic violence & family dispute resolution (n=487)	0.6	66.9	32.4
School resource officer services (n=487)	2.9	71.0	26.1
Bad checks, fraud, & identity theft investigation (n=487)	2.3	75.8	22.0
Alcohol-related crime enforcement (n=488)	8.0	71.1	20.9
Noise law and nuisance party enforcement (n=485)	10.9	70.7	18.4
Residential patrolling (n=490)	5.3	76.5	18.2
Animal control and sheltering (n=489)	5.7	78.9	15.3
Juvenile crimes investigation (n=486)	3.3	82.3	14.4
Speed limit enforcement (n=490)	16.1	69.6	14.3
Traffic control and enforcement (n=489)	6.1	81.6	12.3
Business district patrolling (n=487)	5.7	86.0	8.2
Parking laws enforcement (n=490)	33.1	61.2	5.7

Table 10 shows five-year trends for police department activities that should receive “more emphasis.” For the past several years, survey respondents have continually indicated that sex-related offenses investigation needs “more emphasis.” In the 2018 survey, there was an increased emphasis of school resource officer services; increasing 8% from last year (26% in 2018 and 18% in 2017), possibly due to increased school violence nationally. Over the past year, several policing activities have seen declines in the number of respondents indicating a need for “more emphasis” compared to 2017 data: alcohol-related crimes enforcement (-9%), bad checks, fraud, & identity theft investigation (-8%), illegal drug use prevention and enforcement (-6%), and violent crimes investigation (-6%).

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

<u>Police Department activity</u>	Survey Year				
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
-	Percent				
Sex-related offenses investigation	41	47	51	52	51
Illegal drug use prevention and enforcement	40	35	35	42	36
Crime prevention and education activities	30	32	36	36	35
Violent crimes investigation	33	34	38	39	33
Domestic violence/family dispute resolution	29	35	36	37	32
School resource officer services	21	19	22	18	26
Bad checks, fraud & identity theft investigation	26	27	28	30	22
Alcohol-related crimes enforcement	37	29	31	30	21
Noise laws and nuisance party enforcement	23	17	20	20	18
Residential patrolling	22	18	19	19	18
Animal control and sheltering	14	14	18	15	15
Juvenile crimes investigation	18	16	17	13	14
Speed limit enforcement	14	14	17	12	14
Traffic control and enforcement	16	16	18	14	12
Business district patrolling	9	6	9	9	8
Parking laws enforcement	6	5	5	4	6

Additional Comments

The police department received many positive comments from the respondents. Examples of the positive comments from the respondents include:

- “I would like to thank all of our officers for making this a safe community.”
- “We are fortunate to have the dedicated and professional officers of APD.”
- “APD outreach thru social media rocks!”

Many people indicated having a lack of knowledge about the current policing priorities or they had not had police contact. There were a number of specific problems mentioned in the comments including public vandalism, more patrolling, noise/party control, fireworks enforcement, and enforcement of dogs on leashes, card skimmers, and car windows being shot out.

Several comments focused around alcohol abuse enforcement. One respondent felt that police should have broader enforcement throughout the city: “Don’t just focus on the college. Tons of people drink and drive in residential neighborhoods.” Others thought the police should be more lenient towards those found publicly intoxicated.

Parking was another topic that received comments. Most comments focused on the lack of available parking, parking fees, and tickets. One comment requested enforcement of vehicle removal from snow routes.

There were a couple comments focused on schools and schools resource officers. “I am very concerned about children's safety at school. A very serious program should be followed with local schools to ensure that shootings and violence doesn't occur.” Another comment asked that school resource officers direct attention at neglected children.

The word cloud is the visual representation of the comments. For original responses, please refer to the appendix.



Fire Department

Survey respondents reported their satisfaction with various Ames Fire Department activities. Table 11 shows respondents’ satisfaction ratings. For each activity, at least 55% of survey respondents responded with “Don’t know.” These individuals were excluded from the data in Table 11. Almost all of the respondents were somewhat/very satisfied with efforts at putting out fires (97%) and ambulance assistance (96.8%), followed by 94.3% for fire prevention education and outreach and 92.5% for home business safety inspection.

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

Fire Department Activity	Very/Somewhat Dissatisfied	Somewhat/Very Satisfied
Putting out fires (n=169)	3.0	97.0
Ambulance assistance (n=189)	3.2	96.8
Fire Prevention education & outreach (n=230)	5.7	94.3
Home & business safety inspections (n=130)	7.5	92.5

Additional Comments

Residents of Ames provided many positive comments regarding the Ames Fire Department. Several people provided positive examples of fire safety training and outreach they have received through the Ames Fire Department. Some respondents could not comment because they never had any instances where they needed the services from Fire Department.

While most of the comments were positive, there were also complaints and suggestions for improvement. The complaints were regarding perceived slow response time. There were comments regarding suggested improvements. A respondent suggested requiring higher level of training for fire department staff (EMT-level). One person commented, "Staffing levels need to keep pace with population growth." Another person suggested having an opportunity to take a citizen fire academy.

Actual responses can be seen at the appendix.

Ames Electric Service

The number of respondents who have experienced a power outage fluctuates every year. This is often due to weather conditions. Table 12 demonstrates this fluctuation, in 2014, 53% of those surveyed experienced a power outage followed by only 35% in 2015 and up again in 42% in 2016. In 2018, 36% of respondents reported experiencing a power outage (Table 12). Ten percent of respondents experienced power surge, which affected their computer operations, which is the same as reported the previous year.

Table 12. Respondents' experience with electric service interruption

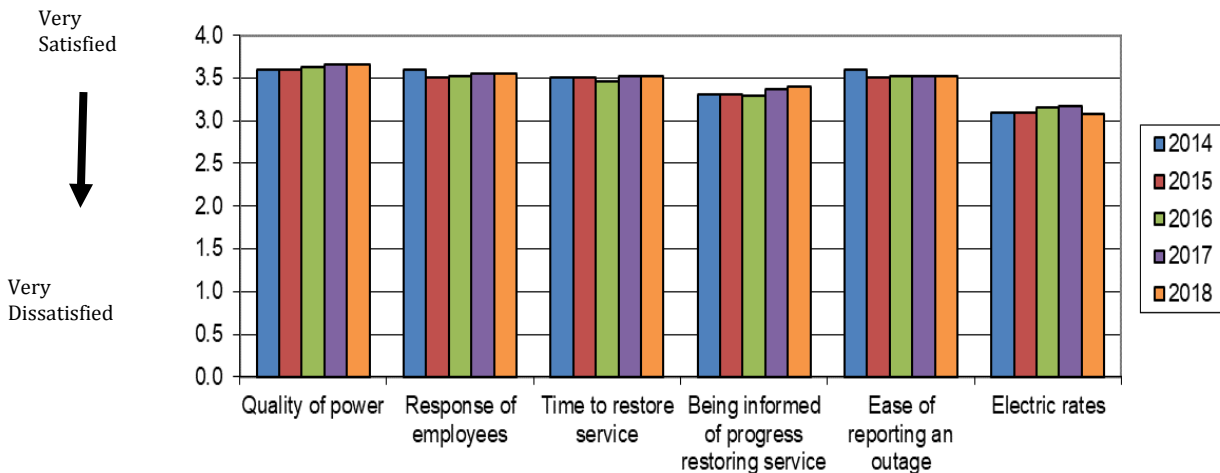
<u>Service outage</u>	<u>Survey Year</u>				
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Experienced power outage	53	35	42	34	36
Experienced power surge which affected computer operations	18	12	15	10	10

Table 13 records satisfaction rates with electrical department services. "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. Over the 5-year period, level of satisfaction with the services provided by the city electric department was quite constant (Figure 4).

Table 13. Satisfaction with Electric Department services

	Very/somewhat dissatisfied	Somewhat/very satisfied Percent	Does not Apply*
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, 2014-2018



Again this year an additional question was asked regarding project interest in being involved in a community solar farm for Ames Electric Services customers. To participate in SunSmart Ames, utility customers would invest in a Power Pack for \$333 and receive a small monthly credit on their bill for the next 20 years. (More information is available at www.CityOfAmes.org/Solar.)

When the survey respondents were asked if they are interested in participating, about one-third (33.5%) expressed interest. When asked why they are not interested, a majority (51%) stated that they are not planning to stay in Ames long term. Other reasons include the cost, lack of knowledge about the program, and perception that the return on investment is low.

- Short-term stay in Ames (51.2%)
- Too expensive (33.6%)
- Renter (5.1%)
- Not interested in renewable energy (4.6%)
- Lack of knowledge (4.1%)
- Not sure if it works (3.7%)
- Return on invest (ROI) is low (3.7%)
- Age (too old) (1.8%)

- Others (3.2%)
 - Concentrate on lowering costs, not being politically correct from the liberal perspective
 - I am but husband isn't
 - If this was cost effective, the city would do it for all citizens
 - Installment payments would be good like budget billing
 - Will it happen due to recent Iowa legislature action?
 - Prefer wind energy to solar in this area

Water and Sanitary Sewer Utilities

Of the respondents who use City of Ames water and sanitary sewer services, the majority reported never having problems such as too much pressure (90%), soft water (81%), rust (77%), disagreeable taster or odor (76%), too little pressure (74%), sediment (73%), or hard water (71%). However, these numbers are down from the previous year.

Figure 5a shows the frequencies of water service problems as reported in 2018. Most respondents experiencing water problems indicated they had problems once or twice in the past year ranging from too little pressure (4%) to sediment (17%). Nine percent experienced hard water on seven or more occasions in the last year. Figure 5b shows data on the number of respondents reporting no water problems for the past five years (2014 to 2018). In comparing 2018 to previous data, less people reported having some water problems.

Figure 5a. Frequencies of water service problems, 2018

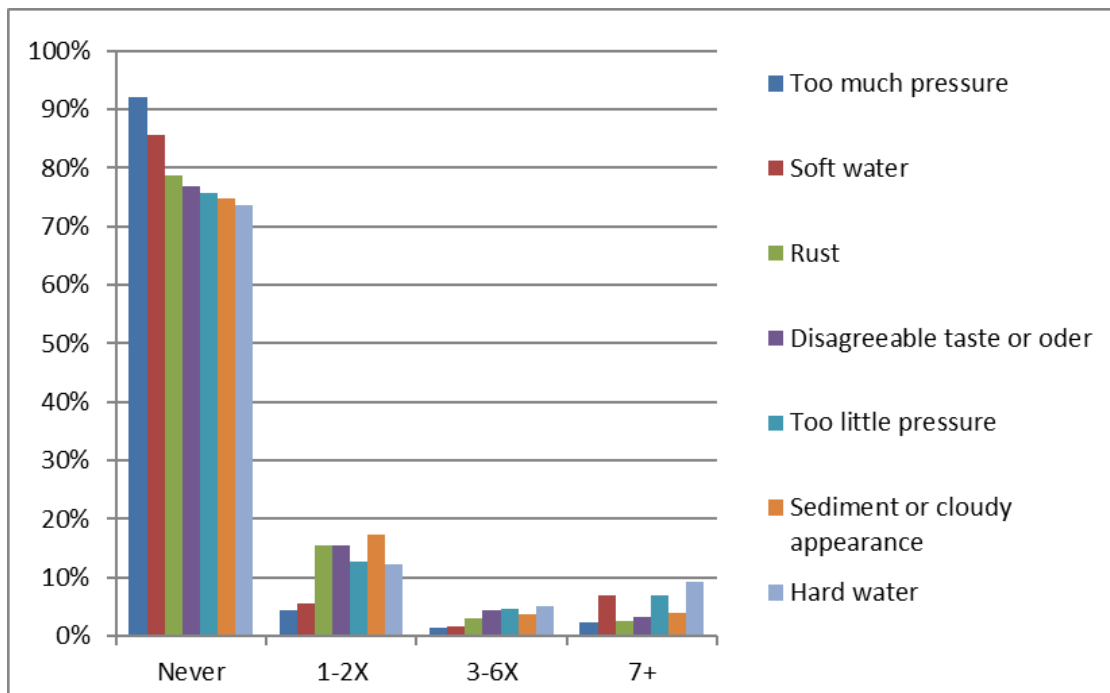
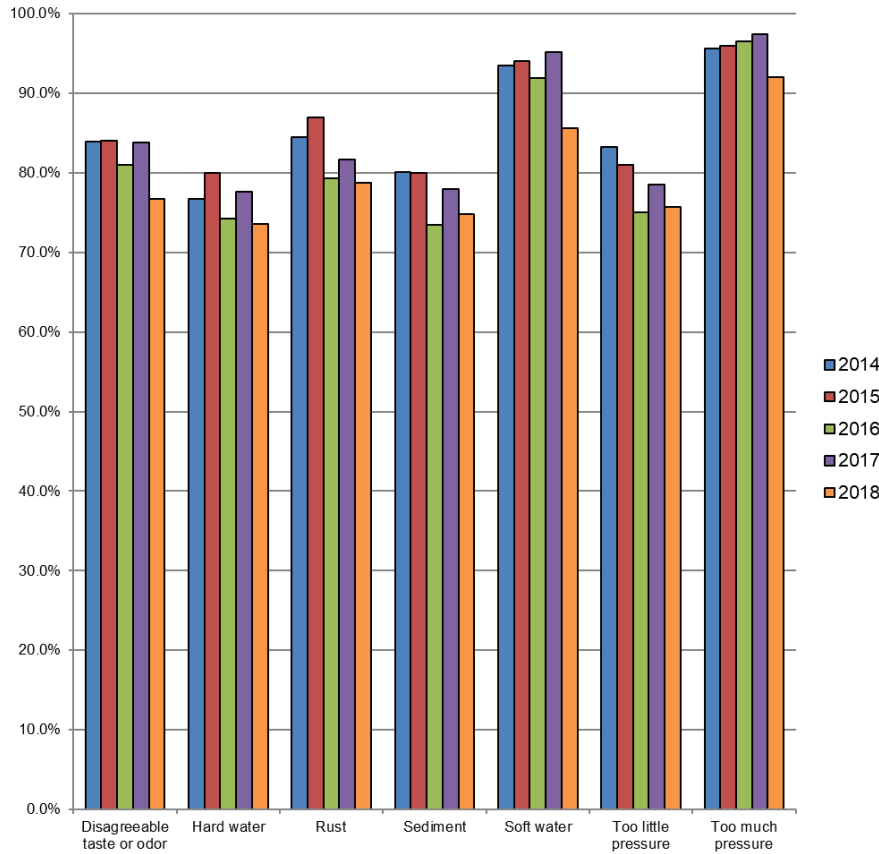


Figure 5b. Respondents Reporting No Water Service Problems, 2014-2018



Additional Comments

Many respondents commented about drinking water – most comments indicated that they were pleased with the quality and taste of Ames water. Two positive comments were made about the touring the new water treatment plant. Several people commented that they have water softeners or filters in their homes to help with hard water or remove chemicals.

Many of the comments were explaining water problems (hard water, pressure, mineral deposits, etc.) mentioned earlier in the survey. Several people noted having rust after a system flush.



For exact wording of comments and to review all comments, please see the appendix.

Water and Pollution Control Department

Satisfaction with services of City Water & Pollution Control Department is reported in Table 14. Eighty-five percent of the respondents were satisfied (somewhat and very satisfied are combined) with water rates. Well over three-fourths were satisfied with water quality and sewer rates (93% and 83%, respectively).

Table 14. Satisfaction with Water & Pollution Control Department services

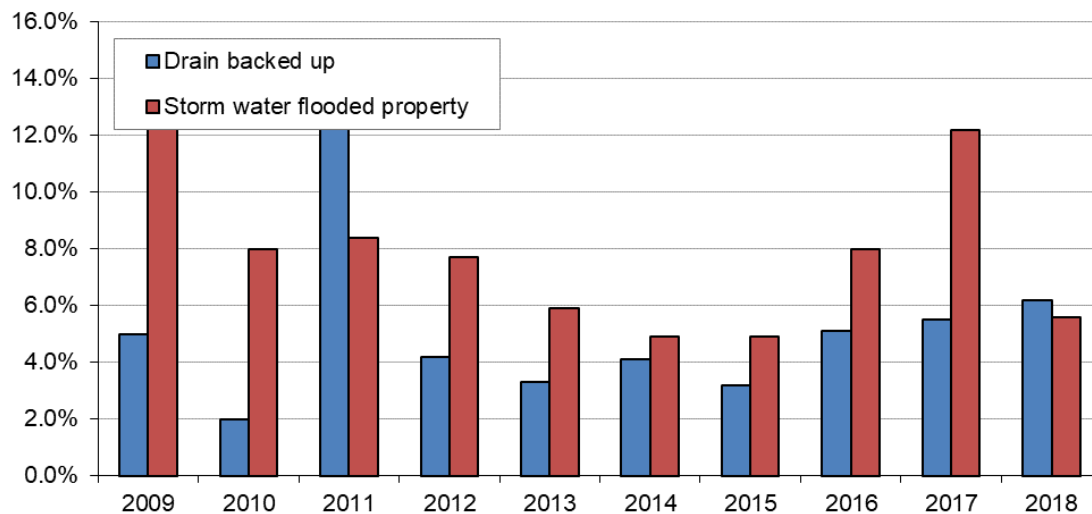
	Very/somewhat dissatisfied	Somewhat/very satisfied	Average
Water rates (n=382)	15.4	84.6	3.15
Water quality (n=425)	6.6	93.4	3.57
Sewer rates (n=374)	17.4	82.6	3.11

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

Residents were asked if the City sewer system caused a back-up in their basement/home. Only 6% (n=30) indicated yes. Of those who had a sewer problem, 29% reported the problem to the city, of which 75% were somewhat/very satisfied with the response and assistance they got from the city.

Finally, residents reported whether the storm water flooded onto their properties from the city street. In 2018, storm flooding was reported by 27 respondents or 6% (Figure 6). Of the 27 respondents who experienced flooding, 26% (n=7) reported the problem to the city. When asked how satisfied they were with the city’s response to the flooding problem, 71% were dissatisfied/ or very dissatisfied. Figure 6 indicates that problems related to the city’s storm water system increased from 2013 to 2017, although this was a big drop from 2009. From 2017 to 2018, the city’s sewer system causing back-up in the basement/home increased slightly, while storm water flooding onto the property decreased over six percent.

Figure 6. Respondent’s experience with city sewer system problems, 2009-2018



Additional Comments

Many of the comments in this section were detailing specific incidents of sewer drain backup or flooding of property. One person suggested giving discounted utility rates to the elderly. Several people complained about the high cost of irrigation water for lawns and plants. Please see the appendix for complete comments.

Neighborhood Nuisance Enforcement

Table 15 illustrates survey respondents' satisfaction with the City's neighborhood nuisance enforcement efforts. Over half of the respondents surveyed indicated they did not have an opinion on each of these activities (ranged from 52% to 67%). These individuals were excluded from the denominator when percentages for "satisfied" and "dissatisfied" were calculated. Among those who expressed opinions, more than two-thirds reported being "somewhat" to "very satisfied" with each enforcement effort: front yard parking on residential property (80%), property upkeep (74%), noise limits (70%), yard upkeep (68%), outdoor storage on property such as old cars, tires, furniture, garbage (67%) and over occupancy in rental property (66%). The average satisfaction is moderate (level ranges from 2.83 to 3.09).

When satisfaction level was compared against geographic characteristics of the respondents, those living in the southeast area (south side of Lincoln Way and streets to the south; east side of University Boulevard and streets to the east) were more satisfied with the yard upkeep (overgrown vegetation) compared to those living in the northwest and northeast side of the city.

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 property upkeep, over-occupancy, yard upkeep, and outdoor storage on property were almost the same (2.8) (4 being very satisfied).

Table 15. Satisfaction in neighborhood nuisance enforcement

	<u>Very/Somewhat Dissatisfied</u>	<u>Somewhat/Very Satisfied</u> Percent	<u>Average</u>
Noise limits (n=236)	29.7	70.3	3.09
Front yard parking on residential property (n=197)	20.3	79.7	2.97
Property upkeep (paint, gutters, broken windows) (n=233)	25.9	74.1	2.87
Over-occupancy in rental property (n=165)	34.2	65.8	2.85
Yard upkeep (n=231)	32.2	67.8	2.84
Outdoor storage on property (old cars, tires, furniture, garbage) (n=230)	32.6	67.4	2.83

Additional Comments

Most of the respondents who wrote comments felt that there is no nuisance problem in their neighborhood. Many people were concerned with yard and property maintenance and often sighted specific examples. There were concerns related to rental caps and over occupancy in rental housing. Several people were concerned about old, unused cars parked on the street or in neighboring yards creating an eyesore. Some other issues mentioned were yard upkeep, property maintenance, noise, barking dogs, parking issues (lawns, street), and sidewalk snow removal. For additional and 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 2.9 to 3.3, meaning the road services were rated “good”. When “very good” and “good” responses were combined, responses ranged from 72% for surface condition of major streets to 93% for maintenance of bike paths as seen in Table 16.

Table 16. Road service ratings

	Very Poor/ Poor Percent	Good/ Very Good
Maintenance of bike path (on street lanes & paths) (n=390)	6.8	93.2
Appearance of medians and parkways (n=408)	7.0	93.0
Condition of streets in your neighborhood (n=410)	9.2	90.8
Snow plowing on major streets (n=414)	13.1	86.9
Snow plowing in your neighborhood (n=415)	13.8	86.2
Street sweeping in your neighborhood (n=408)	14.9	85.1
Street sweeping in business areas (n=400)	16.5	83.5
Ice control at intersections (n=414)	20.4	79.6
Surface condition of major streets (n=414)	27.6	72.4

Figures 7a&b compare this year’s road service ratings with ratings from previous years. Most categories saw a slight rating improvement from last year. Eight out of nine street maintenance features increased slightly compared to last year. Only one maintenance feature, “snow plowing in your neighborhood,” decreased in satisfaction over the previous year.

When looking at the age of the respondents, six out of nine road service ratings were viewed differently (condition of street in the neighborhood, ice control at intersection, snow plowing on both neighborhood and major streets, and street sweeping in both business area and neighborhood). The older the respondent, the higher they rated those six road services.

In term of length of residency, four out of nine road services were rated higher by long-term residents (condition of streets in the neighborhood, ice control at intersection, and snow plowing in both neighborhood and major streets).

In 2018, those living in southeast Ames had higher ratings for street sweeping in business areas and surface condition of major streets compared with those from northeast and southwest (average score of 3.0 and 3.3 respectively). On the other hand, snow plowing in the neighborhood and street sweeping in the neighborhood were viewed higher by northeast residents compared to southwest residents. The other three street maintenance features were viewed the same regardless of geographic residence.

Figure 7a. Quality of street maintenance features (2014-2018)

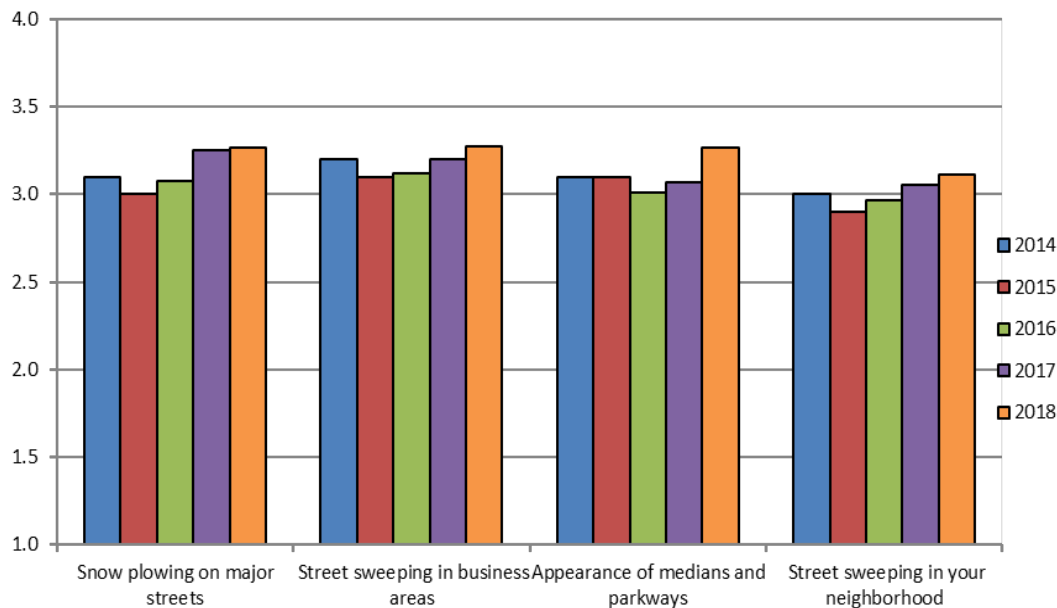
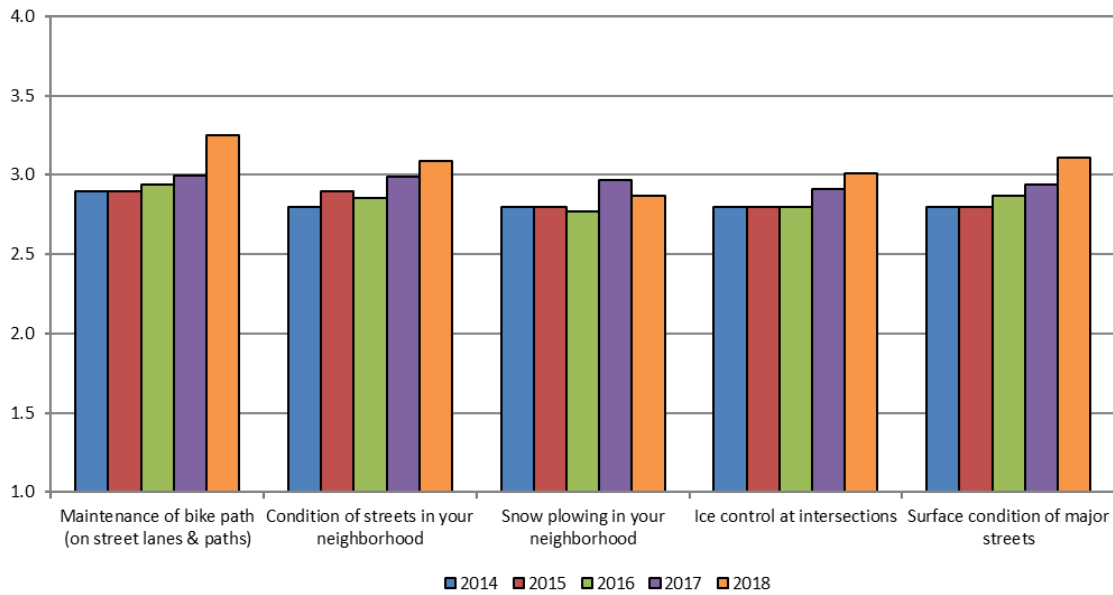


Figure 7b. Quality of street maintenance features continued (2014-2018)



The survey also asked about the effectiveness of coordination between traffic signals. Table 17 shows that while 59% of respondents said coordination was “often and/or always” effective, another 32% said the coordination was “rarely to sometimes” effective.

Table 17. Signal Coordination Effectiveness (n = 487), 2018

	Percent
Almost always effective	24
Often effective	35
Sometimes effective	26
Rarely effective	6
Don't know	8

Additional Comments

A common complaint from the comments was the lack of coordination in traffic lights. A number of people identified specific problem intersections, which are listed below. Other top concerns included road median, pedestrian crossing signals, sidewalks/bike path infrastructure, snow removal and street maintenance.

Specific areas of the city that needs attention are:

- 3rd and Walnut

- Stoplights at Walnut and 3rd are poorly coordinated. Oftentimes turn red when no cross traffic is even present
- Lights all over town often turn red for me when nobody else is even at the intersection. 3rd Street/Walnut intersection is the worst
- 13th and Grand
 - Need left turn lanes in all directions
 - Better traffic control at times of day
 - Needs another turning signal, without it the turning time is too long and not enough cars can turn before the light turns red
 - Turn arrows
 - The corner of Grand and 13th needs to have a left turn light. That stop light is next to impossible to turn left at due to low visibility.
- 24th and Stange
 - When you push the button to cross Stange (for walkers and bikers), all lights turn red for cars, but only the signal to walk across Stange shows up. You might as well have the walk signal to cross 24th also turn on.
- Burnett and 20th-22nd
 - Resurfaced last year. Left it very rough and now it is worse than it was. Kids can't skateboard... too rough just an overall bad job.
- Campus Ave
 - Lots of potholes and rough road
- Campustown
 - Several bad/blind intersections around Campustown such as Stanton and Lincoln
 - Maybe the city of Ames just shouldn't shut down streets near campus. I also know that the business that closed down the street on Lincoln Way isn't paying the city or the university a dime. It is a huge inconvenience especially when some students are not good drivers.
- Carroll and 16th – 24th
 - Did "rehabilitation" a few years ago, should have just rebuilt the street, rehab didn't really help much. Some intersection were very slick, but that's a brutal reality.
- Duff Ave
 - Duff is currently a parking lot of congestion. Hopefully the Grand Ave extension will help.
 - South Duff traffic control is terrible.
- Grand Ave and 30th/Duff
 - East/west sensor needs to be more sensitive or faster countdown
- Lincoln Way and Hyland
 - The Hyland/Lincoln Way intersection needs to allow more time to alleviate the traffic.
- Lincoln Way and Kellogg
 - The light at Lincoln Way and Kellogg is for sure not coordinated.
- N University and Stange Rd.

- The intersection of N University and Stange light is very odd. It often will switch the light on for lanes that have no cars and both cars and people in the crosswalks are just stuck there waiting
- S University
 - New traffic circle on South University Ave makes it difficult to exit Sams Club east because the light is too long.
- S University and S 16th
 - The stop light at the intersection of S University Blvd and s 16th St takes forever to turn, especially at night.

Specific issues of the town that needs attention are:

- Road Medians
 - I have noticed that there have been a lot of weeds growing in the medians, especially where they have put shrubs or trees and covered the rest of the area with landscaping rock.
 - The medians along Stange in Northridge Heights are all weeds. Needs maintenance.
- Pedestrian/Bicycle
 - I use a bicycle, both on sidewalk and the road. The traffic lights do sometimes seem to ignore pedestrian walk button.
 - Sometimes the button is useless.
 - Traffic light coordination is often abysmal for pedestrians. It takes forever to cross certain streets (esp. Lincoln Way & Duff)
 - Good efforts w/ bike lanes and green areas. Poor with bumpy paved trails like on Univ. Blvd.
 - It would be helpful to have bicycles use the bike paths where available.
 - Don't understand the bike paths on 4th street. Have never seen a bike on them.
 - Shared use roadways (bike, car) should only be in place where defined separate lanes can be provided. See: 6th Street east of University - ISU portion of street.
 - My sidewalk is very poorly maintained by the city and fills with mud due to poor design. I walk to work and have to walk in the street due to how poorly maintained it is.
 - Nothing to say. The city could use more sidewalks but I know that that's an ongoing process.
 - Sidewalks need repair
 - The condition of sidewalks in the Oakland St. area and surrounding streets are very poor. Walking is a hazard - very easy to trip and fall!
 - Bike paths are in poor shape.
 - Another concern is that the pedestrian crossing lights on Lincoln Way don't turn to the walk light unless the button is pushed. As Ames is such a pedestrian heavy area, this is highly ineffective as once pedestrians approach the walk, they still walk unsafely if the light is not on.
- Snow removal
 - My neighborhood always takes a long time to get plowed after it snows.
 - Excluding snow/ice, the roads are usually in good condition. However, I feel Ames does an unacceptably poor job clearing the roads of ice. I know several times I have been driving in the afternoon of the day after it rained/snowed during winter and there was still a dangerous amount of ice on the road.
 - It always seem pretty slow to get snow shoveled or intersections deiced.

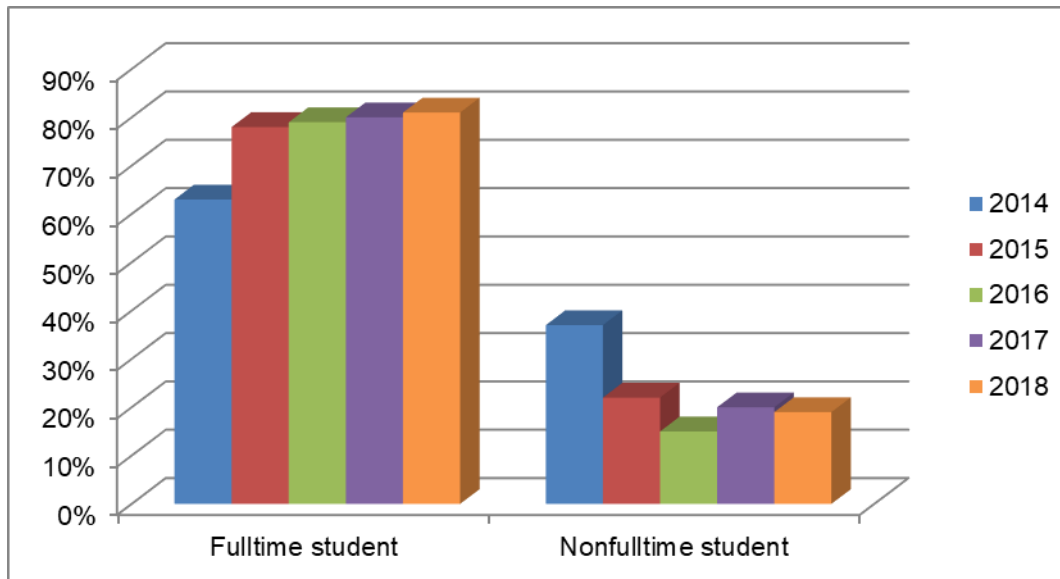
- Live on a dead end street. It is one of the last streets cleared off.
 - Need faster snow removal
 - Plowing on major streets like Grand was generally good. I work on Saturdays and even major streets like 13th often poorly plowed Saturday mornings.
 - Snow plowing could be improved. Roads during/after a snow are often very slippery and it is difficult to see the lines.
 - Snow will get plowed once, but not necessarily again. Left to cars driving to clean remaining snow.
 - Snow/ice removal is a major issue.
 - Poor quality/care. I've called to have one street plowed
 - The roads in the winter are terrible in Ames.
 - The street conditions during and after snowfall is very poor. It would be wonderful if Ames had 24hr snow removal and salt/brine crews. It is so icy after snowstorms in the Midwest, and it is shocking how unprepared the city of Ames seems to be. Property managers should be held accountable for adequate snow removal and ice treatment as most parking lots are ice skating rinks during and after winter storms.
 - When it snows or freezing rains it seems like nobody cares the roads conditions are really bad. More often than not, lots of snow or ice is leftover and that's not great. They try to clear but don't do a very good job, but that happens all over Iowa so I am not surprised.
 - Keeping the huge amount of winter weather we have had in mind, I am very impressed with street maintenance keeping up.
 - The plowing this winter was poor. Roads were icy in the Greek community neighborhood south of Lincoln Way to the point that cars struggled with driving even after the roads had been plowed.
 - Snow plowing - when the snow plow services around our neighbor's car parked on street they leave a massive pile of frozen slush in the middle of the street.
- Street Maintenance
 - There are a few annoying road issues like the recurring potholes on Welch Avenue, but I'm sure the city knows this and does what they can to solve it as soon as is practically feasible.
 - Some pot holes. Streets often aren't plowed well.
 - Our street is rather rough as a lot of streets are.
 - Parts of Duff Ave and Lincoln Way are very patched rough. It's embarrassing to show visitors to Ames around, because it's a bad first impression.
 - Please fix the potholes.
 - There's a HUGE pothole on S. 16th that's been there a while. For the most part, streets aren't any worse than other cities of comparable size.
 - Maintenance of the streets in the older and historic districts of Ames is very poor. They are often not plowed and very little effort is put into keeping them clean. Many times the residents of those neighborhoods have to keep things in order and that should be the duty of the city.
 - My biggest issue with the streets is how rough and uneven they are in some places. I understand that with having to plow over winter it is a challenge to keep them perfect but maybe you all could look into ways to help improve them for spring/summer/fall.
- Traffic lights/coordination
 - With Lincoln down to one lane in areas it is hard to have effective lights.
 - Lights should be better coordinated to improve traffic flow.

- Good lord can we get some rolling street lights? This is my biggest gripe with Ames, I can have a light turn green, but the next one instantly turns red. Most other major cities I've been to coordinate so you can usually hit lights of the same color as you move forward
- I don't like the inconsistency of the cycles. Some turn when the walk cycle goes to 0 and many do not.
- I wish the lights on Lincoln would be timed
- In late 1950's you had to drive 43.5 mph to get all green lights. Still that way last time tried - poorest city around as to traffic signals forcing you out to speed to get a couple of greens.
- More coordination between lights would be nice.
- Not sure what this means, but lights often take too long to change when there is no oncoming traffic from cross streets.
- Some need better timings or traffic activated loops.
- The coordination could use improvement in many areas. Many areas it works great.
- This should be a high-priority issue. Having cars idling at almost every traffic light creates traffic congestion, increases use of gas, leads to more air pollution.
- Traffic signal coordination is terrible!
- Traffic signal timing lends to favor those who speed. Not uncommon to have someone run a red light in order to squeeze through.
- Traffic signals are sometimes not logical. I should not have to stop when no vehicles are on the roads as well.
- When I'm in a hurry, the light is always RED!
- It seems either you stop at every light or you make all the lights.
- Traffic signals are my biggest gripe. Too many, especially on Lincoln Way.
- The stop lights that say yield on green for two lane mayor streets are extremely dangerous because sometimes the turning lane has a very long line of cars that doesn't allow for proper visibility. These stop lights should be changed for ones that have the turning arrow. Turning in mayor streets is very dangerous!!

CyRide

Ames' mass transportation system – CyRide – was addressed next in the questionnaire. Observe in Figure 8 how CyRide users differ by student status (full-time versus non-full-time students). Among respondents who used CyRide at least once a week, 84% were full-time students and 16% were non full-time students.

Figure 8. Use CyRide at least once a week, 2014-2018



In 2018, 49% of survey respondents reported to be CyRide users to various degrees. In the past five years, the use of CyRide has averaged around 44% (between 38% and 79%). In 2018, 51% of respondents reported they never rode the bus.

There was a decrease of 7% for those using CyRide once a week, and 11% increase in those riding for 2 to 6 times per week. The number of respondents who took CyRide for more than 10 times per week increased by 1% this year compared to 2017 (Table 18).

There is some correlation between resident demographics and CyRide usage. CyRide users are mostly younger (26 years of age) and have stayed in Ames for a shorter period of time (average 5.2 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 were students (84%) and mostly renters (88%).

Table 18. Respondents' weekly CyRide usage

Weekly use	Survey Year				
	2014	2015	2016	2017	2018
	Percent				
Never	62	59	53	53	51
2 to 6 times	15	15	19	6	17
7 to 10 times	10	12	9	19	16
More than 10 times	8	9	15	10	11
Once a week	5	4	4	12	5

When respondents were asked what would make them consider using CyRide if they are not currently using it, more than half (57%) said "nothing." Thirteen percent mentioned more frequent service near their residence and route service to more areas of Ames (15%). Other additional features mentioned were longer service (earlier/later) for some routes and a free service and/or lower cost. (Table 19)

Table 19. Services that would make you consider using CyRide if not currently using this service (n=225)

<u>Reason</u>	<u>No.</u>	<u>%</u>
Nothing	129	57.3
Service were provided to more areas of Ames	33	14.7
Service was more frequent on routes near me	30	13.3
The fare when boarding was at no cost	25	11.1
The fare when boarding the bus was lower	17	7.6
Service was offered on my route longer during the day (earlier or later times)	12	5.3
Others	35	15.6

Other responses:

- Bus stop access
 - I'm elderly – if there was a closer stop to pick up
 - I could access closer to my home.
 - More accessible to my house
 - It doesn't come near here, although we were told our area would be served when we moved here in 1995.
 - North Ames
 - No stops close to home - walk would be ~10 min
 - Not a stop nearby - closest is nearly 10 min walk.
- Cost
 - Free fare for employees of ISU - used to be this way.
- No Need
 - I live within walking distance to most everywhere I need to be
 - When we get jobs in town!
- No Interested
 - Not interested
- Other
 - Can't pay for the ride on the bus
 - I don't go anywhere consistently enough to leave a route.
 - No longer have teens in my household! Very valuable then.
 - Will ride in the future
- Retirement
 - For seniors.
 - Retired and will need it soon
 - Will use more when retired
- Route
 - More direct route where I want to go, but no big deal.
 - Not on a CyRide route
 - Live on a gravel road.
- Travel Time
 - Shorter amount of time to get to destination
- Unfamiliar
 - Haven't thought about this

- Too confusing
- Don't know how to read the schedule forms
- Need more info on rates
- Not familiar with it. Need to try it
- Not knowledgeable enough to answer the questions
- Taking the time to figure it out
- Taking the time to understand the routes
- Vehicle Trouble
 - If my car broke down
 - Could not drive
 - Inability to drive
 - Problems with my vehicle

Additional Comments (For actual responses, see Appendix)

- Complaints
 - Fix the app.
 - I don't like the new policy proposal that CyRide won't wait for you if you're running for the bus. We all know that CyRide is always a little late, and shutting the doors on someone who is clearly trying to make it to the bus is just plain mean. I've never seen anyone upset because the bus waited an extra 15 seconds to make sure someone gets on.
 - I don't like the new route names, especially cherry. Do you have any idea how many "pop the cherry" jokes are going to be made now? I really don't need that in my life.
 - Making sure seats are available for the disabled. Also drivers have a habit of breaking REALLY hard... One driver states that it is only okay to pass in front of the bus at the science hall stop, It is safer to cross in front of the bus than behind...
 - Next year the 1 Red route is changing. Not only is this inconvenient for me, but based on the number of students that use this stop, I think this is going to create a big issue.
 - Some drivers are extremely nice and others are extremely rude. Frequencies in the afternoon and weekends are too long. There shouldn't be days with no service because some people depend completely on this service for transportation.
 - The signs that display time until next bus at certain bus stops to not actually show all the buses so they are not helpful, also since all buses are not equipped with GPS, the QR code and texting CyRide do not show accurate ETAs
 - The smell of the diesel fuel gives me headaches with asthma.
- Convenience
 - Choose housing close to transportation
 - My house is located at 2 CyRide stops. I can live in my house longer as I age because of CyRide.
- Construction Conflict
 - CyRide would be better if Lincoln way wasn't shut down in the middle of one of their major routes.
- Cost
 - Going to \$1 will help
 - No fare for children.
 - Seems like there should be some off-season rates for residents!
- Good alternative
 - If my vehicle was not available or during a snowstorm.
 - It depends on the weather. If it snows outside, I would like to take CyRide rather than drive. Also, I feel the parking lots on campus are not enough.

- Hesitant to ride
 - I hesitate to ride not knowing which bus near me goes where. I look at the CyRide map and I get confused. Google directions, might be helpful.
- Never used
 - I just never used it so I can't give feedback.
- No Access/Limited Access
 - I live in North Ames and haven't got access to CyRide.
 - I live out in mobile home park and I wish there was a stop closer or there was more times buses came out by my home.
 - I am elderly and my home is too far from the bus stop in the winter.
 - I think CyRide is excellent. I rarely ride it because I drive and not a stop nearby.
- No Need
 - Don't need it yet.
 - My work is close to my home, I drive where I need to go.
- Not convenient
 - As a senior citizen, I need convenience of my own private transportation.
 - As long as parking in retail areas is adequate, we will choose to drive.
 - I drive now to save time.
 - I'm elderly and drive when needed.
 - My 15 minute commute would be 1 hour and 20 min by bus.
 - My current schedule and need to travel outside Ames during the day makes this difficult.
 - The convenience is part. I have a lot of routes often in - my neighborhood, but the other routes aren't convenient especially on breaks.
 - Unfortunately my job requires frequent meetings outside of CyRide hours. It is fairly impracticable for my non-routine employment.
- Other comments
 - Have ridden the bus in the past
 - Live on the east side and work almost outside of town on the west
 - Need my vehicle for work
 - Wish CyRide was better planned and more frequent
 - Our 15 year old dog loves car riding and is almost always traveling with us.
 - Kids require a lot of stuff, which makes it more difficult
 - Ride 3 or 4 times per year
 - When my bike is broken I ride every day. I live on the 1red route and it's very convenient if a bit unorthodox due to construction.
- Other transportation services
 - HIRTA best meets my needs due to my impaired mobility.
- Positive Comments
 - Best bus system outside a major city
 - CyRide is a wonderful public transportation system for Ames. It is easy to use the MyState app to see when the next bus in my route is coming. I am very happy to have CyRide as an option for transportation.
 - CyRide is an excellent service for community residents and students alike. I'm looking forward to the new changes!
 - CyRide is awesome. I am mad that I chose where to live next year so I would live close to a bus stop, but CyRide 2.0 is redoing all the bus stops.
 - CyRide is great. Thanks
 - Use it every day, love it
 - I'm glad that CyRide is expanding their routes
 - The bus service is great
 - The bus system is incredibly convenient, versatile, and intuitive. It's not as intimidating to use for incoming students as it could be, which is a very good thing

- Use it all the time
- Very good service
- Student comments
 - I live in a sorority house where majority of the girls use CyRide multiple times a day to get to and from campus and classes.
 - I live in a sorority house with 60 women. Probably 20 regularly use CyRide. We enjoy the service.
 - We are college students, use it for class every day.
- Suggestions
 - I used the red route and would have liked if it ended its west route in Maricopa rather than at the school.
 - I would use the service more often if CyRide offered more weekday late-night services/routes.
 - The frequency of buses reduces from 6:30 in the night. Can it be extend till 7:30 or 8?
 - Need more Blue Route buses
 - Need more frequent service
 - Needs a route on the street to Molecular Bio.
 - Please increase frequency on 9 Plum route.
 - Service needs to be restored down Airport Road instead of dropping off on Univ. Blvd. and walking.
 - Would like more routes out to E 13th and some non - 3pm hrs.
 - Would like a shuttle from downtown Ames to Campustown area, frequently 2 times per day.
 - Would love to have direct routes to the pool in the summer time - not to have to transfer.
- Walk
 - Always walk
 - Walk a lot and seldom drive
 - Walk or bike
 - Don't have to walk far and we don't mind walking

Community Parks and Recreation

Residents were asked to rate their level of satisfaction with various Ames Parks and Recreation features on a four-point scale from “very good (4)” to “very poor (1)” or “don’t use.” The individuals who did not use a park feature were excluded from the ratings in Table 20.

Satisfaction with parks and recreational features continues to be high with 85% (restrooms) to 98% (overall appearance of the parks) of users providing a combined “very good” and “good” rating. The average rating ranges from 3.0 (restrooms) to 3.5 (overall appearance of the parks) on the 4-point scale. Satisfaction level is about the same or higher compared to previous years in all parks and recreational features. (Figure 9a & 9b)

Table 20. Users' satisfaction with parks and recreation facilities, 2018

Facility	Very Poor	Poor	Good	Very Good	Average**
Overall appearance of parks (n=474)	1	1	43	55	3.5
Wooded areas (n=387)	1	2	50	47	3.4
Playground equipment (n=280)	1	3	52	44	3.4
Hard surface trails/crushed rock trails (n=402)	<1	2	56	42	3.4
Tennis courts (n=179)	1	4	56	38	3.3
Shelter houses (n=346)	1	3	62	34	3.3
Picnic areas (tables/grills) (n=375)	1	4	64	31	3.3
Restrooms (n=320)	1	15	64	21	3

* "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

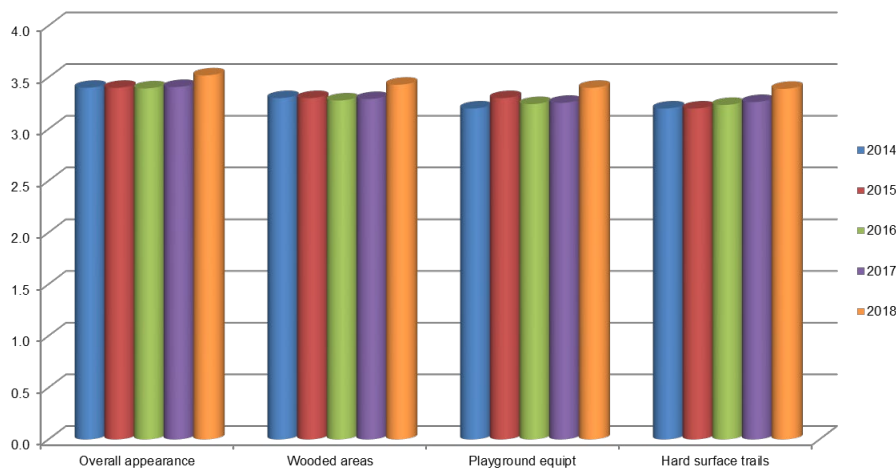
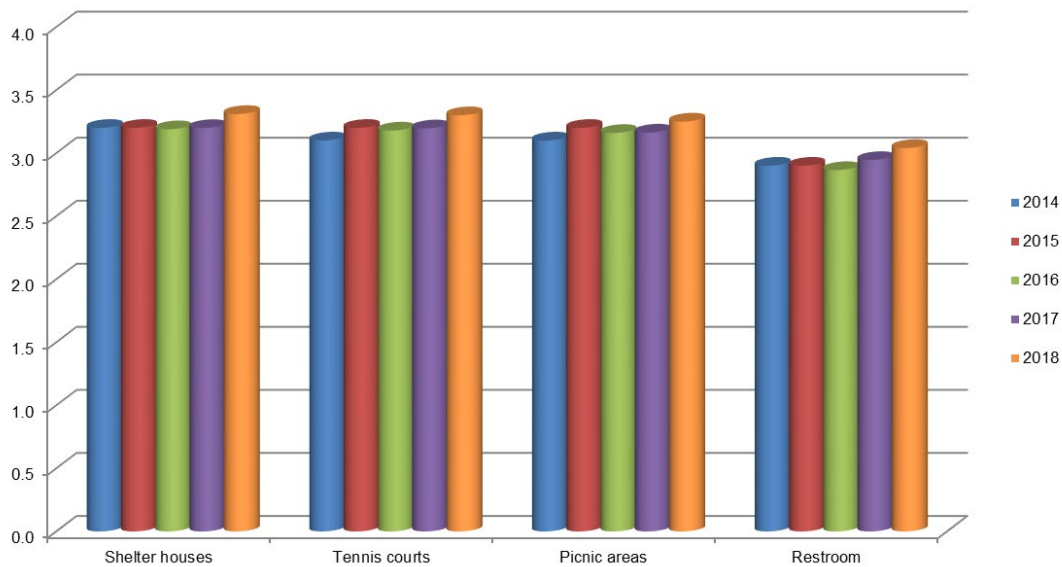


Figure 9b. Rating of Parks and Recreation features in the past 5 years



Additional Comments

- Positive comments
 - Ames parks are always clean and well kept. A lot of great trails to walk. Always proud to show it off.
 - Clean and satisfying.
 - Everything is well maintained
 - I don't go often, but the parks are fine.
 - I don't use them much but they seem nice from afar.
 - I have worked in parks and recreation in another town, and I can honestly say I am extremely impressed with what I have witnessed. Your parks have been clean every time I go, and that's hard to maintain.
 - I haven't spent much time at the various parks in Ames, but the picnic areas are nice. I can see them not having much space though during the spring while ISU is in session.
 - I like that we have so many parks around Ames and that they're well-maintained.
 - I love Ames parks. I only wish there were more trails and wooded areas, particularly for walking.
 - I only use Daley Park for walking, but we have had some neighborhood picnics there.
 - I really like the biking trails.
 - I think the City of Ames does a wonderful job with the Parks and Recreation in general. Some trees get a bit out of hand it seems, but I like the lesser used parks so that could be it.
 - In good quality.
 - Kept well, trails are good for running and biking.
 - Love it.
 - Love the small pocket parks especially downtown.
 - Most parks in Ames appear to be in good shape in my opinion. Although I'm not sure how we are grading them. Most walked around last year.
 - Neat, comfortable.
 - Parks are well taken care of! Our family enjoys them.

- Pretty snazzy and well maintained
 - The parks are in overall excellent shape.
 - The parks here have made my time in Ames much better than it would have been without. Thanks for maintaining them so well :)
 - The skate park is great for such a small town.
 - The trails are well kept even in the winter so they are nice to use year round.
 - Very well done for a city the size of Ames! Going for a walk is super pleasant and makes me feel like I'm out of a city.
 - We think the electric hook ups in the shelters is wonderful.
- Wants
 - A map on the city's webpage or elsewhere showing where shelters are within a park would be helpful. Because there are multiple parking spots at Brookside park, knowing where to park closest to your shelter would be helpful
 - Benches at the outdoor ice skating rink - possible leagues?
 - Connection needed by Carr Pool.
 - Dog park - fix the park it's a train wreck. You spend so much on other parks.
 - From what I have observed the parks around the Ames area are smaller, but there are many of them. It would be nice if there was one big central park, which had interactive features other parks in the area don't have.
 - Have only one small park near us. Wish land at west end of Ontario Rd. on the South Side near R-38 could be a park.
 - I like BB's opened year round on at least earlier and stay open later.
 - It would be nice if the bathrooms at the parks could be opened sooner. There have been lots of times that I've taken my kids to the park but the restrooms were still looked and they needed to use them.
 - It would be nice to see less mowing of certain areas and instead have them planted with native species that would better support wildlife and pollinators.
 - Please extend Skunk River trail from Lincoln Way to South 16th ASAP.
 - Please spray for dandelions
 - Need more play equipment for older kids and children with special needs
 - Restrooms closed in winter :(Shelter houses need cleaning. Lots of wasps. Brookside courts need lights for Fri., Sat. night play. Had them for many years and were removed but should be replaced.
 - Need more hard surface bike trails / not bike lanes on streets.
 - Would like to see outdoor ice rink for hockey in winter and roller blade in the rest of the seasons or both (year round)
 - Would love soap in bathrooms.
 - We live across from the Northridge Heights Park. It could really use some TLC to get the green space (grass) in better condition. There are lots of weeds. Also a restroom would be nice. Even a portable during the summer months.
 - Would like to see more play equipment that is better suited for younger kids. For example, the old equipment at Daley Park was better for younger kids than the new equipment.
 - We need fenced playground in one or two parks so parents with running away kids (special needs kids mostly) can take kids to a safe playground. Also playground accessible for wheelchairs. Every kid deserves to play.
 - We need more trail access and more linking of these trails. Come on now, I want to stay here but there is very little outdoor recreation. Link the new recreation center to the nuclear woods trail
 - Wish there was soap in the bathrooms

- Would be great to have traditional benches on or around tennis courts.
- Would be nice if restrooms were available earlier or later in year if weather is suitable.
- Suggested Improvements
 - #1 Ada Hayden - some bumps (I saw an old lady trip).
 - 4 - River Valley North - Need to repair door locks; Brookside - paint bright white - sometimes very dark
 - Adding dog pick up stations would help keep facilities clean
 - Certain parks need proper night lighting, safety should be considered because people feel scared to walk if no lighting at night etc.
 - Don't understand why deck at Ada Hayden was allowed to get in such bad condition.
 - Great recreational services for children but a little expensive considering that most of the population are students with low income.
 - Hard surface trail that runs north from Carr Park is typically too muddy or flooded to use.
 - Make sure there are accessible parks for people with disabilities.
 - Several bike paths are unlit, specifically the one running west off of South Dakota Ave.
 - Some areas accumulate a lot of trash.
 - Some hard surface trails are in extremely poor condition – specifically: Stuart Smith Park, Brookside and the trail along Airport Rd in the research park. Tennis courts have cracks and bubbles in the surfacing and the lighting isn't reliable!
 - Swings are very squeaky at Hutchinson Park.
 - Tennis courts - need to be resurfaced
 - The trails could use a little more maintenance.
 - The water fountain at the north end of Ada Hayden hasn't worked for over a year.

Ames Public Library

Generally, survey respondents rate Ames Public Library features highly. The survey asked respondents to provide opinions on 13 features provided by the Ames Public Library. Table 21 shows the results, eight features were rated good/very good by 98% to 100% (asking questions of library staff by phone and meeting/study rooms features) of the respondents. On the 4-point scale, average scores ranged from 3.5 to 3.7 (good to very good).

Features or services most commonly selected by survey respondents were welcoming atmosphere, range of available of materials, customer service, availability and quality of meeting/study rooms, range of materials available (books, videos, magazines, software), and programs (story hour, book discussions, concerts). Among the users, all the features or services were rated highly.

Table 21. Users' ratings of Ames Public Library features, 2018

<u>Feature</u>	<u>Very Poor</u>	<u>Poor</u>	<u>Good</u>	<u>Very Good</u>	<u>Don't Use*</u>	<u>Average*</u>
	Percent					
Customer service (n=308)	1	1	22	76	41	3.7
Meeting/study rooms (n=228)	0	0	26	74	56	3.7
Welcoming atmosphere (n=334)	1	2	22	76	36	3.7
Asking questions of library staff by phone (n=185)	0	0	29	71	65	3.7
Range of materials available (books, videos, magazines, software) (n=313)	1	0	28	71	40	3.7
Programs (story hour, book discussions, concerts) (n=182)	1	1	27	71	65	3.7
Bookmobile service (n=152)	0	1	30	69	71	3.7
Internet/computer services (n=204)	0	2	32	66	61	3.6
Availability of seating (n=282)	1	1	32	66	46	3.6
Handicapped accessibility (n=143)	0	1	34	64	73	3.6
Use of library resources from home via computer (n=218)	0	2	33	65	58	3.6
Wait time for requests/holds (n=243)	0	2	45	52	54	3.5

*Don't Use response not included in calculating ratings (%) and average

Only 43% 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 38% were ISU students. The rest were not ISU students (62%).

For non-library users, both students and non-students reported the same major reasons: not having time and acquiring materials from other sources. While 30% of non-ISU students listed parking as a barrier for not using the Ames Public library more often, only 10.7% of Iowa State students listed that as a reason. (Table 22)

Table 22. 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=178)	11	42	67	13	19
Non-ISU student (n=109)	30	32	47	6	18

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

- By residents (n=19);
 - Do not have card
 - I am a senior citizen with limited mobility
 - I belong to a book club
 - I don't have time
 - I don't know
 - I forget about it
 - I just don't make myself go like I should
 - I use the ISU library (n=3)
 - I wish the interface for audible books was less clunky and checkout time was less limited.
 - Internet
 - It's a bit inconvenient to get to
 - Laziness (n=2)
 - No need to use it
 - Not as pleasant as before
 - The materials I was looking for were not available.

- By ISU students (n=35)
 - Use ISU library
 - I use the Iowa State Parks Library (n=17)
 - Availability of resources
 - Don't have the books/cd collections I'm after
 - Distance
 - Hard time getting there
 - I live in West Ames.
 - Location
 - Not as convenient as being on campus.
 - Too far from my place of living
 - No need
 - I work 7 days a week so I just don't have the time to go. I also use many of the online resources with my Kindle, so I don't need to be physically present.
 - Not Aware

- Don't know what it offers. The building seems cold and sterile like a medical lab. Warm it up with decor or something.
- I honestly don't know where it is. I go to the campus library if I study away from home
- Personal choice
 - Haven't taken the time to use the library yet. Stuck in my routine.
 - I do not take the time to use properly the library
- Transportation - Bus routes are confusing
 - Campus is easier to get to and closer, so I just study at the College of Business
 - Do not have convenient transport
 - Don't have a car and there's not a convenient bus route
- Uncomfortable furniture
 - Would like to be able to study there more, but the chairs and tables aren't very comfortable
 - If there were more spaces there for seating and tables to use I would probably use it more often.
- Other
 - Prefer to do most of my work at home, but I was unaware you could access programs the library has from home

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: great place, love it, swell place, excellent, and beautiful building to describe the new library. Some of the features mentioned were E-books, mobile library, great selection of resources (even in different languages), book sales, ability to hold books and renewing online, lighting, magazine exchange and private, quiet spaces to hold meetings.



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.



Information Dissemination

The next section of the questionnaire focused on residential preferences for city communications. Respondents were asked which city communications sources they used and then rated their perceived usefulness on a three-point scale: 1 - not useful, 2 – somewhat useful, and 3 – very useful. Table 23 shows the results. The most frequently used sources for local government information included, The City of Ames website (64%), Facebook/Twitter/ YouTube (63%), and City Side (utility bill insert) (58%.) When asked about the degree of usefulness of those sources, the most useful source was reported to be social media. Although slightly more people indicated using the City of Ames website (299 people compared to 287 people for social media), the social media outlets were rated slightly more useful (2.38 – City website, 2.40 – social media.)

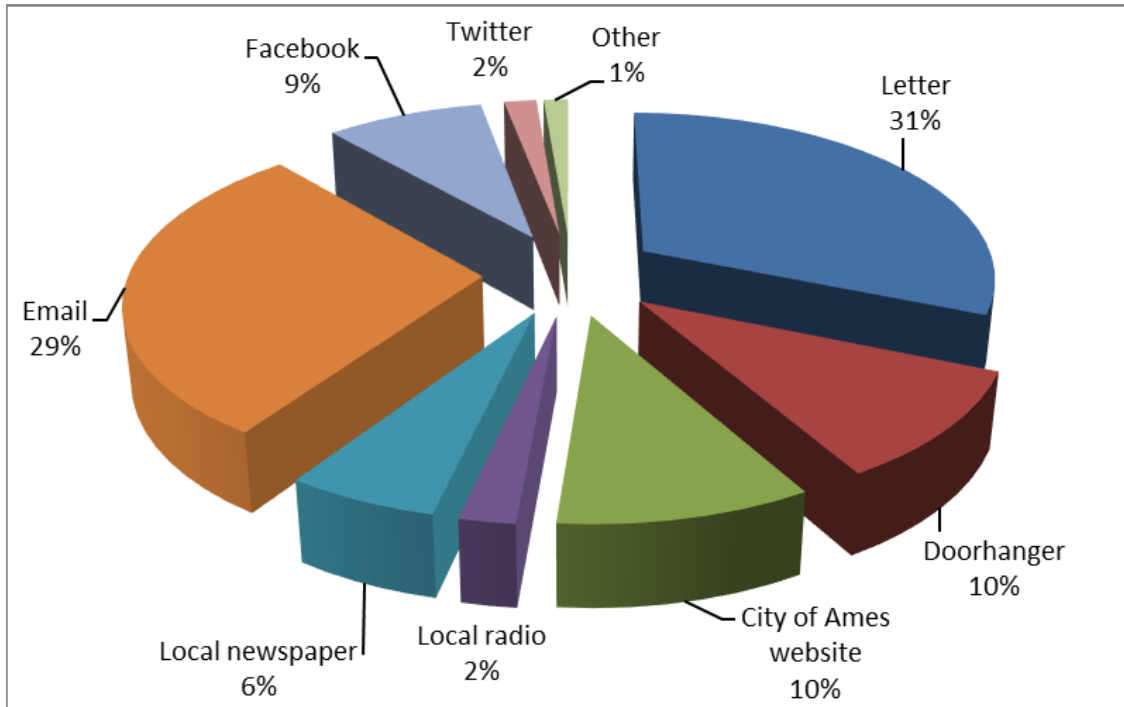
Table 23. Usefulness of media sources for government information, 2018

	<u>Don't Use</u>	<u>Use</u>	
	Percent	Percent	Average*
Facebook/ Twitter/ YouTube (n=457)	37	63	2.40
City of Ames Web page (n=465)	36	64	2.38
City Side (utility bill insert) (n=457)	42	58	2.31
Ames Tribune newspaper (n=464)	48	52	2.26
KASI/KCCQ radio (n=458)	65	35	2.19
ISU Daily newspaper (n=463)	53	47	2.08
Des Moines Register Newspaper (n=463)	52	48	2.08
KHOI (n=452)	70	30	2.07
Cable TV 12/Government Access Television (n=463)	69	31	2.03
The Sun (n=456)	61	39	1.94

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

Next, those surveyed were asked to choose one preferred method for communications about construction projects, programs and meetings in their area. Figure 10 shows that letter and email are the most favored methods of communication (31% and 29% respectively), followed by door hanger (10%), City website (10%), Facebook (9%), local newspaper (6%), and local radio (2%). These answers are consistent with those of 2016 and 2017. The responses varied slightly for ISU students. Email is the best way to communicate, followed by letter, City of Ames website, Facebook, door hanger, Twitter, local newspaper, and local radio.

Figure 10. Preferred method to learn about City services, programs or projects, 2018



Figures 11a&b illustrate trends in the perceived usefulness of city communication sources over a five-year period. Those rankings have stayed generally consistent over the years with slightly lower average scores this year compared to previous year. The City of Ames website, City Side newsletter and social media remain the most useful sources of City information. However, there was a remarkable drop on the use of ISU Daily and Des Moines Register from 2017 to 2108.

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

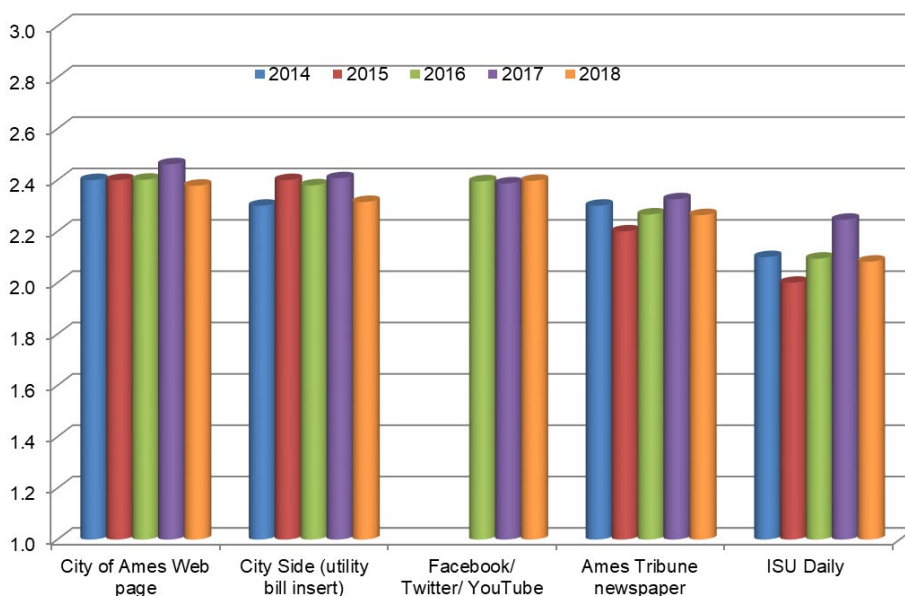


Figure 11b. Usefulness of news sources over the past five years (Users only)

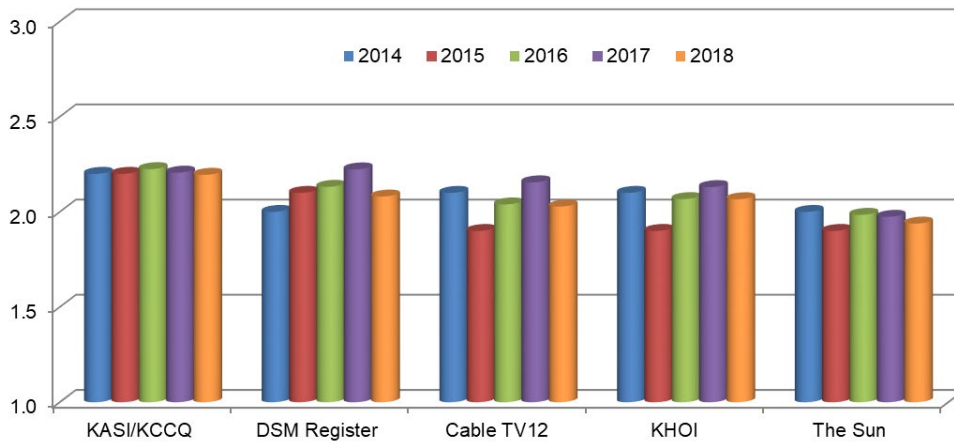


Table 24 indicates the usefulness of various communication tools based on the respondent’s student status. There were statistically significant differences between student and non-student responses. City Side was more useful to non-students than to fulltime ISU students. However, social media, Des Moines Register newspaper, and the ISU Daily newspaper were more useful to fulltime ISU students (statically significant to the .001 level) than to Ames residents. Students also reported statically higher usefulness of The Sun newspaper at the .05 significance level.

Table 24. Usefulness of news sources for Ames residents and ISU students

Information Source	Ames Residents (non-ISU student)	Fulltime ISU student
	Average	
City of Ames Web page	2.41	2.32
City Side (utility bill insert)	2.38	2.14*
Ames Tribune newspaper	2.28	2.22
Facebook/ Twitter/ YouTube	2.28	2.51**
KASI/KCCQ radio	2.20	2.18
KHOI	1.96	2.18
Des Moines Register Newspaper	1.95	2.28**
Cable TV 12/Government Access Television	1.93	2.16
ISU Daily newspaper	1.86	2.25**
The Sun	1.86	2.10*

* 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 Channel 12

Another city media outlet is City Channel 12. This media outlet is only available to Mediacom Cable TV subscribers, although online video streaming of this content is also available on the City's website. Forty-one percent of survey respondents were Mediacom cable TV subscribers. Among the Mediacom subscribers reporting, 66% never watch Cable TV Channel 12. Table 25 shows that Channel 12 has peak viewership between 6 and 9 p.m. (22%).

Of the survey respondents who watch Channel 12, 40 percent of respondents watched Channel 12 for one hour or less per week and 42% watched two to three hours per week. Fifteen percent of Channel 12 viewers responded they are watching four or more hours per week (Table 26).

Table 25. Time to watch Cable TV Channel 12 (n =182)

	Percent
Never watch TV 12	66
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.	3
6:01 p.m. to 9:00 p.m.	22
9:01 p.m. to midnight	7

Table 26. Hours per week for those watch TV Channel 12 (n = 48)

	Percent
0-1 hour	40
2-3 hours	42
4-5 hours	4
>5 hours	15

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

Fifty-two percent (n=243) respondents used the City of Ames' website in 2018. Respondents reported their main purposes for using the website include checking for community updates (50%), using Ames Public Library account (47%), signing up for Parks and Recreation classes (32%), gathering information for City Council meeting or other City meeting (12%), and watching a City Council meeting or Channel 12 programming on video streaming (10%).

Other uses of City of Ames' website were:

- City utilities (i.e. pay bill, sign-up) (n=16)
- Miscellaneous info/news (n=4)
- Departmental information (contacts & hours) (n=3)
- Park/public facilities information and reservations (n=3)
- Animal Shelter information (n=2)
- Look up policies and laws (n=2)
- Use library online resources (n=2)
- Band concerts (previously recorded) (n=1)
- Project updates (n=1)
- Time of City Council meeting (n=1)
- Business purposes (n=1)
- Info about solar (n=1)
- Employment (n=1)
- Police blotter (n=1)
- Property search (n=1)
- Rebate info (n=1)
- We try to find answers to question re various departments. Site is not user friendly. Often have trouble finding what I want. Often just give up, or just call. (n=1)

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

- A more user-friendly website (n=7)
 - Easier to read cancellations and City Council reports
 - I think most info is there, but sometimes it's hard to find.
 - Make it more user friendly PLEASE!!
 - Should be more user friendly. Library is good but city website is very difficult to navigate.
 - The website layout is confusing.
 - Simple click and open online watch Council meetings
- Events Calendar with more comprehensive links to all events and music (n=6)
- An RSS feed or email subscription option for news/updates. (n=1)
- Photos submitted by the public (n=1)
- I think it has all the information I've needed every time I've been on it. (n=1)
- I think it is all good. (n=1)
- Not sure. (n=1)
- Public works projects - statuses, updates, schedules, etc. Probably already there. (n=1)

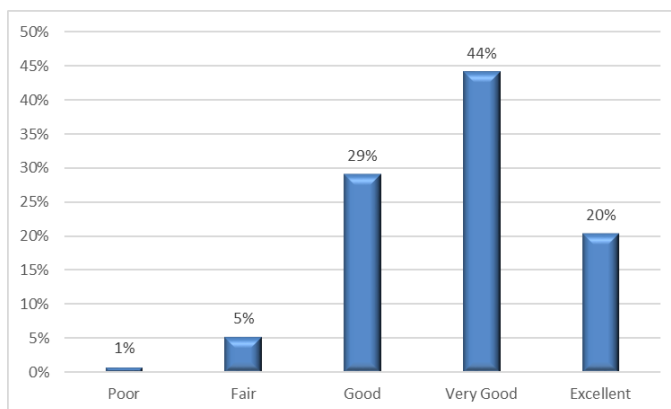
Your Health

This year respondents were asked how healthy they feel. On a scale of 1 to 5 (5 being excellent and 1 as poor), the average rating is 3.78 (almost at the very good rating). This is reflected by 64% of the respondents rating their health as very good (44%) and excellent (20%) Figure 12.

Only 6% of the respondents rated themselves to have poor and fair health. This is two times lower than the 2018 County Health Rankings Report finding of 13%
http://www.countyhealthrankings.org/sites/default/files/state/downloads/CHR2018_IA.pdf.

When demographic information of the respondents was correlated to the health rating, only household income turned up to have significant difference. Those who have higher incomes (from \$125,000 above) rated their health higher than those who have lower income (lower than \$125,000). However, those who had the lowest income level (lower than \$25,000) rated their health very close to the average (3.79). Gender, home ownership, place of residence (both geographic & student versus resident), age, length of resident and education had no impact on overall health rating.

Figure 12. Overall health rating



Only 4% (n=17) of the respondents did not engage in physical activity of 20 minutes or more in any single day. Almost one-third (32%) exercise for at least 2-3 days and 4-5 days in a week. Almost one-quarter (23%) exercise 6 or more days a week. Comparing the residents (non-ISU students) with ISU students, more non-students spend more days (4 days+) exercising compared to students (60% and 48%, respectively). Students usually had only 2-3 days to exercise. (Table 27)

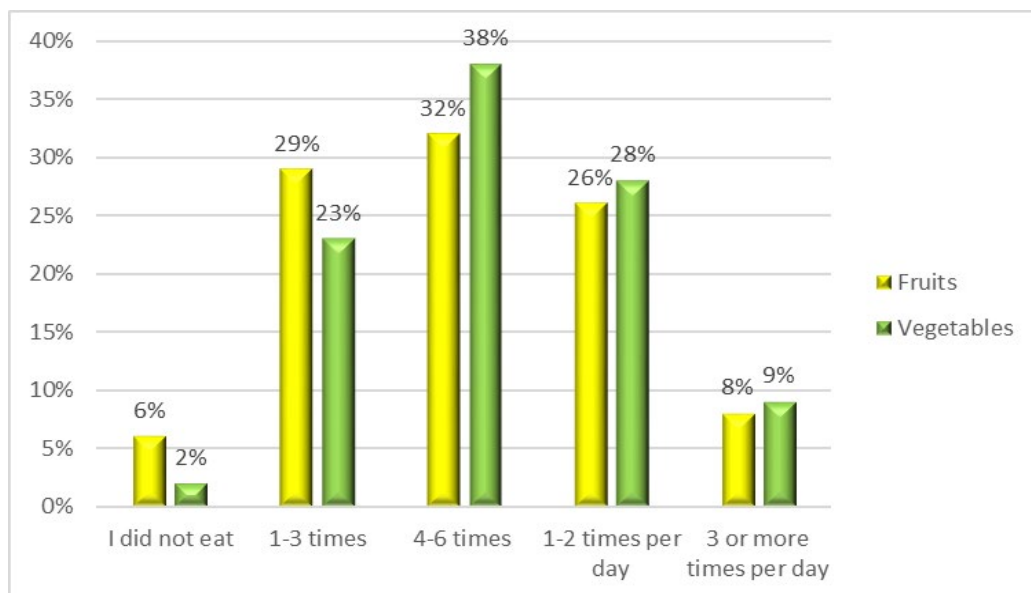
Table 27. Number of days engaged in physical activity of 20 minutes or more

Frequency of Exercise	Non-student (n=259)	Student (n=195)	Total
0 day	2.7%	5.1%	3.7%
1 day	7.3%	11.3%	9.0%
2-3 days	29.7%	35.4%	32.2%
4-5 days	31.3%	32.8%	32.0%
6 or more days	29.0%	15.4%	23.1%
Total	100%	100%	100%

Eating more fruits and vegetables adds nutrients to diets, reduces the risk for heart disease, stroke, and some cancers, and helps manage body weight when consumed in place of more energy-dense foods <https://www.cdc.gov/mmwr/preview/mmwrhtml/mm6426a1.htm>. Depending on their age and sex, federal guidelines recommend that adults eat at least 1½ to 2 cups per day of fruit and 2 to 3 cups per day of vegetables as part of a healthy eating pattern.

A majority of the respondents ate fruits and vegetable in the last seven days. Only 6% (fruits) and 2% (vegetables) did not eat any fruits and vegetables. Most of them had fruits and vegetables 4-6 times per week (32% for fruits and 38% for vegetables). The rates are higher for those who eat fruits and vegetables more frequently or daily (34% for fruits and 37% for vegetables daily) as shown in Figure 13. Unfortunately, respondents were not asked the quantity of their intake daily so it can't be compared with the federal guidelines.

Figure 13. Number of times fruit and vegetables were eaten during the past 7 days.



When asked that would support them in getting more daily activity, respondents mentioned interesting factors. Some of comments mentioned were existing facilities (gym being too costly and limited hours of operation), increasing the variety of activities being offered by the city, such as Ames park and recreation classes/activities, indoor pool, more year-round activities, bike/running/walking paths and trails, availability of accessible and safe sidewalks, more community/wellness centers, nice weather and personal motivation. For detailed suggestion, see the listing below.

- Activities
 - Activities near me that I enjoy
 - Activities to do with my baby to get us outside
 - Activities where parents and children can exercise at the same time or be taken care of
 - Bike events, martial arts classes, disc golf league, maybe?
 - Easy to access indoor winter activities (ice skating, swimming, rock climbing, etc.). The facilities on campus are nice, but when you can't park nearby, they're often challenging to get to from off campus during the summer, the trails and parks are great!
 - No children's programs/activities Also, better weather
 - More things to do outside throughout the year
 - Places to do more activities
- Bike facilities/trails/path
 - More bike facilities
 - Bike paths extending north out of Ames on Grand and GW Carver to Gilbert
 - Biking/hiking trails
 - Connections to central Iowa bike trails
 - I'm a ARFC member Safer bike lanes that go around town and out of town
 - Long bike paths that are not on the street for longer bike ride
 - More bike trails (5)
 - Better biking options
 - Better sidewalks, crosswalks, bike lanes and citizen education about yielding to bikes and pedestrians
- Childcare
 - A community center (e.g. YMCA) with childcare that is reasonable in cost
 - Childcare
 - Having a child care most especially enrolling w/ Ames rec ex is using the gym
 - If the rec center had child care
 - More places to be active with childcare
- City-led activities
 - More opportunities lead by city
- Classes
 - Group fitness classes for ISU students
 - More classes to go to
 - More dance classes offered my city
 - More group fitness classes in the morning or later at night
 - More reasonable university courses
 - City hall programs with more classes
 - More free classes to try it out Don't want to pay \$\$\$ to go to a cycling class and hate it
 - Women exercises classes especially swimming
- Community/Recreation/Wellness Center
 - A community center with amenities like pool, tennis, hockey, weight room Examples: St. Louis Park's Rec-plex, Eden Prairie Minn., Maple Grove, Minn.
 - That potential community center certainly would help
 - Healthy life center!
 - An affordable recreation center, not having to join an expensive fitness center

- Lifestyle center
- New community wellness center
- Indoor rec facility with children activities
- Reasonably priced access to a multipurpose rec center - especially including a walking track indoors
- Competition
 - Competition
- Cost
 - Decently priced fitness center w/ good hours
 - Group workout activities for busy students that aren't too intense but still a good workout at an affordable price
 - Lower rates at fitness center
 - Physical fitness classes not being so expensive
 - Discount on multiple group classes
- Dog
 - If we had a young dog
- Dog park
 - Dog park on North end of town
- Drinking fountain
 - More drinking fountains on paths
- Events
 - More events and classes
- Fitness center
 - A city program involving all fitness centers in town
 - Improved City of Ames fitness area i.e. more sites, larger spaces
 - Less ARF and more planet fitness
 - Local fitness club
- Flexible hours
 - Change in my whole-life balance to accommodate a more flexible routine allowing for activity outside of 10pm-5am
 - Free classes available
 - Free programs/classes
- Gardening
 - Home gardening
- Golf
 - Better disc golf courses and better parking at ISU gyms
- Group exercise
 - Participating in group exercises
- Gym
 - A better gym
 - A good atmosphere in gym
 - All day parking by the State Gym (although that wouldn't really be possible because then everyone would use it just to park on campus)
 - Cheaper gyms (4)
 - Free gym
 - Gym or fitness areas closer to off campus apartments, or easier parking for on campus facilities
 - Half marathon events, 5k runs, color run etc because I would have to train for it Also easier access to gyms
 - Having a better gym closer to my apartment
 - I am taking advantage of having the gym fee included in the cost of attending Iowa State
 - If I felt less out of place at a gym

- ISU gyms open longer
- Longer gym hours (7)
- Lower cost gym membership
- Incentives - discount
 - Community challenges that give incentives for people to exercise more, such as a coupon to a certain business if you spend so much time doing physical activity per week for a certain time period. Community events that center around fun while getting some exercise would also be fun, such as a city-funded, community-wide group fitness class held in a main park area where an almost unlimited amount of people could attend to participate and socialize
 - if I were paid to do it
 - Incentives, discounts on services, etc.
- Indoor
 - More indoor tennis courts, more basketball open gym times
 - Indoor (tennis pickle ball) courts
 - Free indoor track
 - Interesting indoor walking area besides the mall
 - More diverse opportunities for inside activities during winter
- Leagues
 - More leagues to join in various sports
 - Pay me to run a half-marathon
- Money
 - Having more money
 - More money so could join AR&F
- Motivation
 - I believe self-motivation is the best motivation
 - Personal motivation
 - Self-motivation(4)
- Outdoor activities
 - Things to do outdoor
 - Parks, cycle ways, outdoors activities
 - Safe outdoor running routes, friendly environment for ball sports and different varieties of fitness class
- Parks
 - A nearby park I like working out outdoors. Currently, I have to drive to the ledges state park in the nearby city which is expensive if I do it every day
 - A closer park of some larger size
- Partner
 - A partner or group (a diverse group)
 - Working out with a friend
- Pool
 - A heated pool, current pool is too crowded
 - An indoor water park
 - Indoor pool access
 - More indoor pool and an indoor walking track For winter - I am tired of the mall. A lot of walking tracks have a coffee or resting space
 - Warm swimming pool
- Running/Biking Trails
 - Increased number of running trails
 - More and improved bike/running paths
 - More running/biking trails that are tied into the ISU campus that connect to bigger longer trails

- More running/hiking trails
- Safe and accessible bike lanes
- More like trails where I didn't have to cross car traffic We love to ride our bikes with our grandchildren, but we're concerned about car traffic
- More running (unpaved) trails
- More trails
- More trails connection neighborhoods
- Trails I can run at 5-10k long
- Specials on gym memberships and maintenance of trails
- Security
 - More patrolling of Emma McCarthy Lee park
 - I'm already super grateful for the trails located near my home! Maybe more shelters or shady spots at Ada Hayden
- Sidewalks
 - Better sidewalks to walk more without fear of falling on newer sidewalks
 - Better sidewalks
 - I don't need city support other than clear sidewalks and walking paths
 - more paved sidewalks or connecting existing sidewalks
 - More sidewalks
 - Repair sidewalks (2)
 - More paved paths
- Social group
 - Groups that offer inspiration
- Time
 - Having a less busy school schedule
 - More time (19)
 - More time in the day! Free activities at the pool and city gym.
 - While in Ames, the biggest deterrent to my physical activity is my class load, extracurricular responsibilities, and asthma However, during a normal week in the semester, I get 20+ minutes of exercise at least 4 days a week
 - Personal time management
 - Time! (my issue, not Ames')
 - Working fewer hours
 - Working less/ having more free time?
 - Time to do so / extended hours of daycare
 - Retirement (more time)
 - A 26 hour day
- Walking trails
 - Being able to walk to more places
 - More places walk like Ada Hayden
 - More walking trails near me, safe west Ames neighborhood, better weather
 - More walking trails!!! I love and use walking trails and sidewalks frequently since I walk over 45 min to work/schools
 - More walking trails
 - More walking/bike paths
 - My walking paths in my neighborhood
 - More water parks/pools Sidewalks/trails
 - All year water walking
- Weather
 - Nice, better weather (20)

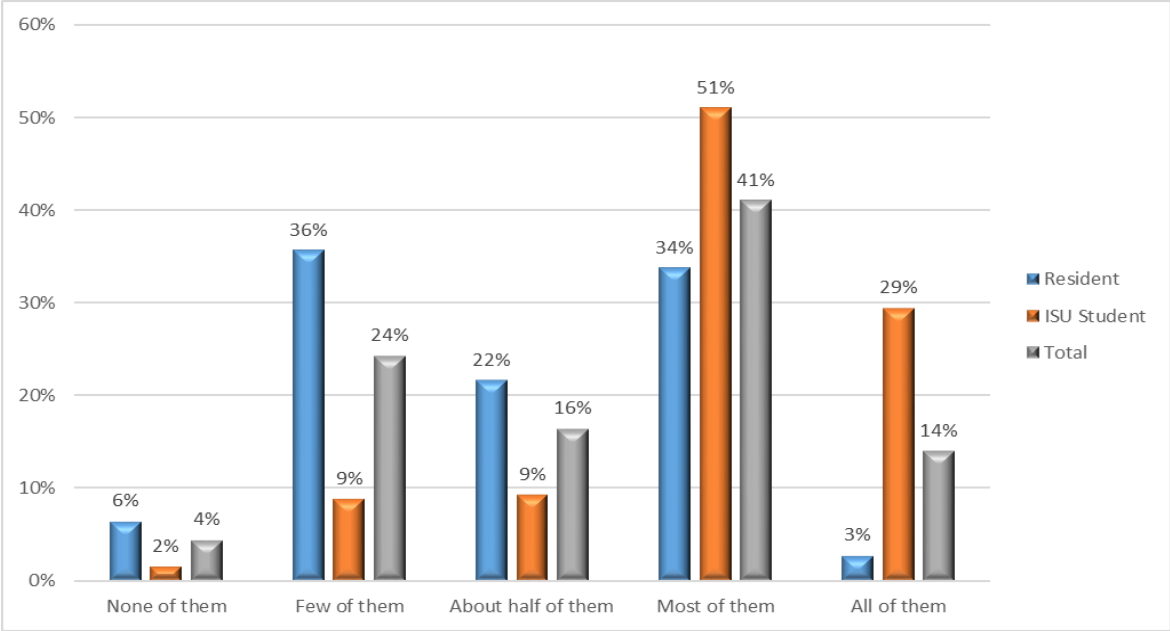
Community gardens are not very popular with the respondents. On a scale of scale of 1 to 5 (1 being not interested at all to 5 as very interested), the average value is 2.63 (more on the uncertain level). Almost half (47%) were not interested (not interested at all and somewhat not interested combined) in getting involved in community garden, 20% uncertain and only a little over one-third (34% were interested (somewhat and very interested combined). Younger and short-term residents are more interested in community gardens compared with older and long-term residents. Their views on community gardens were not affected by geographic residence (i.e. NE, SE, NW and SW) and educational level of the respondents. However those with income under \$25,000 and renters were more interested in getting involved in community gardens in their neighborhood.

Sense of Community

This year there was an additional question added to the survey asking about the respondent’s perception on affiliation with the community. *Sense of community* is a *feeling* that members have of belonging, a *feeling* that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together (McMillan, 1976). <https://pdfs.semanticscholar.org/e5fb/8ece108aec36714ee413876e61b0510e7c80.pdf>. =

Figure 14 shows that almost three-fourths (71%) of the respondents know about half or more of their neighbors. It was higher for students (90%) than non-students (58%). Six percent of non-students didn’t know any of their neighbors, and 4% of ISU students did not know their neighbors.

Figure 14. Neighbors you know

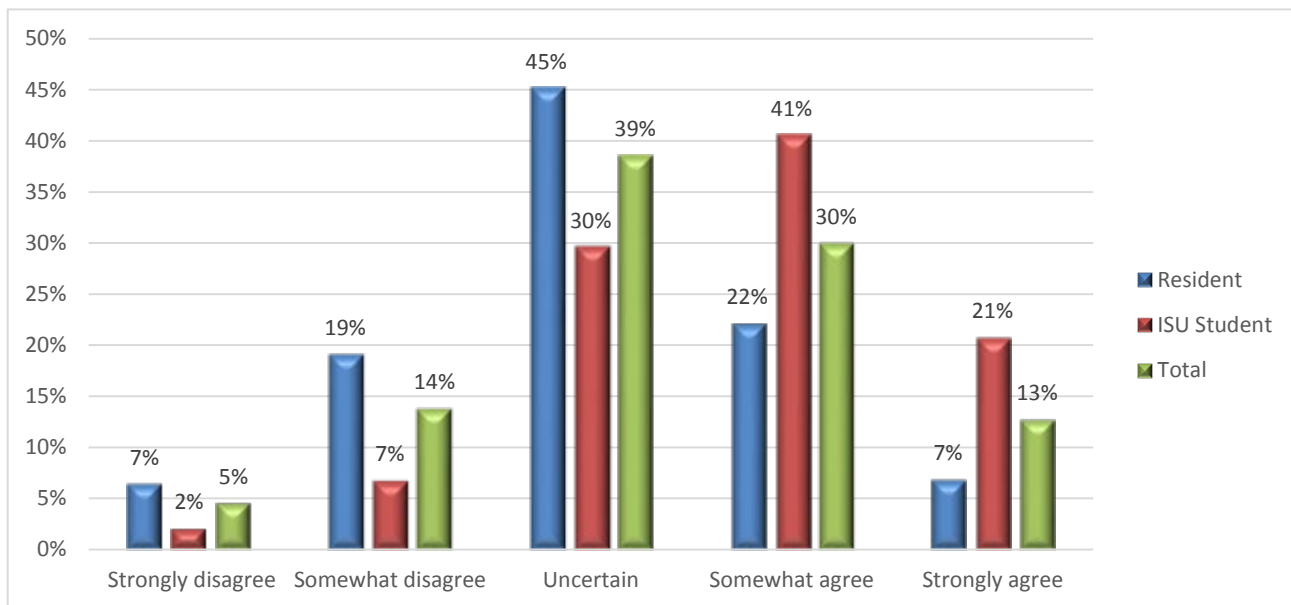


Another questions asked responded to rate their sense of a community on a scale of 1 to 5 (1 being not at all strong to 5 extremely strong). Overall, 43% of all respondents felt that the sense of community in their neighborhood is strong.. However, the rating was 29% of non-students and 61% of students. A sizeable number of respondents were uncertain about the sense of community in their neighborhoods (45% and 30%). (Figure 15)

On a scale of 1 to 5 (1 being not at all strong to 5 extremely strong), strength on sense of community was viewed differently by demographic characteristic:

- Grouping of respondents: ISU student (3.7); Non-student (3.0)
- Home ownership: Renter (3.8); owner (2.9)
- Gender: no difference
- Household income: the higher the household income, the lower is the sense of community
- Education: stronger sense of community for those in college (3.67) compared with those with undergraduate and graduate degrees (3.14 for both groups)
- Length of residence: Long-term residents had stronger sense of community than short-term residents
- Age: Older respondents had stronger sense of community compared to younger respondents
- Residence geography: SE residents had strongest sense of community (3.65), followed by SW (3.53), NW (3.24) and lastly NE (2.95)

Figure 15. Sense of community in the neighborhood



When respondents were asked if they agree to six community involvement statements, almost 9 out 10 (89%) of the respondents somewhat/strongly agreed that issues facing the community matter to them. Sixty percent were knowledgeable about the issues and currently support nonprofit organization(s) with financial contributions. Less than half (41%) were actually engaged in addressing community issues and volunteer for a nonprofit organization serving the City of Ames. Very few (18%) currently serve on the Board of Directors for a nonprofit organization. (Table 28)

Table 28. Community Involvement

Community Involvement Issues	Strongly disagree/ Somewhat Disagree	Uncertain	Somewhat Agree/ Strongly Agree	Average
Issues facing my community are important to me (n=422)	7.3	4.1	88.6	4.16
I am knowledgeable about the issues facing my community. (n=427)	27.4	12.6	60	3.37
I currently support nonprofit organization(s) with financial contributions. (n=407)	34.9	3.9	61.2	3.34
I am engaged in addressing the issues of my community. (n=413)	42.4	16.2	41.4	2.94
I currently volunteer for a nonprofit organization serving the City of Ames (n=398)	54.8	4	41.2	2.66
I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames (n=377)	77.2	5	17.8	1.82

Table 29 shows the demographic characteristics of the respondents who were likely to be involved in community activities. Older respondents, those who have lived in Ames longer, and homeowners were more involved in community issues. Those living at the Northeast side of town (north side of Lincoln Way and streets to the north, east side of Grand Avenue and streets to the east) were more knowledgeable on community issues, give financial support to nonprofit organizations, and were more likely to be involved in volunteering to serve the community. Families with annual household income of greater than \$100,000 and those with some college and over were more likely support community issues.

Table 29. Community involvement by demography

Community Involvement Issues	Age	Length of Residence	Gender	Education	HH Income	Homeownership	Geographic Residence
Issues facing my community are important to me	Older	Long-term		Graduate level	\$100,000+	Owner	
I am knowledgeable about the issues facing my community.	Older	Long-term		At least college; graduate level	\$125,000-\$149,999	Owner	NE
I am engaged in addressing the issues of my community.	Older	Long-term		At least college; graduate level	\$100,000-\$124,999	Owner	
I currently support nonprofit organization(s) with financial contributions.	Older	Long-term		At least college; graduate level	\$100,000+	Owner	NE
I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames	Older	Long-term	Male	Graduate level	\$150,000+	Owner	
I currently volunteer for a nonprofit organization serving the City of Ames	Older	Long-term		Graduate level	\$100,000+	Owner	NE

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-one percent of respondents provided a “very good” rating, which is a 3% decrease from 2017. The number of respondents rating the City of Ames as “good” was 57% in 2018 (54% in 2017). When the ratings are combined, 98% of Ames residents ranked their overall satisfaction with City services as good and very good. This is the same as 2017 (98%). (Figure 15)

Figure 15. Trends in overall satisfaction with City of Ames service quality (good/very good)



Other Issues the City Should Focus On

An open-ended question asked if there are other issues that the city should focus on; 172 respondents expressed opinions. Figure 16 shows the “tagcrowd” presentation of the responses using <http://tagcrowd.com/>.

Transportation (circulation and infrastructure) and housing (affordability and rentals) were the two major discussion topics in this section. Other important issues included: stormwater planning, land use/city planning, business development, sustainability, more options for internet providers, and city/ISU community building.

The most common issue mentioned related to traffic circulation improvements. This topic received 26 comments. Many suggested extending Grand Avenue south. Some suggested adding a traffic control device such as a left turn arrow or turning lanes as well as roundabouts at some intersections. Several people commented on the challenge of having limited major roads (east/west and north/south). Others commented on traffic problems associated with peak events, ISU home football games and traffic backups near the Hunziker Sports Complex. One person suggested creating an overpass over Lincoln way to help with pedestrian and bike traffic in that area.

Another related transportation issue addressed by several respondents was the need for more street infrastructure improvements. People commented on the need for more bicycle infrastructure, both trails and bike lanes. Some suggested better connection of the bike trails could reduce vehicular traffic. There were also several comments expressing concerns with pedestrian/bicycle/vehicle conflicts so better education and communication about expectations on shared use paths/roads and bike boxes might be needed. In addition, there were comments about needed sidewalk improvements.

Housing was the second major issue discussed by survey respondents. Many people expressed a desire for affordable housing for non-students, especially senior citizens and young families. Some suggested that the city should have rent controls to help reduce rents. There were numerous comments about concern with growth in apartment construction.

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

Figure 16. Other issues the city should focus



Best thing about living in Ames

Three hundred and twelve of the respondents mentioned good things about living in Ames. Their responses ranged from the physical safety, beauty, and cleanliness of the city to many great public resources (ISU, parks, library, CyRide, city services) to social networks of family and friends as well as a good economic environment. (Figure 17). For exact wording of the responses, please refer to the appendix.

Many responded that Ames is a safe place to live. Respondents mentioned feeling safe in their neighborhoods and around the city. Several people agreed that it was a good place to raise a family. Others commented about the friendliness of police and city staff as well as citizens. A number of people also commented that Ames is a clean city.

This year many people commented on the parks and natural environment. Numerous residents are thankful for the abundance of parks, trees, and green space throughout the city. Here are positive comments about Ames parks: “the parks are very well kept and help me find peace in a bigger city,” and “...[Ames]is a city that cares about nature and provides many parks to enjoy nature.” Ada Hayden Park is a favorite park.

Another asset of the city is the attributes of people living and/or working in Ames. Respondents were very appreciative of the presence of the people living in Ames. Descriptions used were good people, great, nice, friendly, helpful, good neighbors, and culturally diverse. People are grateful for and enjoy attending community events.

Numerous residents recognized the presence of Iowa State University and all the resources it brings as an asset to the city. Many respondents love living in a college town and the ability to enjoy amenities that ISU brings such as sports, events, a diverse atmosphere, cultural activities, the Iowa State Center, CyRide, and economic stability. Several people discussed the partnerships between the Ames and ISU community.

In addition to Iowa State University, respondents believe the city has an excellent school district (K-12). There are also many other opportunities for learning and recreation throughout the city. Many people are pleased with the Ames Public Library and its programming. parks and recreational facilities/services and events were frequently mentioned as well.

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 drinking water was mentioned. The overall quality of life living in Ames is great. The availability of amenities and access and proximity to those amenities is outstanding. Many respondents commented about the ease of travel around the city as well as it being bike-able and walkable.

Figure 17. Best things about living in



What would make Ames cool?

This is the third year this question has been part of the survey. Two hundred and fifty-three people (47% of the respondents) answered this question. Figure 17 shows the visual presentation of the responses. The most common response was that Ames “already is cool” and there is nothing needs to be done. The second most common response pertained to more dining and shopping options. Several people suggested non-chain restaurant/businesses, locally owned and unique businesses, high-end restaurants and shopping options. Another comment was the need for a black hair salon. Other suggested chain restaurants including Olive Garden, Steak and Shake, Chili’s, and Denny’s. Many people suggested making improvements to the existing mall or building a new mall. Several comments suggested that Ames is losing retail dollars to Ankeny and Des Moines.

The third common response related to attracting more diverse entertainment options for all ages, especially young adults not interested in the bar scene, young professionals, and families. Suggestions include entertainment facilities and additional recreation opportunities such as laser tag, rock-climbing wall climbing, indoor pool, more outdoor activities, more parks, more public music and art activities (free if possible), and outdoor movies. Some suggested creating a summer festival as well as several other events such as a baking competition, biking events, a black heritage festival, and bridge the gap program. Several people mentioned the proposed healthy life center. Other suggestions included creating a more inclusive environment, a gay/lesbian bar, and other social opportunities for queer and transgender individuals.

Downtown/Main Street entertainment activities were mentioned. Promoting arts and music-based activities were encouraged. Some suggested creating an outdoor gathering space for events and expansion of the Main Street Farmer's Market. Others suggested making downtown Ames a destination for dining, shopping, gathering, and nightlife similar to "The Power and Light District" in Kansas City, MO or "The Packing House" in Anaheim, CA. Several comments requested more high-end and unique private investments in restaurants and shopping. A few people agreed that there should be more infill encouraged rather than sprawl. Several people suggested redeveloping the old Kmart site. One person suggested converting it into a roller rink.

Several people mentioned increasing sustainability initiatives such as SunSmart Ames, community gardens, and organic waste composting. Other suggested that improvement in traffic flow and biking infrastructure would also make Ames cool. Some suggested better internet and Wi-Fi. Several people commented that more public parking would be appreciated.

There were a number of other creative responses. Several people suggested that Ames would be cooler if it had a large sculpture such as a dinosaur, sunglasses, or a fan. There were requests for more recreational opportunities and play spaces in the winter, especially for children, as well as more winter festivals and events.

See Appendix for respondent's individual suggestions.

Figure 18. What would make Ames



Residential Satisfaction Actual Open-Ended Responses

Comments on Police Department activities

- Chase college kids. Why Ames PD and ISU PD?
- Did you get the kids with the BB guns?
- Arresting and throwing sick people in jail doesn't change alcohol/drug problems associated with poor choices and bad behaviors. Diabetics don't get charged with passing out on the sidewalk.
- Let's calm down on the public intoxication and possession of alcohol. Unless someone is belligerent, walking/tipping over left and right, crawling, or literally passed out in the middle of the sidewalk, then they shouldn't be stopped. I think education over enforcement would be more beneficial. It would let people be more mindful of the consequences and think before acting rather than just saying "screw it, I'm going to do it anyway." I understand drinking is a big problem in college, but handing out tickets is not going to stop that. People will be more mindful of their decision when they understand the repercussions. Also, people in college cannot simply afford to pay hundreds of dollars on top of our tuition. If someone were to go out and be completely belligerent then yes, fine them. But if someone is carrying a bag of alcohol or going home after a night out, but they're not disturbing anyone else, then it's just stupid to stop them for walking. Assist them because they're going home before getting to a level of public nuisance.
- More department enforcement, less public intox enforcement.
- Stop arresting people for walking while under the influence of alcohol and focus more on things that actually matter. Remember this is a college town; you can't just arrest everyone you see coming out of a bar who is not a danger to public unless of course they begin to drive. That's another story.
- For #1. Don't just focus on the college, tons of people drink and drive in residential neighborhoods. #10. Please enforce the removal of vehicles from snow routes.
- I feel like the Ames Police is good. ISU Campus Police are a bit much.
- We live on Dartmoor Drive. I rarely see an officer drive through. Why is that?
- Car windows being shot out has been a recent issue.
- Overall I'm pleased with the Ames Police Department. I think with the rash of card skimmers hitting the city, we should focus on solving that issue.
- Lots of dogs without leashes on Ada Hayden.
- You should have provided a "don't know" option here!
- Be more vigilant about firework concerns, noise, illegal use.
- I grew up in the 50s here. Now I don't feel safe.
- I am a middle-aged woman living in a residential neighborhood, but my perception is that Ames PD tends to be anti-student and comes down on the far harder.
- I hope the police department could be more efficient. Someone broke in my apartment while I was away and stole my TV. I found the Ip address where the tv is now located and informed the police, but there hasn't been any progress after over 1 month. I think the police are very kind and willing to help; I just hope there could be something done after the incident.
- Don't have much contact with them.
- I have not had any experiences with the Ames Police.
- Be more vigilant about firework concerns, noise, illegal use.
- N/A
- No.

- Not familiar without contact. Friendly at events.
- Cannot answer without knowing current emphasis.
- Don't feel qualified to answer.
- I am not really aware of how much they do.
- I don't have the full scope of what the Ames PD does, so it's hard to comment on all, but I tried.
- I don't know enough or haven't had enough experience with the police department to know how to respond to this.
- I don't know much of how the police spend their hours and what are the needs of our community. Therefore, it's not wise for me to weigh in on these issues.
- I haven't had too much interaction with the Ames Police, but they seem to be doing their job as best they can.
- I really have no idea about what the rates for any of the police activities are, but I know that the dudes who shot that guy point blank in his apartment haven't been caught, and that kinda freaks me out. I know that the police are doing their best (in Ames, at least) and I'm satisfied thus far. I did see a drunk guy get tackled to the ground once, smacking his head in the process. That also freaked me out. I don't have any answers.
- Don't know.
- I just moved to Ames January 2018.
- I live on the west edge of town and really don't see many issues out here yet.
- Not sure where priorities lie now. So marked by preference, not as specific reflection of APD.
- APD does an excellent job.
- APD outreach through social media rocks!
- Awesome police department. Friendly officers.
- Department does an excellent job. Do not have much contact.
- Doing a great job, people will be horrible anywhere you go but it's nice to know that they are out there to help when you need it. Appreciate everything they do
- Doing a GREAT job!
- Good engagement levels on social media, Facebook in particular.
- Good job by APD!
- I believe that the Ames Police Department does a great job.
- I think police department doing a very good job. Thank you for their service.
- I think the Ames Police Department is great and not necessarily lacking in any aspect, but more can always be done in certain areas.
- I would like to thank all of our officers for making this a safe community.
- I'm sure they do a fine job. I've heard nothing to indicate that they should balance their emphasis on certain crimes differently than they already are.
- Keep up the great communications on Facebook!
- Love the Facebook videos. Help with PR.
- The officers I have met were very helpful.
- They are doing a good job.
- Very very impressed with all police, fire, EMS.
- Donut campaign is cute but be careful on Facebook – cute vs professional is a fine line!!!
- We are fortunate to have the dedicated and professional officers of APD.
- We feel safe in our area.
- For #1. Don't just focus on the college, tons of people drink and drive in residential neighborhoods. #10. Please enforce the removal of vehicles from snow routes.
- I love Ames, except for the parking situation especially around campus. There is no available parking.

- I think Ames Police Department should be less strict to invalid parking especially there are lot of unoccupied parking lots. I received a parking ticket just because I didn't notice I had used up my quarters one day before and I only parked my car for less than 10 minutes.
- Need to eliminate meters in MSCD. It is very unfriendly/unwelcoming.
- Parking is not supplied; we continue getting tickets and we live here and don't have any other choice.
- Three college guys behind me and bud parties and 3 dogs ...unintelligible word... loose.
- Spend less time giving parking tickets and more time patrolling.
- Concerned about uptick in public vandalism.
- Resource officer needs to be more proactive with kids who are obviously neglected.
- I am very concerned about children's safety at school. A very serious program should be followed with local schools to ensure that shootings and violence doesn't occur.
- East 13th is a race track or drag strip; 35 mph not paid attention too by 80% of traffic.
- We have speeders on our street, and several people have been hit on the corner of Stafford and East 14th Street.
- Stange Road when speed limit drops to 25 – needs more police presence. Need to crack down on drivers not yielding to pedestrians in crosswalk and folks still speed through that area.
- "Stop" no longer means stop. Check intersections surrounding Edward School (soon to be a park).
- Would like to see more stop sign violations enforced.
- I'm not clear RE: "Emphasize" means in this section. They are all important depending on the situation and who's responding to E.

Comments on Fire Department activities

- Come in tear up without Regard. *South Meadow.
- Don't use.
- EMTs great when needed aid.
- Feel very safe regarding fires!
- Fire department has conducted fire extinguisher training at my office (YSS). Firemen did an excellent job.
- Great, professional, safe community because of Ames bravest!
- Haven't seen anything on fire lately, must be doing a good job.
- I don't have a fire/smoke/carbon detector and I am handicapped and can't reach ceiling.
- I have enjoyed when they come to my sorority house to discuss fire safety and evacuation procedures. Thank you Ames Fire Department!
- I have never had contact with the Fire Department.
- I have not had any interaction with AFD in many years.
- I haven't seen many situations that required the Fire Department to act, but I've heard good things about how they conduct themselves, especially during hectic weeks of the school year.
- I like seeing them all in the community.
- I think they're doing a great job.
- I'm sure they do a fine job. I've heard nothing bad.
- I've never interacted with the Fire Department, but whenever I walk by the station on Welch Avenue, they seem nice.

- I've never needed their services (thankfully). I've only heard good things, and the firefighter training drills next to the rails are really cool.
- I've not been in a situation where the FD had to respond, thankfully!
- Love that you have open house time for littles!
- N/A
- Never had a fire or known anyone to have a fire in Ames.
- None.
- Not know many.
- Recently I called 911 for an accident I witnessed. The accident was on campus VERY close to Station 2. The response time was too slow. The ambulance from Mary Greeley arrived at the same time as FD and had much farther to travel.
- Since I don't have any complaints, you guys must have done well.
- Some apartment buildings don't seem like they should pass inspections; maybe they just haven't been seen in a while?
- Staffing levels need to keep pace with population growth.
- The fire drills conducted on ISU campus are very effective.
- The firefighters that I have met have all been so kind!
- The response time seems a little slow given the size of Ames and the number of firehouses there are.
- Though I have never had experience with any of these.
- Very courteous staff and were great helping me and a friend get into their car after we left the keys in it.
- We have never had to use them except for ambulance service.
- We like to go to the open house annually.
- We live in the country (Dartmoor Road) which is part of the city. We should be happy these services exist in the event we actually do need them. I have no compliments.
- Why isn't our fire department at least EMT-level?
- Will they replace batteries in smoke alarms? I am 80; too hard to replace them.
- Would like to have the opportunity to take a citizen academy (fire) similar to the citizen police academy.

Comments on Water Service

- Best Tasting Water
 - Best tasting water.
 - Water in Ames tastes good. Seriously.
- Cloudy Water
 - The only cloudy water I've ever seen was after some maintenance on my apartment building, but I'm pretty sure it was just bubbles because it went away after my cup of water was sitting out for a few minutes
- Difficult to Judge
 - Difficult for me to judge our water. I have a glass I use for tap water that I wash every 4 to 5 days. It gets cloudy and lime seems to build up. Not sure what's normal.
- Fluctuating Water Pressure
 - Pressure is more than often very bad.
 - Water pressure in bathroom is good, but always very low in the kitchen.
- Great Water
 - Great water; I hope our source doesn't run out.

- I've always thought the water quality of Ames has been good.
- Really enjoy Ames water for drinking.
- Water is great.
- Water is very good. Thank you.
- **Hard Water**
 - It is hard on our faucets.
 - My wife says water is always hard.
 - Water is too hard – creates problems and we shouldn't have to have a softener.
- **High Water Pressure**
 - My water pressure is usually insanely high.
- **In Different Areas of Ames Water Tastes Different**
 - Water tastes very different from area to another, especially from resident areas and business area.
- **Love Ames Water**
 - I love Ames water!
 - Love, love, love the water in Ames! So great to be able to drink right from the tap, no filtering required!
- **Mineral Deposits**
 - Hard water debris on our faucets and appliances.
 - I like the water pressure but sometimes my water is murky.
 - Scaling on water appliances is an issue.
 - Things are floating in our tap water and it is sparkly – more than just our reflection.
 - Water is consistently on the hard side and lime deposits form.
- **Never Had Any Issues**
 - Never had any issues.
- **New Water Treatment Plant**
 - I went to the ribbon-cutting for the new water treatment plant, and I was very impressed. I think it was a good investment.
 - We were very impressed by the tour of the water treatment plant.
- **Own Service at Green Hills**
 - I live at Green Hills – we have our own services.
- **Poor Water Quality**
 - Water quality in Ames very poor!
- **Service and Repairs Effect Water**
 - Every once in a while after the water gets shut off, when it comes back on it'll take a day or so to return to normal taste, pressure, and color. I'm not sure how much of that is fixable, obviously repairs don't fall under a normal use case. A+ water, it's the best around.
 - I live in an apartment so that might have something to do with it.
- **Smells Like Chlorine**
 - Chlorine taste and smell.
 - Frequently there is a faint smell of chlorine. Ames water is always hard.
- **Smells Like Rotten Eggs**
 - Water sometimes smells like rotten eggs.
- **System Flush Rusty Water**
 - I think they were cleaning the system when we had the orange water.
 - Only flushing but notice is given.
 - Only had rust when they were flushing water in the streets.
- **Water Backed Up**
 - Water backed up in kitchen sink 3 days has been fixed.
- **Water Filter**
 - We have installed a water filtering system but still get rust coming in from the main. City did not know a new service line had been installed 15 years ago.

- With all the chemicals farmers use, I will always wonder about the safety of water in Iowa. There is also an issue with all the prescription drugs. I use a water filter for all drinking water, and I hope that helps.
- Water Hard On Appliances
 - I've been told Ames water is very hard on appliances. The rest is normal, caused by regular maintenance.
- Water Softener
 - I have a water softener in my home.
 - We have a water softener.
 - We installed a water softener and filter to take care of these issues.

Uncategorized

- I don't know the answer for hard water and soft water in previous section.
- Too early for me to evaluate.
- We have the best mates!
- I live in an apartment so that might have something to do with it.

Comments on Water and Pollution Control Department

- 2 years ago.
- Basement flooded Fall 2016. Two sump pumps working couldn't keep up. My sumps ran days after my neighbors' quit. City ran *unintelligible word* down storm sewer along my house and found cement pipes with holes lined in 2017 – IT WAS NOT. I called him numerous times last year and THIS spring without any response since last fall.
- Flood of fall 2016 – 3 inches of sewage in basement.
- Good.
- I live in an elevated apartment complex, so the chances of a flood reaching my place of residence is non-existent.
- I live on campus.
- I recently installed a sump pump. Was told it had to be connected to storm sewer. First told I had to pay over \$10,000 to shut down Grand to connect to a storm sewer that is under the road. Then told I could run to the curb. The pipe currently dumps into the gutter. All winter plows have been hitting it and possibly damaged. It has been a year now and I've been told it will depend on 18/19 funding. Find it disgusting that I am required to follow codes enforced by the city but the city will not do what is required to follow their own code.
- I think if I knew the actual purpose of the outgoing water charge, I'd be less miffed about paying it.
- Need to make it easier/cheaper to have spigot only for lawn care! I have to pay sewage on water that isn't sewage!
- None.
- Senior/elderly water/electric rates are offered to older seniors – 60 & up – lower costs.
- Sewer rate seems especially high.
- Twice in the last 8 years our basement has been flooded by storm water backup at 512 20th street.
- Water tastes bad.
- We were lucky. New apartment in *unintelligible word* behind on hill too large parking lots. No drainage; flooded our neighbors. *Unintelligible word* seem to have little regard for water problems; South Duff.

- We're very dissatisfied with the cost of irrigation water. During the summer months we pay 3-5 times the normal rates. It sometimes costs us over \$1,000 to water our lawn. If we use 2 times as much as our neighbor, we shouldn't have to pay 5 or 7 times. It shouldn't be on a progressive scale! Regarding the storm sewer blockage, it took 4 phone calls and a trip to City Hall to get somebody to repair it. We kept getting voicemails and had to leave messages.

Comments on Neighborhood Nuisance enforcement

- Bright Lights
 - The lighting is really bright by Bethesda Church. I think they are in violation of a lighting code.
- Dog Barking
 - I feel the city needs more inspectors to enforce existing laws and with homeowners, not just rentals. Also we have an awful dog barking problem in our neighborhood that I wish city laws better address.
- Don't Know
 - Don't know, never used.
 - I have lived in an apartment during the entirety of my stay in Ames, so I'm not very aware of how often/well they deal with those situations.
- Equal Renter/Owner Standards
 - Homeowners should be held to the same standard as rentals.
 - I feel the city needs more inspectors to enforce existing laws and with homeowners, not just rentals. Also we have an awful dog barking problem in our neighborhood that I wish city laws better address.
 - Why are homeowners not held to the same standards as renters for outdoor upkeep, vehicles, etc.
- Eyesore
 - Certain areas of town can be an eyesore.
 - House on Burnett near 22nd has multiple cars in driveway and street that never move.
Eyesore.
- Great
 - Great
 - Haven't seen much, but I know most lawns look great in town, so hey! Doing their job.
- Live On Campus
 - I live on campus.
- More Inspectors
 - I feel the city needs more inspectors to enforce existing laws and with homeowners, not just rentals. Also we have an awful dog barking problem in our neighborhood that I wish city laws better address.
- Need Affordable Student Housing
 - Perhaps if rentals weren't so expensive there would be less over-occupancy.
 - There is no place for students to live. The college accepts too many people. Stop this.
- Noise
 - In Campustown, there is a lot of noise yet nobody goes around enforcing the noise issues.
 - Loud parties.
 - Neighbors are quite loud.
 - We live in a neighborhood very near many rental properties. After having attended neighborhood association meetings, it seems not much attention is given to over-occupancy of rental units and front-yard parking. Noise (vehicle) is a big issue here with

loud motorcycles, cars, etc. This is very common and seems to be no effort to control this. Rental properties are generally not taken care of as well.

- No Issues
 - Have never had issues with any of these; either myself or a neighbor.
 - Haven't had problems in my neighborhood that I'm aware of.
 - I have not personally had to deal with any of these issues.
 - I have not reported any issues, so I am unaware of city response on this topic.
 - I haven't ever received or filed any complaint.
 - I haven't had issues.
 - I live in a neighborhood where this is not a problem.
 - I'm sorry – maybe I live in a bubble, but I have no idea if Ames struggles with these issues. Our neighborhood is quiet, very residential, no rentals, very well kept.
 - I'm sure they do a fine job. I've heard nothing negative so far.
 - Lived here only two years.
 - Never been an issue.
 - New to Ames – haven't seen issues.
 - None.
 - Not aware of situations like this in our neighborhood.
 - Not much to say, really. I haven't had an issue so I guess I haven't been much of a nuisance.
 - We don't seem to have a problem with these issues in our neighborhood.
- Not Gated Community
 - #5 and 6 – Not to be done. We are not a gated community.
- Old Cars
 - A few years ago a blue Vega seemed to live on our street and rarely moved – only after complaint. We thought city should have done more.
 - Car on Welbeck Drive has been broke down in street since at least September 2017. No attempt to have resident move it!
 - Concerned about the issue on yard upkeep, property upkeep, storage of old cars, in general.
 - House on Burnett near 22nd has multiple cars in driveway and street that never move. Eyesore.
 - In Historic Old Town, garbage and unused cars, etc., in lots is an issue.
 - There is a car parked in our area beside a house has not moved for years.
 - We have a neighbor who has two vehicles in his drive, both with flat tires which have not been moved in over 4 years. Not very happy about it.
- On Street Parking
 - I have called 3 times regarding the parking in front of my house to extend the yellow no parking paint on the curb and no one has anyone been out.
 - I think you need to have one side of street parking on Somerset as present parking on both sides and they are hard to dive through.
- Other
 - How and who do we report such concerns?
 - Parking.
 - I should be able to park vehicles anywhere on my property. No front yard parking is outrageous. Just saying.
 - I wish my parking lot was better.
 - People should be able to park in their own yard on their property.
 - The parking situation in the residential streets is annoying. Many of us are from out of state and drive to college and simply can't afford the high prices of parking. To have a 4- to 6-hour parking limit is simply inconvenient because our class schedules sometimes do not give us a break to move our cars. I personally need my car here because I need it for work. I

also have classes. So to go to class, come back, move my car, and often be late for my next class is irritating at best. Extend these hours.

- Poor Sidewalk Conditions
 - Sidewalk conditions are often bad and not kept up. Many blocks of Grand have no sidewalk at all (12th street. east of Grand), forcing pedestrians into the street.
- Property Maintenance
 - Concerned about their issue on yard upkeep, property upkeep, storage of old cars, in general.
 - In Historic Old Town, garbage and unused cars, etc., in lots is an issue.
 - Is anyone looking at houses with messy yards or poor upkeep? NO!
 - Some properties are not kept in good repair/condition. Not sure if they have been called in (we did not call) but they have been getting worse.
 - Trash house behind Walnut Place Apartments.
 - We need property maintenance standards! Both residential and commercial.
 - We've had a neighbor (1911 Clark Ave) who would only mow 3-4 times per year. She just moved so the problem should be fixed.
- Rental Cap
 - An effective rental policy is essential to control numerous rental/landlord issues.
 - I attended City Council meetings while they were discussing the number of residents that should be allowed in a rental property and was very disappointed in how they handled it. I went in assuming they would be an unbiased group listening to the thoughts and opinions of all city members who had something to say. I was wrong. It was clear that multiple members of their board had already decided they were only going to be listening to their friends from the neighborhood group that attended. It is sad to see them punish all students because of the few. They made decisions that will continue to increase housing prices in the Campustown area. It is officially more expensive to be a student in Ames than to be a student in Milwaukee. It is unfortunate to have watched as the board put the wants of their friends before the needs of the community. I will not be living here after I graduate. There are other communities that choose to actually listen to their constituents, where the "power" of being a City Council member has not gone to their heads.
 - I feel like over-occupancy is a major coping mechanism for poorer and less fortunate students, so I really hope that they're not bothering people over it. If people on the City Council are against people living frugally (you know who you are) they should probably get voted out. Ames, regardless of what anyone thinks, is a college town through and through. Nearly everyone who lives here is here because of Iowa State. If people can't handle living next to college students, they should not live in a college town. Without the university, there aren't enough people to sustain the local economy and bring in companies. The reason that Ames can support as many restaurants as it does is because of its large student body. Without the students, Ames can't be nearly as large or as prosperous as it is.
 - I personally disagree with the occupancy of rental properties policy; if both the renters and the landlords are okay with the situation it shouldn't be an issue. As for appearance, some places look bad but I feel like it's not necessarily the City's job to fix it.
- Un-shoveled Sidewalks
 - During winter, a lot of the sidewalks go un-shoveled.
- Yard Upkeep
 - Ames needs to do a better job of keeping yards in order and looking clean and kept. A lot of Ames looks very run down and unkempt.
 - Concerned about their issue on yard upkeep, property upkeep, storage of old cars, in general.
 - Our neighbors' yards are covered in trash, junk and spray-painted signs and nothing has been done.

- Please clean up *unintelligible word* welding on Duff Avenue.
- There has been an issue of unkempt grass and trash cans sitting out all week, especially on Oakland and Campus Avenue. I know the issue has been raised, but I haven't noticed any changes.
- Yard upkeep seems to be ignored.

Comments on Transportation/Street Maintenance

Specific areas of the city that needs attention are:

- 3rd and Walnut
 - Stoplights at Walnut and 3rd are poorly coordinated. Oftentimes turn red when no cross-traffic is even present.
 - Lights all over town often turn red for me when nobody else is even at the intersection. 3rd Street/Walnut intersection is the worst.
- 13th and Grand
 - Need left turn lanes in all directions.
 - Better traffic control at times of day.
 - Needs another turning signal; without it the turning time is too long and not enough cars can turn before the light turns red.
 - Turn arrows.
 - The corner of Grand and 13th needs to have a left turn light. That stop light is next to impossible to turn left at due to low visibility.
- 24th and Stange Road
 - When you push the button to cross Stange (for walkers and bikers), all lights turn red for cars, but only the signal to walk across Stange shows up. You might as well have the walk signal to cross 24th also turn on.
- Burnett and 20th-22nd
 - Resurfaced last year. Left it very rough and now it is worse than it was. Kids can't skateboard; too rough; just an overall bad job.
- Campus Ave
 - Lots of potholes and rough road.
- Campustown
 - Several bad/blind intersections around Campustown such as Stanton and Lincoln Way.
 - Maybe the City of Ames just shouldn't shut down streets near campus. I also know that the business that closed down the street on Lincoln Way isn't paying the city or the university a dime. It is a huge inconvenience especially when some students are not good drivers.
- Carroll and 16th – 24th
 - Did "rehabilitation" a few years ago; should have just rebuilt the street. Rehab didn't really help much. Some intersections were very slick, but that's a brutal reality.
- Duff Ave

- Duff is currently a parking lot of congestion. Hopefully the Grand Avenue extension will help.
- South Duff traffic control is terrible.
- Grand Avenue and 30th/Duff
 - East/west sensor needs to be more sensitive or faster countdown!
- Lincoln Way and Hyland
 - The Hyland/Lincoln Way intersection needs to allow more time to alleviate the traffic.
- Lincoln Way and Kellogg
 - The light at Lincoln Way and Kellogg is for sure not coordinated.
- North University and Stange
 - The intersection of North University and Stange light is very odd. It often will switch the light on for lanes that have no cars and both cars and people in the crosswalks are just stuck there waiting
- South University
 - New traffic circle on South University Avenue makes it difficult to exit Sam's Club east because the light is too long.
- South University and South 16th
 - The stop light at the intersection of South University Blvd. and South 16th St. takes forever to turn, especially at night.

Specific issues of the town that needs attention are:

- Pedestrian/Bicycle
 - I use a bicycle, both on sidewalk and the road. The traffic lights do sometimes seem to ignore pedestrian walk button.
 - Sometimes the button is useless.
 - Traffic light coordination is often abysmal for pedestrians. It takes forever to cross certain streets (especially Lincoln Way & Duff).
 - Good efforts with bike lanes and green areas. Poor with bumpy paved trails like on University Blvd.
 - It would be helpful to have bicycles use the bike paths where available.
 - Don't understand the bike paths on Fourth street. Have never seen a bike on them.
 - Shared use roadways (bike, car) should only be in place where defined separate lanes can be provided. See: Sixth Street east of University – ISU portion of street.
 - My sidewalk is very poorly maintained by the city and fills with mud due to poor design. I walk to work and have to walk in the street due to how poorly maintained it is.
 - Nothing to say. The city could use more sidewalks but I know that that's an ongoing process.
 - SIDEWALKS NEED REPAIR!!!
 - The condition of sidewalks in the Oakland Street area and surrounding streets are very poor. Walking is a hazard; very easy to trip and fall!
 - Bike paths are in poor shape.
 - Another concern is that the pedestrian crossing lights on Lincoln Way don't turn to the walk light unless the button is pushed. As Ames is such a pedestrian heavy area, this is

highly ineffective as once pedestrians approach the walk, they still walk unsafely if the light is not on.

- Road Medians
 - I have noticed that there have been a lot of weeds growing in the medians, especially where they have put shrubs or trees and covered the rest of the area with landscaping rock.
 - The medians along Stange in Northridge Heights are all weeds. Needs maintenance.
- Snow removal
 - My neighborhood always takes a long time to get plowed after it snows.
 - Excluding snow/ice, the roads are usually in good condition. However, I feel Ames does an unacceptably poor job clearing the roads of ice. I know several times I have been driving in the afternoon of the day after it rained/snowed during winter and there was still a dangerous amount of ice on the road.
 - It always seems pretty slow to get snow shoveled or intersections deiced.
 - Live on a dead end street. It is one of the last streets cleared off.
 - Need faster snow removal.
 - Plowing on major streets like Grand Avenue are generally good. I work on Saturdays and even major streets like 13th Street often poorly plowed Saturday mornings.
 - Snow plowing could be improved. Roads during/after a snow are often very slippery and it is difficult to see the lines.
 - Snow will get plowed once but not necessarily again. Left to cars driving to clean remaining snow.
 - Snow plowing: when the snow plow services around our neighbor's car parked on street they leave a massive pile of frozen slush in the middle of the street.
 - Snow/ice removal is a major issue.
 - Poor quality/care. I've called to have one street plowed.
 - The roads in the winter are terrible in Ames.
 - The street conditions during and after snowfall is very poor. It would be wonderful if Ames had 24-hour snow removal and salt/brine crews. It is so icy after snowstorms in the Midwest, it is shocking how unprepared the City of Ames seems to be. Property managers should be held accountable for adequate snow removal and ice treatment as most parking lots are ice skating rinks during and after winter storms.
 - When it snows or freezing rains, it seems like nobody cares that the roads conditions are really bad. More often than not lots of snow or ice is leftover and that's not great. They try to clear but don't do a very good job. But that happens all over Iowa so I am not surprised.
 - Keeping the huge amount of winter weather we have had in mind, I am very impressed with street maintenance keeping up.
 - The plowing this winter was poor. Roads were icy in the Greek Community neighborhood south of Lincoln Way to the point that cars struggled with driving even after the roads had been plowed.
- Street Maintenance
 - There are a few annoying road issues like the recurring potholes on Welch Avenue, but I'm sure the city knows this and does what they can to solve it as soon as is practically feasible.
 - Some potholes. Streets often aren't plowed well.
 - Our street is rather rough as a lot of streets are.
 - Parts of Duff Avenue and Lincoln Way are very patched and rough. It's embarrassing to show visitors to Ames around because it's a bad first impression.

- Please fix the potholes.
- There's a HUGE pothole on South 16th that's been there a while. For the most part, streets aren't any worse than other cities of comparable size.
- Maintenance of the streets in the older and historic districts of Ames is very poor. They are often not plowed and very little effort is put into keeping them clean. Many times the residents of those neighborhoods have to keep things in order and that should be the duty of the city.
- My biggest issue with the streets is how rough and uneven they are in some places. I understand that with having to plow over winter it is a challenge to keep them perfect but maybe they all could look into ways to help improve them for spring/summer/fall.
- Traffic lights/coordination
 - With Lincoln Way down to one lane in areas it is hard to have effective lights.
 - Lights should be better coordinated to improve traffic flow.
 - Good lord can we get some rolling street lights? This is my biggest gripe with Ames. I can have a light turn green, but the next one instantly turns red. Most other major cities I've been to coordinate so you can usually hit lights of the same color as you move forward.
 - I don't like the inconsistency of the cycles. Some turn when the walk cycle goes to 0 and many do not.
 - I wish the lights on Lincoln Way would be timed.
 - In late 1950s you had to drive 43.5 mph to get all green lights. Still that way last time tried; poorest city around as to traffic signals FORCING YOU TO SPEED to get a couple of greens.
 - More coordination between lights would be nice.
 - Not sure what this means, but lights often take too long to change when there is no oncoming traffic from cross streets.
 - Some need better timings or traffic activated loops.
 - The coordination could use improvement in many areas. Many areas it works great.
 - This should be a high-priority issue. Having cars idling at almost every traffic light creates traffic congestion, increases use of gas, leads to more air pollution.
 - Traffic signal coordination is terrible!
 - Traffic signal timing lends to favor those who speed. Not uncommon to have someone run a red light in order to squeeze through.
 - Traffic signals are sometimes not logical. I should not have to stop when no vehicles are on the roads as well.
 - When I'm in a hurry, the light is always RED!
 - It seems either you stop at every light or you make all the lights.
 - Traffic signals are my biggest gripe. Too many, especially on Lincoln Way.
 - The stop lights that say yield on green for two lane major streets are extremely dangerous because sometimes the turning lane has a very long line of cars that doesn't allow for proper visibility. These stop lights should be changed for ones that have the turning arrow. Turning on major streets is very dangerous!!
- Other
 - Really appreciate this!
 - Always been good, and in places where it isn't, the responsibility is on the apartment complex.
 - This could be improved.
 - Some garbage/waste collection trucks drop glass; happened in our neighborhoods two times over the last year! Is there a way to prevent this?
 - Keep up the good work.
 - None (n = 2)

Comments on CyRide

- Complaints
 - Fix the app.
 - I don't like the new policy proposal that CyRide won't wait for you if you're running for the bus. We all know that CyRide is always a little late, and shutting the doors on someone who is clearly trying to make it to the bus is just plain mean. I've never seen anyone upset because the bus waited an extra 15 seconds to make sure someone gets on.
 - I don't like the new route names, especially cherry. Do you have any idea how many "pop the cherry" jokes are going to be made now? I really don't need that in my life.
 - Making sure seats are available for the disabled. Also drivers have a habit of breaking REALLY hard. One driver states that it is only okay to pass in front of the bus at the Science Hall stop, it is safer to cross in front of the bus than behind.
 - Next year the 1 Red route is changing. Not only is this inconvenient for me, but based on the number of students that use this stop, I think this is going to create a big issue.
 - Some drivers are extremely nice and others are extremely rude. Frequencies in the afternoon and weekends are too long. There shouldn't be days with no service because some people depend completely on this service for transportation.
 - The signs that display time until next bus at certain bus stops do not actually show all the buses so they are not helpful. Also, since all buses are not equipped with GPS, the QR code and texting CyRide do not show accurate ETAs.
 - The smell of the diesel fuel gives me headaches with asthma.
- Convenience
 - Choose housing close to transportation.
 - My house is located at two CyRide stops. I can live in my house longer as I age because of CyRide.
- Construction Conflict
 - CyRide would be better if Lincoln Way wasn't shut down in the middle of one of their major routes.
- Cost
 - Going to \$1 will help.
 - No fare for children.
 - Seems like there should be some off-season rates for residents!
- Good alternative
 - If my vehicle was not available or during a snowstorm.
 - It depends on the weather. If it snows outside, I would like to take CyRide rather than drive. Also, I feel the parking lots on campus are not enough.
- Hesitant to ride
 - I hesitate to ride not knowing which bus near me goes where. I look at the CyRide map and I get confused. Google directions might be helpful.
- Never used
 - I just never used it so I can't give feedback.
- No Access/Limited Access
 - I live in North Ames and haven't got access to CyRide.
 - I live out in mobile home park and I wish there was a stop closer or there were more times buses came out by my home.
 - I am elderly and my home is too far from the bus stop in the winter.
 - I think CyRide is excellent. I rarely ride it because I drive and not a stop nearby.
- No Need
 - Don't need it yet.

- My work is close to my home. I drive where I need to go.
- Not convenient
 - As a senior citizen, I need convenience of my own private transportation.
 - As long as parking in retail areas is adequate, we will choose to drive.
 - I drive now to save time.
 - I'm elderly and drive when needed.
 - My 15-minute commute would be 1 hour and 20 minutes by bus.
 - My current schedule and need to travel outside Ames during the day makes this difficult.
 - The convenience is part. I have a lot of routes often in my neighborhood, but the other routes aren't convenient, specifically on breaks.
 - Unfortunately, my job requires frequent meetings outside of CyRide hours. It is fairly impracticable for my non-routine employment.
- Other comments
 - I have ridden the bus in the past.
 - I live on the east side and work almost outside of town on the west.
 - I need my vehicle for work.
 - I wish CyRide was better planned and more frequent.
 - Our 15-year-old dog loves car riding and is almost always traveling with us.
 - Our kids require a lot of stuff, which makes it more difficult.
 - I ride 3 or 4 times per year.
 - When my bike is broken I ride every day. I live on the 1 Red route and it's very convenient if a bit unorthodox due to construction.
- Other transportation services
 - HIRTA best meets my needs due to my impaired mobility.
- Positive Comments
 - Best bus system outside a major city.
 - CyRide is a wonderful public transportation system for Ames. It is easy to use the MyState app to see when the next bus in my route is coming. I am very happy to have CyRide as an option for transportation.
 - CyRide is an excellent service for community residents and students alike. I'm looking forward to the new changes!
 - CyRide is awesome. I am mad that I chose where to live next year so I would live close to a bus stop, but CyRide 2.0 is redoing all the bus stops.
 - CyRide is great. Thanks!
 - I think it is great!
 - I use it every day. I love it.
 - I'm glad that CyRide is expanding their routes!
 - The bus service is great!
 - The bus system is incredibly convenient, versatile, and intuitive. It's not as intimidating to use for incoming students as it could be which is a very good thing.
 - Use it all the time.
 - Very good service.
- Student comments
 - I live in a sorority house where majority of the girls use CyRide multiple times a day to get to and from campus and classes.
 - I live in a sorority house with 60 women. Probably 20 regularly use CyRide. We enjoy the service.
 - We are college students; use it for class every day.
- Suggestions
 - I used the Red route and would have liked if it ended on west route in Maricopa rather than at the school.

- I would use the service more often if CyRide offered more weekday late-night services/routes.
- The frequency of buses reduces from 6:30 in the night. Can it be extended till 7:30 or 8?
- Need more Blue Route buses.
- Need more frequent service.
- Needs a route on the street to Molecular Bio.
- Please increase frequency on 9 Plum route.
- Service needs to be restored down Airport Road instead of dropping off on University Blvd. and walking.
- Would like more routes out to East 13th and some noon – 3 pm hrs.
- Would like a shuttle from downtown Ames to Campustown area, frequently 2 times per day.
- Would love to have direct routes to the pool in the summer time (not to have to transfer).
- Walk
 - Always walk.
 - I walk a lot and seldom drive.
 - I walk or bike
 - We walk.
 - We don't have to walk far and we don't mind walking.

Comments on Parks and Recreation services

- Positive comments
 - Ames parks are always clean and well kept. A lot of great trails to walk. Always proud to show it off.
 - Clean and satisfying.
 - Everything is well maintained
 - I don't go often, but the parks are fine.
 - I don't use them much but they seem nice from afar.
 - I have worked in parks and recreation in another town, and I can honestly say I am extremely impressed with what I have witnessed. Your parks have been clean every time I go, and that's hard to maintain.
 - I haven't spent much time at the various parks in Ames, but the picnic areas are nice. I can see them not having much space though during the spring while ISU is in session.
 - I like that we have so many parks around Ames and that they're well-maintained.
 - I love Ames parks. I only wish there were more trails and wooded areas, particularly for walking.
 - I only use Daley Park for walking, but we have had some neighborhood picnics there.
 - I really like the biking trails.
 - I think the City of Ames does a wonderful job with Parks and Recreation in general. Some trees get a bit out of hand it seems, but I like the lesser-used parks so that could be it.
 - In good quality.
 - Kept well, trails are good for running and biking.
 - Love it.
 - Love the small pocket parks especially downtown.
 - Most parks in Ames appear to be in good shape in my opinion. Although I'm not sure how we are grading them. Most walked around last year.
 - Neat, comfortable.
 - Parks are well taken care of! Our family enjoys them.

- Pretty snazzy and well maintained.
 - The parks are in overall excellent shape.
 - The parks here have made my time in Ames much better than it would have been without. Thanks for maintaining them so well.
 - The skate park is great for such a small town.
 - The trails are well kept even in the winter so they are nice to use year-round.
 - Very well done for a city the size of Ames! Going for a walk is super pleasant and makes me feel like I'm out of a city.
 - We think the electric hookup in the shelters is wonderful.
- Wants
 - A map on the city's webpage or elsewhere showing where shelters are within a park would be helpful. Because there are multiple parking spots at Brookside Park, knowing where to park closest to your shelter would be helpful.
 - Benches at the outdoor ice skating rink, possible leagues?
 - Connection needed by Carr Pool.
 - Dog park – fix the park, a train wreck. You spend so much on other parks.
 - From what I have observed the parks around the Ames area are smaller, but there are many of them. It would be nice if there was one big central park, which had interactive features other parks in the area don't have.
 - Have only one small park near us. Wish land at west end of Ontario Road on the south side near R-38 could be a park.
 - I like BBs opened year round or at least earlier and stay open later.
 - It would be nice if the bathrooms at the parks could be opened sooner. There have been lots of times that I've taken my kids to the park but the restrooms were still locked and they needed to use them.
 - It would be nice to see less mowing of certain areas and instead have them planted with native species that would better support wildlife and pollinators.
 - Please extend Skunk River trail from Lincoln Way to South 16th ASAP.
 - Please spray for dandelions.
 - Need more play equipment for older kids and children with special needs.
 - Restrooms closed in winter. Shelter houses need cleaning. Lots of wasps. Brookside courts need lights for Friday/Saturday night play; had them for many years and were removed but should be replaced.
 - Need more hard surface bike trails, not bike lanes on streets.
 - Would like to see outdoor ice rink for hockey in winter and roller blade in the rest of the seasons or both (year round).
 - Would love soap in bathrooms.
 - We live across from the Northridge Heights Park. It could really use some TLC to get the green space (grass) in better condition. There are lots of weeds. Also a restroom would be nice. Even a portable during the summer months.
 - Would like to see more play equipment that is better suited for younger kids. For example, the old equipment at Daley Park was better for younger kids than the new equipment.
 - We need fenced playground in one or two parks so parents with running away kids (special needs kids mostly) can take kids to a safe playground. Also, playground accessible for wheelchairs. Every kid deserves to play.
 - We need more trail access and more linking of these trails. Come on now, I want to stay here but there is very little outdoor recreation. Link the new recreation center to the nuclear woods trail por favor.
 - Wish there was soap in the bathrooms.

- Would be great to have traditional benches on or around tennis courts.
- Would be nice if restrooms were available earlier or later in year if weather is suitable.
- Suggested Improvement
 - No. 1 Ada Hayden – some bumps (I saw an old lady trip).
 - No. 4 River Valley North – need to repair door locks. Brookside – paint bright white (sometimes very dark).
 - Adding dog pickup stations would help keep facilities clean.
 - Certain parks need proper night lighting. Safety should be considered because people feel scared to walk if no lighting at night, etc.
 - Don't understand why deck at Ada Hayden was allowed to get in such bad condition.
 - Great recreational services for children, but a little expensive considering that most of the population are students with low income.
 - Hard surface trail that runs north from Carr Park is typically too muddy or flooded to use.
 - Making sure there is accessible parks for people with disabilities.
 - Several bike paths are unlit, specifically the one running west off of South Dakota Avenue.
 - Some areas accumulate a lot of trash.
 - Some hard surface trails are in extremely poor condition, specifically Stuart Smith Park, Brookside, and the trail along Airport Road in the research park. Tennis courts have cracks and bubbles in the surfacing and the lighting isn't reliable!
 - Swings are very squeaky at Hutchinson Park.
 - Tennis courts need to be resurfaced.
 - The trails could use a little more maintenance.
 - The water fountain at the north end of Ada Hayden hasn't worked for over a year.

Comments on Public Library

- Book Sales
 - Great staff, great location. I love the book sales and the helpfulness of the staff. Important note: e-copies of books can be placed on hold, which seems like a gross misuse of power on the part of the companies that handle book check-out. I know that the library has no control over this, but it's irksome that I can't check out an eBook because someone else is reading it. We all know that's not how the internet works. Again, not the fault of the library, but still something of note.
- Book Delivery
 - Live at Green Hills and have monthly delivery to our library. Really like the choices they offer!
- Bookmobile
 - It's very nice that the Bookmobile comes to the ISU campus.
- Building
 - Beautiful building.
 - Not handicapped, but use automatic doors because regular doors are too heavy and hard to handle.
- Collection
 - Excellent library. Friendly staff, extensive collection, responds to customer requests.

- Great selection of resources. This is a great library!!
- I LOVE THE LIBRARY. Seriously great job. The entire wall of graphic novels/comic books and the incredible fiction section are great for discovering new stories.
- Customer Requests
 - Excellent library. Friendly staff, extensive collection, responds to customer requests.
- Don't Use
 - Don't use
 - I don't use it.
 - I get a lot of information online. Not sure what the public library offers that would be a better source of information.
 - I have never used it; I typically do my homework/read on campus.
- E-books
 - Great staff, great location. I love the book sales and the helpfulness of the staff.
Important note: e-copies of books can be placed on hold, which seems like a gross misuse of power on the part of the companies that handle book check-out. I know that the library has no control over this, but it's irksome that I can't check out an eBook because someone else is reading it. We all know that's not how the internet works. Again, not the fault of the library, but still something of note.
 - I use eBook service which is great.
- Great
 - From what I have heard, it's a swell place.
 - Good.
 - Great place, great people, great leader.
 - If it's anything like the rest of Ames, I am sure it is well run.
 - It's a really nice library and I appreciate the hours that the library is open. Thank you!
 - This is a great library!
 - We love the library!
 - We (my husband and I) volunteer at the library and think it is outstanding.
 - I would love to go back to using the public library like I used to when I was growing up in Ames. Since I am now an Iowa State student, it is more convenient for me to use Parks Library and the Design Center reading room on campus.
 - I would love to use the library for leisure. I am a student at Iowa State, and Parks Library has great resources for school, but I would like to read "fun" books at the Ames Public Library.
- Great Resources
 - I love our library! I love the opportunity of the resources and take advantage of it a lot. There's always more than I can take of advantage of if I had more hours in the day! Parking is awful though!
 - Library is a great resource! Very useful when job hunting.
 - Holds – I typically put hold requests on material from my home computer then pick them up when they are ready.
- Hours
 - Closing at 10 pm instead of 9 pm would be nice for students.
 - I just wish it was open a little later. Maybe until 9 or 10?
 - I tend to be an evening/night person, so the library is sometimes closed.
- Lighting
 - I love the library! I would utilize it more if there were more tables and seating areas for studying, although I know the primary purpose isn't for college students to study. I've gone a few times and not been able to find available space, but have usually had a good experience. The natural lighting is my favorite part!
- Location

- Great staff, great location. I love the book sales and the helpfulness of the staff. Important note: e-copies of books can be placed on hold, which seems like a gross misuse of power on the part of the companies that handle book check-out. I know that the library has no control over this, but it's irksome that I can't check out an eBook because someone else is reading it. We all know that's not how the internet works. Again, not the fault of the library, but still something of note.
- Loud
 - From time to time some patrons are very loud.
- Magazine Exchange
 - None of the library staff is able to answer questions about policy relevant to the magazine exchange – any magazines they do not accept, publication dates, etc.
- Meetings
 - Only attend occasional meetings there.
- More Languages
 - We would like to see books and media material in more languages such as Arabic and French. Ames is a diverse community and many languages are spoken by the residents of Ames.
- Negative
 - Harry Potter books are always unavailable and a very long waiting list!! Movies are very old and outdated.
 - Since you don't arrange books by author in children's area, how do you let patrons know where to find them? Just browse or always keep asking? I liked book arrangement formerly used.
 - I am concerned with the group programs at the library. They are very liberal. I wonder what kind of pushback would occur if a local NRA group wanted to meet at the library.
- Parking
 - I wouldn't use the library more if parking was free.
 - I don't have quarters to pay meter.
 - I love our library! I love the opportunity of the resources and take advantage of it a lot. There's always more than I can take of advantage of if I had more hours in the day! Parking is awful though!
 - If I go to the Ames Public Library, I often have to circle around the area to find parking within a block. I also live close to campus, so I use the ISU library more often.
 - My old library had a dedicated parking area so parking was never an issue. It's a bit intimidating not having it as easy here, but I'm not sure if there's anything that can be done about that. That, or I just don't understand the system as I should.
 - Parking is a bit inconvenient, especially in bad weather.
 - Parking is very difficult and none is free!
 - The town I am from does not charge for parking at the local library, and there is much more space available. Coming to Ames, I have rarely found it desirable to pay for parking to get books since I have not had to in the past, and the buses that service that route do not run in my area.
 - Handicap parking – not enough spaces.
 - We suggest more handicap parking at library.
 - We did have an issue typing and printing. Staff was helpful but the technology (printing system) was not great.
- Private Space
 - Need more private space.
 - Would like to see more quiet study areas and longer periods that they're available. Have frequently been asked to leave rooms after an hour due to availability.
- Programs
 - One of our main interests in Ames – great staff, good variety of programs.

- Programs for kids happen during the daytime when kids or parents are busy. Would like to see more evening programs.
- We just had a baby and are excited to use the library and the programs it offers more.
- Space
 - I love the study space here. Very clean and quiet place.
- Staff
 - Awesome staff!
 - Customer service is always excellent
 - Every interaction I have had with a librarian at Ames Public Library has been wonderful. They are always very cheery and helpful.
 - Excellent library. Friendly staff, extensive collection, responds to customer requests.
 - Great place, great people, great leader.
 - Great staff, great location. I love the book sales and the helpfulness of the staff.
Important note: e-copies of books can be placed on hold, which seems like a gross misuse of power on the part of the companies that handle book checkout. I know that the library has no control over this, but it's irksome that I can't check out an eBook because someone else is reading it. We all know that's not how the internet works. Again, not the fault of the library, but still something of note.
 - I love this place. The people are so helpful and friendly. It reminds me of home.
 - One of our main interests in Ames – great staff, good variety of programs.
 - The library staff is fantastic. The youth department staff always goes above and beyond in helping my kids to find new books.
 - We love using the library with our grandchildren. The staff is excellent.
 - Once we went there for a meeting one evening and didn't know where to go and the person was rather rude.
- Tables
 - I love the library! I would utilize it more if there were more tables and seating areas for studying, although I know the primary purpose isn't for college students to study. I've gone a few times and not been able to find available space, but have usually had a good experience. The natural lighting is my favorite part!
- Time
 - Time on my schedule.
- Unfamiliar
 - How to use the checkout service.
 - Never have been to the Ames Public Library, and do not feel the need to with access to as large of a library as Parks Library on campus.

Comments on Other Issues City should focus on

- Affordable Housing
 - Additional quality housing for students. Currently there aren't many options for upper-level students who want to live near campus in a nice apartment or house. Most are old and very much showing their age.
 - Housing – affordable retirement housing for single people.
 - Less apartments but more affordable housing for people.
 - Too many apartments for students. What about low cost housing?
 - We should provide more truly affordable housing for lower income families.
 - Housing affordability.
- Affordable Living

- Make it a priority for families to afford living by focusing on controlling all costs of living here.
- Animal Protection
 - Animal protection.
- Arts
 - Arts and entertainment, environment, inclusive community, support for those in need.
 - Arts, embracing/celebrating diversity.
- Barking Dogs
 - Barking dogs.
- Bike Lanes/Trails
 - Improving green space, bike lanes.
 - I'd love Ames to have more/better bike trails. The "trail" along Ontario from North Dakota to Hyland isn't pleasant to ride because of all the driveway dips.
 - Keeping Ames a great place to live. Great city services. Clean, safe community. I would like more and better trails for two reasons: I ride a bike a lot and there are many bikes on streets that would not slow traffic if more use on trails.
 - More bike trails that connect.
 - More places to get to on bicycle.
 - Routes to further out apartment complexes to reduce traffic. More bikeable paths to reduce traffic and make a more bikeable/walkable city.
- Aggressive Birds
 - Redwing blackbirds near walkways. They are threatening and aggressive to those walking and running. Also, geese for some reason.
- Bury Infrastructure
 - It would be nice to have the power lines buried. The town would look much cleaner! Also, possibly a city/public ISP, more variety and better prices for residents.
- Business Growth
 - Business growth – more businesses (i.e. shops and restaurants).
 - Growth – new businesses like a new mall.
- Campustown
 - Campustown and improving it for the students.
- Cemetery Improvements
 - Cemetery improvements and maintenance.
- Community Events/Activities
 - Should have more activities organized for seniors and teens.
 - I would like to see more community (arts) events bringing together the community, similar to the Roosevelt concerts on Sunday evenings in the summer.
 - Activities for families. It is very difficult to find inexpensive activities for children.
- Community Building
 - Difficult for new people to talk to people that have been a part of a group in Ames for years (20 and up).
 - Community building with students as we are two-thirds of the population when in session.
 - Intermixing of ISU community and City of Ames community through events like VEISHEA in the past (particularly the celebrations and parades, not riot).
- Concern with Apartment Expansion
 - I am concerned about all the apartments going on. Can the streets, sidewalks, transportation system, and parking handle all this?
 - I know that student housing is an ever increasing issue, but it feels like the city is quickly becoming apartments and temporary housing. I don't have any solutions, but keeping the conversation going is important.
 - Not allowing so many apartments to be built.
 - South Duff traffic. Put a cap on apartment construction.

- Too many apartment buildings.
- Too many apartments.
- Fewer apartments. Make new streets wider. More east/west and north/south through-streets.
- Construction Conflicts
 - Not allowing a building site to close half of Lincoln Way (Lincoln and Aspen).
 - Recent changes in Lincoln Way and South Fourth make it harder to get around.
 - Try to close fewer streets for less time when constructing new buildings.
- Diversity
 - Diversity.
 - Arts, embracing/celebrating diversity.
- Gas Prices
 - Why are gas prices exceedingly high in Ames?
- Green Space
 - Improving green space, bike lanes.
 - Saving green nature and animals in residential areas, not just parks.
- Health Living
 - Healthy life concept – continue work.
 - Community involvement in recreation development. Downtown policy that allows for growth. Healthy community, fighting against obesity with recreation and healthy restaurant downtown.
- Homelessness
 - Homelessness (n=2)
- Housing
 - Housing.
 - Housing – extremely low inventory of single family houses and a better plan for rentals.
- Inclusive Community
 - Arts and entertainment, environment, inclusive community, support for those in need.
- Indoor Pool
 - Indoor pool, additional outdoor skating rink maintenance in the winter – benches, warming lamp, area to put on skates.
- Internet
 - It would be nice to have the power lines buried. The town would look much cleaner! Also, possibly a city/public ISP, more variety and better prices for residents.
 - Landlords charging absurd rates to students; what they are doing is illegal. Also, get involved in internet services, there is basically a monopoly in this city in terms of internet companies and it's absurdly expensive for terrible quality.
 - The Wi-Fi sometime doesn't work well. Probably this is an issue of the rent company.
 - There should be more options for internet and cable TV providers; there are only a couple (1-2) that can be used within Ames.
 - The roads! Horrible to get around town sometimes. The lack of left turn lanes/signals is frustrating. Also need more access to better/faster internet!
- Job Skills Development
 - Creating more job opportunities and creating a free class or orientation to those who want to enhance their skills.
- Keep Politics Out of Schools
 - Keeping political agendas out of our schools.
- Land Use Planning
 - Land use planning – not certain what specifics you were questioning; yes, I support what my definition would be.
 - Long range commercial development as it relates to traffic and flood plain.
 - Planning and zoning procedures. This should be primary effort.

- Planning for 2050.
- Planning! Ames is a "dog leg" city to go from point-to-point. City grows by leaps and jumps with no long range traffic analysis.
- The city should not focus the zoning issue on the Lincoln Way corridor.
- Lenience in Justice
 - Judges are way too easy on criminals which is why the problems are not resolved.
- Less Alcohol Enforcement
 - Ease up on the bar stings.
- More Employment Opportunities
 - Bringing new employers to Ames.
- More Retail
 - Attract more retail business.
 - More retail.
 - Retail growth.
 - The development of area by North Grand Mall. More restaurants, mall Younkers closing.
 - Commercial development and retail to North Ames. Condition of the roads (potholes, cracks, ruts, etc.). Growth to North Ames and traffic control "going" rhythm.
- More Roundabouts
 - Inclusion of more roundabouts at city intersection. Traffic calming.
- Noise Control
 - Noise control, too many rental homes.
- None
- Outdoor Recreation
 - Outdoor activities for all.
- Outdoor Skating Improvements
 - Indoor pool, additional outdoor skating rink maintenance in the winter – benches, warning lamp, area to put on skates.
- Parking
 - Downtown parking.
 - More parking by campus. Get rid of no overnight parking.
 - Help Hunziker Sports complex increase paved parking.
- Pedestrian/Cyclist Conflicts
 - Infrastructure of streets. The Ames solution of adding stoplights is sad! Mortensen needs to be 4 lanes. Grand needs to be extended to reduce South Duff car jams. Campustown needs pedestrian/bike overpasses at Welch and Stanton.
 - Cracking down on bicyclists. I have a lot of problems with them almost hitting me while riding way too fast down the sidewalks when they have areas to drive on the road. I listen to music while I walk and if I have to make a turn, I never hear them yelling at me to move and they almost hit me. Making them ride in the roads on the bike lanes would be nice or teaching them to bike slower if they are on sidewalks would also be a good idea.
 - Please get the bicycle thing under control. It's a big liability for car drivers!
 - Traffic pedestrian control.
- Pest Control
 - Bug control.
- Police
 - I wonder if we have enough police to handle all the needs of the community.
- Positive Comments
 - City staff and Council seem to address concerns and work on solutions; they move forward.
 - Continue with what it is already doing.
 - We appreciate your good service and hope you try and keep our rates reasonable!
- Promote Local Business

- How do we better cater to local business? Improve mall, improve Northern Lights mall, save the Vesuvius' of the town!
- I think Ames has already missed out by blocking business growth. Have to drive to Ankeny or DSM for a number of items; this is more difficult as I've got older.
- Protect Ada Hayden Watershed
 - Maintenance of ponds in housing developments. Protect Ada Hayden watershed.
- Recreational Opportunities for Special Needs Kids and Women
 - City of Ames needs to give more resources for its special needs residents to improve their lives, especially the healthy lifestyle recreational classes for special needs so the parents don't always have to pay private classes that are very expensive. Special needs deserve to learn swimming sport and play just like any other resident. We also would like to see more recreational classes for women. Many Ames residents come from cultural backgrounds and we will be very happy to have gender-separated classes, especially swimming and Zumba.
- Recycling
 - A city-run recycling program. It is unconscionable that city of Ames quality does not have a city-run recycling program. I recycle at least at 6 facilities. Set up a program for residents to invest in and possibly receive dividends (solar energy model).
 - Recycling! Places to deposit are impossible to find and no effort is put into any other recycling. Burning is not the answer.
- Rent Controls
 - Control over rent charges (rents are too high).
 - Landlords charging absurd rates to students. What they are doing is illegal. Also, get involved in internet services. There is basically a monopoly in this city in terms of internet companies and it's absurdly expensive for terrible quality.
 - Reducing housing costs (apartments).
 - RENT IS TOO DAMN HIGH. Build more houses and apartment buildings to lower rent in the city.
 - Rental control.
 - Rental price is very relatively high.
- Rent Caps
 - Rental caps in neighborhoods surrounding campus. Put emphasis on what is best for families who own and live in their homes.
 - Student rental in single family residential neighborhoods.
 - This rental issue scam is unfair to those already owning in the areas.
- Reroute Trains
 - Need to eliminate trains running through the city; see if they can be relocated over next 50 years to south and east of town.
- Restaurants
 - Get an Olive Garden and Steak and Shake. A ton of people really want those (check the Ames People Facebook). I know Olive Garden is a huge topic on there but personally if there was a Steak and Shake in Ames it would be one of the happiest days of my life. I guess I just enjoy some of the little things in life like an amazing fast food places.
- Road Improvements
 - Commercial development and retail to North Ames. Condition of the roads (potholes, cracks, ruts, etc.). Growth to North Ames and traffic control "going" rhythm.
 - Infrastructure of streets. The Ames solution of adding stoplights is sad! Mortensen needs to be 4 lanes. Grand needs to be extended to reduce South Duff car jams. Campustown needs pedestrian/bike overpasses at Welch and Stanton.
 - My main issue is the quality of the roads.
 - Repair streets; some are in dire need of some repair.
 - Street improvements.
 - Street repair.

- Streets – repair potholes, etc.
- School Funding
 - Funding for schools.
- Senior Housing
 - Housing for senior citizens like myself (with walk-in-showers and no stairs) who have fixed limited income, but still do not qualify for subsidized apartments.
- Sidewalks
 - Fix those bad sidewalks!!
 - Please repair sidewalks and driveway approaches on Wood Street.
- Snow Removal
 - Clearing snow on side streets
 - Don't put piles of snow in the middle of busy streets.
 - Snow/ice removal!
- Storm Water Planning
 - Evaluating existing roads to improve traffic flow while alleviating congestion, improving water capacity and quality, and integrating multi-modal opportunities.
 - Continue requiring storm water practices on new developments.
 - Fix the storm sewer flooding water along my basement foundation as Justin Clausen promised would be done in 2017.
 - Flood control. Stop allowing development that exacerbates the problem.
 - Flooding.
 - Past flooding issues.
 - Water drainage and roads.
- Student Nightlife
 - Student nightlife.
- Sustainability
 - Arts and entertainment, environment, inclusive community, support for those in need.
 - Being more sustainable.
 - Making Ames more sustainable for the environment.
- Taxes
 - City should focus on making Ames affordable by reducing property taxes. We have the highest property taxes in the state.
 - Property taxes increase naturally due to property values rising. Not increasing tax rates should be a top priority. Housing in Ames is already very expensive relative to surrounding areas.
 - Reduce taxes. Bring in new business not run them off.
 - Saving taxpayer dollars. Amazon is popular and useful because of this.
- Traffic Control
 - Speeding; driving using cell phones.
- Traffic Improvements
 - Routes to further out apartment complexes to reduce traffic. More bikeable paths to reduce traffic and make a more bikeable/walkable city.
 - Every day after the rush hour. The traffic jam in Lincoln Way.
 - More traffic lights instead of stop signs on major sheets!
 - Duff needs to be revised. The backups are ridiculous.
 - Easier and quicker way to get east to west without speed traps.
 - Could you find a solution to backed-up traffic near Hunziker Sports Complex? Like another entrance?
 - Commercial development and retail to North Ames. Condition of the roads (potholes, cracks, ruts, etc.). Growth to North Ames and traffic control “going” rhythm.

- Infrastructure of streets. The Ames solution of adding stoplights is sad! Mortensen needs to be 4 lanes. Grand needs to be extended to reduce South Duff car jams. Campustown needs pedestrian/bike overpasses at Welch and Stanton.
- The roads! Horrible to get around town sometimes. The lack of left turn lanes/signals is frustrating. Also need more access to better/faster internet!
- Extend Grand Avenue south, change Duff Avenue railroad crossing.
- Extend Grand Avenue south to South 16th. Continue improvements to downtown area. Take down north/south stop signs on Duff and 24th Street.
- Extending Grand Avenue south beyond Hy-Vee.
- Just traffic improvements. There's so much traffic on Lincoln and Duff they become almost undriveable at times.
- Safety and traffic improvements, i.e. turning lanes, etc.
- Street crossings on Hyland Avenue for Oakland and Pammel Drive are dangerous, should be addressed.
- Street repair and traffic flow. Extend Grand Avenue ASAP!
- The flow of traffic. The stoplight on Lincoln Way to State Avenue takes forever.
- Traffic at 13th/Grand.
- Traffic flow away from Duff, Grand, Lincoln Way, Duff Avenue. Flooding issues.
- Traffic flow on South Duff.
- Traffic flow.
- Traffic flow at 13th and Grand (east and west).
- Traffic management.
- Yanking down some traffic lights. There are too many and they are not timed well.
- Safety. Traffic problems when there's ISU home games.
- Transportation Planning
 - Evaluating existing roads to improve traffic flow while alleviating congestion, improving water capacity and quality, and integrating multi-modal opportunities.
 - Fewer apartments. Make new streets wider, more east/west and north/south through-streets.
 - The city planning in Ames is absolute garbage. I love Ames, but the number of roads that lead nowhere and curve away from their original direction is ridiculous. There are currently only 3 roads that can bring a person from east to west with any level of confidence, and there are really only 2 from north to south. If a major intersection is out of commission (for a gas leak from the poor-quality development projects), the entire city's functionality in that half is tanked for hours. We need to focus on development of roads that are efficient and useful. These development projects are too poor quality to last more than a couple of decades, so we should at least make sure that the layout of our city makes sense. With these long roads that curve every which way, we're wasting money and resources repaving and cleaning much larger areas than we need to be. In addition, parking on streets near campus is needlessly arbitrary. If the road is only big enough to handle parking on one side, let's just limit parking to one side and be done with it. The side-to-side switching just serves as a ticket trap for Ames car owners and has no true purpose.
- Trees
 - Trees to replace the ones cut down.
- Other Comments
 - Cost, upkeep.
 - It is sporadic at best.
 - On real problems.
 - None that I can think of at the time.
 - Don't have any at this time.
 - Don't know.

- I can't think of anything at this moment
- It's too soon as a new resident to comment.
- None
- None, all major issues are covered.
- Not sending this survey repeatedly to people who don't live in Ames because it's going to falsify your data. In other words, disregard my response because I don't live here.

Comments on “What is the best thing about living in Ames?”

- Access to ISU
 - Access to campus and safety.
 - Nearby natural and cultural events, and access to events at Iowa State.
 - Close to campus.
 - Parks, roads, trails. Proximity of ISU.
- Access to Highways
 - It doesn't feel crowded (yet), but has good access to highways and local programs.
- Access to smaller school district (Gilbert)
 - Accessibility to a small school district (Gilbert). University events.
- Affordability
 - Cost of living.
 - Low cost of living while being less than an hour from the capitol.
 - Great environment, affordable, well-planned city.
 - Affordable price for most things. Fair availability for most products. Safety.
- Ames PD and ISUPD partnership
 - The welcoming attitude and the law enforcement partnership with ISUPD.
- Away from Family
 - I'm away from my sisters.
- Bandshell
 - Quiet, low crime rate, clean, Bandshell, pool, great EMTs, hospital.
- Beautiful City
 - Beautiful city.
 - It's beautiful and diverse.
 - Low crime rate, clean, beautiful town.
- Business
 - ISU, business locations, not Campustown though.
 - Small town feel, big town businesses.
- ISU
 - College campus and walking trails.
 - ISU (n=6)
 - ISU, business locations, not Campustown though.
 - ISU, somewhat international atmosphere, high level of residents' education, lots of parks and green areas, clean air and safe water, general safety.
 - Parks, ISU
 - People, resources, ISU.
 - Quality of life: recreation, university exposure. Iowa State Center: Hilton, sports. Education level of the students.
 - Safe, people, healthcare, schools, ISU.
 - The people, the university, the parks.

- The university is located in Ames.
- The wonderfully maintained green spaces. The people. The schools. ISU.
- Variety of opportunities, great parks, great library, university, nice downtown.
- The university (n=2)
- Vibrancy, ISU.
- Ames ISU Relationship
 - Town/gown relationship with ISU. Vibrant community.
 - Trees and *unintelligible word* environment, low population, money from ISU
- Campustown Renovations
 - Lots to do and visit for a town of Ames' size. I'm liking the Campustown renovations. The area feels very modern, but also welcoming.
- Churches
 - The library, parks, churches.
- City Services
 - Good choice of stores/shopping. Friendly/caring people. Good city services: fire, police, ambulance, hospital.
 - Great public services like water, sewer, schools, etc., that are being proactive in keeping up to date.
 - Low traffic, good library, and services.
 - Overall quality; parks, medical, roads, services, utilities, etc.
 - Services and programs are top-notch. Parks and trails are well maintained.
- Clean
 - A clean community, a young atmosphere with the college.
 - Ames is a quiet and clean city.
 - Clean, friendly and safe. Also has diversity.
 - Clean, safe, good medical, close to Des Moines, easy to drive through Ames.
 - Clean and kept up.
 - Clean city, good people!
 - Clean town with many options.
 - Clean, friendly, non-crowded, quiet.
 - Cleanliness, events, Chinese restaurants in Campustown.
 - Everything! (I was born in Ames 85 years ago.) I love my hometown. It is clean, relatively crime free, a culturally diverse community with ISU. Has a first class school system and public transit. Many social and recreational facilities and events found in larger cities.
 - Lots of activities. Clean, safe.
 - Low crime rate, clean, beautiful town.
 - Quiet, low crime rate, clean, Bandshell, pool, great EMTs, hospital.
 - Size of town, safety, Ada Hayden Park, cleanliness of town.
 - ISU, somewhat international atmosphere, high level of residents' education, lots of parks and green areas, clean air and safe water, general safety.
 - The overall population is kind and clean.
- Close Proximity
 - As a college student, I appreciate how close everything is. I live in the western side of Ames, and I am able to enjoy different amenities Ames has to offer. I really enjoy walking around Ada Hayden!
 - Because the city is geographically so small, I can get everywhere I need to on my bike, and don't need to worry too much about being late to anything.
 - Clean, safe, good medical, close to Des Moines, easy to drive through Ames.
 - Close to things that I need.
 - Convenience to workplaces, college, and restaurant or grocery stores.
 - Everything is a walk away with the help of CyRide.
 - Free bus and everything is close.

- Low crime. Easy to get from place to place.
- The best thing about living in Ames is the easy accessibility to everything.
- Most facilities accessible.
- Close to Amenities
 - The proximity of the multiple businesses to my home.
 - Convenience to all kinds of amenities.
- Close to Larger Cities/Ankeny/Des Moines
 - Small town feel with lots of amenities plus close proximity to larger cities.
 - Close to Ankeny – we go shopping in Ankeny because it is cheaper and more things available.
 - Clean, safe, good medical, close to Des Moines, easy to drive through Ames.
 - It's nice and quiet and close to Des Moines.
 - Small town living most of the time with proximity to DM. Friendly people.
 - Low cost of living while being less than an hour from the capitol.
- Close to Family
 - Being close to family. Good recreational opportunities. Being close to ISU.
 - Family is close.
 - Medical care – McFarland Clinic/MGMC. ISU cultural events. Access to our children who live here.
- College Town
 - A clean community, a young atmosphere with the college.
 - College town, good economy, good employment.
 - I like the college town and how they cater towards students.
 - I love the feel of a college town. Being a young person, the type of businesses and the feel of this community appeal to people my age and really make me feel like I belong here.
 - It's a Midwest college town and all that implies.
 - Lots of activities for everyone. I like living in a university community.
 - Lovely college community.
 - The college experience and community.
- Comfortable
 - It's comfortable, kind of friendly, conscientious, and helpful. Privacy. I was born here, love my hometown.
 - Comfortable life. Peaceful.
- Community Events
 - Community-based activities.
 - Everything! (I was born in Ames 85 years ago.) I love my hometown. It is clean, relatively crime free, a culturally diverse community with ISU. Has a first class school system and public transit. Many social and recreational facilities and events found in larger cities.
 - It doesn't feel crowded (yet), but has good access to highways and local programs.
 - Lots of activities. Clean, safe.
 - Lots of activities for everyone. I like living in a university community.
 - Lots of parks and things to do in Ames.
 - Love all the opportunities for my young kids, especially parks and rec classes and the library.
 - Nice people. Plenty to do.
 - There are many things to do for entertainment in this town.
 - They put on fun things for their residents to do.
 - Many things to do for entertainment.
 - Cleanliness, events, Chinese restaurants in Campustown.
 - Community activities; there is always something to do.
 - Community togetherness.
- Convenience

- Simplicity and convenience.
- I've never noticed any kinds of issues. It's remarkably convenient to live here.
- CyRide
 - Campustown. CyRide is awesome.
 - CyRide transportation.
 - Everything! (I was born in Ames 85 years ago.) I love my hometown. It is clean, relatively crime free, a culturally diverse community with ISU. Has a first class school system and public transit. Many social and recreational facilities and events found in larger cities.
 - Free bus and everything is close.
 - It's a welcoming community with lots of amenities but still keeps a local feeling. Also, CyRide.
 - It's possible to travel locally on foot, bike, CyRide. When driving, traffic and parking is usually not too bad!!
 - The CyRide service allows for easy transportation for students who live off campus.
 - There are many great public resources in Ames that make it very convenient to live and study here. Most notable are the park trails for running, the public library, and the CyRide bus system.
- Diversity/Culture
 - It's beautiful and diverse.
 - Its family oriented and more diverse environment.
 - Everything! (I was born in Ames 85 years ago.) I love my hometown. It is clean, relatively crime free, a culturally diverse community with ISU. Has a first class school system and public transit. Many social and recreational facilities and events found in larger cities.
 - Diverse perspectives.
 - Clean, friendly and safe. Also has diversity.
 - Diversity.
 - Diversity and the warmth of its residents.
 - It is safe, vibrant, diverse community! People from around the world come to Ames!
 - The Ames bobble, which is more diversity and opportunity than most Iowa towns and still have a small city feel.
 - The diversity; but it goes both ways. Embrace all political views rather than put anyone who is of a different view in a box.
 - Culture item available.
 - Dynamic culture, rich in opportunities.
 - Many cultural experiences.
 - Medical care – McFarland Clinic/MGMC. ISU cultural events. Access to our children who live here.
 - Nearby natural and cultural events, and access to events at Iowa State.
 - Small town feel, large town culture.
 - Safe, friendly, cultured
 - Water quality and diversity.
- Downtown
 - Safe, quiet, downtown is improving, farmers' market is great.
 - The trees and downtown area.
 - The many things to do. Downtown.
 - Trees. Active downtown. Good mall.
 - Variety of opportunities, great parks, great library, university, nice downtown.
 - Downtown Ames.
- Ease of Travel
 - Traffic level is okay.
 - Easy commute.

- Driving in Ames is a "piece of cake"! We grew up in Chicago. Traffic and parking is madness there now (the Eisenhower is a parking lot sometimes); daughter and son-in-law live there so we drive in periodically.
- Small town feel, people are very friendly, easy to navigate.
- Get from one end of town to the other end in under 15 minutes (getting more difficult).
- The city is easy to get around when there isn't an Iowa State game.
- Because the city is geographically so small, I can get everywhere I need to on my bike, and don't need to worry too much about being late to anything.
- The parks and ease of getting around using buses, bikes, or car.
- Education
 - I have not yet found out what the best thing about living in Ames is. I guess it might be that I am receiving an education here. I feel as if a lot of time people who are not part of ISU bash on the students who do attend ISU.
 - ISU, somewhat international atmosphere, high level of residents' education, lots of parks and green areas, clean air and safe water, general safety.
 - Opportunity to learn.
- Employment Opportunities
 - College town, good economy, good employment.
 - Work opportunity.
- Enjoyable
 - Its calming, yet highly enjoyable.
- Environment
 - Trees, environment, low population, money from ISU.
 - Peaceful and good environment.
 - Safety and environment.
 - Great environment, affordable, well planned city.
 - Great schools, parks, environment.
 - Peace, greenery.
- Everything
 - Everything *unintelligible writing*
 - The whole thing.
 - Everything.
- Family Oriented
 - Family friendly, parks.
 - Family oriented and more diverse environment.
 - Love all the parks and the family atmosphere.
 - Ames is a good community to raise a family. Ames is a safe place to live and has great schools.
 - Easy to raise kids safely; incredible schools.
 - It is a nice small college town and it is a good place to raise a family.
 - Awesome parks, library, kid-friendly events.
 - It's comfortable, kid friendly, conscientious, helpful. Privacy. I was born here, love my hometown.
 - Not very stressful. Kid friendly. Ames School. Ames library.
- Farmers Market
 - New school buildings and business store fronts, farmers' markets.
 - Safe, quiet, downtown is improving, farmers' market is great.
 - The new local businesses/restaurants and the farmer's market.
- Food
 - Lots of good food and variety of places to go to buy food, groceries, etc.
- Friendly
 - Clean, friendly and safe. Also has diversity.

- Clean, friendly, non-crowded, quiet.
- Friendly.
- Friendly and relatively safe community.
- Friendly communities
- Friendly people, and has just about everything you need, but it is not too big.
- Friendly people, traffic isn't too bad, the police are friendly.
- Friendly people.
- Friendly, easy-going community with good moral values.
- Good choice of stores/shopping. Friendly/caring people. Good city services: fire, police, ambulance, hospital.
- Great water, friendly community.
- Safe, friendly, cultured.
- Small town feel, people are very friendly, easy to navigate
- Small town living most of the time with proximity to DM. Friendly people.
- The friendly community.
- The general atmosphere of the city. Most people are incredibly friendly and the city has always been helpful when asked.
- The people are friendly.
- The people are friendly. I always feel safe walking late at night no matter the area.
- The people, friendly, safe.
- Very friendly, welcoming place with lots of amenities.
- Serenity, good parks, friendliness towards the international communities/students.
- Friendly City Employees
 - Love the attitude and friendliness of city employees and lots to do.
- Good Amenities
 - Small town feel but large enough to get everything you need!
 - Small town feel with lots of amenities plus close proximity to larger cities.
 - Small town feel with big city amenities. Accessibility to a small school district (Gilbert). University events.
 - Small town feel with city amenities.
 - Small town feel, with larger city assets.
 - The amenities. Also so many great volunteer opportunities.
 - There are some things that I could get from living in a larger city, while still feeling like a small town.
 - Very friendly, welcoming place with lots of amenities.
 - Ames has a decent combination of both small-town and small-city amenities. The prevalence of parks, relative ease of public transportation and walking paths, and variety of cultural activities creates a relatively tranquil but still engaging environment.
 - Ames has a lot of nice amenities (shopping, restaurants, recreational trails) without being unreasonably crowded.
 - Big city benefits while living in a small town.
 - Big-city amenities without the big-city hassles.
 - City big enough to provide all needs services, including medical.
 - Having a variety of services nearby with a city that cares about nature and provides many parks to enjoy nature.
 - I feel that it is a good mix of having things available (stores, places of recreation, restaurants, ISU events) without feeling overcrowded or congested as might be the case in larger cities.
 - I like that it still has somewhat of a small town feel, especially in the summer, but still has most of the perks of living in a big city
 - It has just about everything I could want.
 - People, resources, ISU

- Friendly people, and has just about everything you need, but it is not too big.
- It offers large city entertainment in a small city setting.
- It's a little big city. It has a lot of things to do and places to eat without the big town feel.
- It's a welcoming community with lots of amenities but still keeps a local feeling. Also, CyRide.
- Lots of amenities, not too large of a town.
- Lots to do and visit for a town of Ames' size. I'm liking the Campustown renovations. The area feels very modern, but also welcoming.
- Sense of small town community with big city options.
- Good Economy
 - College town, good economy, good employment.
- Good Place to Live (general and retirees)
 - Ames is a very, very good city for retirees – we have an excellent medical facility, Cy-Ride for transportation, C.Y. Stephens for entertainment and an easy commute to Des Moines for flights to anywhere in the world.
 - Just a good place to live.
- Great Community
 - Community and engagement with university.
 - The college experience and community.
 - The community and people.
 - Friendly, easy-going community with good moral values.
 - Good community.
 - It's a good town.
 - Ames is a great community.
 - Community.
 - The community.
 - Wonderful community – clean and safe.
- Great Schools
 - Easy to raise kids safely; incredible schools.
 - Everything! (I was born in Ames 85 years ago.) I love my hometown. It is clean, relatively crime free, a culturally diverse community with ISU. Has a first class school system and public transit. Many social and recreational facilities and events found in larger cities.
 - Good quiet neighborhood, good education (ISU).
 - Good school.
 - It is just the right size of city and is a safe place to live and we have good schools.
 - Not very stressful. Kid friendly. Ames School. Ames library.
 - Schools.
 - Ames is a good community to raise a family. Ames is a safe place to live and has great schools.
 - Safe, people, healthcare, schools, ISU.
 - Great schools, parks, environment.
 - New school buildings and business store fronts, farmers' markets.
 - The wonderfully maintained green spaces. The people. The schools. ISU
- Hometown
 - It's comfortable. Kind, friendly, conscientious, helpful. Privacy. I was born here, love my hometown.
 - I grew up in University and went to ISU. So this seems like home to me and I'm very old. I really like Ames area.
 - It's comfortable, kind friendly, conscientious, helpful. Privacy. I was born here, love my hometown.
- Housing Stock
 - Progressive city, good housing stock.

- Internet
 - Fast enough internet.
- Invests in Community
 - The many resources and opportunities for betterment of its community members.
- ISU Sports
 - The Clones baby.
 - ISU sports.
- Kind
 - The overall population is kind and clean.
- Library
 - Awesome parks, library, kid-friendly events.
 - Library and parks.
 - Love all the opportunities for my young kids, especially parks and rec classes and the library.
 - Low traffic, good library, and services.
 - Not very stressful. Kid friendly. Ames school. Ames library.
 - Size, library service, responsive city government.
 - The library, parks, churches.
 - The lovely parks and the library.
 - There are many great public resources in Ames that make it very convenient to live and study here. Most notable are the park trails for running, the public library, and the CyRide bus system.
 - Variety of opportunities, great parks, great library, university, nice downtown.
 - Lifestyle.
 - Lifestyle.
- Local Business
 - Local businesses.
 - New school buildings and business store fronts, farmers' markets.
 - People, Main Street, local businesses/restaurants.
 - The new local businesses/restaurants and the farmers' market
 - Variety of businesses.
- Local Feeling
 - It's a welcoming community with lots of amenities but still keeps a local feeling. Also, CyRide.
- Lots of Opportunities
 - Size, availability of services and programs.
 - Love all the opportunities for my young kids, especially parks and rec classes and the library.
 - Small town feel with a lot of opportunities.
 - Small town feel with larger population/more things to do.
 - Small town feel, good neighbors, lots to do with ISU here.
 - The availability of a wide variety of educational and recreational opportunities.
 - The best thing about Ames has been that it was large enough to have many opportunities but not large enough to have urban problems.
 - The excellent opportunities for children (schools, library, parks and rec, etc.).
 - The many resources and opportunities for betterment of its community members.
 - The many things to do. Downtown.
 - The variety of activities!
 - There is something for everyone.
 - Variety of opportunities, great parks, great library, university, nice downtown.
- Mall
 - Trees, active downtown, good mall.

- Medical Services
 - Clean, safe, good medical, close to Des Moines, easy to drive through Ames.
 - Good medical services.
 - Great medical care.
 - Medical care. McFarland Clinical/MGMC. ISU cultural events. Access to our children who live here.
 - More places to eat. Medical services are great.
 - Quiet, low crime rate, clean, Bandshell, pool, great EMTs, hospital.
 - Safe, people, healthcare, schools, ISU.
- Neighborhood/Neighbors
 - Neighborhood, food stores.
 - My neighbors.
 - Small town feel, good neighbors, lots to do with ISU here.
- Not Crowded
 - It doesn't feel crowded (yet), but has good access to highways and local programs.
 - Clean, friendly, non-crowded, quiet.
 - Trees, environment, low population, money from ISU.
 - Friendly people, traffic isn't too bad, the police are friendly.
 - Low traffic, good library, and services.
- Other
 - High property taxes (questionable at best services, poor snow removal, police don't control speed limits or cellphone texting and poor streets). Ames needs a major overhaul.
 - I don't live here.
 - Let ISU foot some of the costs and all.
- Parks
 - All of the parks.
 - Ample amount of city parks and feeling safe living here. These in combination provide a great place to start a family.
 - Awesome parks, library, kid-friendly events.
 - Brookside Park and hiking trails, though I wish there were more. We should have a cross country skiing course.
 - Comparatively slow pace of life. Sense of settled stability. Parks, including ISU campus, Reiman Gardens, general open spaces.
 - Family-friendly, parks
 - Great schools, parks, environment.
 - Having a variety of services nearby with a city that cares about nature and provides many parks to enjoy nature.
 - ISU, somewhat international atmosphere, high level of residents' education, lots of parks and green areas, clean air and safe water, general safety.
 - Library and parks.
 - Lots of parks and things to do in Ames
 - Love all the opportunities for my young kids especially parks and rec classes and the library.
 - Love all the parks and the family atmosphere.
 - Overall quality; parks, medical, roads, services, utilities, etc.
 - Park trails, being able to ride bikes on very nice trails.
 - Parks, ISU.
 - Parks, road trails, proximity of ISU.
 - Parks, trails, parks and rec services.
 - Serenity, good parks, friendliness towards the international communities/students.
 - Services and programs are top-notch. Parks and trails are well maintained.
 - The bike trails, parks, and water quality.

- The library, parks, churches.
- The lovely parks and the library.
- The parks and ease of getting around using buses, bikes, or car.
- The parks and outdoor recreation.
- The parks are simply incredible.
- The parks are very well kept and help me find peace in a bigger city.
- The people, resources, and the parks.
- The people, the university, the parks.
- The wonderfully maintained green spaces. The people. The schools. ISU.
- The parks and outdoor recreation.
- As a college student, I appreciate how close everything is. I live in the western side of Ames, and I am able to enjoy different amenities Ames has to offer. I really enjoy walking around Ada Hayden!
- Ada Hayden Park.
- Size of town, safety, Ada Hayden Park, cleanliness of town.
- Wonderful parks and very good drinking water.
- Variety of opportunities, great parks, great library, university, nice downtown.
- Parks and Rec Services
 - Water, recreation, parks maintenance.
 - Parks, trails, parks and rec services.
- Peaceful
 - Comfortable life. Peaceful.
 - Its calming, yet highly enjoyable.
 - Nice peaceful town.
 - Not very stressful. Kid friendly. Ames schools. Ames library.
 - Peace of mind. Place is calm and people are good.
 - Peace, greenery.
 - Peaceful and good environment.
 - Safety and peaceful environment.
- People
 - Been here for 48 years now. Best? The people!
 - People.
 - People. Main Street local businesses/restaurants.
 - People, except drunks.
 - Young and active people.
 - People, resources, ISU.
 - Safe, people, healthcare, schools, ISU.
 - Sense of community, caring people.
 - The community and people.
 - The community of people.
 - The people and small town feel.
 - The people, friendly, safe.
 - The people, resources, and the parks.
 - The people, the university, the parks.
 - The wonderfully maintained green spaces. The people. The schools. ISU.
 - The people.
 - Nice people. Plenty to do.
 - Nice people.
 - Clean city, good people!
 - Being surrounded by people my age (18-24) all pursuing education and dreams.
- Friendly Police
 - Friendly people, traffic isn't too bad, the police are friendly.

- Privacy
 - It's comfortable and kind of friendly, conscientious, helpful. Privacy. I was born here, love my hometown.
- Progressive City
 - Progressive city. Good housing stock.
- Public Resources
 - There are many great public resources in Ames that make it very convenient to live and study here. Most notable are the park trails for running, the public library, and the CyRide bus system.
 - The people, resources, and the parks.
- Quality of Life
 - Overall quality; parks, medical, roads, services, utilities, etc.
 - Quality of life: recreation, university exposure. Iowa State Center: Hilton, sports. Education level of the students.
 - Smaller town feel while still having services, quality of life/options.
 - Quality of life (n=4)
- Quiet
 - Ames is a quiet and clean city.
 - Clean, friendly, non-crowded, quiet.
 - Feel safe and quiet.
 - Good quiet neighborhood, good education (ISU).
 - It's nice and quiet and close to Des Moines.
 - Quiet, low crime rate, clean, Bandshell, pool, great EMTs, hospital.
 - Quiet enough town, not too small/big.
 - Safe and quiet town.
 - Safe, quiet, downtown is improving, farmers' market is great.
 - Very quiet and nice atmosphere.
- Recreational Opportunities
 - Being close to family. Good recreational opportunities being close to Iowa State University.
 - Quality of life: recreation, university exposure. Iowa State Center: Hilton, sports. Education level of the students.
- Relaxing
 - Relaxing.
- Responsive City Government
 - Size, library service, responsive city government.
- Restaurants
 - Cleanliness, events, Chinese restaurants in Campustown.
 - All of the restaurants!
 - El Azteca.
 - Lots of food options.
 - More places to eat. Medical services are great.
 - People. Main Street. Local businesses/restaurants.
- Safety
 - Access to campus and safety.
 - Ames is a good community to raise a family. Ames is a safe place to live and has great schools.
 - Ames is best in safety and peaceful places for all ages.
 - Clean, friendly and safe. Also has diversity.
 - Clean, safe, good medical, close to Des Moines, easy to drive through Ames.
 - Discounting ISU Campustown, Ames proper is a safe town with a small town feeling.

- Everything! (I was born in Ames 85 years ago.) I love my hometown. It is clean, relatively crime free, a culturally diverse community with ISU. Has a first class school system and public transit. Many social and recreational facilities and events found in larger cities.
- Feel safe and quiet.
- Feeling of safety.
- Friendly and relatively safe community.
- ISU, somewhat international atmosphere, high level of residents' education, lots of parks and green areas, clean air and safe water, general safety.
- It is safe, vibrant, diverse community! People from around the world come to Ames!
- It is just the right size of city and is a safe place to live and we have good schools.
- Lots of activities, clean, safe.
- Low crime rate, clean, beautiful town.
- Low crime. Easy to get from place to place.
- Quiet, low crime rate, clean, Bandshell, pool, great EMTs, hospital.
- Safe and quiet town.
- Safe, friendly, cultured.
- Safe, people, healthcare, schools, ISU.
- Safe, quiet, downtown is improving, farmers' market is great.
- Safety and environment.
- Safety and peaceful environment.
- Size of town, safety, Ada Hayden Park, cleanliness of town.
- Small town feeling. Affordable price for most things. Fair availability for most products. Safety.
- The best thing about Ames has been that it was large enough to have many opportunities, but not large enough to have urban problems.
- The people are friendly. I always feel safe walking late at night no matter the area.
- The people; I love the university.
- The safe feeling you have anytime, anywhere.
- Very safe.
- Ample amount of city parks and feeling safe living here. These in combination provide a great place to start a family.
- Safe community (n=3)
- Safety (n=3)
- Sense of Community
 - Sense of community, caring people.
 - The community atmosphere.
 - The feel of the town. I don't know how to describe it but it just feels like the town I'm from in Texas and as an out-of-state student it makes being away from family a bit easier. And I almost always feel everything when I'm out and about running errands and such.
 - The feeling of a close-knit community wherever I go.
 - The sense of community (n=2)
- Serenity
 - Serenity, good parks, friendliness towards the international communities/students.
- Shopping
 - Lots of good food and variety of places to go to buy food, groceries, etc.
 - Neighborhood, food stores.
 - Good choice of stores/shopping. Friendly/caring people. Good city services: fire, police, ambulance, hospital.
- Size
 - Good size town, well run.
 - It is just the right size of city, is a safe place to live, and we have good schools.
 - It's a good size town.

- Quiet enough town, not too small/big.
- Size of town, safety, Ada Hayden Park, cleanliness of town.
- Size, availability of services and programs.
- Size, library service, responsive city government.
- Small.
- Small enough to navigate but large enough to be a city.
- Slow Pace of Life
 - Comparatively slow pace of life. Sense of settled stability. Parks, including ISU campus, Reiman Gardens, general open spaces.
 - Simplicity and convenience.
- Small Town Feeling
 - Discounting ISU Campustown, Ames proper is a safe town with a small town feeling.
 - I like that it still has somewhat of a small town feel, especially in the summer, but still has most of the perks of living in a big city.
 - Small town atmosphere.
 - Small town feel.
 - Small town feel, but large enough to get everything you need!
 - Small town feel with lots of amenities plus close proximity to larger cities.
 - Small town feel with a lot of opportunities.
 - Small town feel with big city amenities. Accessibility to a small school district (Gilbert). University events.
 - Small town feel with city amenities.
 - Small town feel with larger population/more things to do.
 - Small town feel, big town businesses.
 - Small town feel, good neighbors, lots to do with ISU here.
 - Small town feel, large town culture.
 - Small town feel, people are very friendly, easy to navigate.
 - Small town feel, with larger city assets.
 - Small town feeling. Affordable price for most things. Fair availability for most products. Safety.
 - Smaller town feel while still having services quality of life/options.
 - The Ames bobble, which is more diversity and opportunity than most Iowa towns and still have a small city feel.
 - The people and small town feel.
 - There are some things that I could get from living in a larger city, while still feeling like a small town.
 - Small town living most of the time with proximity to DM. Friendly people.
 - The smaller town feel compared to other college towns.
- Stability
 - Comparatively slow pace of life. Sense of settled stability. Parks, including ISU campus, Reiman Gardens, general open spaces.
- Sustainability
 - Vibrant community, interest in sustainability.
- Trails
 - College campus and walking trails.
 - Park trails, being able to ride bikes on very nice trails.
 - Parks, road trails, proximity of ISU.
 - Parks, trails, parks and rec services.
 - Services and programs are top-notch. Parks and trails are well maintained.
 - The bike trails, parks, and water quality.

- There are many great public resources in Ames that make it very convenient to live and study here. Most notable are the park trails for running, the public library, and the CyRide bus system.
- Trails during summer.
- Trees
 - The trees and downtown area.
 - Trees. Active downtown. Good mall.
 - Trees, environment, low population, money from ISU.
- Variety
 - Variety of everything.
- Vibrancy
 - Vibrancy, ISU.
 - Vibrancy of the community related to ISU.
 - Vibrant community, interest in sustainability.
 - It is safe, vibrant, diverse community! People from around the world come to Ames!
- Volunteer Opportunities
 - The amenities. Also so many great volunteer opportunities.
- Walkability
 - Walkability of university adds a lot.
 - I can walk everywhere I need to go, and there are excellent running trails.
 - I don't have great eyesight, but I can get around without a car for the most part. Coming from rural Georgia.
 - It's possible to travel locally on foot, bike, CyRide. When driving, traffic and parking is usually not too bad!!
- Water
 - Clean, great water.
 - Great water, friendly community.
 - The bike trails, parks, and water quality.
 - The water quality. I love being able to drink straight from the tap without getting sick or tasting rust.
 - Water quality and diversity.
 - Great drinking water.
 - Wonderful parks and very good drinking water.
 - Water.
- Welcoming
 - Diversity and the warmth of its residents.
 - Very friendly, welcoming place with lots of amenities.
 - The welcoming attitude and the law enforcement partnership with ISU PD.
 - Welcoming city. Nice downtown, well cared for.
- Well-Run City
 - Good size town, well run.
 - Great environment, affordable, well planned city.

What would make Ames cool?

- Affordable Housing
 - Affordable housing.

- Cheaper apartments.
- Cheaper apartments, a better mall.
- I think for its size, Ames is cool. Possibly cost of apartments going down would be even better.
- More lower-cost housing.
- Already Is Cool
 - Already is!
 - Ames does a good job being “cool” when the university is thriving and the community is especially engaged with the university. Whether that's when Cyclone football does well or when there are public events that involve the Ames community and the wider area.
 - Ames has a pretty great college in it that boosts population by about 37,000 when school is in session. I don't know what else you can really do rather than to keep doing what you're doing.
 - Ames is cool.
 - Because Iowa State is in Ames, there are a lot of diverse activities available.
 - I thought it already was cool.
 - I'm 84 and lived more than half my life here – think it's the coolest. Shouldn't get too complicated. Let big \$ in education take over or? Let the honest simple guy rule! The American dream should be the Ames' dream as well, but what do I know?
 - It's already cool.
- Ames PD
 - CyRide and Ames PD donuts.
- CyRide
- Annual Fish Stocking
 - Annual stocking of lakes to provide better fishing.
- Annual Women's Luncheon
 - Gay bar, black hair salon, black heritage festival, annual women's luncheon, fundraising for women in leadership.
- Attractions
 - Have more shopping, arcade, and restaurants.
 - More diverse attractions for people to use.
 - Shopping mall, a skateboard park, more places that attracts people to visit. More entertainment.
 - Unique features, green spaces.
 - Unique food and cultural activities.
- Baking Competition
 - "A giant pair of sunglasses," my son, age 7. "A BAKING COMPETITION," daughter, age 6.
- Better Appearance
 - Better parks. Main Street area upkeep. More festivals
 - Cleaning up Welch/Main Street and making them look nicer and cleaner; also more garbage cans on those streets!
 - More modern architecture, more thriving night life, more local things to do.
 - If we never saw any litter. Everyone picks up trash.
 - Better appearance of S. Duff.
 - Better architecture, more arts – which attract cool, interesting people!
 - A better upkeep of businesses along S. Duff and Lincoln Way, adding trendier options.
 - There were some modifications to Campustown like benches and plants, etc. This was awesome and helped bring a neat aesthetic to the area. More modifications like that to make the main areas of Ames seem special would be pretty cool.
 - A "power and light" district. Fun night life. Better retailers in the mall. Something to grab your attention when coming into Ames off Hwy 30. Something that says "Wow, welcome to Ames."

- Better Biking Infrastructure
 - A really big fan. More environmental projects like SunSmart or community gardens or organic waste composting. Better in-town biking infrastructure and biking events to encourage bike-commuting instead of cars.
 - Adding bike lanes to most streets for commuters
 - More accessible for bicycles.
 - More bike paths.
 - More bike trails – to the wineries!
 - More cycling trails.
- Better Communication and PR
 - I think simply honing the city's communication and social media would keep everyone in touch with events and happenings, which would better connect all the coolness that's already present here in Ames. Continue focus on diversity.
- Better Retail at the Mall
 - A "power and light" district. Fun night life. Better retailers in the mall. Something to grab your attention when coming into Ames off Hwy 30. Something that says "Wow, welcome to Ames."
 - A better mall to keep tax dollars in Ames. So many travel to Ankeny and Des Moines to shop. Ames loses a lot of tax money.
 - Better shopping. North Grand Mall is getting pretty scarce on businesses. Now Younkers is leaving. People who need to come to Ames to shop now drive to Ankeny or DSM.
 - Continued development of mall, empty stores.
 - Improve the mall. Lots of resources get redirected to Des Moines that should stay in Ames. Surrounding areas would utilize it. Continue to improve/increase restaurant choices. Check out "The Packing House" in Anaheim, CA. This upscale food court/hangout/community garden would make a "destination" for the day and increase people spending money here.
- Better River Access
 - A place for recurring outdoor music fest (not country). If the North/South rail was turned into a bike trail. If there was better river access (cafe next to the water, etc.).
- Better Traffic Flow
 - A better flow of traffic.
 - Better traffic flow.
 - Fewer red/green lights.
 - Improve Traffic flow.
 - Low traffic
 - If S. Duff wasn't as dangerous.
- Bikeable
 - Being able to bike places.
- Biking Events
 - A really big fan. More environmental projects like SunSmart or community gardens or organic waste composting. Better in-town biking infrastructure and biking events to encourage bike-commuting instead of cars.
- Black Hair Salon
 - Gay bar, black hair salon, black heritage festival, annual women's luncheon, fundraising for women in leadership.
- Black Heritage Festival
 - Gay bar, black hair salon, black heritage festival, annual women's luncheon, fundraising for women in leadership.
- Bridge the Gap Program
 - Bridge the gap programs (maybe need people with a lot of experience to reach out or be humble to those without).

- Clean and Safe
 - Cool? Why does Ames need to be considered "cool"? Just keeping it a safe, clean city suffices.
- College Atmosphere
 - The college atmosphere.
- Community Building
 - Less racism would be a good start. Overall, a greater variety of activities that help integrate university students into the community and build a more complete sense of community would be a benefit. The "coolest" thing, though, would be a way of walking from place to place in the winter that didn't require passing through Little Siberia and losing feeling in your fingers and toes.
 - More of a connection between downtown and Campustown. Visual improvements to Duff and Lincoln Way and entrances to city (especially at Duff and Hwy 30).
 - Relaxing restrictions on student residency and interacting with students more?
- Community Festival
 - A festival that made us well-known.
 - Cooler? A national event like VEISHA used to be.
 - I think having some more fun, summer activities.
- Community Makers Space
 - Ames is already pretty cool for the above, but a community maker-space would be great for those of us who must make do with apartments.
- Community Recreation Space
 - A community recreation space: indoor pool, classes, activities for kids, elderly, etc.!
 - A nice wellness center.
 - Getting the healthy life center approved and built.
 - Ho life center.
 - Need: YMCA or community center that offers more than what City Hall has currently.
 - Indoor rec facility for families.
- Concerts/Venue
 - More classic rock concerts.
 - More concerts (outdoor stadium concerts were cool!). More community gatherings.
 - More music and Bandshell.
 - More music and diversity.
 - Having more unique restaurants to go to. Live outdoor music.
 - More outdoor concerts.
- Real concert club/venue. Great bands stopping by. Something for 25- to 50-year-olds to do.
- Creative Adventure Club
 - Olive Garden. Creative Adventure Club.
- Cutting Commute Time
 - Cutting the time to get to one side of town to the other in half.
- CyRide
 - More public transportation (CyRide) in sparser areas (less populated) areas of Ames.
 - CyRide and Ames PD donuts.
- Diversity
 - Cool – depends on what your definition of cool is. I think that Ames is a good town that is slowly growing because of the number of students who are staying in the area after graduation. I do believe that Ames could grow on the aspect of diversity. I am a minority in the city of Ames and I feel accepted in some parts of town, but unwelcomed in other parts.
 - Diverse community, excellent school systems, great people!
 - Diversity. Kind people.

- I think simply honing the city's communication and social media would keep everyone in touch with events and happenings, which would better connect all the coolness that's already present here in Ames. Continue focus on diversity.
- More music and diversity.
- Downtown
 - More events on Main Street.
 - The skate park is pretty sweet, and the old downtown is a great place to hang out. The train that runs through town is also cool for someone who doesn't come from an area with tracks nearby.
 - Trees. Variety of quality entertainment. Good downtown
 - Downtown: fewer dive bars, stores opened in evening. More good eating establishments. Higher end shopping opportunities.
- Downtown Development
 - HHS swimming pool for HHS swim teams. Downtown development as proposal on Lincoln Way. Less P+Z to attract businesses to community.
 - Downtown housing and more restaurants/bars.
- Downtown Events
 - Better parks. Main street area upkeep. More festivals
 - Promoting more downtown activities for all ages.
 - Expand farmers' markets. Keep events downtown.
- Infill
 - Encourage small business in Main Street and in outlying neighborhoods. Encourage upgrade of current city rather than more sprawl.
 - High density infill, especially around downtown and Lincoln Way (between University and Duff). A lot more entertainment for college-aged residents. More green space, especially around the rapidly developing areas (West Ames). A lot of Ames looks too much like a desolate, suburban wasteland.
 - Laser tag and paintball complex. Compact development. Reducing sprawl.
- Encourage Small Business
 - More music, arts, and food events. I'd also love if restaurants stayed open later.
 - Less apartments and more local shopping restaurants/cafes.
 - More business development on North end of town.
 - Encourage small business in Main Street and in outlying neighborhoods. Encourage upgrade of current city rather than more sprawl.
 - More community garden space. Change zoning laws so small businesses have a better shot at opening up!
- Excellent Schools
 - Diverse community, excellent school systems, great people!
- Expand farmers' market
 - Expand farmers' market. Keep events downtown.
 - Expand farmers' market. Get behind public radio. Public horticulture.
- Expand Main Street
 - Having more family oriented activities on the weekend! Also, expanding Main Street. Love the atmosphere of this location.
 - I think recreating Main Street or creating something similar to that area is something a lot of people in Ames would really enjoy
- Expand Water Park
 - Expansion of the waterpark facilities.
- Free Events
 - More free events, especially in the summer.
 - More free or cheap events.
 - More Main Street or on campus events for little to no cost.

- Future Planning
 - Plan for the future. City is ruled by uncontrolled growth. Just linking subdivisions together without a master plan. No radial streets. No loops around the city. The city is strangled! No way out!
- Gay Bar
 - Gay bar, black hair salon, black heritage festival, annual women's luncheon, fundraising for women in leadership.
- Giant Objects
 - A really big fan. More environmental projects like SunSmart or community gardens or organic waste composting. Better in-town biking infrastructure and biking events to encourage bike-commuting instead of cars.
 - A giant statue of a dinosaur.
 - "A giant pair of sunglasses," my son, age 7. "A BAKING COMPETITION," daughter, age 6.
- Good for Seniors
 - We have home health services for elderly. We have educational programs for all ages, e.g., College for Seniors through ISU. Our public library provides more programs than you can count.
- Green Space
 - High density infill, especially around downtown and Lincoln Way (between University and Duff). A lot more entertainment for college-aged residents. More green space, especially around the rapidly developing areas (West Ames). A lot of Ames looks too much like a desolate, suburban wasteland.
 - More trees and green space and fewer huge buildings. Public parking near destinations (under buildings?).
 - Unique features, green spaces.
- Higher End Restaurant Bars Shops
 - Ames is cool! More higher-end restaurants, bars, and shopping.
 - Downtown: fewer dive bars, stores opened in evening. More good eating establishments. Higher end shopping opportunities.
 - There is basically no shopping in Ames, most eating establishment are fast food. Ames needs to grow up.
- High Tech Jobs
 - More hi-tech jobs?
 - More high-end tech companies' headquarters in the area.
- History
 - History of this city.
- Improve Recreational Opportunities and Parks
 - A roller rink.
 - I wish the disc golf courses were better and more well-kept. I also wish the four-way stop on 13th and Grand had a left arrow both ways.
 - Creating more lights in the parks and renovating parks with some fountains and lights that people can walk safely in the night.
 - Outdoor ice rink. D-1 hockey program Iowa State.
 - Outdoor movies in the summer!
 - Splash pad for kids. Park for special needs.
 - Ped mall on Welch.
 - More interesting playgrounds in parks.
 - Plazas.
 - More recreation spots.
 - More recreational activities.
 - More recreational activities closer to campus.
 - More recreational activities for family, better mall for shopping.

- More restaurants and coffee shops downtown. Incentives for young professionals to start businesses downtown. More recreation for young professionals. We need a recreation center with climbing walls and outdoor mountain biking trails. Otherwise everyone will continue to leave.
- Outdoor activities.
- Something more social outside for everything to hangout.
- State of the art sports facility – zip line, trampoline park, indoor sports complex.
- We would like an obstacles course park like Edwards School in a more public locale.
- Inclusive
 - To make it more inclusive. I am transgender and get a lot of rude comments and looks from residents. It makes me feel very unwelcome at times.
 - Less racism would be a good start. Overall, a greater variety of activities that help integrate university students into the community and build a more complete sense of community would be a benefit. The “coolest” thing, though, would be a way of walking from place to place in the winter that didn’t require passing through Little Siberia and losing feeling in your fingers and toes.
- Indoor Playground
 - Indoor park/play equipment for 2- to 5-year-olds.
 - More indoor activities for kids in the winter.
 - More indoor play space for kids in the winter.
- Indoor Pool
 - An indoor pool (additional) that would be more accessible by having no restricted use times.
 - HHS swimming pool for HHS swim teams. Downtown development as proposal on Lincoln Way. Less P+Z to attract businesses to community.
 - Indoor waterpark with slides.
 - New mall, fun indoor pool.
 - New water park.
- Infrastructure Development
 - Around the university. This would include parking structures. This would strongly benefit the city.
- Internet
 - Free Wi-Fi.
 - More fiber optic cable and better competition for internet service.
- ISU
 - Iowa State University.
 - ISU. Parks and public services.
 - Support ISU even more. Let the world know that a great research university is here. Cedar Falls does a much better job of this than Ames. City needs to be more bold. Do things that will make this city stand out.
 - The campus.
 - The university and recreational parks.
- Kinetic Sculpture Race
 - Organize a kinetic sculpture race. Check out the Areata to Ferndale kinetic sculpture race held every year in California. It is an event that has worldwide appeal.
- Later Hours
 - More music, arts, and food events. I’d also love if restaurants stayed open later.
- Left Turn Arrows
 - I wish the disc golf courses were better and more well-kept. I also wish the four-way stop on 13th and Grand had a left arrow both ways.
- Less Apartments
 - Less apartments and more local shopping, restaurants/cafes.

- Less high rise apartment buildings all over the city.
- Less Students
 - Less students.
- Lots of Students
 - Lots of students.
- Make Downtown a Destination
 - A "power and light" district. Fun night life. Better retailers in the mall. Something to grab your attention when coming into Ames off Hwy 30; something that says "Wow, welcome to Ames."
 - I'd like to see more of a destination/civic space for community gatherings in the downtown core to incentivize new private investment and a resurgence in this area.
 - Improve the mall. Lots of resources get redirected to Des Moines that should stay in Ames. Surrounding areas would utilize it. Continue to improve/increase restaurant choices. Check out "The Packing House" in Anaheim, CA. This upscale food court/hangout/community garden would make a "destination" for the day and increase people spending money here.
 - More social gathering areas outside like a bigger city.
- Mall
 - A nice mall.
 - Better shopping mall or a few more restaurants.
 - Cheaper apartments, a better mall.
 - Larger mall.
 - More recreational activities for family, better mall for shopping.
 - New mall, fun indoor pool.
 - To have a decent mall to shop at.
- More Activities for Students
 - More things to do near campus.
 - Building more things to do for students besides drinking.
 - High density infill, especially around downtown and Lincoln Way (between University and Duff). A lot more entertainment for college-aged residents. More green space, especially around the rapidly developing areas (West Ames). A lot of Ames looks too much like a desolate, suburban wasteland.
 - We need a Sonic and more non-alcohol teen entertainment, e.g., indoor go-karts, mini golf, trampoline park.
 - More active businesses for students who don't go to Welch Avenue. Punch bowl social, holiday parades, events.
- More Art
 - More art.
 - More arts and trails to hike.
- More Community Activities
 - Continue activities downtown, Bandshell and Campustown for all ages.
 - More activities in the area.
 - More activities for winter.
 - More activities, festivals, concerts, etc.
 - More community events.
 - More community events: runs, concerts, markets/conventions, things to do for fun and bring the people of Ames and the surrounding communities together.
 - More concerts (outdoor stadium concerts were cool!). More community gatherings.
 - Parks and activities.
 - More modern architecture, more thriving night life, more local things to do.
 - More public events like concerts or exhibitions.
- More Community Garden Space

- More community garden space. Change zoning laws so small businesses have a better shot at opening up!
- More Dog Parks
 - If we had more dog parks.
 - More dog parks! Especially up north.
 - More places for dogs and more places for college students that do not want to go to parties, like escape chambers, laser tag, bowling, etc.
 - What a vague, open-ended question. More dogs.
- More Entertainment Options
 - Laser tag and paintball complex. Compact development. Reducing sprawl.
 - Make more things happen/available for single people.
 - More (better) shows at Hilton.
 - More diverse entertainment and rest areas.
 - More places for dogs and more places for college students that do not want to go to parties, like escape chambers, laser tag, bowling, etc.
 - More stuff to do such as Olive Garden, more stores, more events.
 - More things of entertainment.
 - More things to do. Also replace Kmart. It's an eyesore.
 - Real concert club/venue. Great bands stopping by. Something for 25- to 50-year-olds to do.
 - Shopping mall, a skateboard park, more places that attract people to visit. More entertainment.
 - State of the art sports facility – zip line, trampoline park, indoor sports complex.
 - Trees, variety of quality entertainment, good downtown.
- More Family Oriented Activities
 - Having more family oriented activities on the weekend! Also, expanding Main Street. Love the atmosphere of this location.
 - Keep up family oriented activities at Ada Hayden.
 - More fast food restaurants in North Ames. More family friendly low cost/free activities.
 - More fun activities. More places to visit as a family.
- More Festivals
 - Better parks. Main street area upkeep. More festivals.
 - More festivals.
 - A place for recurring outdoor music fest (not country). If the North/South rail was turned into a bike trail. If there was better river access (cafe next to the water, etc.).
- More Restaurants
 - Better shopping mall or a few more restaurants.
 - A Denny's or Chili's.
 - Downtown housing and more restaurants/bars.
 - Have more shopping, arcade, and restaurants.
 - Having more unique restaurants to go to. Live outdoor music.
 - Improve the mall. Lots of resources get redirected to Des Moines that should stay in Ames. Surrounding areas would utilize it. Continue to improve/increase restaurant choices. Check out "The Packing House" in Anaheim, CA. This upscale food court/hangout/community garden would make a "destination" for the day and increase people spending money here.
 - More fast food restaurant in North Ames, more family friendly low cost/free activities.
 - More good restaurants.
 - More locally owned restaurants
 - More places to eat and shop.
 - More restaurants and coffee shops downtown. Incentives for young professionals to start businesses downtown. More recreation for young professionals. We need a recreation

- center with climbing walls and outdoor mountain biking trails. Otherwise everyone will continue to leave.
 - More restaurants and stores.
 - More stuff to do such as Olive Garden, more stores, more events.
 - More unique restaurants.
 - Very laid back and lots of restaurants and recreational things to do!
- More Trails
 - More running trails and greenways.
 - More trails.
 - More walking trails and things to do; similar to Des Moines.
 - More arts and trails to hike.
 - A real bike trail to Slater, not on highway row.
 - More biking/running trails and local ice cream stores.
 - A place for recurring outdoor music fest (not country). If the North/South rail was turned into a bike trail. If there was better river access (cafe next to the water, etc.).
 - More hiking trails.
- Mountains
 - A mountain range.
 - Some mountains.
- New High School
 - A new high school building.
- Nightlife
 - A "power and light" district. Fun night life. Better retailers in the mall. Something to grab your attention when coming into Ames off Hwy 30; something that says "Wow, welcome to Ames."
 - If there was more diversity in the nightlife. Welch Avenue and the bars in Ames are lacking of variety and diversity.
 - More modern architecture, more thriving night life, more local things to do.
 - More nightlife and a bigger queer community.
- Not Necessary
 - Don't need to be.
 - I'm not concerned to be "cool." I'm concerned for safe, affordable, enjoyment opportunities.
 - We don't want to be cool, just practical and people loving.
 - As in for millennials? I'm past cool.
 - Stop trying to be cool. Cities don't need to be cool.
 - Ames doesn't need to be "cool." Ames needs to be Ames. "Cool" usually involves a waste of money.
- Olive Garden
 - More stuff to do such as Olive Garden, more stores, more events
 - Olive Garden. Creative Adventure Club.
 - STEAK AND SHAKE! Or Olive garden. But mostly Steak and Shake!
- Opportunities for Young Professionals
 - More restaurants and coffee shops downtown. Incentives for young professionals to start businesses downtown. More recreation for young professionals. We need a recreation center with climbing walls and outdoor mountain biking trails. Otherwise everyone will continue to leave.
- Other Comments
 - Access to a big world.
 - Air conditioning.
 - Always things to do.
 - Don't know.

- More biking/running trails and local ice cream stores.
- Fueled by grass clippings – see my idea on last page.
- I am not the best person to ask for that.
- I do not understand that question.
- I don't know how to answer this question. At my age (86) I have long ago dropped this term from my vocabulary.
- I feel Ames is known for Iowa State. I don't know what, but maybe we should be known for something else in addition to Iowa State, something that interests more people than just college students.
- It's already a cool place. Iowa State keeps Ames alive
- STEAK AND SHAKE <3 Or Olive garden. But mostly Steak and Shake!
- Expand farmers' market, get behind public radio, public horticulture.
- Jacob.
- More of a place of pride in supporting the businesses that are here, instead of trying to drive them out of town by letting bicycles take over the streets – it's dangerous!
- Not age appropriate for some to answer.
- Not using the word "cool."
- People's smile.
- Perfect to live.
- Quit letting ISU and DOT run everything in this town. Ames is a very non-progression town compared to Ankeny.
- Parking
 - If they didn't give out as many parking tickets.
 - More parking readily available.
 - More trees and green space and fewer huge buildings. Public parking near destinations (under buildings?).
- Parks
 - Ada Hayden Park.
 - ISU. Parks and public services.
 - Large and beautiful parks.
 - Parks and activities.
 - The university and recreational parks.
- People
 - Diverse community, excellent school systems, great people!
 - Diversity. Kind people.
 - The people and how neat it is
 - Friendly neighbors.
- Positive Comments
 - By keeping up the good work!
 - Nice downtown – great parks, Campustown changing for the better.
- Private Investment
 - More private investment in restaurants; city needs to make this process easier.
Development cost/construction cost HIGH because of barriers on the private sector.
- Pro Sports Team
 - Professional sports team.
- Public Horticulture
 - Expand farmers' market. Get behind public radio. Public horticulture.
- Public Services
 - ISU. Parks and public services.
 - We have home health services for elderly. We have educational programs for all ages, e.g., College for Seniors through ISU. Our public library provides more programs than you can count.

- Queer Community
 - More nightlife and a bigger queer community.
- Recycling
 - Make Ames cool? It's already cool! But a recycling program would make it cooler.
 - See above not on recycling. Make it a model facility.
- Relax Residential Caps
 - Relaxing restrictions on student residency and interacting with students more?
- Replace Kmart
 - More things to do. Also replace Kmart. It's an eyesore.
 - The city should buy the old Kmart and make it a roller rink/indoor park facility.
- Responsive City Council
 - More City Council members that care to listen to their constituents.
- Roller Rink
- Shopping
 - Have more shopping, arcade, and restaurants.
 - I would like to see a wider selection of stores to shop. That would help attract more people to the city of Ames, rather than venturing to Des Moines to shop.
 - More places to eat and shop.
 - More restaurants and stores.
 - More stuff to do such as Olive Garden, more stores, more events.
 - Shopping mall, a skateboard park, more places that attracts people to visit. More entertainment.
- Skate park
 - Shopping mall, a skateboard park, more places that attracts people to visit. More entertainment.
 - The skate park is pretty sweet, and the old downtown is a great place to hang out. The train that runs through town is also cool for someone who doesn't come from an area with tracks nearby.
- Sustainability Initiatives
 - A really big fan. More environmental projects like SunSmart or community gardens or organic waste composting. Better in-town biking infrastructure and biking events to encourage bike-commuting instead of cars.
 - Better sustainability initiatives.
- Train
 - The skate park is pretty sweet, and the old downtown is a great place to hang out. The train that runs through town is also cool for someone who doesn't come from an area with tracks nearby.
- Trees
 - Trees. Variety of quality entertainment. Good downtown.
- Walkability in Winter
 - Less racism would be a good start. Overall, a greater variety of activities that help integrate university students into the community and build a more complete sense of community would be a benefit. The "coolest" thing, though, would be a way of walking from place to place in the winter that didn't require passing through Little Siberia and losing feeling in your fingers and toes.
- Weather
 - Weather.
- Wine Shops
 - More wine shops

General/Additional Comments

- About a year ago I fell because of a defective curb. I reported to the city and within a week the curb was repaired. Great response. Appreciate the free trash days. Inis Grove Park has been a wonderful neighborhood recreational area. Competition in cable services needed.
- Along with fewer bicycles on the streets, it would be helpful to enforce NO skate boarders on the streets. I know you want to outlaw Lincoln Way to drivers, but some of us need to drive across town to do business. Page 6 Question A Comment 1 – CyRide needs more "pull out" spots so traffic is disrupted less when loading and unloading. Page 6 Question A Comment 2 – More money needs to be spent on reducing the electric, water and fewer fees. This affects all Ames residents. Page 7 Question C Comment – Set bikes off the streets! Get skateboards off the streets!
- Also, I live in Parkview area. I wish the city would take better care of the grass. It often is unmowed, weedy and unsightly. I feel fortunate I can live in Ames and city services are one of the main reasons. I think we need to have more new single-family houses than apartments. The city will have to better support/promote the Ames school district to keep the district strong and make the city core a good place to live and raise a family.
- Ames has a lot going on; a lot of development. Finally starting to see restaurants in areas of the community outside of South Duff! The trail from River Valley Park to E. Lincoln Way is a great start toward a larger scenic trail. More options for commuter traffic North/South and East/West would really help work congestion and may allow us to reduce road widths to accommodate other forms of use – landscaping, biking, pedestrian, stormwater, etc. I'd like to see the "vision" for reinvestment in already-developed areas. What's the Ames of 2030 look like? How does it create symbiosis with Iowa State?
- Ames has been a great town to live in. My only real regret is that there is no way I'm ever going to be able to afford a house here. This town has been good for me. I wasn't sure where else to put it, but encouraging businesses to get bike racks would be great. Page 6 Question A Comment – Ames has been a fantastic town to live in.
- Ames is a great place to live and have my college experience. I love it here!
- Ames is a great place to live. The people are friendly; enough activities to keep busy. I've never had a bad experience with anyone working at city jobs and places. Thank you!
- Ames is a great place to live. Wheatsfield is way better than Fresh Thyme! I miss Vesuvius. South Duff is terrible.
- Ames is a great place. The city does a great job. We appreciate how safe and clean Ames is.
- Ames is an overall very nice place to live in: beautiful, safe and sincere. Thank you everyone who works for Ames.
- Ames is the best! Born here in former garage made into affordable home by father (Ames/small-scale builder Norwegian-American) in 1930s Depression years before I was born (in that house; delivered by doctor, army grandmother).
- Ames needs the following: A street department. Good quality streets and cleaning the snow. Better use of space South Ames – south of Lincoln, 90% of the restaurants; north Ames where the population is growing, basically nothing. Much better health care – McFarland needs competition. Mediacom – very poor service. The city needs to address this or get rid of them.
- Ames needs to quit trying to be more than it is and just be the best of what it is.
- Ames needs to see neighborhoods like Ankeny and WDM to learn about city planning. Perfectly delineated urban no commercial areas, wide streets, wider collectors, biking/walking paths. Definitely urban planning. Work with the major developer in Ames for ideas that would benefit the community as well as profiting from them. Page 6A Comment – With so many new "high-rise" apartment buildings, I wonder if the existing sanitary sewer and other services are satisfactory. Page 7D Comment – You just added 20%-plus to

property values therefore increasing the tax revenue! Page 10F Comment – In addition to salads!

- Ames property tax rates are too high. Lower levels of services would be preferable if that would reduce property tax rates.
- So far we adore living in Ames.
- Back to the idea of a city-run recycling program: Ask tax payers to buy shares like the solar project at Wheatsfield (I know that's not a city program). Have a staffed, clean and organized facility. If recycled material sales allows, investors get a dividend after staff are paid, overhead, etc. Pass a local law banning plastic bags. Install a stop light at 6th and Northwestern. Do not build the proposed fitness center out in the boon docks where it is currently proposed. Page 6 Question 11 – Other (Please specify – City Recycling Program). Page 7 Comment – We must generate revenue to maintain quality of life in Ames (improvements costs).
- Change and development is good for everyone. Given the amount of public/private partnerships for necessary things in Ames, shouldn't taxes be raised rather than depending on users? I don't really use the library, but taxes support it. However, businesses carried a lot of water on the new projects at the airport. I don't use bike trails; our community should have them; all of our taxes pay for this. Our community needs things that the community (taxes) should pay for.
- City manager and department are receptive of our needs and questions. Love Ada Hayden. Would appreciate more control of dogs and owners on paths. Appreciate pickle ball courts. Love being close to ISU and what it offers. Ames is a great place to live – Thank you!
- Continue to improve enforcement of the care of rental properties. The worst kept properties in our neighborhood are the houses that are rentals. They do not mow regularly, they do not shovel their sidewalks, their sidewalks are in disrepair, and their lawns are a weed patch at best. Makes our neighborhood look bad. Plain and simple repairs should be done on these rental properties and they look worse every year. Page 6A comment – Sidewalks need repair in many parts of the city!!! Many lawns are not mowed or taken care of! Mostly rentals. We have called in about some sidewalks in disrepair but nothing improves – nothing is done. Why?
- Cost is ridiculous. I tell people not to buy in Ames. I plan to move to Nevada soon. Building codes are overly restrictive and the city is not held to the same standard as homeowners. Flood/property management is very poor. City keeps elevating areas in flood plains (Texas Roadhouse, Chipotle, Advance Auto Parts, swimming pool). This will cause flood waters to rise in residential areas and flood current businesses (Target/Walmart). No attempt has been made to control Skunk River/Squaw Creek. Very irresponsible city planning when current weather patterns indicate this will continue to be a problem.
- Cost of living in Ames is too high.
- Done, thanks.
- For "household income," that is the income of my parents in Illinois. I live alone and have a substantially lower income as I am only employed part-time.
- Good survey!
- Have library open until 9 pm on Friday. When I lived in my home, electric too high; same with property taxes. I think city of Ames needs to get grants or something, so there is more decent low income housing for couples, family and single.
- Having CyRide stops just beyond stop lights causes traffic problems. I have seen several near-misses from vehicles swerving to go around them. The same problems surface when buses need to change lanes within a few blocks of a stop to make a left turn. I realize they are trying to be accessible and efficient but this is a source of constant frustration and, in my estimation, is unsafe.
- I am a big user of Ames parks, walking paths and library. Appreciate that I feel safe using them. I am concerned about over building apartments – more and more are failing to fill in

my neighborhood. Feel zoning and planning commission is too dominated by real estate businesses. Why hasn't senior living been given some consideration? South Duff or out near the Plex? What about the west end?

- I am amazed at all the growth in building, old run-down buildings are torn down, revaluation throughout. This leads to more people wanting to be here. Traffic infrastructure has not kept up. Trains blowing through the main part of town is disruptive. South Duff is a nightmare. We have a dog and regularly use the dog park. Very poor compared to others we have been to. The money spent on other parks in Ames is a lot compared to the dog park.
- I am concerned that Parks & Rec is only concerned about YPAs and what is going on with them.
- I am not in favor of rezoning Lincoln Way (West) or adding any buildings over 2 stories. Page 1 Question B comments – too metallic and cold. Dark, almost black exterior. Wish you would have stayed with tan/brown bricks.
- I believe Ames should look into building a community center including hospitalities and recreational sports, including field sports.
- I could not find a space for this, but cyclists have become a real menace. They frequently ignore the rules of the road, act in haphazard and illegal ways. They are after all to be considered as operating vehicles. Frequently they ride illegally in the sidewalks at great hazard to the pedestrians, or suddenly cross the street in front of one's car, quite against traffic regulations. I would like to see this matter given more attention!!! I would also like to see the police pay more attention to illegal parking in residential areas.
- I do not support the healthy life center.
- I feel students and renters are demonized in our community. I want ordinances that are passed that are based on behaviors (noise, parking, etc.) and not demographics like family status or region of town, etc. We also need more housing inspectors to enforce these laws, as well as a comprehensive, proactive city housing and development plan. We need more development of housing south of Ames, closer to Des Moines for commuters – like me! Page 6 Question A comment – I wish there were better laws and enforcement for constantly barking dogs and junk in visible parts of yards. Page 7 Question D Comment – I feel I get good value for my money!
- I genuinely enjoy Ames, and am glad I ended up here while in vet school.
- I hate surveys and they rarely give an accurate picture as they wipe out individuals to make statistical conclusions.
- I like the public activities the City of Ames puts on for all the residents! I would like there to be more emphasis on sexual assault and prevention in the city.
- I live in a brand new subdivision of Ames at Hayden's Crossing. As our community develops, we don't have all the services that neighborhoods closer to downtown have so our taxes should not be based on the rest of the city's homes. You can get things like CyRide and Mediacom.
- I live in Ames but worked and/or have worked in WDM/Ankeny!! 99.9% of my time living in Ames I have done my shopping in Ankeny!! Prior to retirement I did my shopping in Ankeny and now that I'm retired I still shop in Ankeny as I'm there every day doing errands, etc., for my children/grandchildren. Also their tax on items are cheaper plus their gas prices are cheaper!! Plus, Ankeny has more variety in where to shop and eat!!!
- I really enjoy Ames!
- I think more attention should be given to areas of Ames that see a lot of visitors and make a first impression, including Hunziker Youth Sports Complex; visual appeal along Duff and Hwy 30; traffic flow along Duff (South) – perhaps a visitor center in that area. Visitors probably miss a lot of the great things Ames offers. Need more investment in storm water system and prevention of future flooding. More resources for school resource officers.
- I think our traffic planning has been horrible. Look at Dayton Road between Lincoln Way and 13th Street or the bicycle accommodations on Clark Street and S. 3rd Street. I don't believe in

the "build it and they will come" form of planning. With more and more cars on the streets we should be adding lanes, not taking them away. Or, slowing down traffic by having the slowest vehicles (bikes) get in front. If you want to encourage bicycle use, install wide sidewalks/multi-use paths adjacent to the streets, not on them. Then if so many bikes are using the paths that something needs to be done, then you can consider bike lanes on the streets. Vent over.

- I wish Ames had municipal ultra-high speed fiber internet instead of helping Mediacom (with its mediocre broad band service).
- I would like to confirm the need of special needs health and recreational classes, especially swimming. It is necessary for the safety of our kids but we can't afford private class, especially our kids will need so many of them to learn the basic skills.
- I would like to see additional road improvements on Duff, Lincoln Way, and University to improve traffic flow. Especially for big days for the University (move-in/out, game days, graduation, etc.).
- I would very much like to volunteer part time, but opportunities affordable for me are few.
- If the city would line the storm sewer pipe running from the drain in my backyard along the foundation for my house to the street (Kansas Drive) as was promised to be done in 2017, I would be pretty satisfied with the city. As it is the unplugged holes in the bottom of the pipe saturated my basement with water, causing \$10,000 in damages in fall of 2016. I just want the incorrectly laid pipes fixed without having to take legal action against the city.
- I'm leaving Ames at the end of July so I'm not sure if my views matter that much.
- I'm moving out of Ames in a few months and will miss you all dearly. Thanks for helping to make my time here so excellent.
- In general, Ames is a well-run city. We have lived here for 55 years. I have a tendency to compare the governing of Ames with that of Cedar Falls, although we have never lived there. They, too, are a university community and they have a municipal power plant. When cable TV came along, they took it on as a city enterprise which they franchised it to a private company. We therefore are stuck with only one choice if we want to get the local government channels and there seems to be supervision as to quality control. Also that city took advantage of government programs, which among other things provided them with a recreational space which included an 18-hole golf course. Page 8 Question D Comment – We gave up on Mediacom due to erratic availability of internet service. Now we are serviced by dish which does not provide access to local government channels.
- Is there any plan to add sidewalks on Ross Street between Hyland and Garfield? We walk with kids that way to the park often and it would be safer with sidewalk.
- Just because I go to Iowa State doesn't mean I live in Ames. I suggest you adjust how you are collecting your sample of the population and stop sending annoying emails to people who shouldn't be taking this survey.
- Leave landlords alone and renters.
- Living in Ames is nice and peaceful, sometimes too peaceful and slow. It feels safe to raise a family but the cost of living is expensive, very expensive.
- Lower gas prices! Ankeny is almost \$0.20 cheaper a gallon. This makes our city look bad.
- Many of the major traveled streets in Ames are in need of major repair and resurfacing. There needs a higher priority placed on these repairs.
- More resources for the dog park. More gardens.
- Most critical traffic issue is the need for a grade separation at the railroad crossing just south of Main Street on Duff! Lots of wasted time and fuel, not to mention frustration.
- Need a turning signal for 13th and Grand. More outdoor concerts and easier parking. Page 6 Question A Comment – I've been an Ames resident for over 40 years. I was late one time with electric payment. I got a threatening form letter threatening to turn off my electricity. I didn't like that at all.

- Need more accessible basketball courts. Like the art around corner program. Like the MSCD flowers. Ames is doing a lot of wonderful things. Thanks!
- Need to work on homeless problem. Need to work on affordable housing.
- Neighborhoods must be strong, well-kept. Why can't city/schools/ISU cooperate more on recreation like pools!!! I'd like to see faster process with city, i.e. 25% rental cap. Overall Ames is good, but could always be better. Page 6 Question A Comment – The dandelions at City Hall are most disappointing!
- None. I love Ames!
- Not eating fruits or vegetables is purely out of preference. I do plan to go to the gym again but currently busy with classes. Currently living on campus but will be renting an apartment starting in May. Part-time during the semester but full-time during the summer.
- On 3-16-17 (6 am) I called 911 for a medical assist services. The woman working at dispatch that morning was phenomenal. She asked for my phone number and then said "I'll stay on the line with you." I was so extremely appreciative of her assistance.
- Only recently moved to this area so I'm still somewhat unfamiliar with some of these topics.
- Page 5 Question A comment – The power plant needs to improve the garbage pick-up that gets blown around near the Lincoln Way streets. The wind carries garbage around the streets near the facility but it doesn't get picked up so it just looks "dumpy."
- Page 6 Comment A – Too easy for bad neighbors to make reports (false ones).
- Page 6 Question A – 11. Other (please specify – Better signal system for key points of interest (to/from)).
- Planning and zoning process needs to be more efficient and timely. Need staff to be experienced from a more practical point of view. Seems like a lot of time spent, but we still end up with poor planning and crappy architecture! Page 6 Question A Comment – Don't know this; do not have knowledge of quality of service vs. cost.
- Please spray parks, short medians and given spaces for weeds and dandelions. Extend Grand Avenue to Airport Road. Connect Ames bike trails and parks. Connect Ames to the High Trestle Trail.
- Please try to get landlords on rental property close to campus to comply with city regulations (occupancy, parking, rent, upkeep, #rental houses).
- Priority #1: extend Grand Ave South to South 15th to reduce logjam on South Duff Ave. Get on IT!
- Recent changes in traffic lanes have made it harder to get around Ames. Road closures need to be better publicized (including progress to completion).
- Repair sidewalks on Wood Street.
- Roads and sidewalks need upgrading. Nothing in this survey about condition of rental home stock. I love Ames but not the rental home stock and proliferation of apartments. Please control Sect. 8 housing.
- Sidewalk maintenance needs improvement.
- Thank you for a great community!
- Thank you for doing this survey and valuing the responses!
- Thank you for soliciting input.
- Thanks for asking! Page 6 Question A Comment – More and better online service – better/easier city utility account access, perhaps dog permit online. Picking up forms at City Hall not convenient for 8 to 5 work hours. Website needs to capture all local events – Bandshell music, Roosevelt Park music, Wheatsfield music, etc.
- Thanks for the survey!
- The only thing I am curious about is do we really need all the apartments that are being built? Also would like to see a more vibrant mall and another anchor store like Youngkers come to Ames. Our downtown is vibrant and has a lot to offer. Can't wait for Grand Avenue

to be extended so I don't have to travel on Duff. Page 5 Question A – CyRide is one of the best in the country and is a wonderful service to our ISU students and ISU staff.

- There are other genders besides male, female, and prefer not to answer!
- This is a wonderful community. It would be difficult to leave. Although there are continuing issues to be worked out between the university and the long-time residents of the city of Ames. This is a wonderful place to live and learn.
- This survey was too long. There is no way people are going to stick with it for that long. I did because I really care but had to leave for a meeting in the middle of it.
- Use the utility insert; link to new (started or completed) building/changes online. How about designing an alternative green furnace small first to test? Then on a scale like the Resource Recovery for decomposing grass clippings. I have this idea on internet (small for \$100, mb-soft.com/public3/globalzc.html.)
- We have a fine mayor and City Council. We have fine schools.
- We love Ames!
- We love it here – this is home! If we moved where our children are we would be moving to different cities all the time.
- We need a rental cap ordinance to preserve quality of life in near-campus neighborhoods.
- We should not allow the building of multi-floor, wood frame, multiple occupant (apartment) buildings) over 3 stories high. They are a fire hazard/disaster waiting to happen.
- We think that the city of Ames has recklessly allowed an overbuilding of apartments in the past 2 years. With ISU enrollment leveling off or declining, there will be a 30% or higher vacancy rate soon. This will lead to many landlords accepting substandard tenants. This leads to high crime rates and brings down the overall quality of life in Ames. Highly vacant buildings are typically not kept up as well and almost always leads to trouble.
- We would like to see some maintenance to the linden trees on Tennyson, Waller and Keats. These trees are in the parking and were looked at once, but some are dead. Ours is well maintained but some look very poor, dead, or are missing. Some people have replaced them with other trees. The lindens give the neighborhood a beautiful look. We are happy with our life in Ames!
- Why does ISU need a separate police department? Why does Ames PD travel with ISU football coach and provide security?
- Wish the Ames Tribune would carry more ideal news. That is what a town paper is for. Also wish it had sports stats – as for major league baseball. Sending the firetruck to neighborhood block party – good idea.
- Would love to see some more development in west Ames beyond just more apartments. Chain restaurants, shopping (or at least a Walmart/Target), etc., would add a lot of value to that area.
- You need to figure out a way to lower the rent around this city.
- You're a great town.

COUNCIL ACTION FORM

SUBJECT: FLOOD MITIGATION – RIVER FLOODING (LAND ACQUISITION OF TOM CARNEY PROPERTIES AT 1008 AND 1016 SOUTH DUFF AVENUE)

BACKGROUND:

Following the floods of 2010, the City Council established a goal of mitigating the impact of future flooding in Ames. A comprehensive Flood Mitigation Study was completed in 2013 that considered many possible mitigation alternatives across a wide range of factors, including: degree of reduction of flood water elevation, estimated annual damage reduction, construction costs, ongoing operations and maintenance costs, environmental impacts, and likelihood of obtaining federal grant funding.

On December 10, 2013, the City Council approved a series of flood mitigation measures. These included discrete elements targeted at: A.) Undertaking a stream restoration of Squaw Creek; B.) Working with IDOT to improve the conveyance capacity of the US Highway 30 bridge; C.) Working through the Squaw Creek Watershed Management Authority to pursue flood mitigation alternatives in the upper reaches of the watershed; and D.) Conducting a workshop to review and discuss the range of possible floodplain regulatory approaches.

The stream restoration project involves flood mitigation in the Squaw Creek channel. A central component includes conveyance improvements within the channel approximately 2,000 feet either side of the South Duff Avenue bridge. City staff and the engineering consultant continue to work toward submitting another application to FEMA for grant funding. The application period is currently open.

City Council referred a letter dated September 21, 2018 from Chuck Winkleblack regarding acquisition of property owned by Tom Carney located at 1008 (rear) and 1016 (front) S. Duff Avenue. In the letter (Attachment A), Mr. Winkleblack requests that City Council take a firm position on two fundamental questions related to this project:

1. Is the Council committed to doing the project and using approximately half of the front Carney parcel (1016 S Duff) as a part of the project, even if FEMA money does not materialize?
2. Is the City going to buy the land or try to secure an easement? The Carney's will not likely agree to just an easement on the front parcel; they prefer that the front piece be purchased by the city. They would grant an easement on the rear parcel (1008 S Duff) that they own if they receive adequate compensation.

The City of Ames ordered an appraisal (Attachment B) from Iowa Appraisal and Research Corporation of both properties in question, which is considered preliminary because it has not been reviewed by an independent appraiser. In the appraisal, the following costs are associated with easement and/or land acquisition of these parcels:

1008 S Duff Avenue	Fee Simple Acquisition	\$41,280
1008 S Duff Avenue	Permanent Easement	\$6,840
1016 S Duff Avenue	Fee Simple Acquisition	\$377,470
1016 S Duff Avenue	Permanent Easement	\$150,270

1016 S. Duff Avenue (Front): The preliminary engineering demonstrates that the flood mitigation project would impact 1.44 acres of the 2.72-acre parcel located at 1016 S. Duff Avenue. Of the impacted area, 0.487 acres already lies within a permanent drainage easement donated to the City of Ames when the area went through Final Plat approval in 2011. See attached Map (Attachment C). The limits of this impacted area have been staked on the parcel (using lathe), at the request of the property owner.

1008 S. Duff Avenue (Rear): The preliminary engineering demonstrates that the flood mitigation project would impact 6.31 acres of the 26.14-acre parcel located at 1008 S. Duff Avenue. Of the impacted area, 2.30 acres already lies within a permanent drainage easement donated to the City of Ames when the area went through Final Plat approval in 2011. See attached Map (Attachment C). Most of this parcel is located within the floodway.

The flood mitigation work can be completed within a permanent easement. Therefore, it is not necessary to obtain full acquisition of the area in question in order to do the work. City staff has explained to the Mr. Carney and Mr. Winkleblack that if the City were to acquire the property, any land development on the remaining southern portion of the front lot would not be able to take credit for the acquisition area within their zoning requirements for green space/landscaping. Therefore, the amount of buildable space that remains would be decreased.

If the City were to acquire a permanent easement, land development would be able to count the easement area toward their green space/landscape requirements. Thus allowing a greater area on the remaining parcel to be built upon. It has been suggested that those interested in developing the front parcel meet with the City's Development Review Committee to determine whether an easement is preferred to meet the green space/landscape requirements of the proposed development.

The potential award of FEMA funding needs to be considered when answering the two questions from Mr. Winkleblack. **If the City receives future federal funding for this project, any land having negotiations completed now would not be eligible for**

reimbursement using FEMA funding. Therefore, if City Council provides direction to purchase the land or acquire an easement now, local funding would be required to be used per federal regulations.

ALTERNATIVES:

1. Direct staff to continue applying for FEMA grant funding and negotiate permanent easements for each 1008 and 1016 S. Duff Avenue only after receipt of federal grant approval.
2. Direct staff to immediately negotiate land acquisition for 1016 S. Duff Avenue (front parcel) and permanent easement for 1008 S. Duff Avenue (rear parcel) using local funding.
3. Direct staff to immediately negotiate acquisition of a permanent easement for both 1016 S. Duff Avenue (front parcel) and permanent easement for 1008 S. Duff Avenue (rear parcel) using local funding.

MANAGER'S RECOMMENDED ACTION:

It has been determined that the project can be accomplished with acquiring property rights through a permanent easement. This would also allow any future development of the property to include this area towards the green space/landscaping requirements of developing the site. City Council must be aware that any negotiations with the land owner at this point in time would negate the ability to potentially use FEMA funds in the future, should a grant be awarded.

In order not to delay the property owner from selling the property and developing the site, the City Council may desire to move forward with immediately acquiring permanent easements from both parcels using local funding. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 3, as noted above.

Date: September 21, 2018

To: Honorable Mayor and City Council of Ames

From: Chuck Winkleblack

RE: Carney properties on S. Duff

Following up on previous council meetings regarding the Carney's properties on S. Duff. We have already lost 2 prospects for the front property because we can't tell them how much property is available for development given that the channel straightening project is hanging out there as a possibility.

We have 2 more letters of intent for the property but neither party feels like they can move forward until the channel straightening issue is resolved.

My request is for the council to take a firm position on 2 fundamental questions.

1. Is the council committed to doing the project and using approximately half of the front parcel as a part of the project, even if FEMA money does not materialize?

2. Carney's would like a decision on whether the city is going to buy the land or try to secure an easement. The Carney's will not likely agree to just an easement on the front parcel, they prefer that the front piece be purchased by the city. They would grant an easement on the rear parcel that they own with adequate compensation.

An appraisal has been done on the property that was ordered by the city of Ames. Carney's have said that they are willing to wait for payment to see if the FEMA money comes in. They understand that if the city pays for the land now, the city cannot likely get that money back from FEMA.

We are currently at an impasse on this property. We have already lost 2 companies that wanted to buy this land and build a new building on the site. We don't want to lose 2 more.

Please help us get to some resolution. Our request is refer this issue back to staff to bring back to council as an action item as soon as possible.

Thanks in advance for your consideration



Chuck Winkleblack
Hunziker Companies



Iowa
Appraisal and Research
CORPORATION

VALUE FINDING REAL ESTATE APPRAISAL



OF

Partial Acquisition of property owned by M K T M, LLC
For City of Ames Flood Mitigation Project in Ames, IA.

FOR

City of Ames
515 Clark Ave
PO Box 811
Ames, IA 50010

EFFECTIVE DATE

April 24, 2018

PREPARED BY

Daniel W. Dvorak, MAI
Nelson J. Jerabek



July 20, 2018

Tracy Warner
City of Ames
515 Clark Ave
PO Box 811
Ames, IA 50010

Dear Ms. Warner:

**Re: Partial Acquisition of Property Owned by M K T M, LLC in Ames, IA.
For City of Ames Flood Mitigation Project in Ames, IA.**

As you requested, we have observed the property identified in the caption of this letter on April 24, 2018. The property's legal description is summarized in the Summary of Salient Data section. The property visit is part of an appraisal process to estimate just compensation. The property visit is part of an appraisal process to estimate just compensation for partial acquisition.

The estimates of market value assume the price paid for the property is unaffected by any knowledge of the proposed project.

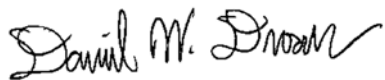
"The opinion of just compensation arrived at in this value finding appraisal report reflects the appraiser's opinion of the difference between the before and after values. Our opinion of just compensation is no different than if doing a before and after appraisal."

This appraisal is prepared in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, in accordance with Part 24 of Title 49 of the Code of Federal Regulations, and under the Jurisdictional Exception contained in the Standards of Professional Appraisal Practice. Our findings are presented in an appraisal report in value finding format. We are to estimate just compensation under two scenarios: one in which the acquisitions are of permanent flowage easements and another in which the acquisitions are of fee title. We estimate just compensation for the proposed acquisitions as follows:

1016 S Duff Ave - Fee Simple Acq. Alternative	\$377,470
1016 S Duff Ave - Permanent Easement Acq. Alternative	\$150,270
1008 S Duff Ave - Fee Simple Acq. Alternative	\$41,280
1008 S Duff Ave - Permanent Easement Acq. Alternative	\$6,840

Thank you for using our appraisal services. If you have any questions regarding the estimate of market value, please feel free to contact us at your convenience.

Respectfully submitted,



Daniel W. Dvorak, MAI
Vice President



Nelson J. Jerabek
Associate Real Estate Appraiser

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

TABLE OF CONTENTS

PREFACE

LETTER OF TRANSMITTAL

CONTENTS

SUMMARY OF SALIENT DATA	1
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS.....	4
SCOPE OF WORK.....	6
AMES AREA ANALYSIS	7
NEIGHBORHOOD ANALYSIS	11
DETERMINATION OF PARENT TRACTS.....	13
DESCRIPTION OF THE PARENT TRACTS	14
HIGHEST AND BEST USE	18
PROPOSED PROJECT	20
DESCRIPTION OF RIGHTS TO BE ACQUIRED.....	20
EFFECT OF THE ACQUISITION	20
VALUATION – 1016 S DUFF AVE	21
VALUATION – 1008 S DUFF AVE	26
LOCATION MAP.....	30
PHOTOGRAPHS.....	31
AERIALS WITH ACQUISITION OVERLAY.....	32
AERIAL MAP.....	34
FLOOD MAPS.....	35
ZONING MAP.....	38
CERTIFICATION.....	39

ADDENDA

COMPARABLE LAND SALES AND MAP – 1016 S DUFF AVE	
COMPARABLE LAND SALES AND MAP – 1008 S DUFF AVE	
CARNEY AND SON'S FINAL PLAT	
DEFINITIONS	
QUALIFICATIONS OF THE APPRAISERS	
STATE CERTIFICATIONS	
PRIVACY POLICY	

SUMMARY OF SALIENT DATA

Property Identification

The subject includes two assessment parcels located east of S Duff Avenue in Ames, IA. The parcels were split in June 2011 as part of a subdivision and development plan. Both of the parcels are titled to the M K T M, LLC. The assessment parcel with a local address of 1016 S Duff Ave has the majority of frontage along S Duff Ave and has a large area of developable land outside of the flood hazard area. The assessment parcel that has minimal frontage on S Duff, is primarily located back from the corridor and is within the flood hazard area. It is utilized for recreational/greenspace use.

Legal Description

The abbreviated legal description provided in the assessor's records for each respective subject parcel is as follows:

1016 S Duff Ave: *CARNEY AND SON'S SUBDIVISION 1ST ADDITION LOT 1 AMES*

1008 S Duff Ave: *CARNEY AND SON'S SUBDIVISION 1ST ADDITION OUTLOT A AMES*

Ownership and Sales History

According to public records, the subject is titled to the M K T M, LLC. We are not aware of any ownership involving the subject in the past five years. The parcel that has majority frontage on S Duff Ave, with developable land outside of the flood hazard (local address of 1016 S Duff Ave) is listed for sale at a price of \$1,600,000. The listing is further analyzed in the valuation section later in this approach. The parcel that primarily sits back from the corridor (local address of 1008 S Duff Ave) is not listed for sale.

Occupancy

The subject is a combination of development ready commercial land and undeveloped recreational/timber land. There are no leases in place that affect the subject.

Assessed Valuation

The assessed valuation of the subject parcels effective January 1, 2018 is summarized below.

ASSESSMENT DATA				
Address	Parcel #	Land	Improvements	Total
1016 S Duff Ave	09-11-401-050	\$1,400	\$0	\$1,400
1008 S Duff Ave	09-11-401-075	<u>\$131,000</u>	<u>\$0</u>	<u>\$131,000</u>
		\$132,400	\$0	\$132,400

Public records indicate taxes are current. There are no special assessments against the subject.

Scope of the Appraisal

Please refer to the scope of work section.

Intended Users

Our intended user is the City of Ames; no other user is intended.

Intended Use

The appraisal is to be used to estimate just compensation; no other use is intended.

Client

Our client is the City of Ames.



Definition of Fair Market Value

The term fair and reasonable market value is defined as the cash price which would be arrived at as between a voluntary seller, willing but not compelled to sell, and a voluntary purchaser willing, but not compelled to buy. It assumes a buyer and seller are bargaining freely, in the open market for the purchase and sale of the real estate in question.

The term does not mean a value under circumstances where greater than its fair price could be obtained, nor does it mean the price which the property would bring at a forced sale. It does not mean what the property is worth to the plaintiff(owner) nor what the defendant(acquiring authority) can afford to pay, but what it is fairly worth in cash on the open market, as stated above. (Iowa Civil Jury Instructions 2500.4).

In short, the fair and reasonable market value of a property is to be considered in the same manner that a knowledgeable, voluntary buyer determines the fair and reasonable market value of a property: in terms of its capabilities, its detriments, and its fair and reasonable worth in the marketplace.

The jury and/or Compensation Commission is entitled to be informed of all the factors which (1) tend to show value, which the willing seller would impress upon the willing buyer, and (2) tend to indicate lack of value, which the willing buyer would impress upon the willing seller. These factors sales of comparable properties and evidence of its highest and best use. (Iowa Civil Jury Instructions 2500.6 and annotated authorities). See also *Bellew v. ISHC*, 171 N.W.2d 284, 288, 289 (Iowa 1969) and *In Re Primary Road No. 141*, 255 Iowa 711, 124 N.W.2d 141, 147 (Iowa 1963).

The determination of "Market Value" may not consider or reflect any enhancement in value of the subject, caused by the public improvement which has prompted the taking. (i.e. no sales exhibiting these effects may be used as a comparable in arriving at the value of the subject property, either before or after the date of condemnation.) (Iowa Civil Jury Instructions 2500.3). *Socony Vacuum Oil Co. v. State of Iowa*, 170 N.W.2d 378. (Iowa 1969).

Source: Iowa Department of Transportation, Office of Right of Way, Appraisal Operations Manual, March 2016.

Please refer to the Addenda for the definition of other selected terms used in this report.

Definitions

Please refer to the Addenda for the definition of other selected terms used in this report.

Zoning

The subject is zoned a mixture of HOC, Highway Oriented Commercial and A-1, Agricultural.

Flood Hazard Area

A large percentage of the site in either the Floodway or 100-year floodplain. There is an open, buildable portion of the site however that is located outside of the flood hazard at the far western and southern portion along S Duff Ave.

Property Visit and Effective Date of the Report

The subject property was observed on April 24, 2018 by Daniel W. Dvorak and Nelson J. Jerabek. The appraisal is effective as of April 24, 2018.

Date of Report

July 20, 2018



Contamination

No signs of contamination were observed. We have performed this analysis assuming the property is not contaminated.

Contacts

Owner

M K T M, LLC

Tom Carney

1816 SE 5th St

Ames, IA 50010

(515) 232-1897

Valuation Conclusion – on April 24, 2018

Total Just Compensation:

1016 S Duff Ave - Fee Simple Acq. Alternative	\$377,470
1016 S Duff Ave - Permanent Easement Acq. Alternative	\$150,270
1008 S Duff Ave - Fee Simple Acq. Alternative	\$41,280
1008 S Duff Ave - Permanent Easement Acq. Alternative	\$6,840

Estimated Exposure Period¹

Based upon comparable sale data and our judgment, we estimate an exposure time of up to 12 months.

Jurisdictional Exception

The jurisdictional exception rule of USPAP is invoked in order to comply with the eminent domain rules in Iowa.

¹The discussion of reasonable exposure time is not intended to be a prediction of a date of sale, but rather an expression of observed market activity relative to similar property actively marketed and properly priced for sale.



GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal and the appraisal report do not constitute an inspection of the improvements. The appraiser(s) performed only a visual inspection of the immediately accessible areas and the appraisal cannot be relied upon to disclose conditions or defects in the improvements. In addition, regardless of who receives a copy of the appraisal, unless specifically stated in the appraisal, they are not an intended user of it.

The following assumptions and limiting conditions may or may not be applicable to every assignment:

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents and other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials, pollutants, fungi or microbes commonly known as mold (collectively referred to as "environmental hazards") that may or may not be present on the property, was not observed by the appraiser. The appraiser is not trained in environmental engineering, is not qualified to detect environmental hazards and has not investigated whether environmental hazards are present on or in the property. The presence of substances such as asbestos, ureaformaldehyde foam insulation, and other environmental hazards may affect the value of the property. The estimate of value is predicated on the assumption that there are no environmental hazards on or in the property that would cause a loss in value. No responsibility is assumed for the presence of environmental hazards. To conduct an environmental assessment of the property, the intended user is urged to retain an environmental engineer.



This appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.

Additional assumptions and limiting conditions:

1. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
2. If only preliminary plans and specifications were available for use in the preparation of this appraisal, the analysis is subject to a review of the final plans and specifications when available.
3. Any proposed improvements are assumed to have been completed unless otherwise stipulated, so any construction is assumed to conform with the building plans referenced in the report.
4. The appraiser assumes that the reader or user of this report has been provided with copies of available building plans and all leases and amendments, if any, that encumber the property.
5. If no legal description or survey was furnished, the appraiser used the county tax plan to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.
6. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
7. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.
8. This appraisal report is not intended to be used and shall not be used by real estate syndications, real estate investment trusts, limited partnership or other individuals or entities in the solicitation of investors. The appraiser shall not be liable for violations or alleged violations of the Securities Act of 1933 or 1934 and the amendments thereto, or any state blue sky or securities law or similar federal or state law.



SCOPE OF WORK

Summary

The client requested an appraisal for partial acquisitions of the fee simple estate in two assessment parcels within the city limits of Ames, IA. They requested we provide estimates of just compensation both in the event of a fee title acquisition and/or permanent easement acquisition. The client requested a depth of scope of work adequate to provide a reliable indication of value, and we are providing our findings in a value finding appraisal report.

Property Visit

We visited and viewed the site. We met with the owner, in addition to the owners' real estate agent/representative during our visit. After viewing the subject property we viewed and observed the surrounding development and neighborhood. Photographs of the subject property and neighborhood were taken.

Data Collection

We researched the local and regional markets for data. We collected data on all items that affect the value of the subject property. These factors include Area and City Data, Neighborhood Data, Site and Improvement Data, Highest and Best Use Analysis, and the application of the sales comparison approach to estimate the property's value. Data was obtained from public records, the client, real estate agents, the property owner, our internal database, and other various sources. We have relied on tools and information from the assessor's site for the subject area. We have also relied on the public records for the land area of comparable properties. We verified the sale information with a party connected with each sale.

Valuation

Real estate appraisers generally use three approaches to value known as: The Cost Approach, Sales Comparison Approach (also known as the Market Data Approach) and the Income Capitalization Approach. Each approach is described prior to its development in the report. We have fully researched and completed the sales comparison approach. We did not complete the cost or income approaches.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

AMES AREA ANALYSIS

General

Ames is a city located in the central part of Iowa in Story County. It is located approximately 30 miles north of Des Moines along Interstate 35 and Highway 30. The city of Ames is home to Iowa State University, the United States Department of Agriculture's Animal and Plant Health Inspection Service, the National Animal Disease Center and headquarters for the Iowa Department of Transportation.

Population

The following table summarizes the population of Ames, Story County and the State of Iowa since 2000.

POPULATION GROWTH²							
	Census 2000	Census 2010	Annualized Change	Estimated 2017	Annualized Change	Projected 2022	Annualized Change
City of Ames	50,731	58,973	1.62%	65,221	1.51%	67,519	0.70%
Story County	79,981	89,542	1.19%	97,978	1.35%	101,736	0.77%
State of Iowa	2,926,324	3,046,355	0.41%	3,199,548	0.72%	3,301,135	0.63%

The population of all three subjects have increased over the time period shown. The city of Ames, Story County and the State of Iowa are expected to increase by over 0.60% each year through 2022.

Households

We have obtained census data on households and household growth and projections from a national data service. The data for Ames is shown below.

HOUSEHOLD GROWTH³							
	Census 2000	Census 2010	Annualized Change	Estimated 2017	Annualized Change	Projected 2022	Annualized Change
City of Ames	18,085	22,762	2.59%	24,271	0.95%	25,327	0.87%
Story County	29,383	34,736	1.82%	37,048	0.95%	38,682	0.88%
State of Iowa	1,149,276	1,221,576	0.63%	1,279,178	0.67%	1,318,353	0.61%

Like population trends, the data indicates increases in households from 2000 through 2017 for the city, county, and state. The household growth is in line with the population growth in all three subjects. Household formations are an important factor in determining demand for housing construction.

Income

The following tables summarize median household income in Ames, Story County and the State of Iowa since 2000.

MEDIAN HOUSEHOLD INCOME					
	Census 2000	Estimated 2017	Annualized Change	Projected 2022	Annualized Change
City of Ames	\$36,042	\$49,762	2.24%	\$53,429	1.47%
Story County	\$40,442	\$54,936	2.11%	\$59,079	1.51%
State of Iowa	\$39,469	\$54,832	2.29%	\$59,799	1.81%

Ames showed similar growth rates compared to the state between 2000 and 2017. The state is projected to show the largest increase compared to the city and state by over 1.81% per year through 2022.

² STDB – 2010 Census Profile/Demographic and Income Profile

³ STDB – 2010 Census Profile/Demographic and Income Profile



Employment

The following tables describe the unemployment rates from 2006 to 2017 and the city's top employers.

UNEMPLOYMENT RATES⁴

Year	Ames	Story Co.	Iowa	U.S.
2006	2.4%	2.6%	4.0%	4.6%
2007	2.5%	2.8%	3.8%	4.6%
2008	2.9%	3.2%	4.1%	5.8%
2009	4.2%	4.8%	6.2%	9.3%
2010	3.7%	4.2%	6.3%	9.6%
2011	3.6%	3.9%	5.9%	8.9%
2012	3.3%	3.6%	5.2%	8.1%
2013	3.1%	3.3%	4.7%	7.4%
2014	2.7%	2.9%	4.4%	6.2%
2015	2.3%	2.5%	3.8%	5.3%
2016	2.1%	2.3%	3.7%	4.9%
2017	1.9%	2.0%	3.1%	4.4%

TOP EMPLOYERS⁵

Employers	Industry	Employees
Iowa State University	Education	>10,000
Iowa Department of Transportation	Government	2,000-5,000
Mary Greeley Medical Center	Health Care	1,000-2,000
McFarland Clinic PC	Health Care	1,000-2,000
Danfoss	Manufacturing	1,000-2,000
Ames Community School	Education	500-1,000
City of Ames	Government	500-1,000
National Centers for Animal Health	Scientific	500-1,000

Unemployment rates in Ames and Story County have typically been similar to one another, with the city just slightly below the county. The City, county and state have been significantly lower than the United States. Since 2009, all three subjects have continued to decline in unemployment.

Iowa State University has made a significant impact on the city employing over 10,000 people. The following table shows Ames industry sectors. Education, retail trade, health care and accommodation services are among the top industries for the city.

AMES INDUSTRY SECTOR⁶

Industry	Industry	Industry	
Agricultural, Forestry, Fishing & Hunting	2.1%	Real Estate, Rental & Leasing	1.3%
Mining, Quarrying, Oil & Gas Extraction	0.0%	Professional, Scientific & Technical Services	4.6%
Utilities	0.0%	Management and Enterprises	1.6%
Construction	3.6%	Administration & Support	3.6%
Manufacturing	7.9%	Educational Services	24.4%
Wholesale Trade	1.6%	Health Care and Social Assistance	11.9%
Retail Trade	11.9%	Arts, Entertainment, and Recreation	1.4%
Transportation & Warehousing	1.1%	Accommodation and Food Services	11.4%
Information	1.5%	Other Services	2.1%
Finance and Insurance	1.7%	Public Administration	6.2%

Iowa State University

Ames is home to Iowa State University (ISU), one of Iowa's three public universities. As discussed previously, ISU is the largest employer in Ames. In addition to providing a source of employment, the university attracts a large student body which has a major economic impact on rental, retail, and other properties in Ames. Fall semester enrollment data for ISU over the past nine years is summarized in the following table:

⁴ Bureau of Labor Statistics – Local Area Unemployment Statistics

⁵ Ames Economic Development Commission

⁶ On the Map – Work Area Profile Analysis, 2015

Total Enrollment at ISU⁷

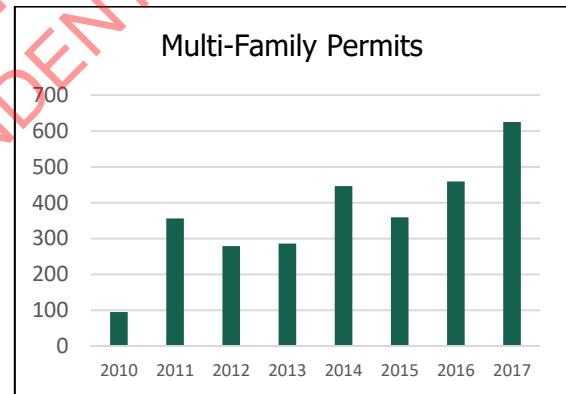
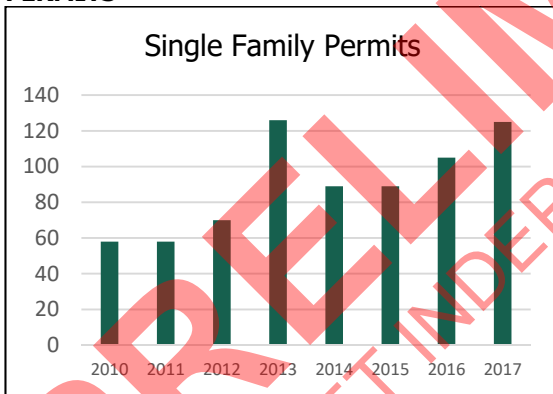
Year	Enrollment	% Chg.
2010	28,682	-
2011	29,887	4.2%
2012	31,040	3.9%
2013	33,241	7.1%
2014	34,732	4.5%
2015	36,001	3.7%
2016	36,660	1.8%
2017	36,321	-0.9%

Fall enrollment saw growth between 2010 and 2013. 2013 showed the highest increase in enrollment by over 7%. Since, enrollment has continued to grow, but is increasing in smaller increments. 2017 showed a slight decline in enrollment, falling short of about 300 students. Increasing enrollment at ISU is a boost for the community, providing demand for additional employment at ISU as well as increasing demand for rental housing, retailers, and services. Fall enrollment is typically slightly higher than spring enrollment.

Residential Construction

Single-family residential construction has shown an upward trend through the years. 2010 and 2011 remained the same at 59 permits issued. In 2012, permits increased ± 21 percent to 70 and in 2013, permits increased ± 81 percent to 127. Demand slowed down in 2014 and 2015, decreasing ± 28 percent to 91 permits. Since, we have seen a gradual incline of demand with 2017 issuing approximately 125 permits.

PERMITS⁸



Multifamily construction jumped ± 66 percent between 2010 and 2011. Enrollment at ISU caused rents to rise and vacancy to decline, spurring significant new construction starting in 2011. Since 2014, there has been a gradual rise in multi-family building permits.

Commercial Construction

We have searched the City Assessor's website for information about recently constructed commercial buildings in Ames. Major retail development has consisted of the construction of $\pm 60,000$ square feet of new retail space at the North Grand Mall. This replaced older space that was demolished. Tenants in the new space include Kohls and TJ Maxx. The mall is at the intersection of Grand Avenue and 24th Street on the north side of Ames. It is one of two major nodes of retail development in Ames, the other of which extends along South Duff Avenue from Lincoln Way to Highway 30. Several smaller new

⁷ <http://www.registrar.iastate.edu/stats/>

⁸ City of Ames, Annual Housing Starts 2001-2017

retail and fast food restaurant buildings have been built along S Duff Avenue and elsewhere around Ames in the past two years.

Several new hotels have surfaced in the Ames area. A 90-room Hampton Inn & Suites by Hilton was completed in 2016 near the Iowa State University campus and the new research park. A new Marriott Courtyard hotel is planned for the south of Ames, being completed in early 2019. The 165,000 square foot hotel is expected to have about 120 rooms and create 50-60 part- and full-time jobs.

The Ames community landed three significant projects in 2013. WebFilings began phase two of their campus located in the ISU Research Park. The company expanded their Ames location that cost over \$15.5 million dollars and created nearly 700 jobs. 3M, which manufactures products, improved their facilities with better quality equipment to allow additional manufacturing; which in return will create more jobs. Kingland Systems built a new facility which included multiple tenant options for retail and office. This site is the start to further development in the Ames community.

Ames Racquet and Fitness built a new 52,000 square-foot workout facility near the Iowa State University Research Park. Construction was completed in 2017. The new facility features a 150-meter indoor track, new strength and conditioning equipment, sauna, steam room, and a nursery/kids' gym. There is also additional space used for yoga, spinning, personal training, group fitness, and fitness workshops.

Construction of a new 157-unit, six-story mixed-use building is expected to cost approximately \$51.9 million. The ±321,531 square foot building will provide additional housing option for Iowa State University students, with unit options ranging from studio to four-bedrooms. The building will also include underground parking and commercial space on the street level. The building is expected to be completed summer, 2018.

Summary

The Ames MSA has experienced a growing population during the last ten years. With it, job growth has been steady and predictable. We have seen household formations and median income rise during the same period, which has provided a strong economic base to this area.

A strong local economy has spurred single-family residential construction, and increasing ISU enrollment has led to a sharp increase in multifamily residential construction. Growing population has led to construction of new several new retail and restaurant buildings over the past two years, while new industrial and office development has been limited. The trend for the Ames MSA is continued growth. Having Iowa State University in Ames provides an excellent, stable economic base.



NEIGHBORHOOD ANALYSIS

General

The subject neighborhood includes those properties located along S Duff Avenue between U.S. Highway 30 and Lincoln Way in Ames, Iowa.

Linkages

Linkages in the neighborhood are good. Highway 30 provides an approximately 5 minute drive to Interstate 35. The drive from the remainder of Ames to the subject neighborhood is less than 15 minutes. Duff Avenue is the major north/south traffic artery. Lincoln Way, SE 16th Street and Highway 30 are the major east/west traffic arteries.

Topography and Flood Hazard Area

The neighborhood's topography is generally level. Most of the land between S 3rd Street and Squaw Creek is in Flood Zone AE, a part of the 100-year floodplain where base flood elevations have been determined. Most properties in the flood zone are improved with commercial buildings, some recently constructed. Buildings may be constructed in the flood zone, but they are subject to additional requirements by the City. The balance of the neighborhood is in Flood Zone X, which is not part of the 100-year flood plain.

Utilities

Properties in the neighborhood have access to all public utilities and city services.

Recent Development

Most properties along Duff Avenue are developed with retail use. Some are developed with office use or service commercial use.

Recent development includes the construction of a multi-tenant retail property located at 701/703 S Duff Avenue. The site includes a 17,750 square foot multi-tenant building and a 2,079 square foot single-tenant building. Additional recent development includes two tenant, 40,000 square-foot building, located on Southeast Fifth Street between Target and Walmart east of Duff Avenue. Sports Authority, a national sporting goods retailer and Petco, a national animal care retailer opened in late 2013. In 2016, a Jimmy John's restaurant was built at 716 S Duff, and in 2016 a Panda Express restaurant was built at 436 S Duff. Chick-Fil-A has constructed a new restaurant at 230 S Duff within the past three years as well.

A former bowling alley at 505 South Duff was razed after flooding in 2010. In 2012, a Texas Roadhouse restaurant opened in the 500 block of South Duff Avenue on the southern portion of the site. Several smaller retail and fast food restaurant buildings have also been built in the past five years. Two in-line retail centers at 400 South Duff opened in 2010. Tenants include, Buffalo Wild Wings, Verizon, Mattress Firm and Noodles and Company. A new Taco Bell restaurant was constructed in 2012 at 421 South Duff Avenue.

Pattern of Growth

Little land remains available for development in the neighborhood which has led to the redevelopment of older properties in recent years.

Competitive Areas

The subject area competes with other commercial corridors, such as Lincoln Way and N Grand Avenue.



Anticipated Trend

The subject neighborhood includes Duff Avenue, the most desirable retail corridor in Ames. Multiple properties have been developed or redeveloped within the past five years. Properties damaged by flooding in the summer of 2010 have been or are being repaired and redeveloped, and the large retail anchors (Target and Wal-Mart) reopened quickly after the floods. The neighborhood will remain prosperous, with ongoing redevelopment of older properties for the foreseeable future.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

DETERMINATION OF PARENT TRACTS

We note that there are two assessment parcels that are being affected by the acquisition which are under the same ownership. The parcels were split and subdivided in June 2011, to allow for the potential of partial development.

The assessment parcels are being operated as separate economic units. The parcel with the local address of 1008 S Duff Ave is located entirely within the 100-year flood hazard, with much being located in the floodway. It is currently being utilized as recreational land/greenspace. The parcel with a local address of 1016 S Duff Ave has a large, buildable area that is outside of the flood hazard and is currently listed available for sale as a commercial development site. Further, we later conclude that the assessment parcels have separate highest and best uses.

Though the two parcels meet the test of unity of ownership, they do not meet the test of unity of use. We conclude there are two parent tracts for this assignment. Parent Tract 1 is the ±2.72 acre tract of land that has a local address of 1016 S Duff Ave. Parent Tract 2 is the ±26.14 acre tract of land that has a local address of 1008 S Duff Ave. We will refer to each Parent Tract by their local addresses for the remainder of this report. An aerial map detailing the designated parent tracts follows.





DESCRIPTION OF PARENT TRACTS

SITE

General

The subject is split into two separate assessment parcels, which are locally known as 1016 S Duff Ave and 1008 S Duff Ave.

The area of 1016 S Duff Ave is $\pm 118,534$ square feet, or ± 2.72 acres, net of road right-of-way, according to the subdivision plat recorded as Instrument 2011-00006037 in Story County. It has frontage on S Duff Ave, a two-way, four-lane paved road plus turning lane on a north/south axis. The site has full access (both left and right turn) to S Duff Ave

The area of 1008 S Duff Ave is ± 26.14 acres, net of road right-of-way. The property has a small ± 35 foot strip of frontage along S Duff Ave, although it does not have direct access as the fronting area appears to be underneath Squaw Creek.

Squaw Creek bounds the north edge of the property. Adjacent south is a B-Bop's fast food restaurant and gas/convenience station. Across S Duff Ave to the west is a Red Lobster full service restaurant. Properties nearby north and south of the subject along S Duff Avenue are predominantly developed with restaurant and retail uses. Other uses include service commercial and office.

Soil Conditions

Although we have conducted no soil tests, it is assumed that the site would support those improvements that represent the highest and best use of the site.

Shape

Both parent tracts are irregular in shape.

Topography

1016 S Duff Ave is generally level and open. Far northern and eastern portions gradually slope downward to the north and east towards Squaw Creek. Said areas proximate to the creek are also partially timbered.

1008 S Duff Ave is level to gently rolling and partially wooded. Northern portions of the site slope downward towards Squaw Creek. The owner reports planting several hundred trees on this parcel after the property flooded in 2010.

Flood Hazard Area

Based on documents provided by our client, approximately ± 1.4164 acres (52 percent) of the site at 1016 S Duff Ave is located within a flood hazard area. Of this, approximately ± 0.496 acres is located in the 100-year flood plain, and ± 0.921 acres is located within the floodway. The remaining ± 1.307 acres (48 percent) of the site is outside of the hazard. The ground nearest Squaw Creek is within the floodway, while the area outside of the hazard is furthest southwest along S Duff Ave.

The entire site at 1008 S Duff Ave is located within a flood hazard. Approximately ± 2.354 acres is within the 100-year floodplain, with the remaining ± 23.774 acres being in the floodway.



Easements & Encroachments⁹

According to the recorded Carney & Son's Subdivision plat in Story County, Instrument 2011-00006037, upon issuance of a building permit for the site at 1016 S Duff Ave a permanent ingress/egress easement will be created allowing for access purposes to the site at 1008 S Duff. Said easement runs along the far southern twenty feet of the site at 1016 S Duff Ave. A temporary easement for access purposes currently exists in its place.

There is also an existing drainage easement across both parent tracts. Said easement is located along the northern edge of the subject, adjacent Squaw Creek. According to our client, the easement is ±199,821 square feet in size, and it was recorded at the same time as the plat noted above. We have included a copy of the plat in our addendum later in this report.

Other than the noted above easements, and other typical public and utility easements, we are unaware of any further that affect the subject site. During our observation we did not note any encroachment.

Utilities

The site at 1016 S Duff Ave has access to all utility services. The site at 1008 S Duff Ave does not have utilities.

Zoning

The site at 1016 S Duff Ave is zoned HOC, Highway Oriented Commercial. Most all retail, service, and office uses are permitted. The zoning restricts most residential uses without a Special Use Permit but does allow for "short-term lodgings".

This zone is intended to "accommodate the use of automobile in developments that offer a wide variety of retail and service businesses. Although oriented toward the automobile, the street should have a pleasant appearance and should be pleasing to most pedestrians and motorists. This zone should also be compatible with adjacent residential uses."

The typical bulk regulations for HOC are summarized next.

⁹ Please refer to the assumptions and limiting conditions regarding easements and encroachments.

Highway-Oriented Commercial (HOC) Zone Development Standards

DEVELOPMENT STANDARDS	HOC ZONE
Maximum FAR	.50
Minimum Lot Area	No minimum except for mixed uses, which must provide 6,000 ft. of lot area for the first dwelling unit and 1,000 sf for each additional dwelling unit in a group living use
Minimum Lot Frontage	50 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	20 ft., except for a fuel pump canopy, which shall maintain a 10 ft. setback measured from the front edge of the canopy 5 ft. 10 ft. 20 ft. side, 20 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned	High Screen. See Section 29.403
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	85 ft. or 7 stories, except for fuel pump canopies, which are limited to 18 ft. with a minimum clearance of 14 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities permitted	Yes. See Section 29.1303
Outdoor Display permitted	Yes. See Section 29.405
Outdoor Storage permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3595, 10-24-00; Ord. No. 4312, 6-27-17)

The site at 1008 S Duff Ave is zoned A-1 Agricultural. Permitted uses in the A-1 district include agricultural uses including crop production, livestock production, single-family dwellings, cemeteries, stables, parks, and forest preserves. The typical bulk regulations for A-1 are summarized next.

**Agricultural (A) Zone Development Standards**

DEVELOPMENT STANDARDS	A ZONE
Minimum Lot Area	43,560 sf
Minimum Principal Building Setbacks:	
Front Lot Line	50 ft.
Side Lot Line	20 ft.
Rear Lot Line	50 ft.
Corner Lots	Provide 2 front yards and 2 side yards
Minimum Frontage	35 ft. @ street line 100 ft. @ building line
Maximum Building Coverage	N/A
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	N/A
Minimum Landscaped Area	N/A
Maximum Height Principal Building	40 ft. or 3 stories, except for farm building, communications towers, flag poles, bell towers and steeples
Maximum Height Accessory Building	12 ft. to midpoint of roof; 15 ft. to ridge
Parking Between Buildings and Streets	N
Drive-Through Facilities	N
Outdoor Display	Plants & Produce only
Outdoor Storage	Y
Trucks and Equipment	Y

We further note that the large majority of the site at 1008 S Duff Ave is located within a Floodway Overlay District. Within this overlay district, further restrictions are imposed on potential uses and development. According to city code, generally accepted uses within the overlay include agricultural uses (farming, pasture, grazing, nurseries, etc.), signs, billboards, public utility lines, private/public recreational uses, residential accessory uses (lawns, gardens, play areas), and other such open-space uses similar to those described above. We note that limited grading is allowed, provided that there is no change of surface topography of more than one foot and no fill is introduced into the floodway. Any use or excavation that results in an alteration of a watercourse is prohibited (except as needed for public infrastructure). Any other use or development use that involved structures, fill, or storage of materials or equipment may be permitted only upon issuance of a Major Site Development Plan.

HIGHEST AND BEST USE

This section seeks to determine the most profitable use of the subject land, as if it were vacant as well as the improved property. Refer to the Definition pages in the Addenda for a full definition of highest and best use.

The appraisal problem did not warrant an intensive highest and best use study, in which a survey of the local market would have been conducted to determine supply and demand factors to determine the feasibility of alternative uses. Our conclusion of highest and best use is based on our experience, historical data and observation of the market. This is considered an inferred analysis.

Highest and Best Use, As Vacant – Before the Acquisition

Physically Possible

The site at 1016 S Duff Ave contains a total area of ± 2.72 acres. The site has generally level, open topography. Far norther portions of the site that are proximate to Squaw Creek are located within the 100-year flood plain and floodway hazard. Based on documents provided by our client, we estimate 52 percent of 1016 S Duff to be within the hazard, and 48 percent to be outside the hazard. Areas within the 100-year flood hazard are generally developable, subject to fill being brought in to elevate said areas from the hazard, or constructing improvements in accordance to flood specifications. Areas within the floodway however, have much stricter development standards. In general, open space agricultural and green space/recreational uses are permitted. Grading and filling are permitted to an extent, however doing such in any manner that results in the altering of the watercourse is prohibited. The site has access to S Duff Ave.

The site at 1008 S Duff Ave contains a total area of ± 26.14 acres. Documents provided by our client indicate that ± 91 percent of the site is within the floodway, with the remaining ± 9 percent being in the 100-year floodplain. The site is partially wooded and rolling. The site has access to S Duff Ave via ingress/egress easement.

Legally Permissible

The highest and best use of a property must also be legally permissible. Private deed restrictions and municipal restrictions of zoning are the most common considerations. We note a drainage easement that runs along the northern edge of the subject parcel. We are unaware of any other private deed restrictions on this property.



The site at 1016 S Duff Ave is zoned HOC, Highway Oriented Commercial. Permitted uses include most retail, office, and service uses. Prohibited uses include residential dwellings, schools and industrial uses, except mini-storage.

The site at 1008 S Duff Ave is zoned A-1, Agricultural. In general, permitted uses in the A-1 district include agricultural uses including crop production, livestock production, single-family dwellings, cemeteries, stables, parks, and forest preserves. We note however, that the site is also located within a Floodway Overlay District. Within said district, further restrictions are enforced impeding development. In general, use or excavation that results in an alteration of a watercourse is prohibited. Open space or green space is permitted, recreational use is permitted.

Financially Feasible

Of those physically possible and legally permissible uses, we must determine which are financially feasible. More specifically, which uses are likely to produce an income that provides a positive return to the land. All uses that are expected to produce a positive return are regarded as financially feasible.

Properties near the subject on S Duff Avenue are primarily developed with a mixture of service, office, and retail use. For the site at 1016 S Duff Ave, we conclude all three uses are financially feasible.

For the site at 1008 S Duff Ave, we conclude it is financially feasible to use the area as green space or for recreational use.

Maximally Productive

Of the financially feasible uses, the use that provides the highest price or value is the highest and best use.

The site at 1016 S Duff Ave has good visibility from a highly trafficked street. We conclude the maximally productive and highest and best use of the site is retail use.

The site at 1008 S Duff has limited visibility, and floodway restrictions significantly reduce its development potential. We conclude the maximally productive and highest and best use of it is for recreational use.

HIGHEST AND BEST USE-AFTER ACQUISITION

Subject's highest and best use after acquisition is the same as its highest and best use before the acquisition.



PROPOSED PROJECT

The City of Ames plans to acquire partial fee simple title and/or permanent easement for flood mitigation purposes relating a project along Squaw Creek.

We have not considered any benefits that may accrue to the property due to this project. However, we are considering negative effects caused by the project and associated acquisitions. Because we are not considering the benefits to the property due to the project, the Jurisdictional Exception rule of USPAP is exercised. The requirement to not consider the benefits from the project is according to Iowa Code.

DESCRIPTION OF RIGHTS TO BE ACQUIRED

The City of Ames proposes to acquire partial fee title and/or permanent easement to both sites. The total area to be acquired over the site at 1016 S Duff Ave is $\pm 62,675$ square feet, or ± 1.44 acres. The total area to be acquired over the site at 1008 S Duff Ave is $\pm 274,975$ square feet, or ± 6.31 acres. As of the date of this report, it is not yet certain whether partial fee title or permanent flowage easement will be acquired. Therefore, we have estimated compensation for both. Copies of the project plans provided by the City of Ames/WKHS & Co. are included later in this report.

EFFECT OF THE ACQUISITION

The acquisition areas across both sites are irregular in shape and are located along the northern edges of each parcel, respectively. According to documents provided by our client, the total area being acquired over the site at 1016 S Duff Ave is $\pm 62,675$ square feet, or ± 1.44 acres. The total area to be acquired over the site at 1008 S Duff Ave is $\pm 274,975$ square feet, or ± 6.31 acres. Both areas of acquisition are located within the flood hazard and are partially wooded. There are no building or site improvements within the acquisition area, however we note an area of existing drainage easement adjacent Squaw Creek. The easement extends twenty feet south of the bank of the creek, according to the city's engineering consultant. Said easement was recorded in Story County, instrument number 2011-00006037 at the same time as the Carney and Son's Final Plat. The area of the drainage easement is $\pm 21,221$ square feet across 1016 S Duff Ave and $\pm 196,846$ square feet across 1008 S Duff Ave, according to our client. We note that the entire area of proposed acquisition across 1016 S Duff overlaps with the existing drainage easement, and we estimate that approximately $\pm 100,000$ square feet overlaps across 1008 S Duff. Also, per the city's engineering consultant, the proposed permanent easement acquisition will have the same function as the existing drainage easement.

The highest and best use of the subject property will not be changed by the acquisition. The acquisition does not result in damage to the remainder.



VALUATION - 1016 S DUFF AVE

The diminution in value is best measured by considering the value of the land and easements acquired as part of the whole. A value finding appraisal will adequately measure the just compensation to the property owner.

The essence of the sales comparison approach is to discover what similar properties have sold for and, after an appropriate adjustment process, to develop indications of what they would have sold for if they had possessed all of the physical and economic characteristics of the property being appraised.

We researched the market for comparable sales that are good indications of value. We have included four comparable sales in our analysis. All are located along the S Duff Ave corridor in Ames. The most consistent indicator of value is the sale price per square foot and adjustments have been made on this basis.

Land Valuation

To estimate the market value of the land, we have analyzed comparable land sales similar to the subject. We have selected four sales for presentation within this section. We have reviewed the comparables on the basis of their sale price per acre. Additional information on the sales is included in the Addenda.

The Sales Comparison Adjustment Table follows. We were unable to locate adequate data to quantify some of the adjustments. Therefore, we have made qualitative adjustments for some items. Qualitative adjustment is similar to how typical market participants analyze sales and are made on a plus (+) or minus (-) basis. We have also made quantitative adjustments for some items. An adjustment greater than 1.00 indicates that an upward quantitative adjustment is necessary, and an adjustment less than 1.00 indicates that a downward quantitative adjustment is necessary. The table is followed by a discussion of the relevant adjustments.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

**LAND SALES COMPARISON AND ADJUSTMENT TABLE - 1016 S DUFF AVE**

Sale	Subject	1		2		3		4	
Comp ID	N/A	280034		219066		206449		235919	
Address	1016 S Duff Ave	716 S Duff		705 S Duff		551 S Duff Avenue		230 S Duff Ave	
City	Ames	Ames		Ames		Ames		Ames	
Sale Price (SP)	N/A	\$409,360		\$1,173,451		\$700,000		\$1,590,000	
Area (Sq Ft)	118,534	21,902		85,077		44,936		48,203	
SP/\$SF	N/A	\$18.69		\$13.79		\$15.58		\$32.99	
Grantor	N/A	716 S Duff, LLC		Douglas Livy, Jr. and Wendy Livy		Pizzas on Duff, LLC		Great Southern Bank & JMH Corporation	
Grantee	N/A	Rafferty Construction		E-M Hunziker, LLC		Blue Sky Properties, LLC		Chick-Fil-A, Inc.	
		Attribute	Adj	Attribute	Adj	Attribute	Adj	Attribute	Adj
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Cash Equivalency	Typical	Typical		Typical		Typical		Typical	
Conditions of Sale	Typical	Typical		Typical		Typical		Typical	
Market Conditions	4/24/2018	9/8/2015	1.05	6/21/2013	1.10	8/2/2012	1.11	4/29/2015	1.06
Adjusted Sale Price	N/A	\$429,828		\$1,290,796		\$777,000		\$1,685,400	
Adjusted Price / Sq. Ft.	N/A	\$19.63		\$15.17		\$17.29		\$34.96	
Other Considerations									
Location	Ames	Similar		Similar		Similar		Superior	0.70
Size	118,534	21,902		85,077		44,936		48,203	
Shape	Irregular	Similar		Similar		Similar		Similar	
Utilities	All Public	Similar		Similar		Similar		Similar	
Topo/Flood Hazard	19% FP/61% FW	100% FH	0.40	100% FH	0.40	100% FH	0.40	No	0.30
Zoning	HOC	HOC		HOC		HOC		HOC	
Total Adjustment (Rounded)			0.40		0.40		0.40		0.21
Indicated Subject Value Per Sq Ft			\$7.85		\$6.07		\$6.92		\$7.34
Additional Qualitative Adjustment Necessary									



Explanation for Adjustments

Property Rights - For this analysis, we are estimating the market value of the fee simple estate in the subject property. The comparables are all fee simple sales and adjustments are not required.

Cash Equivalency - If a comparable sale occurred under conditions other than cash to the seller, then a cash equivalency adjustment may be necessary. All of the comparable sales had typical financing terms and no adjustments are required.

Conditions of Sale - This category considers buyer or seller motivation. Conditions of sale may include desperation exchange, tax ramifications, reinvestment or condemnation money, assemblage, or non-arm's length transactions. No adjustments are necessary based on conditions of sale.

Market Conditions - We have observed increasing construction and real estate values over the past several years. We will apply a two percent per year upward adjustment to the comparable sales.

Location - This category gives consideration to the demand for and desirability of the subject site in comparison to the sales. The major factors considered are access to major traffic arteries and type and quality of development in the immediate vicinity. Sales 1 through 3 are similar and no adjustments are necessary. Sale 4 is located on a corner with two access points, and we conclude its location to be superior and have adjusted it downward.

Size - This category takes into consideration the size of the comparable sales in relation to the subject. All of the sales are similar and do not require adjustment.

Utilities - The subject and comparables have access to all city services and utilities. No adjustments are needed.

Topography/Flood Hazard - Based on documents provided by our client, approximately ± 1.4164 acres (52 percent) of the entire site at 1016 S Duff Ave is located within a flood hazard area. Of this, approximately ± 0.496 acres is located in the 100-year flood plain, and ± 0.921 acres is located within the floodway. The remaining ± 1.307 acres (48 percent) of the site is outside of the hazard.

We note however, that the proposed area of acquisition is more highly concentrated within the flood hazard area. The acquisition area is located along the northern edge of the site, adjacent Squaw Creek. Approximately ± 19 percent of the area being acquired is within the 100-year floodplain and ± 61 percent is within the floodway. The remaining ± 20 percent of the area being acquired is outside of the hazard. We note that the area within the floodway is heavily restricted in terms of development potential, as the watercourse/path of flow is not to be altered. It can be utilized for open/green space and recreation purposes, however. Areas within the floodplain are developable/buildable, however fill and other specific development standards are required.

Sales 1 through 3 are all entirely located within the 100-year floodplain. As noted above, land within the 100-year floodplain is developable. Because the sites have greater potential than a large majority of the land to be acquired, we conclude they require downward adjustment. Sale 4 is located entirely out of the flood hazard, and also requires downward adjustment. The adjustments are quantified based on contributory values of both the areas within the floodway versus those that are not. Overall, the data reviewed indicates that large adjustments are necessary. We note that Sale 4 requires further adjustment than Sales 1 through 3, as it is located entirely outside of the hazard, whereas Sales 1 through 3 are not.

Easement – As noted earlier, the subject is burdened by a drainage easement. Said easement runs along the northern edge of the subject site, adjacent Squaw Creek. According to documents provided by our client, the area of the easement across 1016 S Duff Ave is ±21,221 square feet in size. None of the comparable sales are burdened by atypical easements and require downward consideration in comparison to the subject. Rather than adjust here, we have considered this in our final reconciliation.

Zoning – No adjustments are necessary.

Subject Listing for Sale – We note that the subject site at 1016 S Duff Ave is currently listed for sale. According to a listing flyer provided by the owner’s agent, the ±2.72 acre site is being marketed at a price of \$1,600,000, or \$13.50 per square foot. We note that this list price is a blended average value across the entire site including both the developable ground outside of the hazard and the ground that is included within the floodplain and floodway. We note that the area being acquired has a larger concentration of land within the hazard and flood way, and a lower value per square foot would be appropriate in our reconciliation.

Reconciliation – Market Value of Land – 1016 S Duff Ave

After quantitative adjustments, the comparable sales indicate a range of values from \$6.07 to \$7.85 per square foot, with an average of \$7.05 per square foot. None of the sales require addition consideration for qualitative purposes.

After reviewing the available data, we reconcile to a market value for the subject land being acquired of \$7.25 per square foot, before consideration of the existing drainage easement.

Fee Simple Acquisition Compensation

In the event of a fee title acquisition, the land proposed to be acquired across 1016 S Duff Ave is ±62,675 square feet in size, net of existing road right-of-way. We note however, that a portion of the area being acquired is already burdened by a drainage easement. Said easement runs along the northern edge of the site, adjacent Squaw Creek, and is ±21,221 square feet in size. Because some rights are already restricted within the existing easement area, we estimate its value is diminished by 50 percent. The remaining area of acquisition area, or ±41,454 square feet, is not encumbered. Our estimate of compensation, in the event of a fee title acquisition, is shown below:

FEE TITLE COMPENSATION

Fee Value/Sq. Ft.	\$7.25
Sq. Ft. Affected (Unencumbered by Existing Easement)	41,454
Estimated Compensation for Unencumbered Land	\$300,542
Sq. Ft. Affected (Encumbered by Existing Easement)	21,221
Percentage Applied	50%
Estimated Compensation for Encumbered Land	\$76,926
Total Compensation (Rounded)	\$377,470

Permanent Easement Compensation

In the event of a permanent easement acquisition, the proposed area across 1016 S Duff Ave is ±62,675 square feet in size. The purpose of the easement would be for water flowage purposes. The easement is located along the northern edge of the subject property, adjacent south of Squaw Creek. After the acquisition we assume the owner will be allowed able to utilize the area for green space purposes and to meet zoning requirements. We note however, that the project plans call for cutting and grading of the creek bank to better allow for water flowage. No improvements or alterations to the ground within the area of easement will be allowed, after the acquisition. We also note an existing drainage easement within the proposed acquisition area. The easement is recorded in Story County, Instrument 2011-



00006037. Said easement overlaps ±21,221 square feet with the proposed acquisition, according to documents provided by our client. The rights within said easement will not change materially after the proposed acquisition, per the client’s engineering consultant.

Overall, we estimate that the value of the land currently encumbered by drainage easement will not be further diminished. Because the rights will not materially change within the existing easement area, after the acquisition, we conclude no additional compensation is necessary for within this area. The acquisition of the land outside of the existing drainage easement however, will reduce the property owner’s usable rights, and compensation is necessary. We apply a percentage of 50 percent.

In the event of a permanent easement acquisition, our estimate of compensation is shown below.

PERMANENT FLOWAGE EASEMENT COMPENSATION

Fee Value/Sq Ft	\$7.25
Total Sq Ft Affected	62,675
Existing Drainage Easement (Sq Ft)	<u>21,221</u>
Net/Compensable Area (Sq Ft)	41,454
Total Value	\$300,542
Percentage Applied	50%
Total Compensation (Rounded)	\$150,270

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

VALUATION - 1008 S DUFF AVE

As previously discussed, the entire site at 1008 S Duff Ave is within a flood hazard. Further, the large majority is located within the floodway, and we conclude it is undevelopable. We have searched for sales of properties within floodplains and floodways, in addition to sale of green space/recreational land. Due the lack of comparable data in the immediate vicinity, we have expanded our search to other parts of the state.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

LAND SALES COMPARISON AND ADJUSTMENT TABLE - 1008 S DUFF AVE

Sale	Subject	1		2		3		4		5	
Comp ID	NA	274385		239903		274387		274393		258825	
Address	1008 S Duff	3034 560th Ave		S Side of 250th St @ I-35		W of 3034 560th Ave		56311 260th St		S of 40th Dr SE, E of 1st Ave SE	
City	Ames	Ames		Ames		Ames		Ames		Marion	
Sale Price (SP)	NA	\$635,000		\$875,000		\$960,000		\$75,000		\$200,000	
Area (Acres)	26.14	48.24		87.70		98.94		10.00		49.32	
SP/\$Acre	N/A	\$13,163		\$9,977		\$9,703		\$7,500		\$4,055	
Grantor	N/A	Doris M. Plath Revoc. Trust		Charles & Catherine Potter		Lowell & Debra Kingsbury		Marilyn Baldus		OTB II, Ltd.	
Grantee	N/A	Tanam Real Estate, LLC		Ag Land Specialist, LLC		Manatt's Inc.		CH Lee, LLC		HJ Bjornsen Family Trust	
		Attribute	Adj	Attribute	Adj	Attribute	Adj	Attribute	Adj	Attribute	Adj
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Cash Equivalency	Typical	Typical		Typical		Typical		Typical		Typical	
Conditions of Sale	Typical	Typical		Typical		Typical		Typical		Typical	
Market Conditions	4/24/2018	6/21/2017	1.02	12/30/2014	1.07	5/22/2014	1.08	5/10/2016	1.04	4/22/2016	1.04
Adjusted Sale Price	N/A	\$647,700		\$936,250		\$1,036,800		\$78,000		\$208,000	
Adjusted Price / Acre	N/A	\$13,427		\$10,676		\$10,479		\$7,800		\$4,217	
Other Considerations											
Location	Ames	Similar		Similar		Similar		Similar		Similar	
Size	26.14	48.24		87.70	1.05	98.94	1.05	10.00		49.32	
Shape	Irregular	Similar		Similar		Similar		Similar		Similar	
Utilities	All Public	Similar		Similar		Similar		Similar		Similar	
Topo/Flood Hazard	See Below	Superior	-	Superior	-	Superior	-	Superior	-	Superior	-
Easement	Drainage	See Below		See Below		See Below		See Below		See Below	
Zoning	HOC	A-1		A-1		A-1		A-1		R-1	
Total Adjustment (Rounded)		1.00		1.05		1.05		1.00		1.00	
Indicated Subject Value Per Acre		\$13,427		\$11,210		\$11,003		\$7,800		\$4,217	
Additional Qualitative Adjustment Necessary		-		-		-		-		None	



The sales are adjusted in a similar manner as for 1016 S Duff Ave. Sales 1 through 4 are located in south Ames. Sales 1 through 3 were purchased for potential mining use, however it is noted that any potential for such is limited. We have observed other sales with greater mining potential in the same vicinity as Sales 1 through 3, that sold at a significant premium. Therefore, we conclude any adjustment necessary for mining potential is minimal. We also note Sales 1 through 4 are all located within in a flood hazard, although it appears that only Sale 3 is within the floodway. Prior to adjustments for other factors however, the sale partially within the floodway indicates a similar value per acre as the others. The rural locations of Sales 1 through 4 also indicate minimal development for development, further diminishing any necessary adjustments for topo or flood hazard. However, we do note that Sales 1 through 4 are either partially or entirely row cropped, whereas the subject is not. The subject has limited potential for such. For this reason, we conclude downward adjustment is necessary. We were unable to quantify said adjustment though, so we will apply a negative qualitative one in our final reconciliation. All of the sales also require downward adjustment for easement, as the subject is burdened by a drainage easement whereas the sales are not. We have considered this in our final reconciliation.

Sale 5 is located in Marion and was purchased for recreational use. Although a party involved in the sale stated that it has development potential in the future, we note its poor access and topography will highly restrict such.

Reconciliation – Market Value of Land at 1008 S Duff Ave

The sales indicate a range of values for the subject from \$4,217 per acre to \$13,427 per acre. Sales 1 through 4 require downward adjustment for topography/flood hazard. Sale 5 does not require additional consideration.

After considering the available data, we reconcile to a market value for the subject land on April 24, 2018 of \$8,000 per acre.

Fee Simple Acquisition Compensation

In the event of a fee title acquisition, the land proposed to be acquired across 1008 S Duff Ave is ±6.312557 acres in size, net of existing road right-of-way. We note however, that a portion of the area being acquired is already burdened by a drainage easement. Said easement runs along the northern edge of the site, adjacent Squaw Creek, and is ±178,600 square feet in size. Of this, we estimate that approximately ±100,000 square feet overlaps (±2.30 acres) with the proposed acquisition area using a measuring tool on the assessor’s aerial photograph. We note much of this is shown on the aerial photograph to be under the waters of Squaw Creek. Because some rights are already restricted within the existing easement area, we estimate its value is diminished by 50 percent. The remaining area of acquisition area, or ±4.01 acres (6.312557 - 2.30, rounded), is not encumbered. Our estimate of compensation, in the event of a fee title acquisition, is shown below:

FEE TITLE COMPENSATION

Fee Value/Acre	\$8,000
Acres Affected (Unencumbered by Existing Easement)	4.01
Estimated Compensation for Unencumbered Land	\$32,080
Acres Affected (Encumbered by Existing Easement)	2.30
Percentage Applied	50%
Estimated Compensation for Encumbered Land	\$9,200
Total Compensation (Rounded)	\$41,280

Permanent Easement Compensation

In the event of a permanent easement acquisition, the proposed area across 1008 S Duff Ave is ±6.312557 acres in size. The purpose of the easement would be for water flowage purposes. The



easement is located along the northern edge of the subject property, adjacent south of Squaw Creek. Further, we note that the drainage easement across 1016 S Duff Ave also spans across ±196,846 (square feet across the site at 1008 S Duff Ave. Of this, we estimate approximately ±100,000 square feet (±2.30 acres) overlaps with the existing easement area.

Similar to the estimate of permanent easement compensation across 1016 S Duff Ave, we estimate that the value of the land currently held by drainage easement will not be further diminished. Because the rights will not materially change within the existing easement area, after the acquisition, we conclude no additional compensation is necessary for within the area of existing easement. The acquisition of the land outside of the existing drainage easement however, will reduce the property owner’s usable rights, and compensation is necessary. We apply a percentage of 50 percent.

In the event of a permanent easement acquisition, our estimate of compensation is shown below.

PERMANENT FLOWAGE EASEMENT COMPENSATION

Fee Value/Acre	\$8,000
Total Acres Affected	4.01
Existing Drainage Easement Overlap (Acres)	<u>2.30</u>
Net/Compensable Area (Acres)	1.71
Total Value	\$13,680
Percentage Applied	50%
Total Compensation (Rounded)	\$6,840

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED

LOCATION MAP



PHOTOGRAPHS



PHOTO 1: 1016 S DUFF AVE, LOOKING EAST OVER ACQUISITION AREA



PHOTO 4: 1016 S DUFF AVE, LOOKING WEST OVER ACQUISITION AREA



PHOTO 2: 1016 S DUFF AVE, LOOKING NORTHEAST OVER ACQUISITION AREA



PHOTO 5: 1008 S DUFF AVE, LOOKING EAST

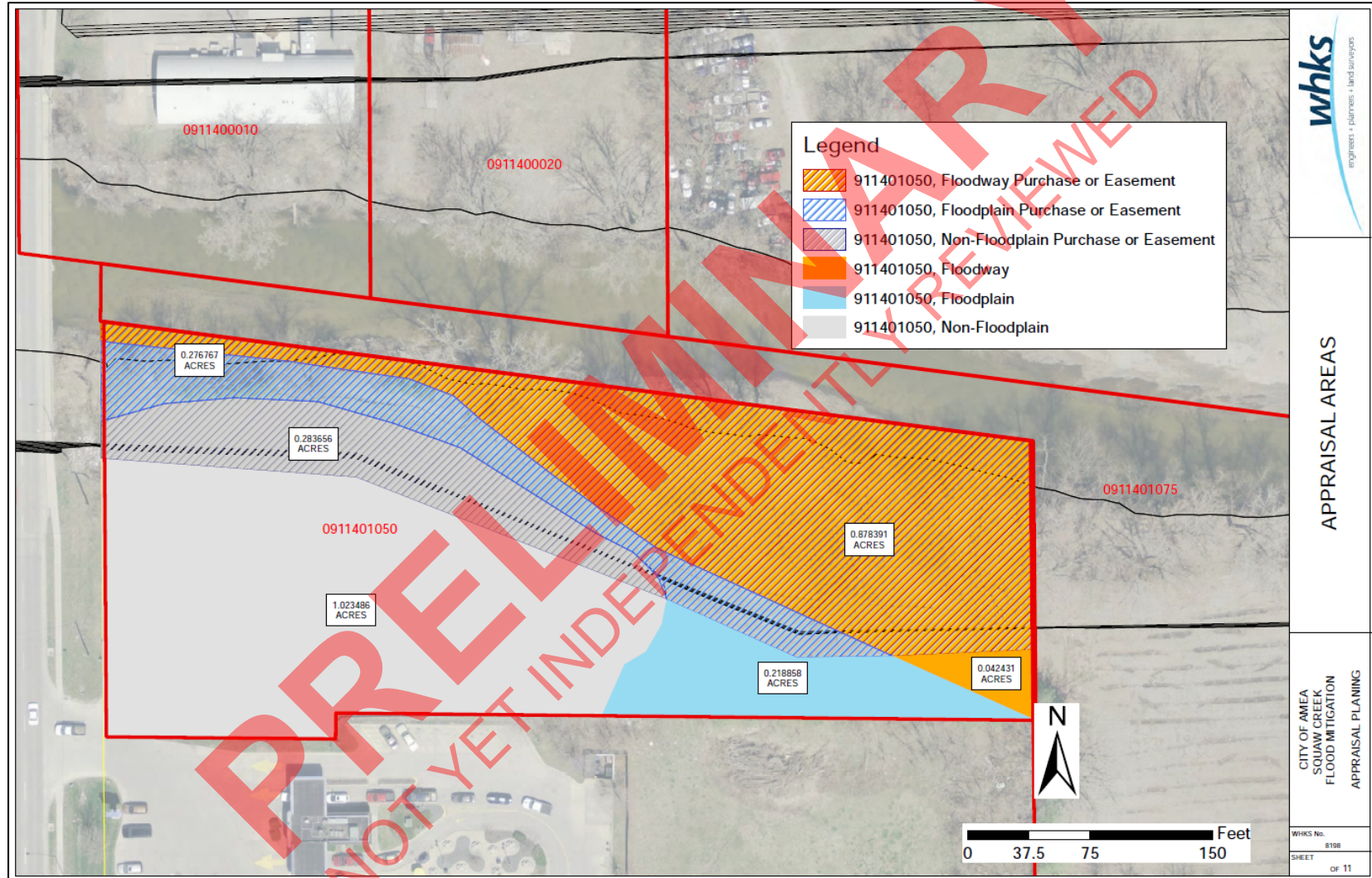


PHOTO 3: 1016 S DUFF AVE, LOOKING EAST OVER ACQUISITION AREA

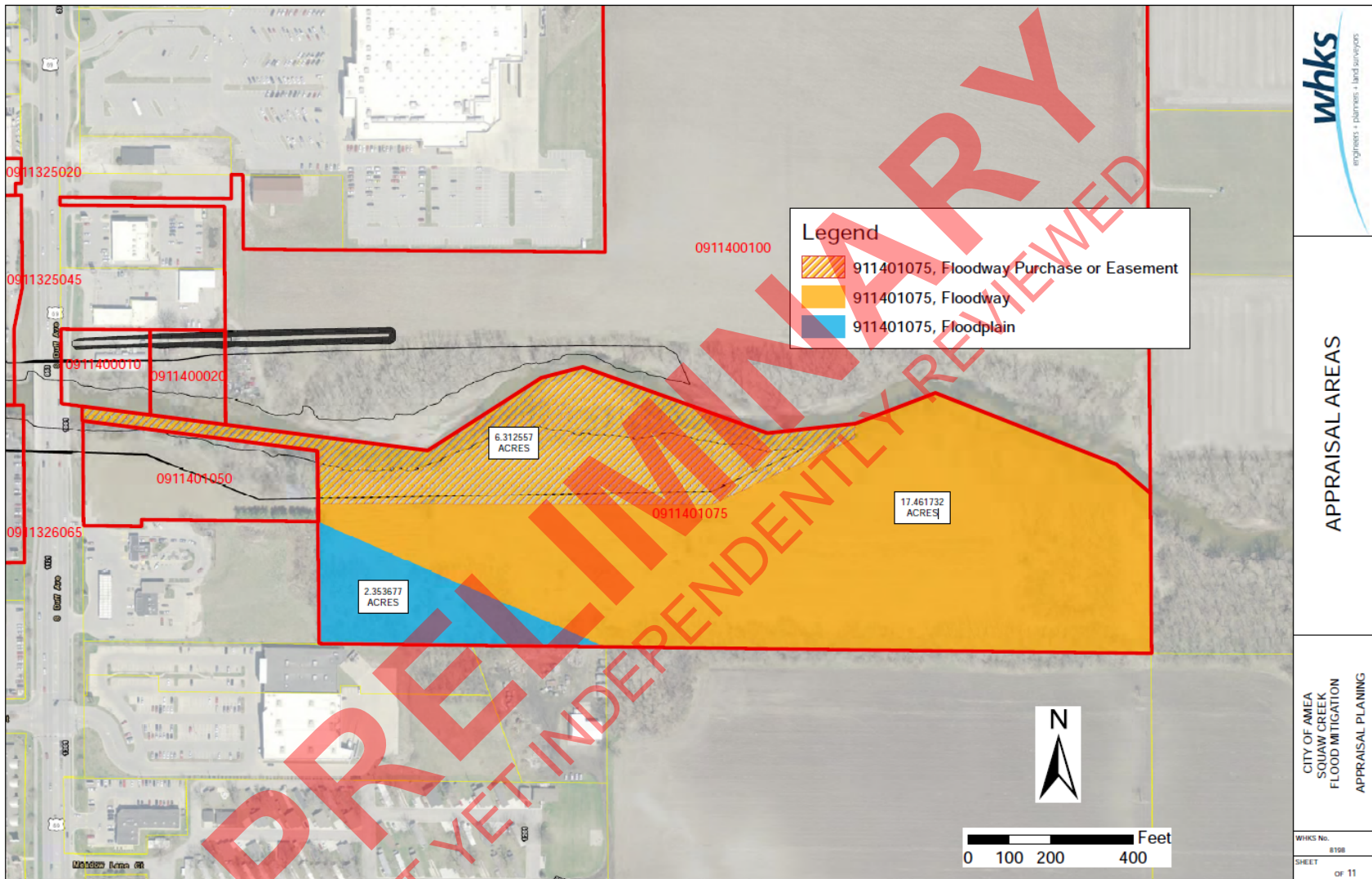


PHOTO 6: 1008 S DUFF AVE, LOOKING EAST

AERIALS WITH ACQUISITION OVERLAY



Shown above is an aerial photo with acquisition overlay of 1016 S Duff Ave

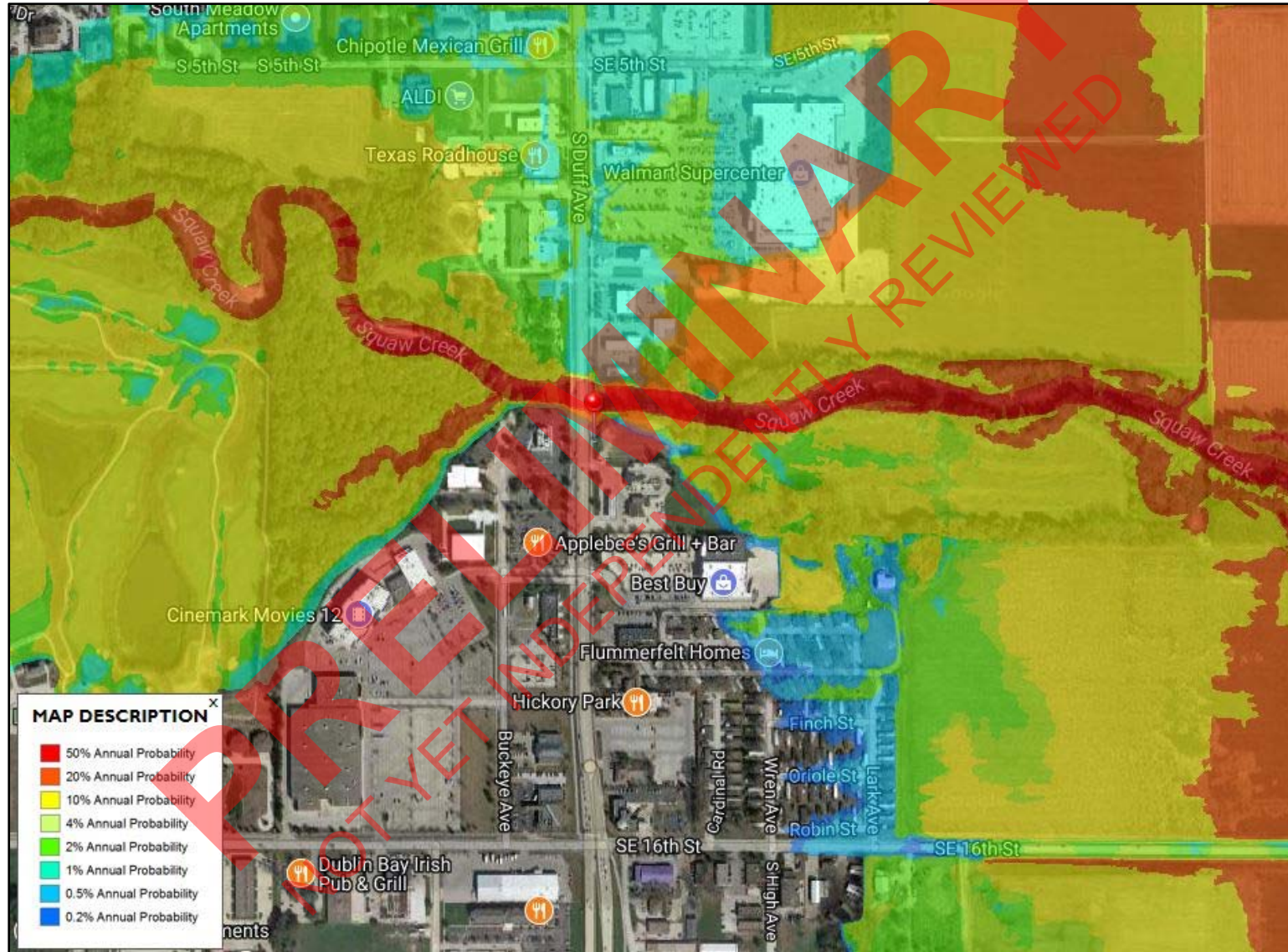


Shown above is an aerial photo with acquisition overlay of 1008 S Duff Ave

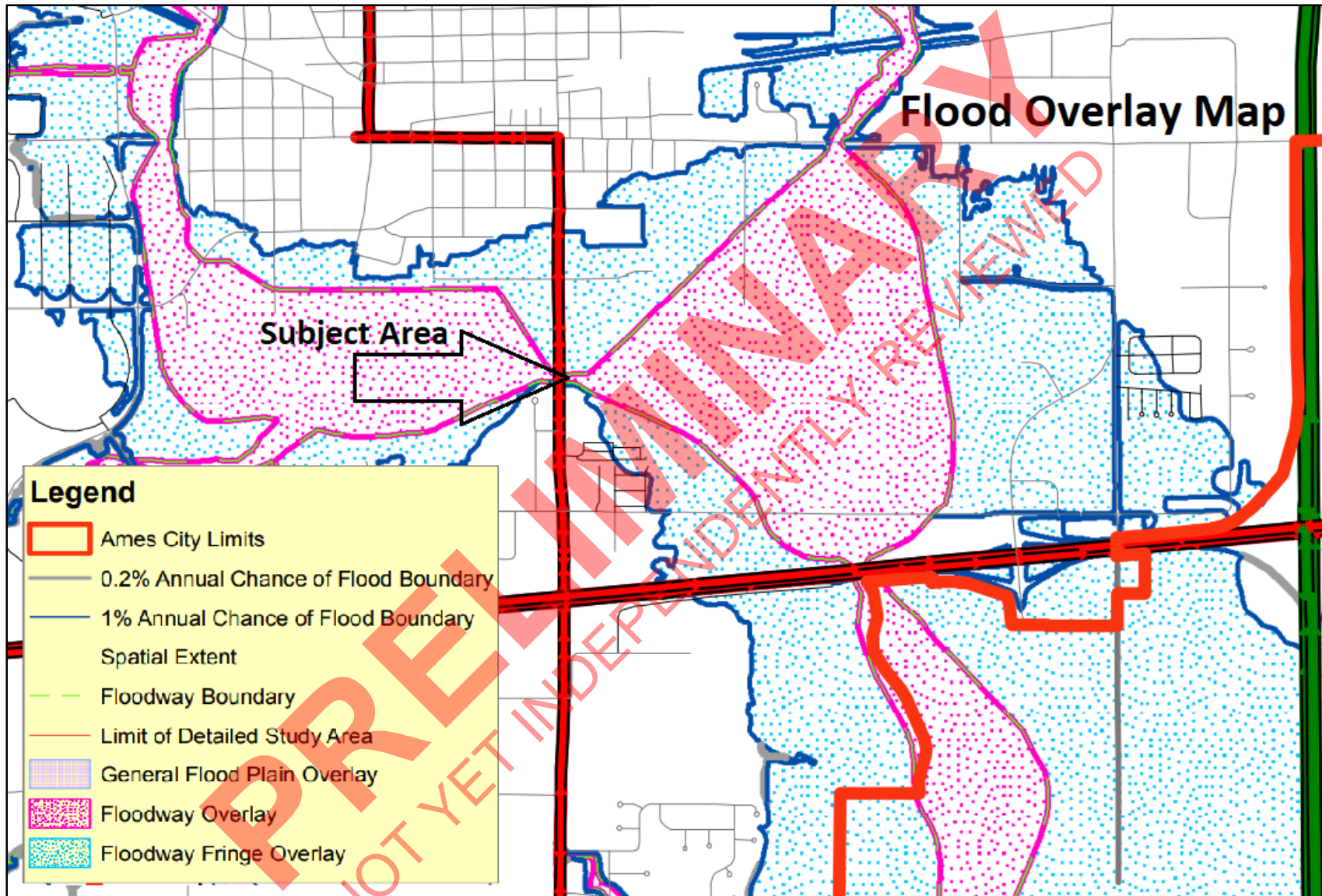
AERIAL MAP



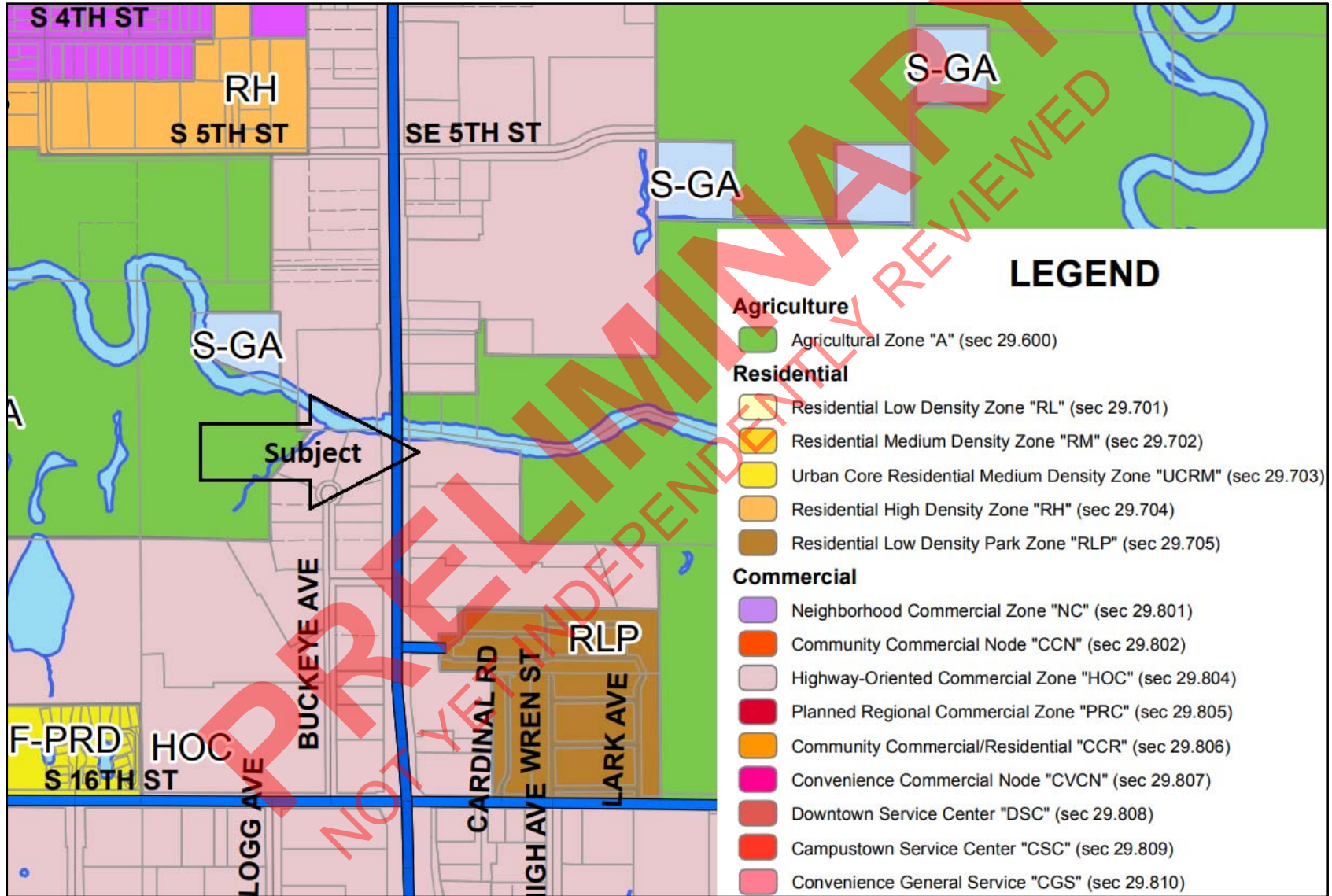
FLOOD MAPS







ZONING MAP



CERTIFICATION

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Daniel W. Dvorak has observed the subject property for this assignment.
- Nelson J. Jerabek has observed the subject property for this assignment.
- No significant professional assistance was provided to the person signing this report.
- As of the date of this report, Daniel W. Dvorak has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Nelson J. Jerabek has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Practicing Affiliates.
- We have not performed any real property services related to the subject property within the three year period immediately preceding acceptance of this assignment.

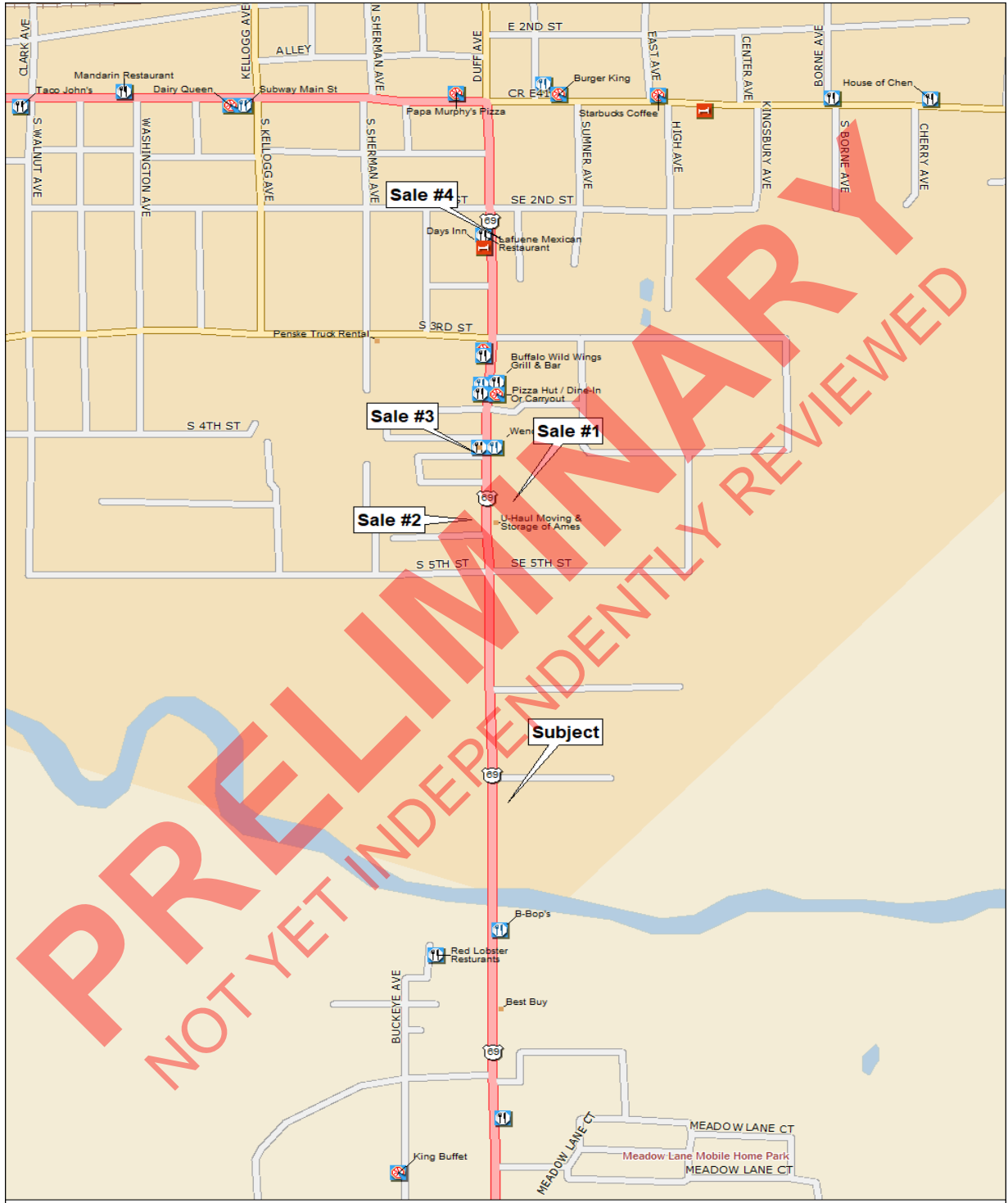


Daniel W. Dvorak, MAI
Vice President
State #CG02880

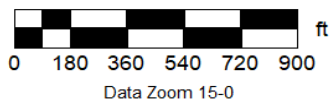
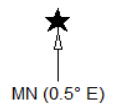


Nelson J. Jerabek
Associate Real Estate Appraiser
State #AG03441

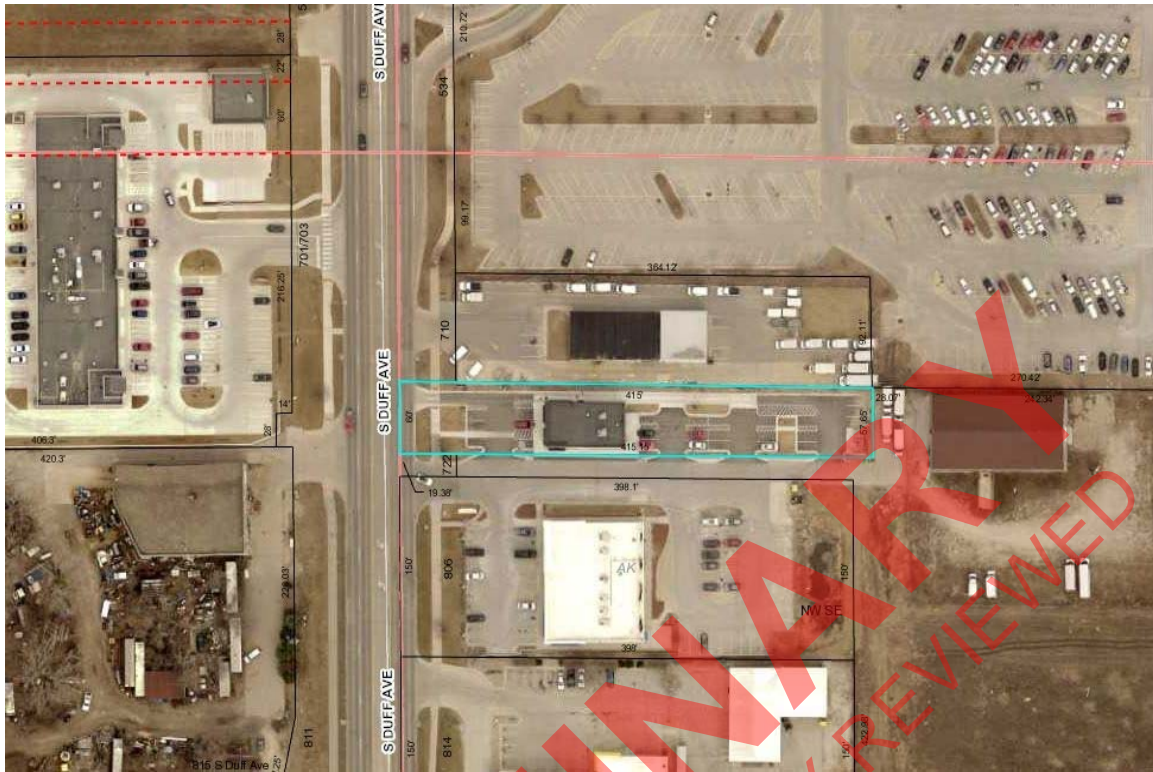
COMPARABLE LAND SALES MAP 1016 Duff Avenue



Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com



Comparable Land Sale 1



Comp ID:	280034	Date:	09-08-2015
Address:	716 S Duff	Instrument:	Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$639.20
County:	Story	Book/Page:	2015/8880
Land Area:	21,902 SqFt, or .503 Acres	Sale Price:	\$400,000
Shape:	Rectangle	Adjustment Up:	\$9,360
Topography:	Level	Adjustment Down:	\$0
Zoning:	HOC: Highway Oriented Commercial	Adj. Sale Price:	\$409,360
Utilities:	All Available	Sale Price/\$SF:	\$18.69 per SF
Access:	Paved	Sale Price/\$Acre:	\$814,160 per Acre
Highest/Best Use:	Restaurant-Quick Service	Grantor:	716 S Duff, LLC
Sale Conditions:	Arm's Length	Grantee:	Rafferty Construction
Terms:	Cash	Verified:	Matt w/ Buyer
Marketing Time:	Not Marketed		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	0911400080		

Legal: Lengthy - please refer to file.

Remarks: Site was improved with ±15,600 square feet of paving prior to sale but this appears to have been replaced. Adjustment up is for appraiser estimated paving demolition cost. Buyer constructed a Jimmy John's restaurant. Property is in Flood Zone AE, part of the 100-year floodplain. Many nearby properties in the flood zone have been developed after bringing in fill to raise the building pad, but buyer says the City permitted them to build this without bringing in fill. Instead, they installed flood doors in the building, which they describe as being similar in appearance to typical doors with additional seals.

Lot has right-in, right-out only access to S Duff Avenue due to 2016 median project. Property adjacent east is to grant and construct easement connecting this and other properties to WalMart to get out to stop light on S Duff by October 2018, per City. However, this would be via a "backage" road.



Comparable Land Sale 2



Comp ID:	219066	Date:	06-21-2013
Address:	705 S Duff	Instrument:	Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$2,639.20
County:	Story	Book/Page:	2013-7352
Land Area:	85,077 SqFt, or 1.953 Acres	Sale Price:	\$1,083,451
Shape:	Rectangle	Adjustment Up:	\$90,000
Topography:	Level	Adjustment Down:	\$0
Zoning:	HOC: Highway Oriented Commercial	Adj. Sale Price:	\$1,173,451
Utilities:	All Public	Sale Price/\$SF:	\$13.79 per SF
Access:	Paved	Sale Price/\$Acre:	\$600,815 per Acre
Highest/Best Use:	Retail	Grantor:	Douglas Livy, Jr. and Wendy Livy
Sale Conditions:	Arm's Length	Grantee:	E-M Hunziker, LLC
Terms:	Cash	Verified:	Grantee
Marketing Time:	Unknown		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	09-11-325-010		
Legal:	All the North 155.25 feet of the East 641 feet of the Northeast Quarter of the Southwest Quarter of Section Eleven, Township Eighty-three North, Range Twenty-four West of the 5th PM, Story County, Iowa except for the ditch and road across the East 93 feet of the aforesaid property. AND		

A part of the Southwest Quarter of Section Eleven, Township Eighty-three North, Range Twenty-Four West of the 5th PM, in the City of Ames, Iowa described as follows: Commencing at the NE Corner of the SW1/4 of Sec. 11-T83N-R24W of the 5th PM, in the City of Ames, Iowa, thence S 89°54' W, along the North line of said SW1/4, 641 feet, thence South 155.25 feet, thence N 89°54'E, 506.85 feet, thence South along the West line of Duff Avenue, 80 feet, thence S 89°54' W, 420.3 feet, thence South, 331.2 feet, thence N 68°44' W, along the approximate centerline of Squaw Creek, 92.5 feet, thence N 0°06' W, 377.85 feet to the point of beginning, except the South 19 feet of the East 14 feet. And beginning at a point on the quarter section line 235.25 feet South of the Center of Section Eleven, Township Eighty-three North, Range Twenty-Four West of the 5th PM, Story County, Iowa, thence West 513 feet, thence South 9 feet, thence East 513 feet, thence North 9 feet along the quarter



Comparable Land Sale 2

Remarks:

section line to the Point of Beginning, except the East 107 feet thereof.

Purchased for assemblage with parcel adjacent north (see 206449). Buyer spent \$40,000 on demolition of building and paving and a total of \$75,000 for fill dirt on both assembled sites. Sale price is adjusted up for demolition costs and 2/3 of fill cost. Buyer said they will build-up the front portion of the site where a building will be constructed and will leave the back part of the site below flood elevation and only use for parking. Parcel adjacent north was purchased Aug. 2012 for \$15.02/sf. Combined sale price is \$13.37/sf, before adjustments. Adjusted sale price is \$14.41/sf.

S Duff Avenue median project changed some nearby properties to right-in, right-out access, but this property connects to S Duff via a traffic light, full intersection.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED



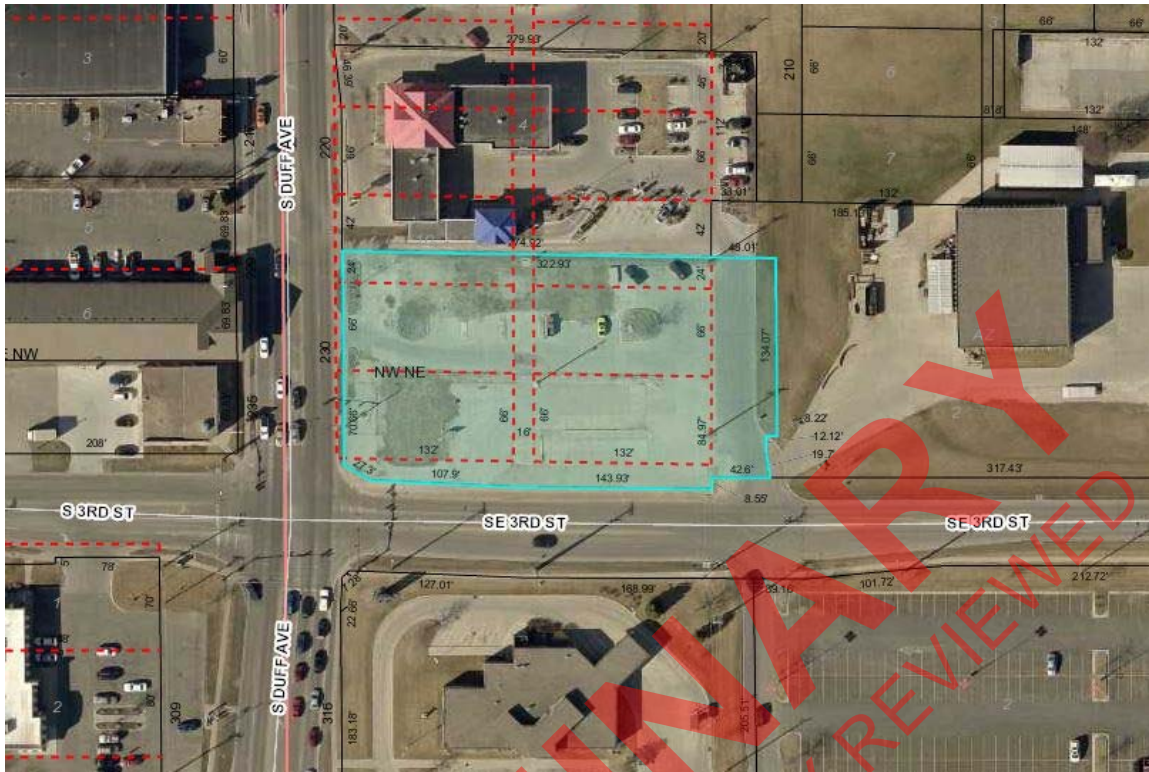
Comparable Land Sale 3



Comp ID:	206449	Date:	08-02-2012
Address:	551 S Duff Avenue	Instrument:	Corporate Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$0.00
County:	Story	Book/Page:	2012/00008698
Land Area:	44,936 SqFt, or 1.032 Acres	Sale Price:	\$675,000
Shape:	Rectangle	Adjustment Up:	\$25,000
Topography:	Level	Adjustment Down:	\$0
Zoning:	HOC: Highway Oriented Commercial	Adj. Sale Price:	\$700,000
Utilities:	All Public	Sale Price/\$SF:	\$15.58 per SF
Access:	Paved	Sale Price/\$Acre:	\$678,565 per Acre
Highest/Best Use:	Retail	Grantor:	Pizzas on Duff, LLC
Sale Conditions:	Arm's Length	Grantee:	Blue Sky Properties, LLC
Terms:	Cash	Verified:	Chuck Winkleblack/Buyer & Agent
Marketing Time:	> 1 Year < 2 Years		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	09-11-176-080		
Legal:	Lot Twenty (20) and the South Twenty-two (22) feet of Lot Nineteen (19) in Cayler's Second Addition to Ames, Story County, Iowa		
Remarks:	Former site of Happy Joe's Pizza. At the time of sale the building was completely demolished and the site was clear except for a small area of concrete paving. Buyer wants to develop for a national franchise. Site was purchased for assemblage with parcel adjacent south (see 219066). Buyer spent \$75,000 on fill for both sites. Sale price is adjusted upward for 1/3 of the cost representing this sites proportionate share. Combined sale price is \$14.41/sf, after adjustments. Buyer indicated front part of site will be raised above flood elevation and a building will be constructed but the back part of the site will remain below flood elevation and be used for parking only.		

S Duff Avenue median project changed some nearby properties to right-in, right-out access, but this property connects to S Duff via a traffic light, full intersection.

Comparable Land Sale 4



Comp ID:	235919	Date:	04-29-2015
Address:	230 S Duff Ave	Instrument:	Limited Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$2,399.20
County:	Story	Book/Page:	2015-3572
Land Area:	48,203 SqFt, or 1.107 Acres	Sale Price:	\$1,590,000
Shape:	Rectangle	Adjustment Up:	\$0
Topography:	Generally level, some sloping	Adjustment Down:	\$0
Zoning:	HOC: Highway Oriented Commercial	Adj. Sale Price:	\$1,590,000
Utilities:	All Public	Sale Price/\$SF:	\$32.99 per SF
Access:	Paved Street	Sale Price/\$Acre:	\$1,436,834 per Acre
Highest/Best Use:	Commercial	Grantor:	Great Southern Bank & JMH Corporation
Sale Conditions:	Arm's Length	Grantee:	Chick-Fil-A, Inc.
Terms:	Cash	Verified:	Agent - Kurt Friedrich
Marketing Time:	>3 Years		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	09-11-204-005		
Legal:	Parcel "E" a part of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and the alley in Block Four (4), in Kingsbury's Addition to the City of Ames, Story County, Iowa, and a part of Lot Three (3) in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Eleven (11), Township Eighty-three (83) North, Range Twenty-four (24), West of the 5th P.M., Sotry County, Iowa, as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on March 11, 2008, as Inst. No. 08-02384, Slide 328, Page 1.		
Remarks:	Site was listed for 4-5 years with an asking price of \$1,900,000; this was the amount the seller had purchased it for in 2008. Offer was made and accepted in January 2014. The site was purchased by Valley Bank in 2008 for development of a new bank branch but decided not to build, it was not a distressed sale or acquisition via foreclosure. However, the FDIC had taken over Valley Bank in June 2014 and Great Southern Bank has assumed all of the deposits and customers of Valley Bank. Agent said this did not affect the sale price.		



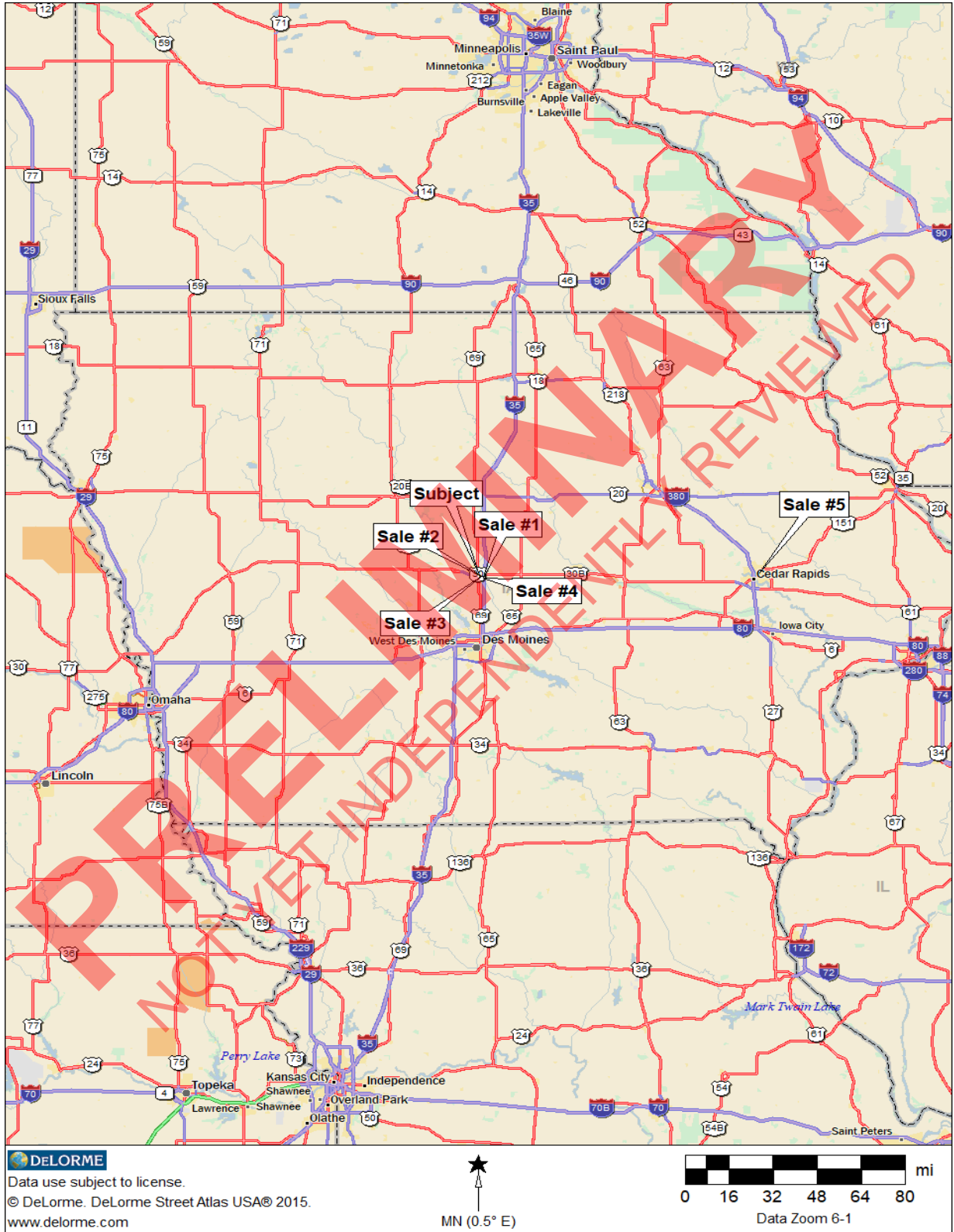
Comparable Land Sale 4

Buyer will develop with a Chick-Fil-A fast food restaurant. Site is outside of flood plain.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED



COMPARABLE LAND SALES MAP 1008 Duff Avenue



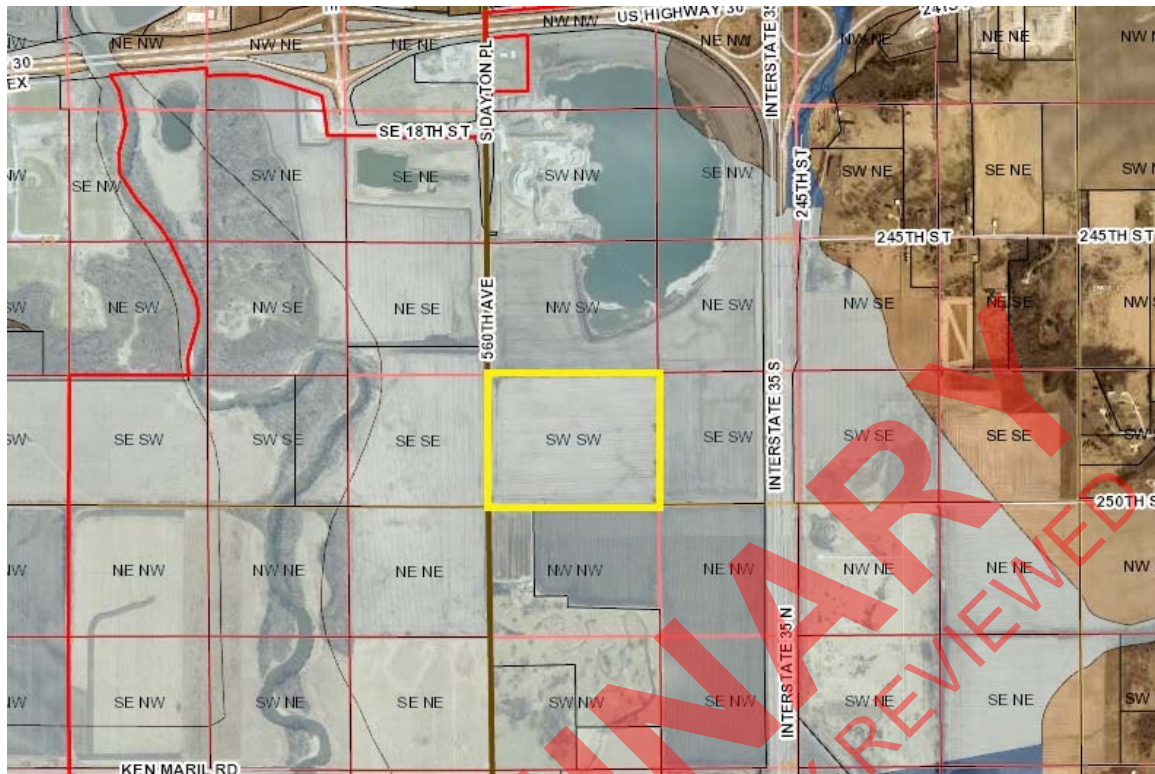
DeLORME

Data use subject to license.
© DeLorme. DeLorme Street Atlas USA© 2015.
www.delorme.com

★
MN (0.5° E)

0 16 32 48 64 80 mi
Data Zoom 6-1

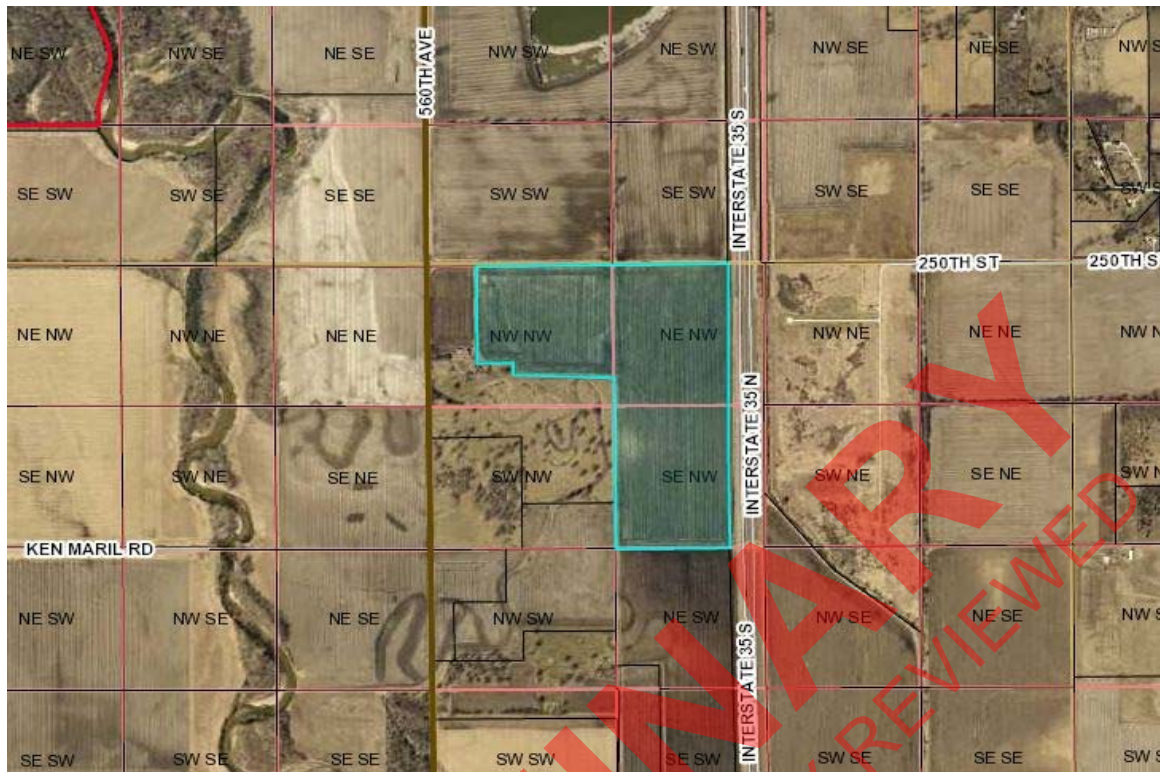
Comparable Land Sale 1



Comp ID:	274385	Date:	06-21-2017
Address:	3034 560th Ave	Instrument:	Trustee Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$1,015.20
County:	Story	Book/Page:	2017-06188
Land Area:	2,101,334 SqFt, or 48.240 Acres	Sale Price:	\$635,000
Shape:	Rectangle	Adjustment Up:	\$0
Topography:	Level	Adjustment Down:	\$0
Zoning:	A-1: Agricultural	Adj. Sale Price:	\$635,000
Utilities:	Typical Rural	Sale Price/\$SF:	\$0.30 per SF
Access:	Gravel	Sale Price/\$Acre:	\$13,163 per Acre
Highest/Best Use:		Grantor:	Doris M. Plath Revocable Trust
Sale Conditions:	Arm's Length	Grantee:	Tanam Real Estate, LLC
Terms:	Cash	Verified:	Mark Gannon
Marketing Time:	Unknown		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	10-18-300-300		
Legal:	SECTION:18 TOWNSHIP:83 RANGE:23 SW SW		
Remarks:	Entire site located in 100-year flood hazard. Site adjacent south of an active mine. Buyer operates adjoining mine. Refer to file for information about deposits and overburden.		



Comparable Land Sale 2



Comp ID:	239903	Date:	12-30-2014
Address:	S Side 250th St. @ I-35	Instrument:	Contract
City, State:	Ames, IA	Revenue Stamps:	
County:	Story	Book/Page:	2015-00060
Land Area:	3,820,212 SqFt, or 87.700 Acres	Sale Price:	\$875,000
Shape:	Irregular	Adjustment Up:	\$0
Topography:	Level	Adjustment Down:	\$0
Zoning:	A-1: Agricultural	Adj. Sale Price:	\$875,000
Utilities:	Unknown	Sale Price/\$SF:	\$0.23 per SF
Access:	Gravel	Sale Price/\$Acre:	\$9,977 per Acre
Highest/Best Use:	Row Crops	Grantor:	Charles & Catherine Potter
Sale Conditions:	Arm's Length	Grantee:	Ag Land Specialist, LLC
Terms:	Cash	Verified:	Brian w/ Buyer (Concrete Tech Inc.)
Marketing Time:	Not Marketed		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	1019100210		
Legal:	Parcel C in NW 1/4 Sec. 19-83-23 as shown on Plat of Survey 97-00299		
Remarks:	Area above is net taxable acres. Average CSR2 is 65.5 points/acre per Surety Maps. 86% of site is Zook Silty Clay Loam, per soil map. Site is in Flood Zone AE near Skunk River. Property sold on contract with 17.1% down (\$150,000), balance at 3 percent interest amortized over five years with annual payments. Contract does not permit prepayment.		

Not marketed publicly. Seller owns land next to buyer's land in Clarke County, so they know one another. Buyer says the fact that the sale was not marketed or auctioned publicly did not affect the sale price. They also say the contract terms did not affect the sale price, and that the property was sold on contract so the seller could spread their capital gain over multiple years.

Property just south of Highway 30 interchange on Interstate 35. Land nearby north is mined. Buyer says there may be mining potential on this site, but they do not intend to mine it (though they are in



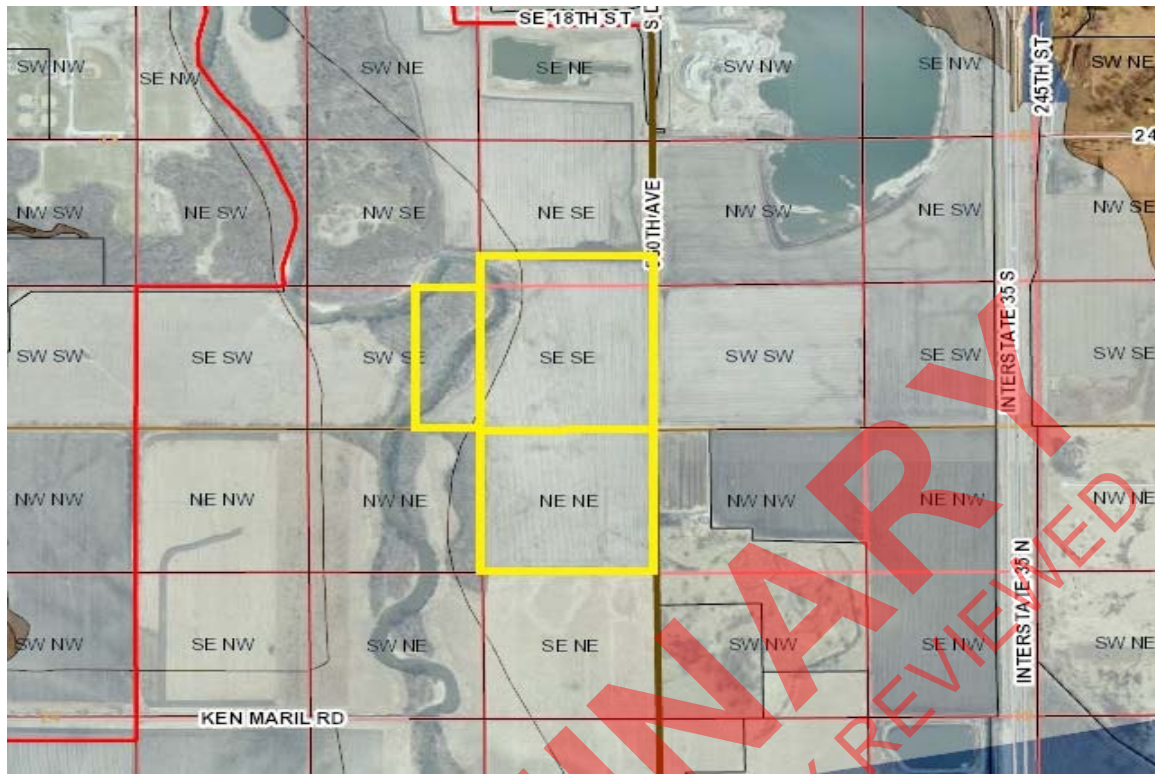
Comparable Land Sale 2

the ready mix business) and they say potential to be mined did not affect sale. They bought the property as an investment. Buyer says they think the property has good upside and that they can get their money back out of it even if it is never mined.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED



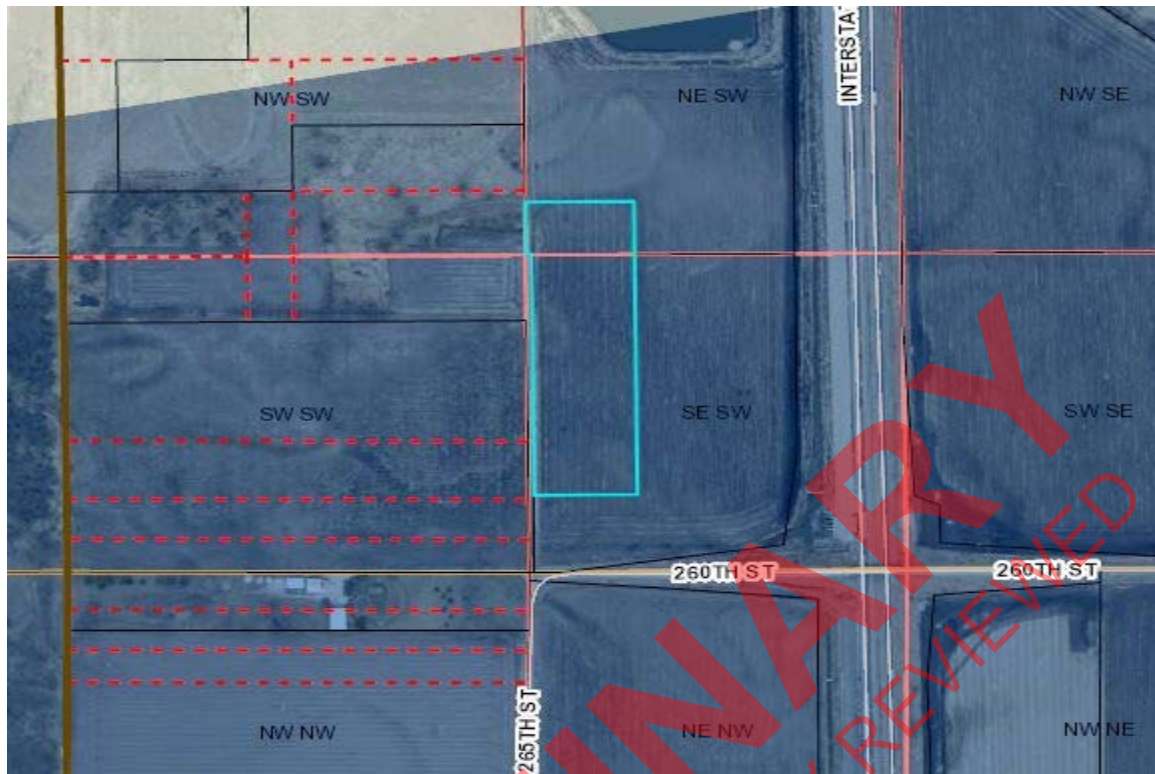
Comparable Land Sale 3



Comp ID:	274387	Date:	05-22-2014
Address:	W of 3034 560th Ave	Instrument:	Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$1,535.20
County:	Story	Book/Page:	14-03842
Land Area:	4,309,826 SqFt, or 98.940 Acres	Sale Price:	\$960,000
Shape:	Irregular	Adjustment Up:	\$0
Topography:	See Comments	Adjustment Down:	\$0
Zoning:	A-1: Agricultural	Adj. Sale Price:	\$960,000
Utilities:	Typical Rural	Sale Price/\$SF:	\$0.22 per SF
Access:	Gravel	Sale Price/\$Acre:	\$9,703 per Acre
Highest/Best Use:		Grantor:	Lowell & Debra Kingsbury
Sale Conditions:	Arm's Length	Grantee:	Manatt's Inc.
Terms:	Cash	Verified:	Grantor
Marketing Time:	Unknown		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	09-13-400-410, 09-13-400-350, 09-24-200-200		
Legal:	Lengthy. See deed. S24 T83 R24		
Remarks:	Sale was a trade for land southwest of Kelley, Iowa. Grantor indicated recorded sale price is market value. Site purchased by entity who owns mine to the northeast. See rough file for LIDAR map.		



Comparable Land Sale 4



Comp ID:	274393	Date:	05-10-2016
Address:	56311 260TH ST	Instrument:	Warranty Deed
City, State:	Ames, IA	Revenue Stamps:	\$119.20
County:	Story	Book/Page:	16-3983
Land Area:	435,600 SqFt, or 10.000 Acres	Sale Price:	\$75,000
Shape:	Rectangle	Adjustment Up:	\$0
Topography:		Adjustment Down:	\$0
Zoning:	A-1: Agricultural	Adj. Sale Price:	\$75,000
Utilities:	Typical Rural	Sale Price/\$SF:	\$0.17 per SF
Access:	Gravel	Sale Price/\$Acre:	\$7,500 per Acre
Highest/Best Use:		Grantor:	Marilyn Baldus
Sale Conditions:	Arm's Length	Grantee:	CG Lee, LLC
Terms:	Cash	Verified:	Mark Gannon (Grantee's Agent)
Marketing Time:	Unknown		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	10-19-300-250		
Legal:	SECTION:19 TOWNSHIP:83 RANGE:23 E1/2 SW BEG 326.8' N & 16.53' E SW COR N997.2' W16.53' N218' E372' S1215.2' W355.5' TO BEG		
Remarks:	Site not listed for sale. Grantee approached Grantor. Buyer owned adjoining land.		



Comparable Land Sale 5



Comp ID:	258825	Date:	04-22-2016
Address:	S of 40th Dr. SE, E of 1st Ave SE	Instrument:	Warranty Deed
City, State:	Marion, IA	Revenue Stamps:	\$319.20
County:	Linn	Book/Page:	9518/1
Land Area:	2,148,379 SqFt, or 49.320 Acres	Sale Price:	\$200,000
Shape:	Irregular	Adjustment Up:	\$0
Topography:	See Comments	Adjustment Down:	\$0
Zoning:	R-1: Low Density Single-Family Residential District	Adj. Sale Price:	\$200,000
Utilities:	All Near	Sale Price/\$SF:	\$0.09 per SF
Access:	Paved	Sale Price/\$Acre:	\$4,055 per Acre
Highest/Best Use:	Recreation/Conservation	Grantor:	OTB II, Ltd.
Sale Conditions:	Arm's Length	Grantee:	H. J. Bjornsen Family Trust
Terms:	Cash	Verified:	Greg Seyfer (Attorney)
Marketing Time:	Unknown		
Rights Conveyed:	Fee Simple		
Tax Parcel No:	141115300300000		
Legal:	Very lengthy, please refer to file.		
Remarks:	Unable to reach buyer or seller. Attorney who prepared deed is familiar with sale and confirmed price and acres shown by assessor (reported ±50 acres sold for \$200,000). He reports sale is arm's length and that the buyer purchased for green space/recreation. He said they may develop it some day but that would be far down the road.		

Property is wooded and bounded along its western and northern edges by Indian Creek. Land along creek is in a mixture of floodplain and flood way, but most of site is outside floodplain, per FEMA map. There is a steep slope in places along Indian Creek, but most of the rest of the site is gently sloping, per topo map and observations from public roads. County-owned land and Indian Creek Nature Center adjacent northeast.

Site is connected to public road right-of-way for Glenbrook Drive SE on its north Side, but using this



Comparable Land Sale 5

would require accessing across Indian Creek. Based on trails observed on aerial photos, it appears site is being accessed from south end from end of Tama Street SE across property presently (Fall 2016) owned by Donna G. Reilly.

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED



I Instrument: 2011- 00004038
 H Date: Jun 30, 2011 12:30:17P
 D Rec Fee: 20.00 E-Com Fee: 3.00
 G Aud Fee: .00 Trans Tax: .00
 R Rec Management Fee: 1.00
 Non-Standard Page Fee: .00
 Filed for record in Story County, Iowa
 Susan L. Vande Kamp, County Recorder

INSTRUMENT PREPARED BY:	David W. Benson, 1416 Buckeye Ave., Ames IA 50010 (Tel: 956-3900)
RETURN DOCUMENT TO:	David W. Benson, 1416 Buckeye Ave., Ames IA 50010 - 8070 (2011) <i>Nyemaster Law Firm Ste. 300</i>

EASEMENT

KNOW ALL PERSONS BY THIS INSTRUMENT: That the undersigned, MKTM, L.L.C., an Iowa limited liability company, hereinafter referred to as the GRANTOR, for good and valuable consideration, does hereby grant unto the City of Ames, Iowa, a municipal corporation, its successors and assigns, hereinafter referred to as the GRANTEE, upon the conditions hereinafter recited, the perpetual right to enter upon the land hereinafter described as the Easement Area to construct, reconstruct, cover over, clean up, operate, use, maintain and repair the systems described for the uses set forth hereinafter over, upon, across and under the Easement Area. The Easement Area is a strip of land situated in Story County, Iowa, as shown on the final plat drawing of Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa, and described as Exhibit "A", attached.

The foregoing rights are granted by the Grantor and shall be accepted and exercised by the Grantee subject to the following terms and conditions:

1. **OBSTRUCTIONS PROHIBITED.** The Grantor, as the fee simple owner of the underlying real estate, and the Grantor's successors and assigns, shall not erect or place within the Easement Area any building or other structure or improvement or any trees, shrubs or other landscape plantings other than grass or comparable ground cover except with the prior written consent of the Grantee. The Grantee shall have the right to trim or remove trees and shrubs within the Easement Area to prevent damage to a utility service line of the Grantee located within the Easement Area.
2. **SEEDING.** Immediately following construction, reconstruction or repair work by the Grantee within the Easement Area, weather and season permitting, ground area with previously existing grass cover that is disturbed by such work shall be planted with grass seed in accordance with customary methods of soil preparation and planting by the Grantee.
3. **NONEXCLUSIVE EASEMENT.** The easement rights granted under this instrument to the Grantee are nonexclusive. This instrument shall not preclude the Grantor from granting similar easement rights to third parties upon terms and conditions that do not impair or diminish the rights granted under this instrument to the Grantee.

4. **TITLE WARRANTY.** The Grantor warrants to the Grantee that the Grantor holds the Easement Area by title in fee simple; that the Grantor has good and lawful authority to grant the easement rights herein provided for; and that the Easement Area is free and clear of all liens and encumbrances except as may be described in the Mortgagee's Subordination attached hereto.

5. **CONSTRUCTION.** Words and phrases used in this instrument shall be construed as in the single or plural number, and as masculine, feminine or neuter gender, according to the context. This instrument shall be governed exclusively by and construed in accordance with the laws of the State of Iowa. The paragraph headings in this instrument are for convenience only and in no way define or limit the scope or intent of any provisions of this instrument.

IN WITNESS WHEREOF the undersigned have executed this instrument on June 21, 2011.

MKTM, LLC.

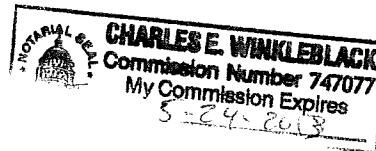
By [Signature]
Thomas Carney, Member

By [Signature]
Matt Carney, Member

STATE OF IOWA, COUNTY OF STORY, SS:

On June 21, 2011, before me the undersigned, a Notary Public in and for said state, personally appeared Thomas Carney and Matt Carney, to me personally known, who, being by me duly sworn, did say that they are all of the Members of said **LIMITED LIABILITY COMPANY** executing the foregoing instrument, that said instrument was signed on behalf of said limited liability company by authority of its members and the said members acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

[Signature]
Notary Public



**CARNEY AND SONS' SUBDIVISION
FIRST ADDITION
AMES, STORY COUNTY, IOWA
EASEMENT DESCRIPTIONS
MARCH 2, 2011**

PUBLIC UTILITIES EASEMENTS

The East 25 feet of Outlot A;

IN, Carney and Sons' Subdivision, First Addition, City of Ames, Story County, Iowa.

DRAINAGE EASEMENT - From the centerline of Squaw Creek to a line that is parallel with, and 20 feet South of the top of bank of Squaw Creek

Lot 1; AND,

Outlot A;

ALL IN, Carney and Sons' Subdivision, First Addition, City of Ames, Story County, Iowa.

ELECTRICAL UTILITY EASEMENT

The West 50 feet of the East 51 feet of Outlot A,

IN, Carney and Sons' Subdivision, First Addition, City of Ames, Story County, Iowa.

SANITARY SEWER EASEMENT

Lot 1 - Commencing at the Northeast corner of Lot 1, Carney and Sons' Subdivision, First Addition to the City of Ames; Thence $N82^{\circ}38'28''W$, 40.52 feet along the North line of said Lot 1 to the Point of Beginning; Thence $S23^{\circ}50'28''E$, 101.37 feet to the East line of said Lot 1; Thence $S00^{\circ}30'53''E$, 75.89 feet along the East line of said Lot 1; Thence $N23^{\circ}50'28''W$, 189.09 feet to the North line of said Lot 1; Thence $S82^{\circ}38'28''E$, 35.07 feet along the North line of said Lot 1 to the Point of Beginning; AND,

Outlot A - Commencing at the Northwest corner of Outlot A, Carney and Sons' Subdivision, First Addition to the City of Ames; Thence $S82^{\circ}38'28''E$, 481.79 feet along the North line of said Outlot A to the Point of Beginning; Thence continuing $S82^{\circ}38'28''E$, 35.07 feet long the North line of said Outlot A; Thence $S23^{\circ}50'28''E$, 40.92 feet to the North line of Lot 1; Thence $N82^{\circ}38'28''W$, 35.07 feet along the North

line of said Lot 1; Thence N23°50'28"W, 40.92 feet to the Point of Beginning on the North line of said Outlot A; AND,

Outlot A- Commencing at the Southwest corner of Outlot A; Thence S89°16'10"E, 131.94 feet along the South line of said Outlot A to the Point of Beginning; Thence N23°50'28"W, 333.14 feet to the West line of said Outlot A; Thence N00°30'53"W, 75.89 feet along the West line of said Outlot A; Thence S23°50'28"E, 416.42 feet to the South line of said Outlot A; Thence N89°16'10"W, 32.99 feet to the Point of Beginning on the South line of said Outlot A;

ALL IN, Carney and Sons' Subdivision, First Addition, City of Ames, Story County, Iowa.

TEMPORARY INGRESS/EGRESS EASEMENT

The South 20 feet of Lot 1;

IN, Carney and Sons' Subdivision, First Addition, City of Ames, Story County, Iowa.

**CARNEY AND SONS' SUBDIVISION
FIRST ADDITION
AMES, STORY COUNTY, IOWA
PUBLIC DEDICATION
MAY 5, 2010**

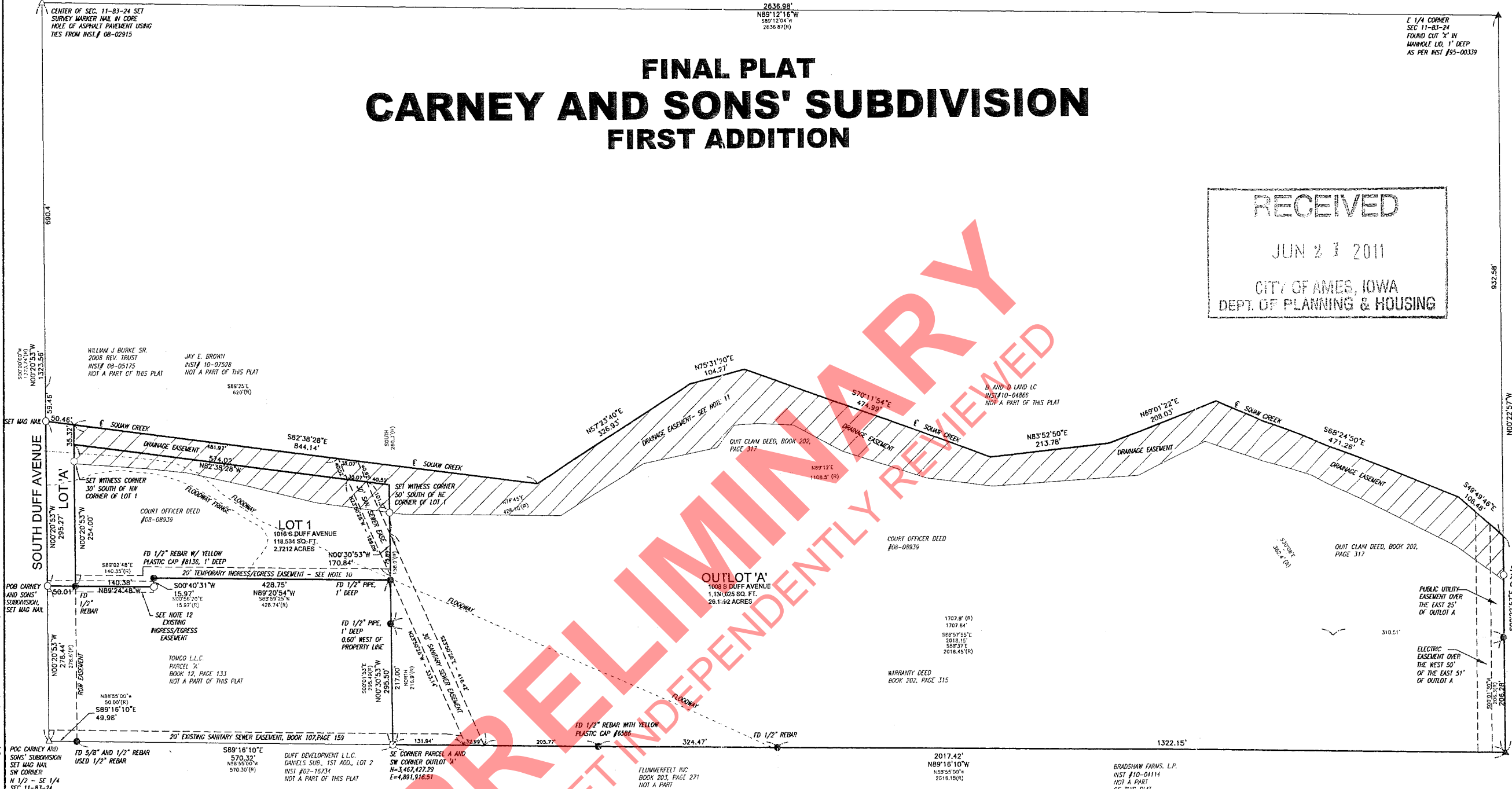
Lot A, Public Street (South Duff Avenue) to the State of Iowa.

Return to: David W. Benson, Nyemaster Law Firm, 1416 Buckeye Ave, Ste. 200, Ames IA 50010-8070 (env)

Instrument: 2011-00006037
Date: Jun 30, 2011 12:29:26P
Rec Fee: 50.00 E-Com Fee: .00
Aud Fee: 5.00 Trans Tax: .00
Rec Management Fee: 1.00
Non-Standard Page Fee: .00
Filed for record in Story County, Iowa
Susan L. Vande Kome, County Recorder

FINAL PLAT CARNEY AND SONS' SUBDIVISION FIRST ADDITION

RECEIVED
JUN 23 2011
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

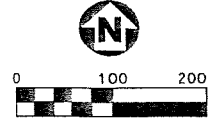


CARNEY AND SONS' SUBDIVISION, FIRST ADDITION TO AMES, STORY COUNTY, IOWA:
ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA, LYING SOUTH OF SQUAW CREEK; EXCEPT THE FOLLOWING:
PARCEL 'A' OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON AUGUST 28, 1994, AS INSTRUMENT NUMBER 64-09700, IN BOOK 12 AT PAGE 133.
THE PARCEL OF REAL ESTATE DESCRIBED ABOVE IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11; THENCE NORTH 00°20'53\"/>

ALTERNATE LEGAL DESCRIPTION
(FROM COURT OFFICER DEED #08-08939)
COMMENCING AT THE CENTER OF SECTION ELEVEN (11), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING SOUTH OF SQUAW CREEK; EXCEPT THE FOLLOWING:
PARCEL 'A' OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON AUGUST 28, 1994, AS INSTRUMENT NUMBER 64-09700, IN BOOK 12 AT PAGE 133.
THE PARCEL OF REAL ESTATE DESCRIBED ABOVE IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11; THENCE NORTH 00°20'53\"/>

(FROM QUIT CLAIM DEED, BOOK 202, PAGE 317 - NOTE THAT THE DEED LABELS PARCELS 1-4. THESE ARE NOT LEGAL PARCELS, BUT REFERENCES FROM THE DEED)
ALL THAT PART OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA, LYING SOUTH OF SQUAW CREEK; EXCEPT THE FOLLOWING:
PARCEL 'A' OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON AUGUST 28, 1994, AS INSTRUMENT NUMBER 64-09700, IN BOOK 12 AT PAGE 133.
THE PARCEL OF REAL ESTATE DESCRIBED ABOVE IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11; THENCE NORTH 00°20'53\"/>

- NOTES**
- CARNEY AND SONS' SUBDIVISION, FIRST ADDITION, IS LOCATED IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11-83-24 OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA
 - THE WEST LINE OF THE SE 1/4 BEARS N 00° 20' 53\"/>
 - TOTAL AREA OF ADDITION - 28,195.8 ACRES.
 - LOT 'A', CONTAINING 14,615 SQUARE FEET, TO BE DEEDED TO THE STATE OF IOWA FOR STREET PURPOSES.
 - SOIL BORINGS ARE REQUIRED IN THE AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT. EASEMENTS AS SHOWN.
 - THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8 (15).
 - COORDINATES SHOWN AT THE SW AND SE CORNER OF OUTLOT 'A', CARNEY AND SONS' SUBDIVISION, FIRST ADD., ARE STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE (NAD 83). ADJACENT TO THE ABOVE DESCRIBED 180.45 FEET DISTANCE.
 - THE NORTH LINE OF CARNEY AND SONS' SUBDIVISION, FIRST ADDITION, IS THE CENTERLINE OF SQUAW CREEK.
 - NEW DRAINAGE EASEMENT THAT EXTENDS FROM THE CENTERLINE OF SQUAW CREEK TO A LINE THAT IS PARALLEL WITH, AND 20 FEET SOUTH OF THE SOUTH TOP OF BANK.
 - EXISTING INGRESS/EGRESS EASEMENT FROM BOOK 90, PAGE 176, 10 FEET ON EACH SIDE OF THE PROPERTY LINE.
 - AREA OF LOT 1, CARNEY AND SONS' SUBDIVISION IN THE DRAINAGE EASEMENT IS 21,221 SQ. FT.
 - THE STORMWATER MANAGEMENT PLAN WILL BE REVIEWED AT THE TIME THE SITE IS REDEVELOPED.
 - THE BASE FLOOD ELEVATIONS WILL NEED TO BE DETERMINED PRIOR TO ANY DEVELOPMENT ACTIVITIES.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
EUGENE R. BREWER, P.L.S.
DATE OF SURVEY: FEBRUARY 2, 2011
SHEETS COVERED BY THIS SET: 1

FINAL PLAT

**CARNEY AND SONS' SUBDIVISION
FIRST ADDITION
AMES, IOWA**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

DATE: JUNE 9, 2011
JOB NO.: 140030
SHEET NO.: 1/1

benesch
engineers • scientists • planners

Alfred Benesch & Company
223 South Walnut Avenue, Suite C
Ames, Iowa 50010
515-232-1103 Job No. _____



DEFINITIONS

Unless otherwise noted, all definitions are those set forth by the Appraisal Institute, in the *Dictionary of Real Estate Appraisal*, Sixth Edition.

Easement: The right to use another's land for a stated purpose.

Eminent Domain: The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property.

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Going-Concern Value: 1. An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*.

2. The market value of an established and operating business including the real property, financial assets, and the intangible assets of the business.

Goodwill:

1. Unidentifiable intangible assets.
2. The amount by which the acquisition price exceeds the fair value of identified assets.
3. The intangible asset arising as a result of name, reputation, customer loyalty, location, products, and similar factors not separately identified. (International Glossary of Business Valuation Terms)
4. The intangible asset arising as a result of elements such as name, reputation, customer loyalty, location, products, and related factors not separately

identified and quantified. (ASA Glossary)

Grantee: A person to whom property is transferred by deed or to whom property rights are granted by a trust instrument or other document.

Grantor: A person who transfers property by deed or grants property rights through a trust instrument or other document.

Highest & Best Use:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permission, physical possibility, financially feasible, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Leased Fee Estate (Interest): The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.



Leasehold Improvements:

Improvements or additions to leased property that have been made by the lessee.

Leasehold Interest: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Lessee: One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement.

Lessor: One who conveys the rights of occupancy and use to others under a lease agreement.

Liquidation Value: The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹⁰

Obsolescence: One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external.

Uniform Standards of Professional Appraisal Practice (USPAP): In the United States, professional standards, developed for appraisers and users of appraisal services by the Appraisal Standards Board of The Appraisal Foundation, that are required for use in federally related transactions. Compliance with USPAP is also required in certain appraisals by state certification and licensing boards.

¹⁰ Source: Office of the Comptroller of the Currency, effective date August 24, 1990.



Daniel W. Dvorak, MAI
Vice President

Dan joined Iowa Appraisal and Research Corporation in 2006. He is a Certified General Real Property Appraiser and a member of the Appraisal Institute. Dan provides expert witness services and is experienced in providing appraisals for a wide variety of property types including:

- Agricultural, commercial and residential land
- Multifamily, office, and industrial
- Rail corridor
- Religious facility
- Eminent domain appraisal
- Hospitality
- Car wash

Education

Iowa State University, College of Liberal Arts and Sciences
Bachelor of Science, with Distinction, May 2006
Majors in History and Economics

Professional Affiliations

Member, Appraisal Institute (MAI)
Appraisal Institute, Iowa Chapter

State Certification

State of Iowa, Certified General Real Estate Appraiser, CG02880
State of Minnesota, Non-Resident Appraiser: Certified General, 40363667

Representative Assignments

- ±3,500 Acre Farm Land Appraisal for Estate, Dallas County, Iowa
- Existing Church with Proposed Addition, ±50,000 Square Feet Total, Ames, Iowa
- Mixed Use Subdivision, ±35 acres, Norwalk, Iowa
- Hospitality Property, 285 Rooms, West Des Moines, Iowa
- Timberland Subject to Unique Deed Restriction, ±17 acres, Ames, Iowa
- Retail Center, ±35,000 Square Feet, Omaha, Nebraska
- Multiple Property Industrial Appraisal for Divorce, Ames, Iowa
- Office Building for Assessment Appeal, ±400,000 Square Feet, Des Moines, Iowa
- Multiple Property Eminent Domain Appraisal, Ottumwa, Iowa
- Automobile Dealership for Divorce, ±40,000 Square Feet, Johnston, Iowa
- Multiple Bank Branch Appraisal for Agent of FDIC, Various, Iowa
- Multifamily Appraisal, ±100 Units, Ames, Iowa



Nelson J. Jerabek
Real Estate Appraiser

Since joining Iowa Appraisal and Research Corporation in January 2015, Nelson has completed additional education towards becoming a Certified General Real Property Appraiser. He is a practicing affiliate with the Appraisal Institute and is following the educational and work-related requirements to become MAI designated. Nelson has supervised experience in providing appraisals for a wide variety of commercial property types, including:

- Commercial and residential land
- Multi-family
- Office
- Retail
- Industrial

Education

University of Northern Iowa
B.S. Finance, December 2014.
B.S. Real Estate, December 2014.

Professional Affiliations

Practicing Affiliate, Appraisal Institute

State Registration

State of Iowa, Associate Real Property Appraiser, AG03411

PRELIMINARY
NOT YET INDEPENDENTLY REVIEWED



STATE CERTIFICATIONS



STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THIS IS TO CERTIFY THAT THE BELOW NAMED
HAS BEEN GRANTED A CERTIFICATE AS A
GENERAL REAL PROPERTY APPRAISER

CERTIFICATE NO. CG02880 EXPIRES: 6/30/2018

DVORAK, DANIEL W.
IOWA APPRAISAL
1707 HIGH STREET
DES MOINES, IA 50309



STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THIS IS TO CERTIFY THAT THE BELOW NAMED
HAS BEEN GRANTED A REGISTRATION AS AN
ASSOCIATE GENERAL REAL PROPERTY APPRAISER

CERTIFICATE NO. AG03411 EXPIRES: 6/30/2018

JERABEK, NELSON
IOWA APPRAISAL AND RESEARCH CORPORATION
1707 HIGH ST.
DES MOINES, IA 50309



IOWA APPRAISAL AND RESEARCH CORPORATION PRIVACY NOTICE

The implementation of the Gramm-Leach-Bliley Act, effective July 2001, requires all financial service companies (including appraisers) to notify their clients of their (the company's) policies to protect your non-public information.

If you have questions, you can contact us at 515-283-0146.

Iowa Appraisal and Research Corporation understands our clients' concerns about the privacy of their information collected by us. Our company is dedicated to protecting the confidentiality and security of nonpublic personal information we collect about our customers in accordance with applicable laws and regulations. This notice refers to the Company by using terms "us", "we" and "our". This notice describes our privacy policy and describes how we treat non-public personal information that we receive from our clients.

WHY WE COLLECT AND HOW WE USE INFORMATION

We collect and use information for business purposes with respect to our real estate appraisal and consulting services. We gather this information to evaluate our clients' requests for property appraisal and consulting, and to process these requests according to the Uniform Standards of Professional Appraisal Practice, as well as particular requirements an appraisal reviewer may require.

HOW WE COLLECT INFORMATION

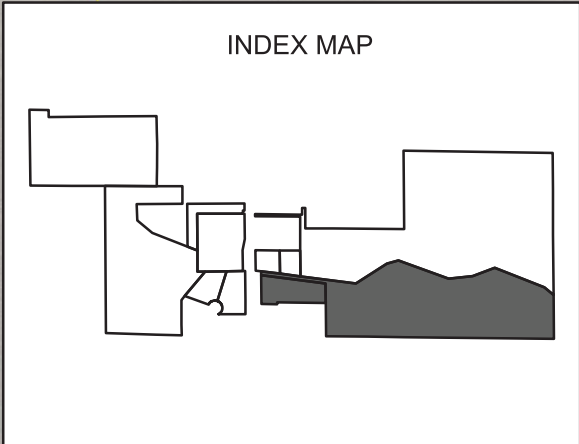
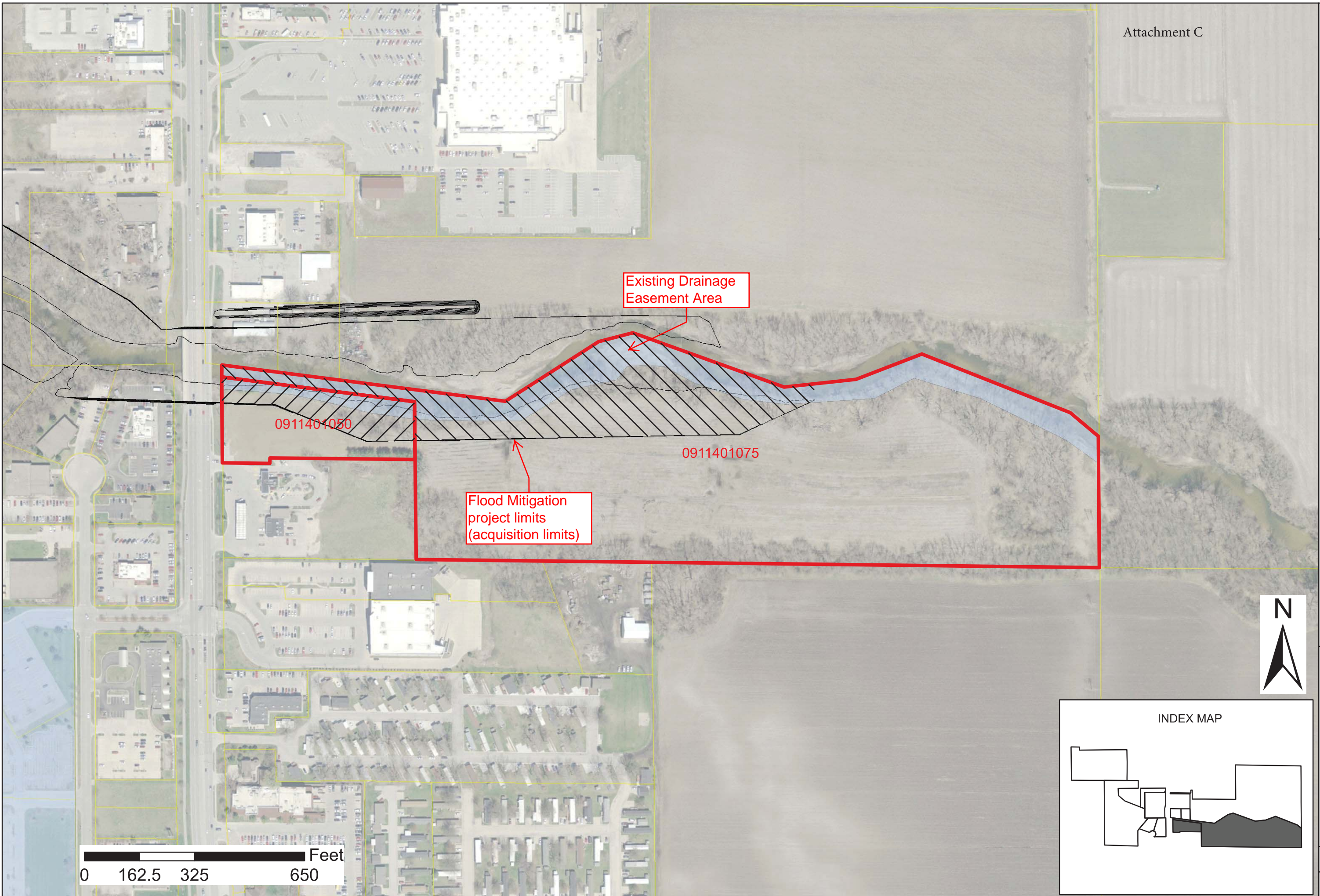
Some information collected by us is provided by you, your lender, your attorney or CPA. We receive copies of purchase agreements, copies of income and expense information, copies of building costs and other pertinent information. We also obtain information from public sources, multiple listing services and other appraisers.

HOW WE PROTECT INFORMATION

We require our appraisers and staff to protect the confidentiality of the information we receive from you. We also maintain physical, electronic, and procedural safeguards designed to protect information. When you, your lender, or your attorney orders an appraisal on your behalf, we hold this request in strict confidence. For example, we will not divulge to unrelated parties whether we are or whether we are not completing an appraisal for you. Once the appraisal document has been completed, we will not, unless requested by you, your lender/your attorney (see intended user section of appraisal report) divulge the results of this report to anyone other than the intended user.

TO WHOM INFORMATION MAY BE DISCLOSED

1. The intended users of our services
2. Peer review groups as may be required to continue our professional designations
3. Law enforcement, regulatory, governmental agencies, courts or parties therein pursuant to a subpoena or court order.
4. A review appraiser, performing a review of your appraisal



0 162.5 325 650 Feet

COUNCIL ACTION FORM

SUBJECT: TEXT AMENDMENT TO REVISE THE DEVELOPMENT STANDARDS OF SECTION 29.801, NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT.

BACKGROUND:

At the August 14^h City Council meeting, the City Council initiated a text amendment to proceed with changes identified by Fareway and staff in relation to the Neighborhood Commercial (NC) zoning standards for their Downtown store location. Fareway has an interest in redeveloping the site of their store located at 619 Burnett. Their goal is to redevelop the entire block with a new medium-sized grocery store of approximately 24,247 square feet placed along Burnett Avenue. Fareway intends to keep their current store open during the construction of the new store.

There are a number of issues for siting a grocery store in the NC zoning district due to the overall size of the site and the fact that the site encompasses street frontage on four sides. The list of NC standards subject to change in relation to the Fareway request include:

- Maximum lot area of 100,000 square feet
- Maximum street lot line setback of 60 feet
- Minimum front yard setback of 10 feet
- Parking prohibited between the building and the street
- Prohibition on outdoor display and sales
- Maximum signage size of 16 square feet, except up to 32 square feet when facing an arterial street

City staff returned to the City Council on October 9th with background on the NC zoning district and proposed ordinance language for review by City Council. In addition to the changes requested by Fareway, staff has reviewed all of the NC standards and identified additional changes to the standards for lot width, building coverage, and architectural design requirement. **City Council directed staff to proceed with publishing notice for adopting a change to the Zoning Ordinance that included all the recommended changes from October 9th.** Staff has worked with the City Attorney office to finalize the zoning text amendment consistent with the Council's direction. A complete discussion of the proposed changes is included in the addendum. The draft ordinance is attached.

ALTERNATIVES:

1. The City Council can adopt on first reading, the attached zoning text amendment to the Neighborhood Commercial (NC) zoning district which include changes to the base

zone standards and inclusion of new architectural standards, and the inclusion of bicycle parking.

2. The City Council can direct staff to modify the text of the proposed ordinance.
3. The City Council can decline to act on the ordinance, thus retaining the existing language.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed changes are designed to accommodate the interest of redeveloping the Downtown Fareway site, which is a unique site within the context of NC zoning. However, the changes in site size and setbacks do allow for potentially larger redevelopment to occur in other areas of the city as well. To mitigate this, staff believes a public review process, such as the Special Use Permit, is essential for reviewing larger sites. The proposed changes are an appropriate balance between the reductions in limitations regarding lot size, setbacks, signage, and parking with the goals for limited sized development within the district. In addition, the proposed new design standards will provide greater detail on expectations for appropriate development in these areas and is consistent with other smaller scale commercial zoning districts.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 to revise the standards of NC zoning and include additional design standards.

Addendum

The NC zoning district is a unique zone created in 2000 to address isolated commercial sites scattered throughout the City that did not fit within the other commercial districts of the City. It is considered a small scale neighborhood-friendly commercial district zoning. However, sometimes its use is as a catch-all when other zoning was not deemed appropriate. **For this reason, it is sometimes difficult to find characteristics that reflect the majority of the district properties and to consider the ramifications of changes.**

The stated purpose of the district (found in Section 29.801(1)) speaks to this relationship:

“The Neighborhood Commercial (NC) zone is intended for small areas in or near residential neighborhoods. The zone encourages the provision of small-scale retail and service use for nearby residents. Uses Parcels are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas. Parking areas are strictly regulated, to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of the uses.”

Currently, there are eight NC district areas around the City. There are 56 parcels zoned NC- this is fewer than most of the other districts in the city. These include: north of Downtown between 6th and 7th Street, the corner of 6th/Grand Avenue, the corner of 24th/Grand Avenue, 35th/ Grand Avenue, the corner of Creekside and S 16th St., the corner of S. Hazel and Lincoln Way, properties on West Street, and the Florida Ave/Reliable Street area.

Each grouping of NC sites varies in size, from the smallest with less than an acre to the largest encompassing 9.0 acres. The total acreage of all NC zoned properties is 27.29 acres. Sites within each district also vary in size, from approximately 2614 square feet for a site on West Street to the Fareway site, which totals 100,800 square feet. The majority of parcels include small buildings with building footprints less than 2,500 SF that predate the establishment of the district. Due to the age of the sites, many of the sites have nonconformities. **All eight NC zoning groupings have residential uses abutting them on at least two sides, although many are completely surrounded by residential zoning.**

PROPOSED AMENDMENTS:

The proposed changes are divided into two sections. The base zoning standards are proposed in response to the Fareway request and are intended to be responsive, while ensuring that the intent of the district is maintained. The additional proposed changes are highlighted by staff as options to clean-up the administration of the zoning district and to add design requirements consistent similar to other similarly situated zones, specifically Convenience General Service (CGS), where the north Fareway store is located.

Base Zoning Standards

- Maximum Lot Area of 100,000 square feet with allowance of 20,000 square feet, 30,000 square feet with Special Use Permit– In many zones it is common to have a minimum lot area. It is uncommon to have a maximum lot area- This standard is unique to the NC zone and is believed to be directed at ensuring large retail uses do not locate in or adjacent to neighborhoods. Exceeding the maximum lot area has not previously been a concern in NC. Currently, no lots exceed 100,000 square feet; it is only through the assemblage of multiple properties that the lot size issue could occur.

The Fareway lot size is expanding to include the entire block. This increase is needed to support the redevelopment of the site, while keeping the existing store operational. **Staff supports eliminating the max lot area in regards to all sites and uses. Staff recommends establishing a special use permit requirement that includes a more discretionary review of larger projects based on a site size threshold of 20,000 square feet. The 20,000 square foot threshold is based on the current zoning site size limit of 20,000 square feet of lot area for a single building.**

Requiring discretionary review with larger projects is consistent with the intent of the prior zoning, but allows for more redevelopment options with larger sites. It will be incumbent upon the review process to ensure scale, use, and design address the intent for the zoning district. Use of design standards can also help to address concerns about larger site development.

- Maximum street lot line setback of 60 feet – Similar to prohibiting parking between the building and the street, the maximum street lot line setback of 60 feet encourages buildings to be sited closer to the street than they might be otherwise. The difficulty with the Fareway site is that with an entire block encompassing four street frontages, one or more of the frontages will necessarily result in a setback of more than 60-feet. The intent of the standard is met when the building is located with a street and corner relationship, but the maximum setback will still be exceeded. Therefore, **staff recommends changing the standard to “front” lot line setback which would allow the building sides to be setback from a street with the front located near the street.** The parking location issue is addressed separately.
- Minimum front yard setback of 10 feet – The standard for front setbacks in residential areas is generally 25 feet. Commercial front setbacks vary from 0 feet in urban areas of the city to 20 feet in suburban areas. A front yard setback of 10 feet provides room for both front yard landscaping and architectural projections from the façade while creating a street edge. Due to unique site conditions, staff supports changes to the minimum setbacks to address the different context of the diverse NC zoned sites. **Staff recommends that a reduction to five feet be allowed where enhanced design interest is added.** This will enable constrained sites, such as Fareway, to have a means to implement a smaller setback. Additionally, staff recognizes the importance of a primary public building entrance connection at the front street facing façade. **As an incentive to promote pedestrian-oriented design preferences, staff**

is also recommending a zero setback if the primary street façade includes a primary public entrance.

- Parking prohibited between the building and the street –This is an important criterion in supporting a pedestrian-friendly and walkable district purpose of the zone. Encouraging buildings located near a street creates accessibility and interest without the interruption of parking and automobile focused design. The difficulty with the Fareway site is that with four street frontages, the building automatically results in at least one building frontage having parking located between the building and the street. **Staff has addressed this unusual situation by an exception allowing parking between the building and the street when the site is bounded by more than two streets. With the wording of this standard, a typical corner lot would still require a building at the street, it is only if there are three or four street frontages that an allowance for one side is permitted.**
- Prohibition on outdoor display and sales – Outdoor display and sales have a mixed pattern of applicability to commercial zones. It is prohibited in many commercial districts and limited to Plants and Produce in others. Section 29.405 (b) provides regulatory guidance for outdoor display areas, where permitted. In the discussion of the issues with the City Council, it was the consensus of the Council that the outdoor sales be limited to ensure items like fireworks are not allowed. In response to Fareway’s request, **Staff recommends that the current prohibition of outdoor display and sales be relaxed in the NC district, by allowing plants and produce only.**
- Maximum signage size of 16 square feet, except up to 32 square feet when facing an arterial street – Signage is purposefully limited in NC due to proximity to residential use and reduced setbacks. Fareway has requested a change to allow for their typical corporate “sign package” which would include two signs on a façade and a size allowance of up to 120 square feet per sign. At the initiation of the text amendment in August, staff was asked to consider the compatibility of the signage request with other sites throughout the City.

The current NC standard is 16 square feet for each wall sign with an increase to 32 square feet for walls facing arterial streets. Most zones, such as Highway Oriented Commercial have no individual sign limitation, only the total allowance for a site. However, for comparison the North Ames’ Fareway store located within a CGS zoning district is limited to 16 square feet but allows an increase to 70 square feet for signage facing arterials and limits signage to a maximum of two signs per tenant space. Although allowed up to 70 square feet, the installed signage in North Ames is only 27.42 square feet for each of the two wall signs.

Staff supports some modification related to the unique conditions of the larger site and larger building. It is appropriate for larger buildings to be allowed larger signage or increased signage while maintaining some proportionate relationship to the architecture and setbacks. The signage standards should reflect the desired building configurations of a building located near to street rather than standards based upon

design anticipating large parking lots between a sign and a street. **Staff is not recommending support for the full 120 square foot sign allowance.** If Council is interested in the original Fareway request, staff would likely recommend deleting sign size allowances from NC and follow typical total signage allowances for large commercial spaces.

Currently within the NC zoning, wall signage is only limited in location (street facing walls) and in size- but not in number. This would be a non-issue with smaller buildings, but is an issue with larger buildings. **Staff recommends keeping the standard as it is for smaller buildings, but allowing larger, single tenant buildings to have increased signage.**

Single tenant buildings exceeding 20,000 square feet would be allowed an increase to the wall sign size, with a maximum of two facades with signage. The maximum size for the wall signs on each façade is proposed to be no greater than:

- (a) One wall sign not to exceed thirty-two square feet, and**
- (b) One wall sign not to exceed seventy square feet.**

Staff originally considered a 10,000 square foot building size for the extra signage allowance. This threshold would make a handful of other existing sites eligible for the signage increase. The 20,000 square foot threshold would apply at this time only to the Fareway site, but may apply to other sites with future redevelopment.

Lighting for signage has also been clarified for its intent to control internally illuminated signs. It is now clearly stated that external lighting, direct or indirect is required, rather than a reference to down lighting. This allows for lighting from above or for a “halo” lit lighting effect where lighting is directed back at a building rather than out from the sign face.

Additional Proposed Changes.

The following are additional changes proposed by staff beyond those requested by Fareway:

- Minimum Lot Frontage – Although the 60-foot lot frontage is not an issue for Fareway, 50 feet is the typical lot frontage for all residential zones as well as several commercial districts. **Therefore, Staff is recommending a 50-foot frontage standard since it is a more common standard and is more compatible with the adjacent residential uses.**
- Maximum Building Coverage – **Staff supports the increase of the maximum building coverage from 35% to at least 40%.** A 35% maximum is common for single family uses, but considered low for commercial districts intended for buildings on small sites. The 40% threshold maintains consistency of scale with residential zoning allowances for uses other than single family dwellings.
- The Addition of Architectural Standards – At the time the NC zoning was written the City had not established design standards for commercial zones. More recently, newer

zoning districts, such as CGS, have included criteria that express the interest of the City supporting quality design features. Not all zones include design requirements. However, these standards are most appropriate when issues of compatibility and meeting the intent and purpose of the zone are a concern.

Design standards could be utilized within NC to promote neighborhood compatibility and pedestrian-friendly development. **These standards would provide clearer direction on expectations in addition to the general criteria of the Special Use Permit process.** For example, through the use of architectural standards, massive stretches of blank walls can be broken up through detailing, and fenestration (openings such as windows). Larger buildings can include features to give the appearance of smaller shops, rather than simply a big box. These features together address the massing and scale of a building and increase its visual interest. Of the various commercial districts within the city, NC can realize the most gain in implementing architectural standards.

Staff proposes to utilize the requirements of the CGS zoning district that were written in 2010 as the basis for NC zoning design standards. Although CGS zoning is written as suburban style shopping center district, many of the standards are appropriate for larger scaled commercial buildings that could be built in NC zoning. They do not require one specific design style. The standards would apply to new development, but not strictly to additions based upon the existing building conditions and sites. The standards could be defined as applying only to larger buildings, recognizing the wide range of building types within the NC zoning district.

The design standards address the following:

- Exterior building materials.
- Façade treatment.
- Roof design.
- Pedestrian circulation.
- Lighting requirements.

The proposed design standards would result in buildings similar in appearance to those in CGS areas of north Ames. Due to the ability have no setback in NC compared to CGS, the proposed standards have an additional emphasis on pedestrian scale design.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Draft ordinance language was reviewed by the Planning & Zoning Commission on September 19, 2018. The Commission reviewed the need for the changes and consistency with the requirements of the zoning district. The commission voted unanimously (5-0) in favor of the text amendments to the Neighborhood Commercial (NC) development standards; inclusion of new architectural standards, pedestrian circulation, and lighting requirements; and amendments to the signage standards, with a correction to the text as proposed by staff. The Commission also discussed the rationale for including bike parking with the zoning update. Staff described that Council is planning to address the issue as a citywide standard possible late this year. In light of the potential citywide changes, **the Commission also included a**

recommendation that the zoning standards reference a need for bicycle parking, but do not prescribe an exact ratio. This would allow for bike parking to be considered during a site development plan review. Staff supports the inclusion of a general requirement for bicycle parking with the new NC zoning standards and has included it within the draft standards.

Since the P&Z review, staff has changed its recommendation regarding the design requirements to incorporate general references rather than include specified percentages as is the case with CGS zoning that the standards were based upon. City Council incorporated staff's recommended changes as part of its action on October 9th.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.801(2) TABLE, SECTION 29.801(3) TABLE, SECTION 29.801 (4)(5) AND ENACTING A NEW SECTION 29.801(2) TABLE AND SECTION 29.801(3) TABLE AND SECTION 29.801 (4)(5)(6)(7)(8) THEREOF, FOR THE PURPOSE OF REVISING THE DEVELOPMENT STANDARDS OF THE NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT. REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; 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:

“Sec. 29.801. NEIGHBORHOOD COMMERCIAL ZONING STANDARDS.

Table 29.801(2)

Neighborhood Commercial (NC) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N		
Household Living	Y	SDP Minor	Staff
Short-term Lodgings	N		
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services- General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N		
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N		
INDUSTRIAL USES			
Industrial Service	N		
INSTITUTIONAL USES			
Colleges and Universities	N		
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N		
Parks and Open Areas	N		
Religious Institutions	Y	SDP Minor	Staff
Schools	N		

TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	N		
Basic Utilities	Y	SDP Minor	Staff
Commercial Parking	Y, only as an accessory use for remote parking pursuant to Section 29.406(18)	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Radio and TV Broadcast Facilities	N		
Rail Line and Utility Corridors	N		
Railroad Yards	N		
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N		
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N		
Major Event Entertainment	N		
Vehicle Service Facilities	N, except convenience stores in combination with gasoline service and car wash, by Special Use Permit.	SP	ZBA

Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit: See Section 29.1503
SDP Minor = Site Development Plan Minor. See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
ZBA = Zoning Board of Adjustment

(3) **Zone Development Standards.** The zone development standards for the NC Zone are set forth in Table 29.801(3) below:

**Table 29.801(3)
Neighborhood Commercial (NC) Zone Development Standards**

DEVELOPMENT STANDARDS	NC ZONE
Maximum FAR	0.70
Maximum Site Development Size	20,000 sf. Greater than 20,000 sf requires a Special Use Permit according to Sec. 29.1503
Minimum Lot Frontage	50 ft.
Minimum Building Setbacks:	
Primary Façade with a primary public pedestrian entrance	0 ft.
Primary or Secondary Façade with no primary public pedestrian entrance	10 ft., may be reduced to 5 ft., where there is enhanced design interest with features such as storefront windows, building relief, high quality textured building materials, e.g. stone, brick, and architectural projections
Side and Rear Interior Lot Line	0

Side and Rear Lot Line Abutting a Residentially Zoned Lot	5ft. side (for RM & RH zones) & 10 ft. side for RL, UCRM & RLP zones, or a historic district; 15 ft. rear
Maximum Building Setbacks: Front Lot Line	60 ft.
Landscaping in Setbacks Abutting a Residentially Zoned Lot	High Screen. See Sec. 29.403
Maximum Building Coverage	40%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	No, for the primary and secondary façade. May be allowed between additional secondary facades and the street, when the site is bounded by three or more streets.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	Plants and produce only. See Sec. 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No

(4) **Architectural Standards.** The following standards apply to all new development. Additions are excluded from strict compliance based upon existing building and site conditions.

(a) Exterior Building Materials.

(i) More than 50% of the total exterior wall surface area shall be high quality and highly durable, such as stone, clay brick and/or pre-cast panels with the appearance to the pedestrian of stone or brick. Measurement of the exterior wall area:

- a. Does not include windows, doors or their trim; and
- b. Includes gable ends of roofs or ends of dormers if they are on the same visual plane as an exterior wall surface.

(ii) Prohibited materials are:

- a. Pre-cast panels with surface appearance other than brick or stone;
- b. Smooth-faced concrete block; and
- c. Painted masonry.

(b) Façade Treatment.

(i) To diminish the building mass in order to be similar in scale to nearby residential structures and to provide architectural interest and variety, each façade that faces a street shall be subdivided and proportioned with at least two of the following elements so that the façade has an interrupted length at least every 40 feet:

- a. Modulation (i.e., change in wall plane or step-backs off-set by at least two feet feet);
- b. Change in material or texture, including masonry brick pattern;
- c. Patterns of columns, or pilasters with at least a six-inch depth, or equivalent elements that subdivide the wall;
- d. Fenestration, such as storefront windows or doors,
- e. Projecting structures such as arcades, arbors, or awnings, with a minimum depth of six-feet.

(ii) Architectural features, such as columns, arcades, arbors, and awnings, may protrude into setbacks.

(c) Roof Design.

(i) In order to be compatible with the scale of surrounding residential uses, and give emphasis to architectural elements that will help divide the mass of a large building into smaller identifiable pieces. All buildings shall incorporate one or more of the following groups of roof forms:

- a. Roof elements commonly found on unattached or attached single-family dwellings, such as pitched roofs equal to or steeper than 6:12, gables, dormers, or cupolas with a durable, high-quality surface, such as architectural shingles, standing seam, metal or tile;
- b. Variations in roof forms and also variation in height of roof elements;
and/or
- c. Roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners and/or focal points.
 - (ii) Flat roofs are permitted for commercial buildings, but only if concealed by parapets, sloped roof forms or other architecturally integrated features and also include variation in height of these roof elements. Flat roofs shall not be permitted for any structure with a residential use.

(5) **Pedestrian Circulation.**

- (a) Site design shall include a pedestrian pathway system on the perimeter and within the site to support neighborhood access from surrounding areas and transit stops on its periphery;
- (b) An on-site sidewalk shall connect the street to a primary pedestrian entrance of the primary structure on the site. On corner lots, on-site sidewalks shall connect both streets to a primary pedestrian entrance of the building; and
- (c) Where two or more buildings are on the same lot or on adjacent lots, on-site sidewalks shall connect at least one pedestrian entrance of each building.

(6) **Signage Standards.** The sign standards for the NC Zone are set forth below:

- (a) No signs are permitted in the Neighborhood Commercial (NC) zoning district except those signs that conform to the standards and restrictions stated in this section.
- (b) The only types of signs permitted in the Neighborhood Commercial (NC) zoning district are wall signs and monument signs.
- (c) Size restrictions.
 - (i) A wall sign is a sign that is displayed by being affixed to the outside of an exterior wall of a building in which at least one business is located. Wall signs shall be affixed to only those walls that face a street. A wall sign shall be no larger than sixteen square feet, except that a wall sign may be up to thirty-two square feet in size if it is on a lot that abuts an arterial street, and the wall sign faces the arterial street.
 - (ii) Exception. Single tenant commercial buildings exceeding 20,000 square feet may increase the size of a wall sign, while not exceeding a maximum of two facades with signage. The maximum size for the wall signs on each façade shall be no greater than:
 - a. One wall sign not to exceed thirty-two square feet, and
 - b. One wall sign not to exceed seventy square feet.
 - (iii) Monument signs shall be no larger than sixteen square feet, excluding the base; and no more than one such sign is permitted for each principal building on a lot. A monument sign is not permitted on a lot that is not the site of a principal building. If the principal building is on a lot that abuts an arterial street, the monument sign may be as large as thirty-two square feet, excluding the base.
- (d) Height restrictions. The maximum permissible height for a monument sign is eight feet, including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is erected. However, the height of a monument sign, including the base, may be up to twelve feet if the sign is erected on a lot that abuts on an arterial street.
- (e) Materials. Monument signs must incorporate materials of the same type, quality and color as the principal materials of the building.
- (f) Lighting restrictions. The lighting of both wall signs and monument signs shall use external direct or indirect lighting sources, without the use of up lighting or internal illumination directed outward.

(7) **Lighting.** Outdoor lighting shall comply with Section 29.411 and also comply with the following:

- (a) Types of outdoor lighting prohibited:
 - (i) Bare lamps;
 - (ii) Neon, fiber optics rope, L.E.D. or other types of strip style lighting;

- (iii) Illuminated translucent materials;
- (iv) Illuminated striping or banding; and
- (b) Pole mounted lights exceeding 25 feet in height.
- (c) General floodlighting of buildings is not permitted. Lighting may be used to highlight specific architectural features, such as building entrances, provided that the light output shall be directed totally to that specific architectural feature.

(8) **Parking Requirements.**

(a) All parking is required to be provided on-site as required in Table 29.405(2). However, if on-street parking is available on the street immediately adjacent to the site, those on-street stalls may be counted towards the required parking at 1:1 ratio for commercial uses only. For parking to be available it must be designated for on-street parking by the City.

(b) Provide bicycle parking at locations that do not obstruct the flow of pedestrians and are located adjacent to customer entrances.”

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

Section Three. 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

John A. Haila, Mayor

COUNCIL ACTION FORM

SUBJECT: TEXT AMENDMENT TO GRANT AUTHORITY TO THE ZONING BOARD OF ADJUSTMENT TO APPROVE ALTERNATIVE LANDSCAPE DESIGN AS PART OF A SPECIAL USE PERMIT REQUIRING A SITE PLAN

BACKGROUND:

In conjunction with the Fareway request to amend the Neighborhood Commercial (NC) zoning district standards, there is a request to consider allowing alternative landscape plan approvals as part of a Special Use Permit process. The request stems from the current requirement that within NC zoning that certain sized sites require approval of a Special Use Permit and that the option to pursue a separate Major Site Development Plan for alternative landscaping prior to the Special Use permit is viewed as an extra procedural step.

Currently, the City's landscape standards allow for any site to propose an alternative landscape plan through a Major Site Development Plan process. The Major Site Development Plan process includes a review and recommendation by the Planning and Zoning Commission with final approval by the City Council. A Special Use Permit is an approval process that only involves the Zoning Board of Adjustment. Each of the approval processes requires public notice of hearing on the proposed project. The proposed change allows for the ZBA to have concurrent review of an alternative landscape plan with review of use that requires a Special Use Permit

At the September 19th Planning and Zoning Commission meeting the Commission discussed the options of adding the Special Use Permit process compared to the existing Major Site Plan option. The Commission discussed consistency of the process between two review options and the benefit of a streamlined process. The Commission voted 5-1 to recommend that City Council approve a text amendment granting the Zoning Board of Adjustment authority to approve alternative landscape plans when included as part of a site development plan with a Special Use Permit.

At the October 9th City Council meeting staff was directed to publish notice for a public hearing to consider the proposed text amendment to allow for approval of an alternative landscape plan in conjunction with approval of a Special Use Permit.

ALTERNATIVES:

1. The City Council can approve the text amendments to allow for Zoning Board of Adjustment approval of an alternative landscape plan in conjunction with a use subject to approval of a Special Use Permit.

2. The City Council can deny the proposed text amendment to allow for Zoning Board of Adjustment approval of an alternative landscape plan in conjunction with a use subject to approval of a Special Use Permit.
3. The City Council can request additional information and defer taking action.

CITY MANAGER'S RECOMMENDED ACTION:

Traditionally the City has allowed for flexibility in site plan review of landscaping only within the confines of the Planning and Zoning Commission and City Council review process. The Zoning Board of Adjustment typically addresses specific defined standards as a quasi-judicial review board determining conformance with objective standards or permit criteria. The Special Use Permit is a type of application that includes review of site development plan details by the Zoning Board of Adjustment along with consideration of the operational aspects of the use. Allowing for the consideration of the alternative landscape plan by the ZBA would create more efficiency for an applicant, but does not create a new standard or process overall.

With an interest in streamlining an approval process, staff would support the proposed text amendment with no other changes to the landscape standards themselves.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, which is to approve the text amendment to allow for the Zoning Board of Adjustment approval of an alternative landscape plan in conjunction with a use subject to approval of a Special Use Permit.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.403(3)(J)(i), (L) AND ENACTING A NEW SECTION 29.403(3)(J)(i)(ii), (L) AND RE-LETTERING EXISTING 29.403(J)(ii)(iii)(iv) TO (iii)(iv)(v) THEREOF, FOR THE PURPOSE OF ALTERNATIVE LANDSCAPE PLAN APPROVAL WITH SPECIAL USE PERMIT REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.403(3)(J)(i), (L) and enacting a new Section 29.403(3)(J)(i)(ii) and re-lettering existing 29.403(J)(ii)(iii)(iv) to (iii)(iv)(v) as follows:

“Sec. 29.403. LANDSCAPING AND SCREENING.

3. General Requirements All Sites.

...

(J) Alternative Design Approvals

(i) Major Site Development Plan and Special Use Permits.

A landscape plan prepared by a licensed Landscape Architect with alternative design and plantings may be approved under the requirements of a major site development plan after review and approval by the City Council when found to address the purposes of the ordinance and provides for a unique or high quality landscape environment that exceeds the quality of the base standards.

(ii) A use subject to approval of a Special Use Permit may include a landscape plan prepared by a licensed Landscape Architect with alternative design and plantings for review and approval by the Zoning Board of Adjustment when the proposed plan is found to address the purposes of the ordinance and provides for a unique or high quality landscape environment that exceeds the quality of the base standards.

...

(L) The Department shall not approve any landscape plan submitted to it pursuant to this section unless the plan conforms to the requirements of this section or conforms to an approved Master Plan or a Major Site Development Plan which the City Council or Special Use Permit approved by the Zoning Board of Adjustment has determined meets the purposes described in Section 29.403.”

...

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

Section Three. 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

John A. Haila, Mayor

COUNCIL ACTION FORM

SUBJECT: AMENDMENT TO MAJOR SITE DEVELOPMENT PLAN FOR THE GREEN HILLS COMMUNITY PLANNED RESIDENCE DISTRICT (F-PRD) ZONE

BACKGROUND:

Fox Engineering Associates, on behalf of the Green Hills Retirement Community, is requesting approval of an amendment to the Major Site Development Plan for the Green Hills Community Planned Residence District. Green Hills originated as a retirement community as part of a conceptual master plan with the nearby Gateway Hotel in 1979. The residential tower and health center was built in 1985/86. The overall complex has gone through five major expansions since the original development, with the last significant revision in 2014 to expand the residential, parking, and administrative areas. The 2014 approval included a phasing plan for subsequent development (See *Attachments C & D*). A 2016 amendment approved a change to proposed parking lot landscaping near the northwest corner of the site along Highway 30.

The major site plan amendment in 2014 included the following phasing plan as noted below in the following timeline:

1. Independent Living Addition- 1 to 2 years
2. Commons Addition and Remodeling- 1 to 2 years
3. Independent Living Alternate- 3 to 10 years
4. Future Commons Remodeling- 3 to 5 years
5. Future Commons Phase- 5 to 10 years

An extension to the timeline in the phasing plan was approved by City Council in 2015, which allowed the phasing timeline to begin at the time the extension was granted. The phasing plan indicates an order of development to ensure amenities and other improvements correspond to the rate of overall development.

The proposed residential tower and care facility amenity additions were contemplated as Phase 2 of planned expansions approved in 2014. The amenities included in the addition are two meeting rooms, a larger community room, a theater and classroom as well as beauty salon. The proposed amendment also includes the addition of a new twin home near the southwest corner of the property located at 2411/2413 Hamilton. (See *Attachment J & K*) **The addition of the twin home is a new proposal not included in the initial Phase 2 approval.** The additions require approval of an amendment to the major site plan as they affect the amount of built space and overall layout of the previously amended plan and do not meet the definition of minor changes.

The proposed amenities building changes are reconfigured from the original phasing plan and slightly expanded to the south. **The overall design is consistent with the**

intent of original approval and the requirement to expand amenities as a design principle of the PRD zoning.

The new twin home structure near the southwest corner of the site is proposed off of Hamilton Drive, which is a private drive within the Green Hills PRD. There are two units proposed with the new twin home. The home has a similar design and size to that of the surrounding homes. **The twin homes would occupy current open space that has frontage along Woodview Drive.** The design of the homes allows for setbacks consistent with standards that would apply to RL zoned lots along Woodview. Landscaping in the form of clusters of spruce trees and large bushes are provided around the twin home and between the home and Woodview Drive. No access will occur from Woodview Drive.

The proposed amendment includes an alternative landscape design from existing requirements that meets the intent of the current landscape standards. The 2014 site plan amendments approved an alternative planting plan that met and exceeded the landscaping standards in effect at the time. The current front yard planting standards require 9 shrubs per 50 lineal feet of street frontage and 1 tree per 50 lineal feet of street frontage between buildings and streets and would require additional parking lot trees compared to the prior approval. However, the prior approval does not require upgrades to current landscaping standards, only the affected areas of the change are addressed for landscaping.

Trees are proposed along the east side of the addition where they were previously proposed on the 2014 site plan, as well as adding an additional 6 spruce trees to the immediate south of the addition that were not shown on the previous plan. The proposal incorporates existing trees as well as new shrubs, perennials and grasses on the east and south sides of the amenity addition. New shrubs and perennials are also proposed along the southwest portion of the amenity addition near the west entrance. This provides for clustering and continuous foundation screening and accenting that compliments the proposed addition. The proposed plan in combination with existing site features meets the objectives of the PRD and landscaping standards.

There are no proposed additional parking stalls in conjunction with the amenity and library addition to the residential tower and care facility. The addition of the amenity and library space does not require additional parking to be provided as the space is intended for use by residents of the site.

An existing water main easement located where the amenity addition is proposed is being set for vacation. That date is being set at this meeting.

Planning & Zoning Commission Recommendation:

At the October 3rd Planning & Zoning Commission meeting the Commission voted 3-0-2 to approve the proposed Major Site Development Plan with the conditions of finalizing storm water calculations and showing the relocation of a water main near the amenity addition. **The Commission heard comments from the public concerning the new Woodview twin homes, with concerns expressed concerning setbacks and a previously established “limited development zone.”** Staff determined the limited

development zone did not apply to the area of the proposed twin homes as it located north along Woodview and not in the area of the twin homes.

The Commission recommended an additional condition of approval to City Council that Green Hills meet with nearby neighbors to address their questions and concerns. **On October 4th representatives of Green Hills met with area neighbors to hear comments and concerns related to the proposed project. Since the Planning & Zoning Commission meeting the conditions have been addressed by Green Hills.** The plans were also modified since P&Z to add landscaping north of the twin homes and remove extra guest parking.

PUBLIC NOTICE:

A public notice sign has been placed on the property and hearing notices have been sent to all property owners within 200 feet of the Green Hills PRD boundary.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone as submitted.
2. The City Council can deny the Major Site Development Plan amendment to the Green Hills Community Planned Residence District Zone if it finds that the plan does not comply with the adopted Zoning Ordinance or Land Use Policy Plan.
3. The City Council can postpone action for 30 days and request additional information of City staff or the applicant.

CITY MANAGERS RECOMMENDED ACTION:

In a Planned Residence District, the Major Site Development Plan establishes development requirements, including maximum number of units, bedrooms and density, site layout, and landscape design. **At this time, it is only to be determined if the proposed building additions and twin home structure meet the requirements of the F-PRD zone.** Staff believes that with the proposed landscaping along the foundation of the amenity addition and location and design of the twin home that appropriate landscaping is being provided. The addition of two units in the twin home does not exceed density requirements. The layout of the proposed improvements incorporates the existing design of the Green Hills Retirement Community. Staff believes that the location and size of the proposed modifications meet the intent and standards of the F-PRD zoning district.

Therefore, it is the recommendation of the City Manager that City Council approve Alternative #1 to approve the Major Site Development Plan amendment to the Green Hills Community Planned Residence District.

**Attachment A:
Planned Residential Development (PRD) Development Principles.**

The Plan modifications are reviewed below with respect to the following development principles in Ames Municipal Code Section 29.1203(2). (For an existing PRD, “underlying zoning” referred to in the criteria statements is not applicable.)

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

The request is a modification to a currently approved PRD. The increase in independent living units via construction of a new twin home and the addition of recreational amenity and library areas for the residents supports the existing variety of housing types that does not generally occur in low density or medium density neighborhoods.

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

Increasing the space for recreational amenities and library space in a central location is a key component of a PRD and planned as a second phase. The proposed layout allows for a large amount of open space and common area for the overall development while maintaining the existing natural topography. The addition of the twin home does not have an adverse impact on available open space or surrounding neighborhoods compared to allowed development within RL zoning districts.

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

The proposed amenity and library expansion do not remove any of the existing townhomes or apartments. The addition of the new twin home adds housing options to the site; therefore, no change to affordability of home ownership is anticipated. The proposed expansions have been reviewed by the resident’s association with support.

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

The proposed building expansions are one- and two-story brick and siding which integrates with the existing buildings on the site. Existing landscape plants will be maintained and additional landscaping is proposed. The amenity building expansions are proposed on a vacant underutilized area of the site and will

provide for a more formal entrance to the Green Hills Development from Green Hills Drive with little impact to the surrounding neighborhood. The twin home addition does not deviate from similar RL standards and will integrate with the surroundings through setbacks and landscaping area.

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

The overall site contains an open space of 12.18 acres which equates to 40%, which is at the minimum required for the PRD zone. Future planned expansions identified in the 2014 site plan are planned outside of the area calculated for open space. The large wooded areas on the north end of the site, as well as, integrated landscaped spaces between homes achieve the intent and minimum percentage for this requirement. Access to the large expanses of open space is provided by trails in the wooded area to the west.

The proposed new twin home to the southwest reduces an area of open green space on the southwest portion of the site, but maintains the trail connectivity and circulation through and around the site, which is an essential element due to the size of the overall site. No changes are proposed to pedestrian linkages surrounding the development. Vehicular circulation stays the same as it has been with the addition of a new private driveway connecting to Hamilton Drive to serve the new twin home.

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

There are no known sites of significance that should be protected in the proposed expansion area. The south and west perimeter of the site around the townhomes was originally designated as "Limited Development Zone" to provide a transition area between the development and single family neighborhood to the south and west. There is no development proposed in those areas. The proposed new twin home is located east of where the identified "Limited Development Zone" ends.

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

The existing street infrastructure was designed to anticipate this intensity of expanded development. The storm water design for the library and amenities addition continues to use the detention pond along U.S. 30. Aside from relocation of an existing water line, no upgrades to utilities are anticipated. The storm water design for the twin home uses an existing piped design that eventually leads to the city's public storm water system. Increasing the intensity of land use within an existing development is a more efficient use of public infrastructure than new development, which typically requires extensions and upgrades.

Attachment B:
Planned Residential Development (PRD) Supplemental Development Standards.

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

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

The subject site includes 30.44 acres. Therefore, the area requirement is met.

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

The entire site is designated Residential Low Density (RL) on the Future Land Use Map of the Land Use Policy Plan (LUPP). The RL designation has a maximum of 7.26 dwelling units per net acre. One ninety-four (194) owned dwelling units divided by 30.44 acres equals 6.37 dwelling units per acre, which is less than the limit of 7.26. Additionally, the property was zoned RM prior to the PRD rezoning. RM can therefore be considered the base zone. Since RM has a maximum density of 22.31 units per acre, the proposal is also found to be less than the RM maximum. In consideration of the LUPP and the base zone, the project complies with density requirements.

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

The heights of the proposed expansions are one and two story, which integrates with the existing residential high-rise building on the east side of the site and the lower one story common and administrative spaces of the property as well as the residential townhomes on western and southern portions of the site.

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

The PRD zone does not have a minimum setback requirement along internal lot lines. Exterior lot lines abide by the underlying zoning setback requirements which in this case is Residential Medium Density (RM). Staff has reviewed the proposed plans and determined that all required setbacks are met. Although there is not a zoning ordinance requirement for a building setback along interior property lines, the Building Official has worked with the architect to determine compliance with fire separation codes along property lines. The City has the flexibility to not require zoning setbacks, but does not have the flexibility to allow exceptions from fire codes. Therefore, the proposal meets zoning standards and

will also be a safely operated building in conformance with fire codes.

5. *Parking Requirements.*

The proposed modifications and the overall development meet all City of Ames parking requirements due to recent revisions to minimum parking requirements and provisions for remote parking. The new expansion does not require additional parking. Parking for the twin home is provided for on site at the home.

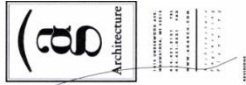
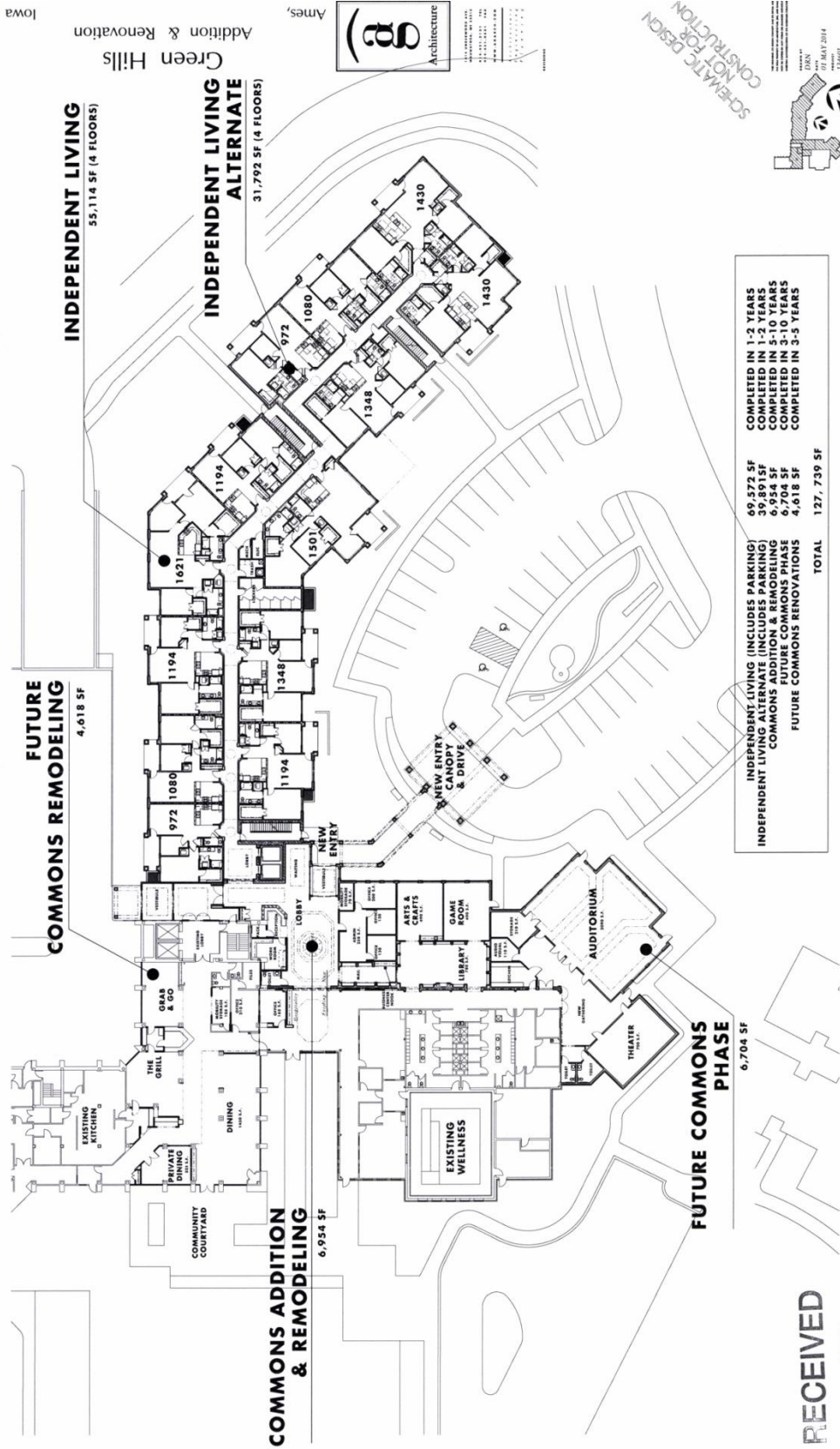
6. *Open Space Design Requirements.*

The proposal slightly reduces the open space at the southwest corner of the campus with the addition of the twin home, but maintains the trail connectivity in areas around the proposed building expansion and maintains required open space area. The overall 40% open space requirement is maintained with the additions.

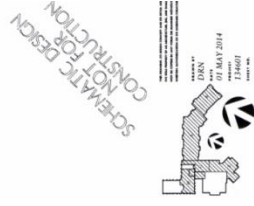
7. *Maintenance of Open Space and Site Amenities.*

The maintenance of open space and site amenities is owned and operated by Green Hills.

Attachment D-Approved Phasing Plan



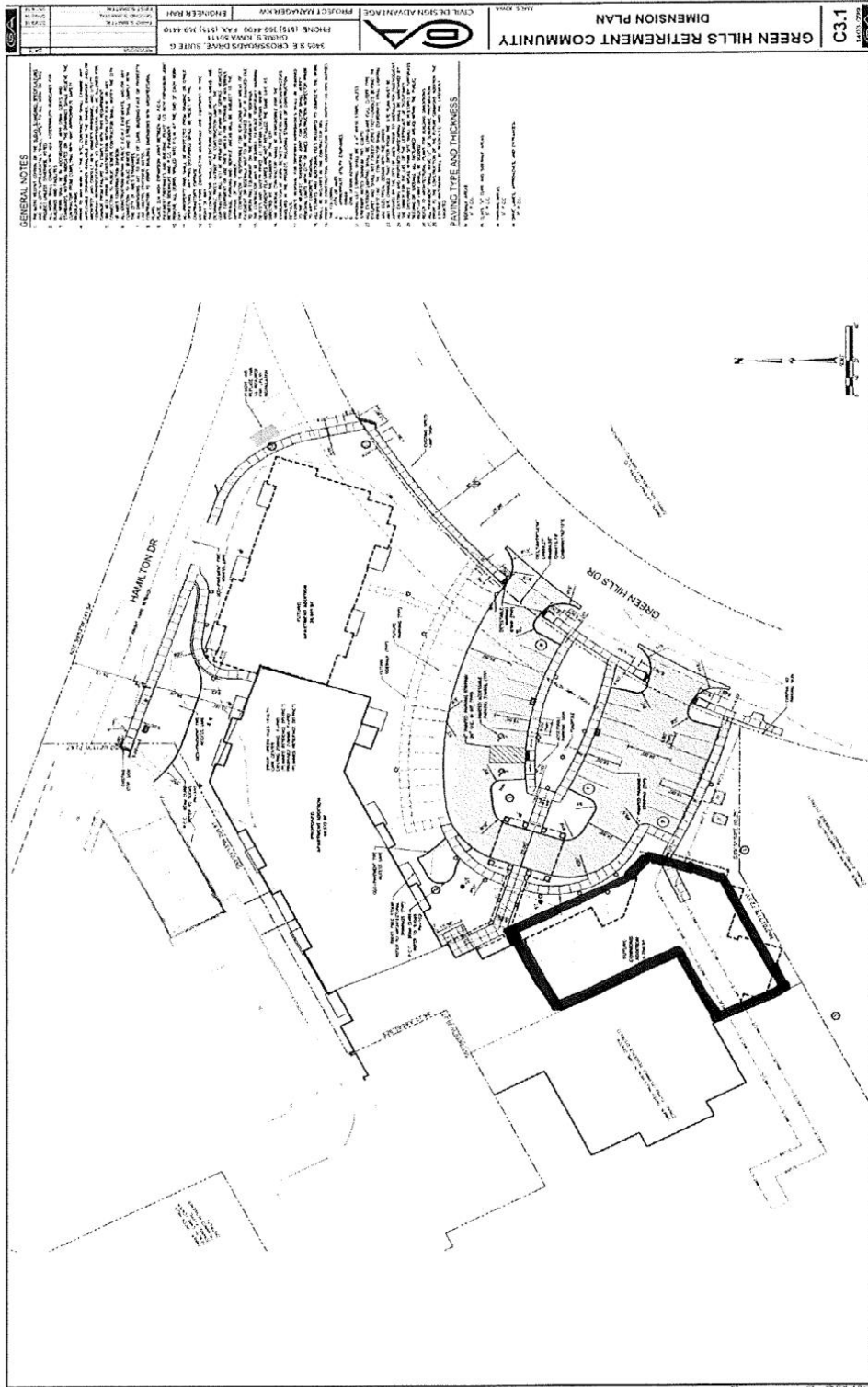
Ames,
Architecture
Addition & Renovation
Green Hills
Iowa



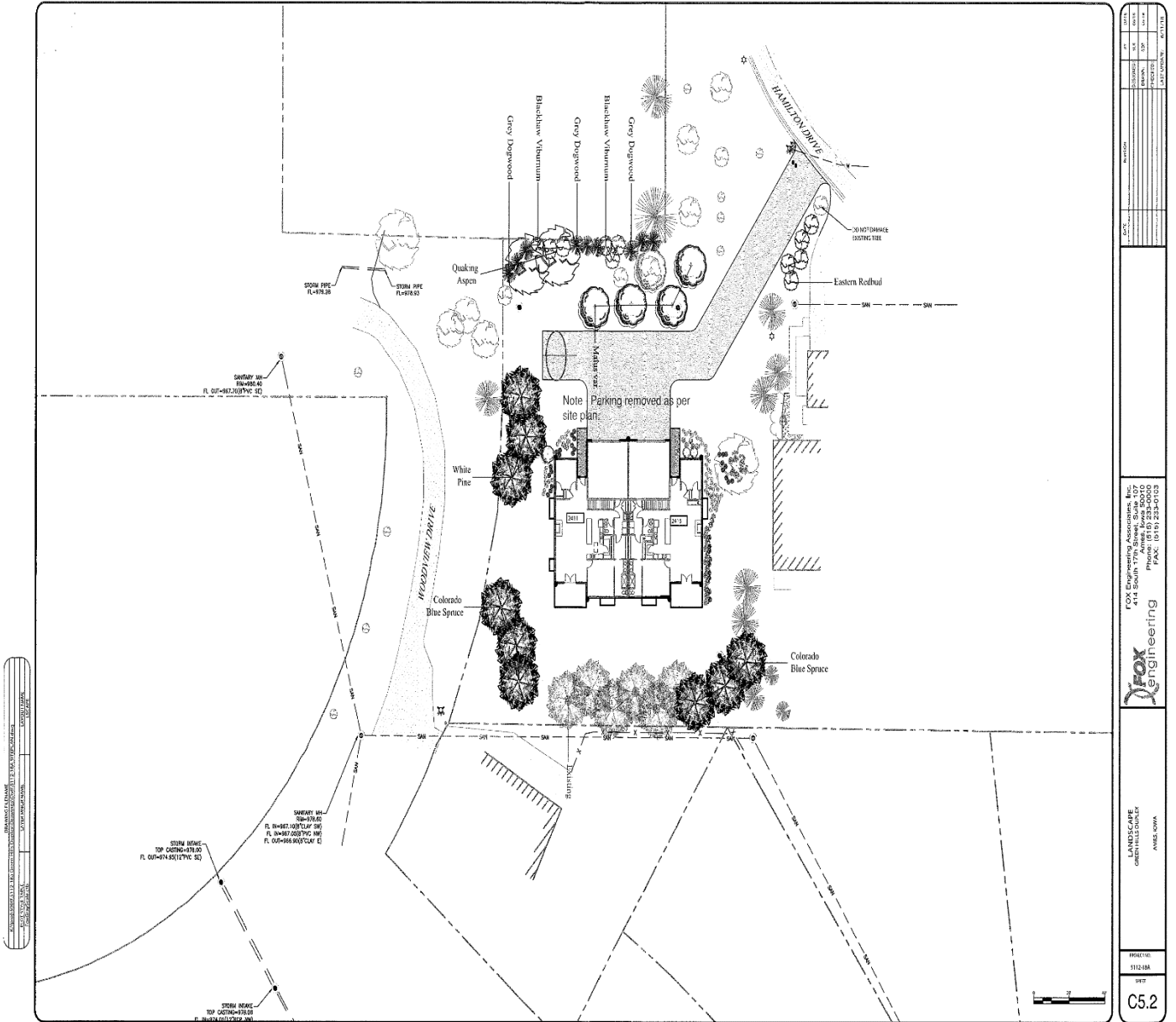
1/16" OVERALL FIRST FLOOR PLAN A201

RECEIVED
JUL 23 2014
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Attachment E- Amenities Addition Area Overview



Attachment F- Twin Home With Landscaping



NO. 1	DATE	BY	CHKD.
NO. 2	DATE	BY	CHKD.
NO. 3	DATE	BY	CHKD.
NO. 4	DATE	BY	CHKD.
NO. 5	DATE	BY	CHKD.
NO. 6	DATE	BY	CHKD.
NO. 7	DATE	BY	CHKD.
NO. 8	DATE	BY	CHKD.
NO. 9	DATE	BY	CHKD.
NO. 10	DATE	BY	CHKD.

FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 3107
 Phoenix, AZ 85003
 Phone: (602) 333-0000
 FAX: (602) 252-9123

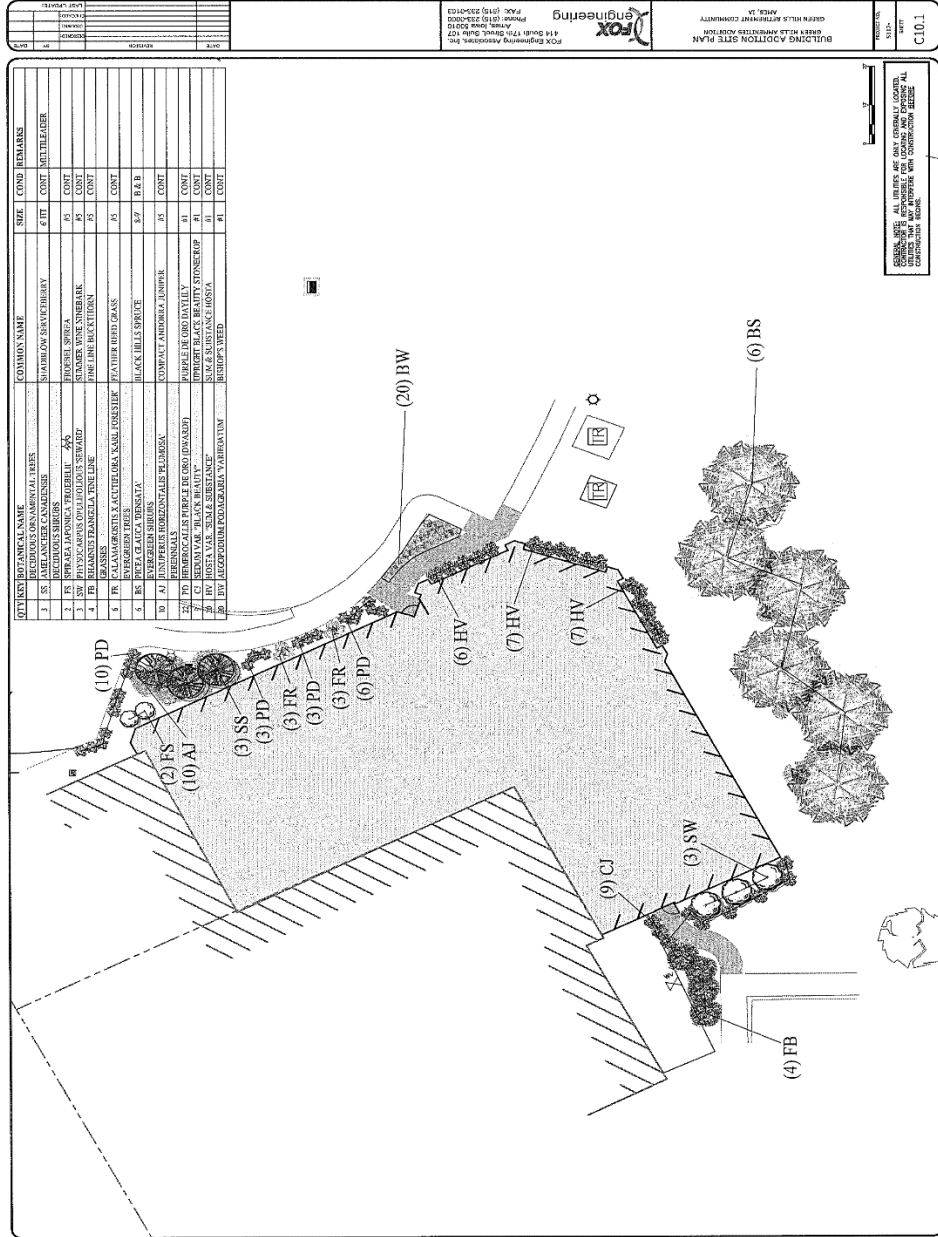
FOX Engineering

LANDSCAPE
 CREDIT: HILLS/COURTESY
 AVILES/DOWN

PROJECT NO:
 112-484

SHEET
 C5.2

Attachment G: Amenities Addition With Landscaping



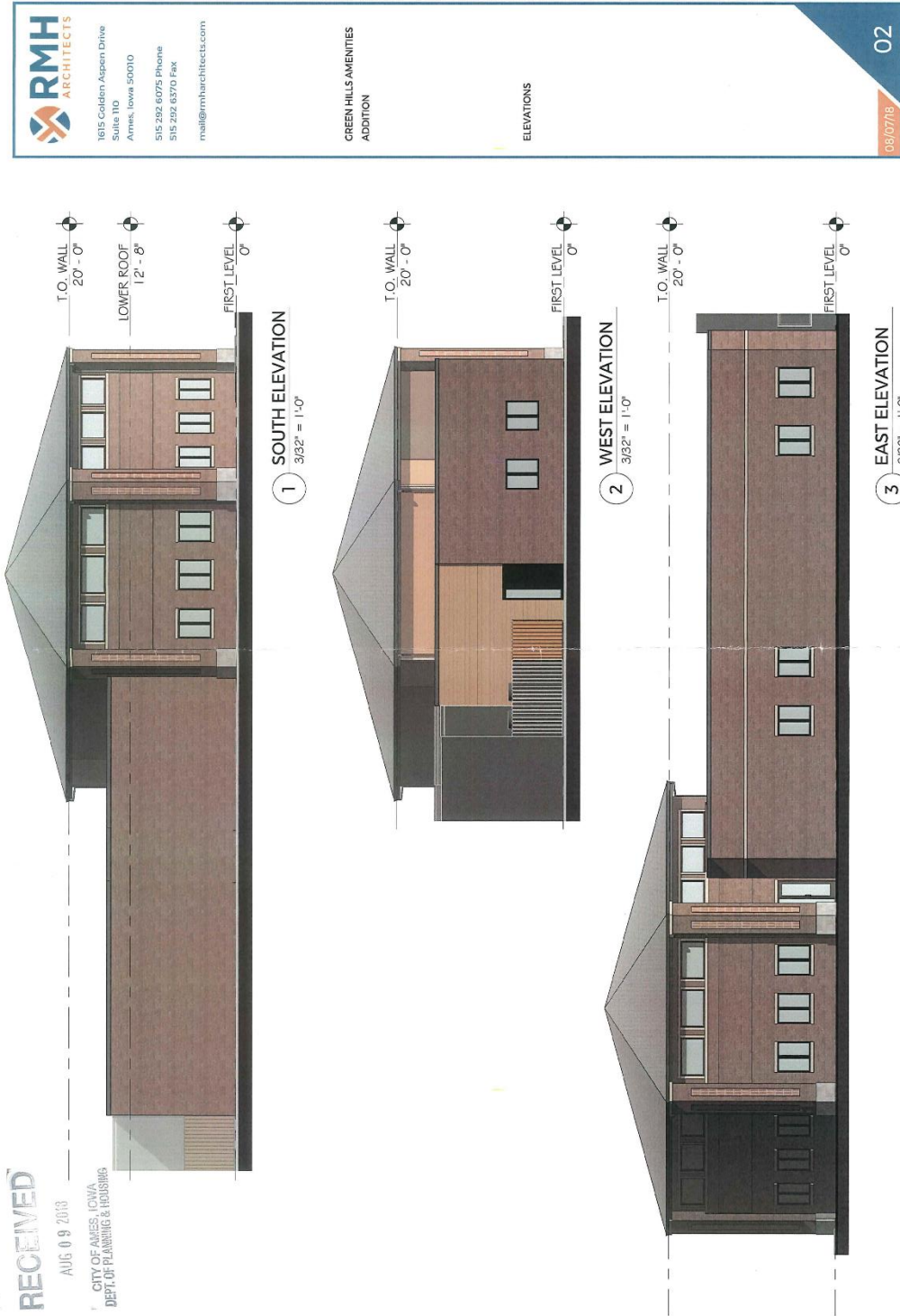
FOX Engineering
 414 South 77th Street, Suite 407
 Phoenix, AZ 85042
 Phone: (602) 258-0000
 Fax: (602) 258-0003

GREEN HILLS AFFIRMANT COMMUNITY
 GREEN HILLS AFFIRMANT ACQUANT
 BUILDING ADDITION SITE PLAN
 C10.1

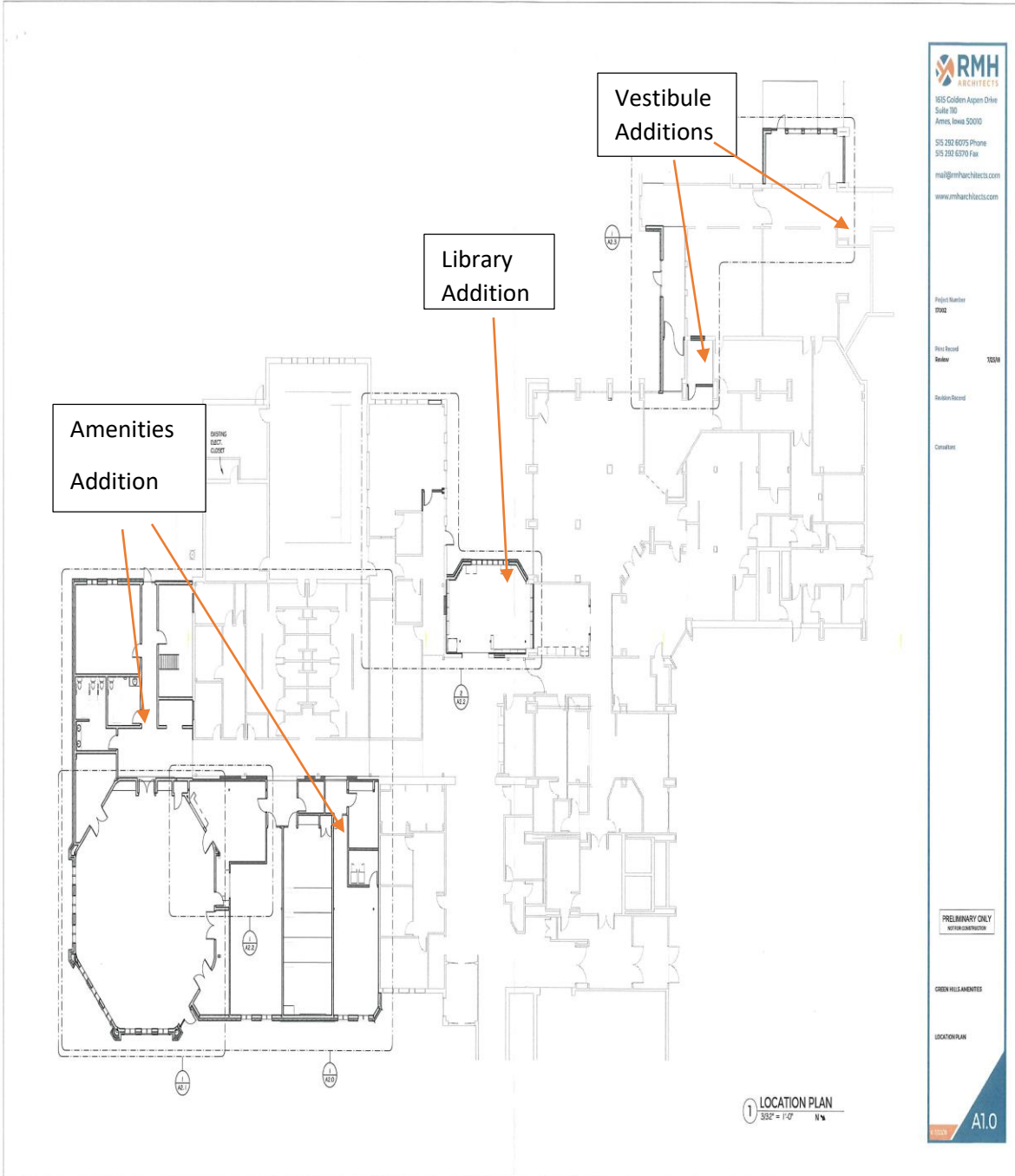
GENERAL NOTE: ALL MATERIALS AND METHODS SHALL BE AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

DATE	DESCRIPTION

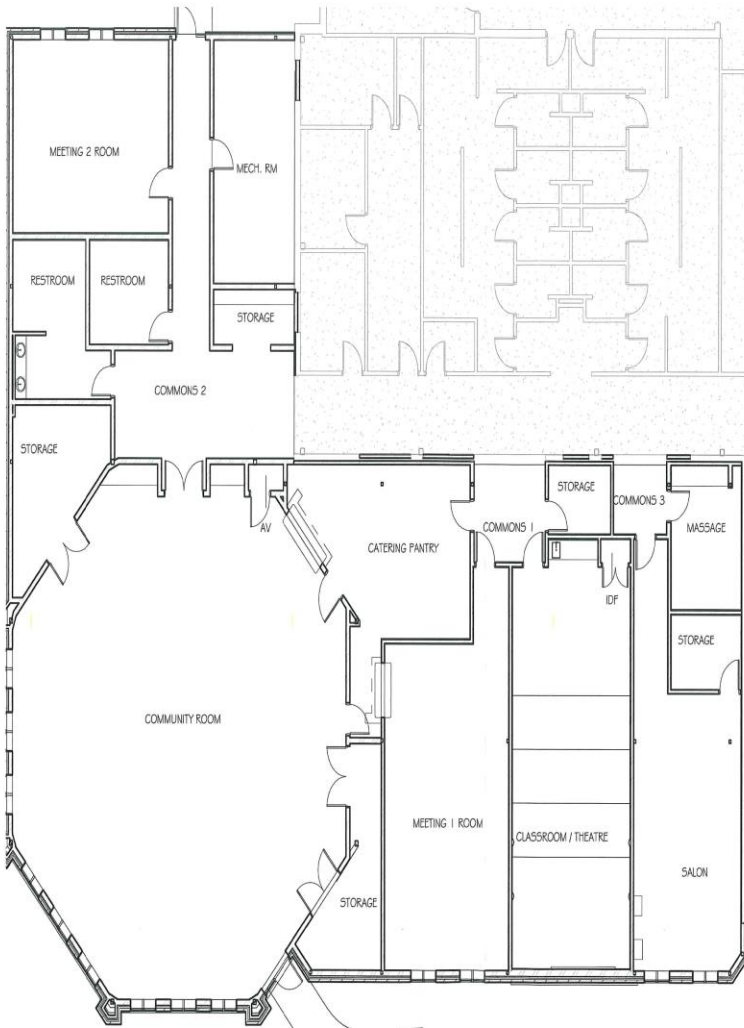
Attachment H- Elevation of Amenity Addition



Attachment I- Amenity and Vestibule Addition Floor Plan



Attachment J- Amenity Areas



1 AMENITIES ADDITION PLAN
 3/32" = 1'-0" N



1615 Golden Aspen Drive
 Suite 110
 Ames, Iowa 50010

515 292 6075 Phone
 515 292 6370 Fax

mail@rmharchitects.com

GREEN HILLS AMENITIES
 ADDITION

FLOOR PLAN

08/07/18

01

Attachment K- Twin Home Elevations and Floor Layout

WOODVIEW TWIN HOME GREEN HILLS RETIREMENT COMMUNITY 2200 HAMILTON DRIVE, AMES

PROJECT ALTERNATES

1. PROVIDE ALTERNATE WINDOW DESIGN FOR 1ST FLOOR
2. PROVIDE ALTERNATE WINDOW DESIGN FOR 2ND FLOOR
3. PROVIDE ALTERNATE WINDOW DESIGN FOR 3RD FLOOR

DRAWING SYMBOLS

- DOOR NUMBER
- NOTIFICATION
- EXISTING GRADE CONDITIONS
- NEW GRADE CONDITIONS
- NEW WINDOW ELEVATION
- NEW DOOR ELEVATION
- SECTION LINE, OTHER REFERENCE
- SECTION NUMBER
- SECTION REFERENCE
- SECTION OF VIEW
- SECTION NUMBER
- SECTION REFERENCE
- SECTION OF VIEW
- SECTION NUMBER
- SECTION REFERENCE

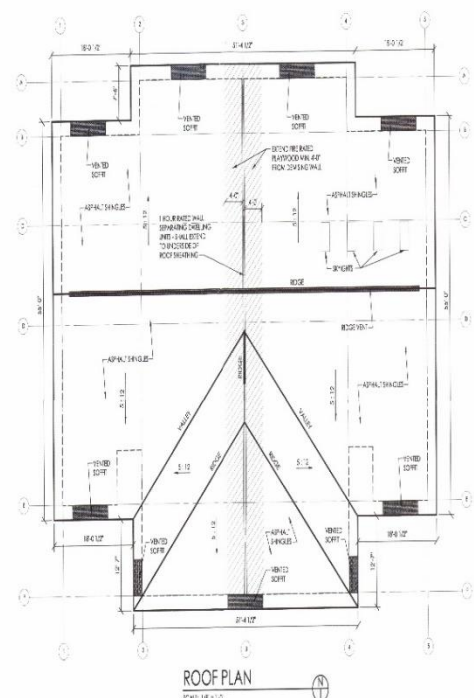
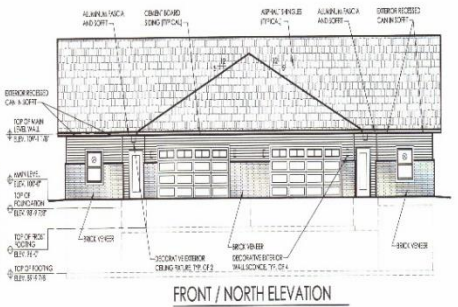
MATERIAL LEGEND

CONCRETE	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK
BRICK	BRICK	BRICK	BRICK



DRAWING INDEX

1. GENERAL CONTRACTOR PLAN
2. FOUNDATION PLAN
3. 1ST FLOOR PLAN
4. 2ND FLOOR PLAN
5. 3RD FLOOR PLAN
6. ROOF PLAN
7. SECTION
8. ELEVATION



Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200, Ames, IA 50010
Phone: 515.232.0888 • Fax: 515.232.0888 • www.benjamin-design.com

PROJECT LOCATION:
GREEN HILLS

WOODVIEW TWIN HOME
GREEN HILLS RETIREMENT COMMUNITY
2200 HAMILTON DRIVE
AMES, IOWA 50014

1511
DATE: 04-09-16
PROJECT: 21806
PLAN: 5-20-15 PLAN
DRAWN: [Name]
CHECKED: [Name]
DATE: [Date]
FILE: ELEVATIONS, ROOF PLAN

RECEIVED
4/14/16
515.232.0888

NOT FOR CONSTRUCTION

SHEET NO. T1 of 1

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON ACCEPTANCE & SUBMITTAL OF THE CITY'S 2017-18 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IN CONNECTION WITH THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

BACKGROUND:

The Community Development Block Grant (CDBG) regulations require that, within 90 days from the end of its fiscal year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER), which is required to be submitted to the Department of Housing and Urban Development (HUD) on or before September 29 each year. However, staff requested and received an extension to submit the report on or by October 31, 2018.

The 2017-18 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, 2017, through June 30, 2018. The regulations require that the CAPER be available for a 15-day public review and comment period, which occurred October 4, 2018, through October 18, 2018.

Attached for Council review and approval is a copy of the Executive Summary of the 2017-18 CAPER, which reports that of the \$1,114,304 was allocated (including administration and anticipated program income), \$444,951 was expensed on the following activities: Renter Affordability, Acquisition/Reuse of Properties for Affordable Housing Program Activities either through the Disposition of Properties, and/or the Rehabilitation of Properties, and Neighborhood Public Infrastructure Improvements Program for 321 State Avenue. Eighty-seven (87) low-income households were assisted. Additionally, approximately \$41,232 of program income was generated from the sale 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/CAPER.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the submittal of the City's 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER).
2. The City Council can deny adoption of a resolution approving the submittal of the City's 2017-18 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 2017-18 Consolidated Annual Performance and Evaluation Report (CAPER), which is to be submitted to HUD on or by October 31, 2018.



PROPOSED

CITY OF AMES

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

**CITY OF AMES FISCAL YEAR
JULY 1, 2017 THROUGH JUNE 30, 2018**



Public Comment Period:

October 3, 2018 thru October 18, 2018

Table of Contents

[CR-05 - Goals and Outcomes](#).....**1**

[CR-15 - Resources and Investments 91.520\(a\)](#)..... Error! Bookmark not defined.

[CR-20 - Affordable Housing 91.520\(b\)](#) Error! Bookmark not defined.

[CR-25 - Homeless and Other Special Needs 91.220\(d, e\); 91.320\(d, e\); 91.520\(c\)](#)Error!

Bookmark not defined.

[CR-30 - Public Housing 91.220\(h\); 91.320\(j\)](#) Error! Bookmark not defined.

[CR-35 - Other Actions 91.220\(j\)-\(k\); 91.320\(i\)-\(j\)](#) Error! Bookmark not defined.

[CR-40 - Monitoring 91.220 and 91.230](#) Error! Bookmark not defined.

[CR-45 - CDBG 91.520\(c\)](#) Error! Bookmark not defined.

Other Documents:

Appendix I-**31**

Integrated Disbursement and Information System Reports (IDIS)

Appendix II-**87**

Program Maps and Budgets

Appendix III-.....**91**

Point In Time Count

Appendix IV-**100**

ASSET Funder Priorities for FY 2017-18; and Final Funding Recommendations

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 2017-18: Acquisition/Reuse for Affordable Housing, Renter Affordability Program, Disposition of Properties, Acquisition/Rehab of Properties, and the Public Infrastructure Improvements Program for 321 State Avenue.

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 for low-income families, b. increasing the availability of affordable owner-occupied housing or c. maintaining the supply of affordable owner-occupied housing. Under this activity in 2017-18, the City was successful in acquiring two single family properties in the targeted Neighborhood Revitalization Strategy Area (NRSA). Both properties were purchased to increase the supply of affordable homeownership in the NRSA. One property will be rehabilitated and sold under the City's Homebuyer Assistance Program and one property will be demolished and the lot sold to a non-profit organization to build a new home for a low-income family.

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, to 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, and Transportation (Bus Passes and Fuel Vouchers) Assistance. During the program year 2017-18, a total of 85 Households with incomes at 60% or below the AMSA were assisted through the Deposit, First Month's Rent and Transportation Assistance Programs. Of the 85 households assisted, 29 received assistance with Deposit and/or First Month's Rent, and 56 received assistance with Transportation (42- fuel vouchers, 11-Cy-ride Bus Passes & 3-HIRTA Bus Passes). Additionally, ten (10) households were assisted in the City's designated Neighborhood Revitalization Strategy Area (NRSA).

The **Disposition of Properties** was designed to provide maintenance and costs for properties purchased in previous program years. For 2017-18 the activity included the on-going maintenance of three lots. For State Avenue see the comments under the Public Infrastructure Improvements Program. For the Sixth Street properties (three lots), the lots are slated to be sold on the open market for re-development and the revenue received to be directed to the 321 State Avenue Program, however, the sale of the lots has been moved to the 18-19 program year. The Maxwell lot was sold to Habitat for Humanity and a new home was constructed and sold to a very low-income family in the 2017-18 program year.

The **Acquisition/Rehabilitation Activity** was designed to rehabilitate properties purchased under the Acquisition/Reuse Program that needed repairs before being sold to eligible buyers. Two properties were Wellons and one duplex on Stafford. For 2017-18, the Wellons property was sold to Habitat for Humanity who in turn sold the

property to an eligible Habitat home buyer. The rehabilitation of Stafford property was being completed and the property was anticipated to be sold to an eligible non-profit organization in FY 2017-18. Negotiations began with a non-profit, but the sale did not occur in the 2017-18 program year. The effort to sell this property continues for 2018-19.

The Public Infrastructure Improvements Program for 321 State Avenue. Under this program activity, 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, in 2016-17 the City was successful in receiving its first Neighborhood Revitalization Strategy Area designation for the 10-acre parcel. In 2017-18, although there was an unsuccessful attempt to negotiate an agreement with a local developer in the spring of 2018, the City as the “developer” prepared the specifications, solicited for bids and was successful in awarding a contract to begin the installation of the infrastructure improvements on the site. The improvements are anticipated to be completed in the fall of 2018-19.

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 – continue to be the primary focus of all the activities that were implemented for the 2017-18 program year. Without the completion of the Public Infrastructure Improvements the Homebuyer Assistance Program cannot be implemented. Implementation of a Housing Improvements Program will be considered in the planning of the 2019-2024 Five-year Consolidated Plan and the 2019-2020 Annual Action Plan.

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 2017-18 program year, the original projects slated to be implemented were the Renter Affordability, Homebuyer Assistance, Public Infrastructure Improvements for State Avenue, Acquisition/Reuse for Affordable Housing, and Disposition of Properties and the Home Improvement Program. For 2017-18 the Public Infrastructure Improvements was the priority project, this was due to the following delays: the negotiations with a developer failed; the City became the developer; the project scope had to be reduced and redesigned; and a new round of solicitation of construction bids. This substantially delayed the project and the opportunity to implement the Single-family Housing Improvement Program and of course the Homebuyer Assistance Program. However, the Renter Affordability Program, Acquisition/Reuse Program and the start of the Public Infrastructure Program was able to occur.

Old CAF

ITEM# ~~14~~
DATE: ~~09-25-18~~

10-23-18

COUNCIL ACTION FORM**SUBJECT: YOUTH AND SHELTER SERVICES USE OF MUNICIPAL LOT P****BACKGROUND:**

In August of 2017, City Council approved a one-year lease extension with Youth and Shelter Services (YSS) for use of Municipal Lot P at 308 5th Street. Lot P was originally leased to YSS as part of the Development Agreement for renovation of the old City Hall at 420 Kellogg Avenue beginning in 1995. The last time the lease was renewed, YSS requested, and was granted, a lease rate of \$20/space/month. YSS felt that they have been performing routine lot maintenance that was equivalent to approximately \$15/space/month (as of July 1, 2018, the City charges \$50/month/space). It should be noted that the lease agreement requires this maintenance, which includes snow removal, be performed at the lessor's sole expense. The current lease agreement has expired as of August 31, 2018.

There appears to be at least three alternatives that could be applied to YSS for their use of Municipal Lot P; 1) convert the stalls to the standard reserved rate of \$50/month/space and have the City assume all maintenance responsibilities for Lot P, 2) install parking meters, which for parking lots would be set at 10-hour limits, at \$0.50/hour (consistent with the area meter rates) and with the City assuming all maintenance responsibilities for Lot P, 3) enter into a lease with YSS for \$35/month/space in recognition of that they will continue to perform routine maintenance of Lot P.

YSS provided a letter in support to maintain long-term use of the lot, requesting to stay at the lower rate of \$20/month/space due to the maintenance they perform throughout the year.

ALTERNATIVES:

1. Direct staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the rental rate of \$35/month/space, acknowledging that YSS performs routine maintenance on Lot P which includes snow removal.
2. Direct staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the rental rate of \$20/month/space, acknowledging that YSS performs routine maintenance on Lot P which includes snow removal. (YSS preferred action)
3. Direct staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the standard rate of \$50/month/space with the City assuming responsibility for all maintenance of Lot P.

4. Direct staff to modify the official Parking Meter Map to reflect 10-hour metered parking in Municipal Lot P at the current rate of \$0.50/hour with the City assuming responsibility for all maintenance of Lot P.

This alternative would make Lot P available to the general public as well as YSS. The \$.50/hour rate would be consistent with the rates for other parking meters in the area.

MANAGER'S RECOMMENDED ACTION:

Assuming that the City Council would prefer to continue providing Lot P for the exclusive of YSS and acknowledge their costs for maintaining Lot P, it is the recommendation of the City Manager that the City Council adopt Alternative #1 thereby directing staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the rental rate of \$35/month/space, acknowledging that YSS performs routine maintenance on Lot P which includes snow removal.

The recommended alternative will give credit to YSS for assuming maintenance responsibilities for Lot P, yet still generates additional revenue needed by the City for pavement replacement of our parking lots.

September 20, 2018



City of Ames
515 Clark Avenue
Ames, Iowa 50010

Re: City Parking Lot #P

City Council Members,

YSS began to rent parking spaces in Lot #P in 2007 for \$20 per space. Included in the rental agreement, YSS agreed to keep the lot cleared of snow in the winter and clean from litter year round. We have valued this agreement and have been conscientious in the maintenance of the lot.

YSS will be maintaining its presence in historic downtown as well as continuing the precedence of allowing community groups to utilize our building throughout the day and evening. Having access to this lot is instrumental for our employee and visitor activities; it is full on a daily basis.

YSS is grateful for the partnership with the City of Ames on multiple fronts. We're confident the partnership is mutually beneficial as we serve thousands of Ames residents each year. An increase of 150% would result in an additional \$5,400 in expenses for YSS annually. To help keep our expenses low and ensure our resources are spent on creating impact, we would request that you consider the nonprofit rate of \$20 per unit that we have been paying previously.

Thank you for your consideration of our request.

Respectfully,

Andrew Allen
President & CEO