

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
JULY 23, 2019

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

CALL TO ORDER: 6:00 p.m.

PROCLAMATION:

1. Proclamation for “US Army Corporal Ralph L. Bennett Coming Home Day:” August 3, 2019

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

2. Motion approving payment of claims
3. Motion approving Minutes of Special Meeting held July 12, 2019, and Regular Meeting held July 9, 2019
4. Motion approving Report of Change Orders for July 1-15, 2019
5. Motion approving Class A Liquor License Premise Update - Green Hills Residents’ Association, 2200 Hamilton Drive, Suite 100
6. Motion approving new 5-day Class C Liquor License (July 30 - August 3, 2019) - Dublinbay Pub, 320 S. 16th Street, pending approval from Iowa State University
7. Motion approving new 12-month Class C Liquor License - La Fiesta Bar & Grill, 823 Wheeler St., Ste. 5, pending Food Establishment License and Dram Shop
8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor License with Class B Wine and Class C Beer and Sunday Sales - AJ's Liquor II, 2515 Chamberlain
 - b. Special Class C Liquor License with Sunday Sales - Huhot Mongolian Grill, 703 S. Duff Avenue, Suite #105
 - c. Special Class C Liquor License with Outdoor Service and Sunday Sales - India Palace, 120 Hayward Avenue
 - d. Class C Liquor License with Catering, Outdoor Service and Sunday Sales - Cyclone Experience Network, 1800 S. 4th St - Jack Trice Stadium
 - e. Class E Liquor License with Class B Wine and Class C Beer - Fareway Meat Market #189, 3720 Lincoln Way
9. Requests from Octagon Center for the Arts for 49th Annual Octagon Art Festival on Sunday, September 22, 2019
 - a. Motion approving a blanket Temporary Obstruction Permit and a blanket Vending License

- for the Central Business District
- b. Resolution approving closure of the following streets from 6:00 a.m. to 6:00 p.m.
 - i. Main Street, east of Clark to just west of Duff Avenue
 - ii. Douglas Avenue between 5th Street and Main Street
 - iii. Kellogg Avenue between south of the alley and Main Street
 - iv. Burnett Avenue between south of the alley and Main Street
 - c. Resolution approving waiver of fees for blanket Vending License
 - d. Resolution allowing usage of electricity and approving waiver of costs of electricity
10. Resolution approving Quarterly Investment Report for Period Ending June 30, 2019
 11. Alley Right-of-Way North of Lincoln Way and East of Elm Avenue:
 - a. Resolution setting August 27, 2019, as date of public hearing on first reading of Ordinance vacating 180' x 16' alley right-of-way
 - b. Resolution setting September 24, 2019, as date of public hearing to convey vacated alley right-of-way to Forest Park Properties, LLC
 12. Resolution approving funding request for Census 2020 education campaign in the amount of \$35,000
 13. Resolution authorizing an additional full-time position in Finance Department for the period between August 1, 2019, and November 1, 2019
 14. Resolution approving renewal of contract with EMC for Workers' Compensation and Municipal Fire and Police System Medical Claims Administration
 15. Resolution approving an exception to City Purchasing Policies and approving an award to General Electric Steam Services, Inc., of Midlothian, Virginia, to provide technical field advisor services for Unit 7 Overhaul in an amount not to exceed \$200,000
 16. Resolution approving Amendment to Engineering Services Agreement with WHKS & Co., of Ames, Iowa, for Sanitary Sewer Rehabilitation Construction Observation in an amount not to exceed \$39,000
 17. Resolution accepting donation of five acres of land on Woodland Street (Old Edwards Elementary School) from Ames Community School District for use as a City neighborhood park
 18. Update on Urban Deer Management Program - Bow Hunting
 19. Resolution approving preliminary plans and specifications for 2018/19 Asphalt Pavement Improvements (Reliable, Delaware, Florida, and Hutchison); setting August 21, 2019, as bid due date and August 27, 2019, as date of public hearing
 20. Resolution approving contract and bond for Water Plant Radio Telemetry Upgrades
 21. Resolution approving contract and bond for Campustown Public Improvements - Water Service Replacement
 22. Resolution approving contract and bond for Power Plant Maintenance Contract
 23. Resolution approving contract renewal for FY 2019/20 with Itron, Inc., of Liberty Lake, Washington, to furnish water meters, radio units, and related parts in an aggregate amount not to exceed \$450,400
 24. Resolution accepting completion of Year Three of Water Pollution Control Facility Biosolids Disposal Operations

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.

ADMINISTRATION:

- 25. Discussion with ASSET volunteers regarding 2020/21 ASSET Priorities:
 - a. Motion approving City of Ames ASSET Priorities for FY 2020/21 funding cycle

ELECTRIC:

- 26. Community Solar Project:
 - a. Update on development and operation of Community Solar Farm:
 - i. Resolution approving Energy Services Agreement with ForeFront Power of San Francisco, California, to construct and maintain a 2-MW Community Solar Farm at the Airport site
- 27. Retail Solar Net Metering Update

FIRE/INSPECTIONS:

- 28. Discussion of proposed Rental Housing Code changes

PLANNING & HOUSING:

- 29. Staff Report on Vacation Lodging:
 - a. Motion providing direction to staff

HEARINGS:

- 30. Hearing on proposed amendments to the Zoning Code (Chapter 29) and the Rental Code (Chapter 13) and the creation of a new Chapter 35 to establish zoning definitions, standards, and enforcement procedures for permitting/licensing of guest lodging in specified zoning districts:
 - a. First passage of ordinance amending Chapter 29 pertaining to guest lodging in specified zoning districts
 - b. First passage of ordinance amending Chapter 13 pertaining to guest lodging
 - c. First passage of ordinance creating Chapter 35 pertaining to guest lodging
- 31. Hearing regarding conveyance of City-owned property located at 734 E. Lincoln Way (Parcel No. 09-11-226-115):
 - a. Resolution approving conveyance of approximately 5,808 square feet of City-owned property located at 734 E. Lincoln Way to DHN Investments, LLC, for the sale price of \$10,489
- 32. Hearing on vacation of Public Utility, Surface Water Flowage, and Storm Sewer Easements at 397 Wilder Avenue:
 - a. Motion to continue hearing until August 13, 2019, to approve vacation of Easements
 - b. Motion to table until August 13, 2019, accepting donation of Parcel A from Sunset Ridge Property Owners' Association for future park land
- 33. Hearing on PRD Amendment with a Major Site Development Plan for property located at 130 Wilder Avenue:
 - a. Resolution approving PRD Amendment and Major Site Development Plan
 - b. Resolution approving Preliminary Plat
- 34. Hearing on Asbestos Remediation and Related Services and Supply Contract for Power Plant:

- a. Resolution approving final plans and specifications and awarding contract to Earth Services & Abatement, LLC, in the amount not to exceed \$80,000
- 35. Hearing on Non-Asbestos Insulation and Related Services and Supplies for Power Plant:
 - a. Resolution approving final plans and specifications and awarding contract to HTH Companies, Inc., in the amount not to exceed \$80,000
- 36. Hearing on South Grand Avenue, South 5th Street to Squaw Creek Drive, and South 5th Street, South Grand Avenue to 600' west of South Duff Avenue:
 - a. Resolution approving final plans and specifications and awarding contract to Peterson Contractors Inc. (PCI), of Reinbeck, Iowa, in the amount of \$3,159,304.15, contingent upon IDOT concurrence

PUBLIC WORKS:

- 37. Resolution approving Agreement with JCorp and authorizing payment to JCorp of Ames, Iowa in the amount of \$57,339.05 from unobligated General Obligation Bond funds regarding Tripp Street Extension project
- 38. Flood Mitigation - River Flooding Land Acquisition (Tom Carney property on South Duff Avenue)

ORDINANCES:

- 39. Second passage or ordinance on zoning text amendment to Chapter 29.401(5) to allow multiple buildings on single lots in certain zoning districts
- 40. Third passage and adoption of ORDINANCE NO. 4389 rezoning 3315 S. Riverside Drive from Agricultural to Research Park Innovation 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 SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 12, 2019

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 1:04 p.m. on the 12th day of July, 2019, in Conference Room 235 in City Hall, 515 Clark Avenue. As it was impractical for the Council members to attend in person, Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson were present. Council Member Martin and *Ex officio* Member Devyn Leeson were absent.

LOCAL MATCH FOR COMMUNITY ATTRACTION AND TOURISM GRANT: Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 19-356 approving the Inis Grove Restroom Project (funded as part of the City's Capital Improvement Plan) to be used as the City's local match in the Ames Foundation Community Attraction and Tourism (CAT) Grant application pertaining to the Inis Grove Accessibility Improvement Project (Miracle League Field/Inclusive Playground and Inis Grove Park Restroom Project).

Mayor Haila acknowledged the contribution of \$25,000 made to the Ames Foundation by the Story County Board of Supervisors towards the local match for the Grant. He publicly noted the City's appreciation of the County's monetary assistance and for its letter of support for this project.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: None.

COUNCIL COMMENTS: None.

ADJOURNMENT: The meeting adjourned at 1:10 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor

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

AMES, IOWA

JULY 09, 2019

AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO) TRANSPORTATION POLICY COMMITTEE MEETING

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 9th day of July, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chris Nelson, City of Ames; Lauris Olson, Story County, and Juan Bibiloni, Transit. AAMPO Administrator and Ames Public Works Director John Joiner, was also present. Voting members David Martin; City of Ames, Jonathan Popp, Gilbert Mayor, and Bill Zinnel, Boone County Supervisor were absent.

HEARING ON SECOND AMENDMENT TO FFY 2019-2022 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Public Works Director John Joiner stated that both drafts were approved in May 2019 by the Policy Committee. The drafts were presented for public comment and they did not receive any recommendations for changes.

Mayor Haila opened the public hearing. Since no one came forward to speak, he closed the public hearing.

Moved by Beatty-Hansen, seconded by Olson, to approve the Second Amendment to FFY 2019-2022 Transportation Improvement Program (TIP).

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

HEARING ON FFY 2020-2023 TIP: Mayor Haila opened the public hearing and closed it after no one came forward to speak.

Moved by Nelson, seconded by Olson, to approve RESOLUTION NO. 19-329 approving the final FFY 2020-2023 Transportation Improvement Program (TIP) for submission to the Iowa Department of Transportation.

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

ADJOURNMENT: Moved by Bibiloni to adjourn the AAMPO Transportation Policy Committee meeting at 6:03 p.m.

REGULAR CITY COUNCIL MEETING

The Regular Meeting of the Ames City Council was called to order by Mayor Haila at 6:03 p.m. on July 9, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames

City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson. *Ex officio* Member Devyn Leeson was also present. Council Member David Martin was absent.

PROCLAMATION FOR “PARKS AND RECREATION MONTH:” Mayor Haila proclaimed July 2019 as “Parks and Recreation Month.” Accepting the Proclamation on behalf of the City of Ames Parks and Recreation Department were Parks and Recreation Director Keith Abraham and Recreation Superintendent Kellee Omlid. Ms. Omlid highlighted a few events that will be happening during the month of July.

PROCLAMATION FOR “SUMMER LEARNING WEEK:” The week of July 8-13, 2019, was proclaimed as “Summer Learning Week.” Those accepting the Proclamation were Story County Reads Director Malai Amfahr, Ames Public Library Youth Services Manager Jerri Heid, and United Way President and CEO Jean Kresse. Ms. Amfahr mentioned a few programs that are happening during the summer.

Mayor Haila announced that the Council would be working from an Amended Agenda. Item 26b has changed from a Resolution establishing parking regulations to a Motion directing City Attorney to prepare an ordinance establishing parking regulations.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting held June 18, 2019, and Regular Meeting held June 25, 2019
3. Motion approving Report of Change Orders for June 16 - 30, 2019
4. Motion approving new 5-day Special Class C Liquor License (July 9-13) - Ames Main Street, 2520 Airport Drive
5. Motion approving Class B Beer Liquor License ownership change - Pancharo’s Mexican Grill - 1310 S Duff Avenue
6. Motion approving new 5-day Class B Beer Liquor License (July 25-29) - The Whimsical Wine Trailer, 1407 S University Blvd
7. Motion approving new 5-day Class C Liquor License (July 19-23) - Whatcha Smokin BBQ, 1407 S University Blvd
8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Sunday Sales - Red Lobster #0747, 1100 Buckeye Avenue
 - b. Class C Liquor License with Sunday Sales - Welch Ave Station, 207 Welch Avenue - PENDING DRAM SHOP
 - c. Class C Beer Permit with Class B Native Wine and Sunday Sales - Hampton Inn & Suites Ames, 2100 SE 16th Street
 - d. Class C Liquor License with Catering, Outdoor Service and Sunday Sales - Iowa State Center - Scheman, Scheman Building, Iowa State University
 - e. Class C Liquor License with Outdoor Service and Sunday Sales - NorthCyde Kitchen

- & Keg, 823 Wheeler Street, Ste. 1
 - f. Class B Beer with Sunday Sales - Panchero's Mexican Grill, 1310 S. Duff Avenue, Ste. 103
 - g. Class C Liquor License with Sunday Sales - Applebee's Neighborhood Grill & Bar, 105 Chestnut
 - h. Class C Liquor License with Living Quarters and Sunday Sales - Sportsman's Lounge, 123 Main Street
9. Motion approving request from Iowa Sports Foundation, Inc. for Fireworks Permit for display at Jack Trice Stadium on July 19, 2019, for Iowa Games, pending approval of City Fire Inspector
 10. RESOLUTION NO. 19-330 approving Encroachment Permit for a sign at 212 Hayward Avenue
 11. RESOLUTION NO. 19-331 on approving Professional Services Agreement with KFI Engineers, Inc., of St. Paul, Minnesota, for design of the Water Plant Dehumidification Project in an amount not to exceed \$66,500
 12. RESOLUTION NO. 19-332 approving Memorandum of Agreement and Agency Access Agreements with the Huxley Police Department allowing access to the public safety network
 13. RESOLUTION NO. 19-333 waiving Purchasing Policies' bidding requirements and extending an engagement with Ahlers and Cooney, P.C., of Des Moines, Iowa, in an amount not to exceed \$15,000 for legal services related to application of *Iowa Code* Chapter 20
 14. RESOLUTION NO. 19-334 waiving Purchasing Policies' bidding requirements and authorizing purchase of software maintenance from Superior, LLC (a CentralSquare company)
 15. RESOLUTION NO. 19-335 waiving Purchasing Policies' bidding requirements and authorizing purchase of MAPSG software maintenance from Superior, LLC (a CentralSquare company)
 16. RESOLUTION NO. 19-336 approving preliminary plans and specifications for 2017/18 Water System Improvements - Water Service Transfer (10th Street and 12th Street); setting August 7, 2019, as bid due date and August 13, 2019, as date of public hearing
 17. RESOLUTION NO. 19-337 approving preliminary plans and specifications for 2018/19 Water System Improvements (Burnett Avenue, Murray Drive); setting August 7, 2019, as bid due date and August 13, 2019, as date of public hearing
 18. RESOLUTION NO. 19-338 approving preliminary plans and specifications for 2014/15 Storm Water Facility Rehab Program (Somerset); setting August 7, 2019, as bid due date and August 13, 2019, as date of public hearing
 19. RESOLUTION NO. 19-339 approving preliminary plans and specifications for 2017/18 Shared Use Path System Expansion (W. Lincoln Way); setting August 7, 2019, as bid due date and August 13, 2019, as date of public hearing
 20. RESOLUTION NO. 19-340 awarding contract to C.E.M Solutions, Inc., of Hernando, Florida, for Emissions Testing Services Contract for Power Plant for FY 2019/20 in an amount not to exceed \$40,000
 21. RESOLUTION NO. 19-341 approving contract renewal for FY 2019/20 with Itron, Inc., of Liberty Lake, Washington, to furnish water meters, radio units, and related parts in an aggregate amount not to exceed \$450,000

21. RESOLUTION NO. 19-342 approving contract and bond for Underground Trenching Services for Electric Services - Primary Contract
22. RESOLUTION NO. 19-343 approving contract and bond for Underground Trenching Services for Electric Services - Secondary Contract
23. RESOLUTION NO. 19-344 approving contract and bond for Scaffolding & Related Services & Supply Contract
24. RESOLUTION NO. 19-345 accepting completion of 2016/17 Traffic Signal Program (6th Street/Hazel Avenue)
25. 397 Wilder Avenue:
 - a. RESOLUTION NO. 19-346 setting July 23, 2019, as date of public hearing regarding vacating public utility, surface water flowage, and storm sewer easements
 - b. RESOLUTION NO. 19-347 approving Plat of Survey
26. Scenic Valley Subdivision, 4th Addition:
 - a. RESOLUTION NO. 19-348 approving Final Plat
 - b. ~~Resolution establishing parking regulations~~ *Motion directing City Attorney to prepare ordinance establishing parking regulations
27. RESOLUTION NO. 19-349 approving Final Plat for Deery Subdivision, Plat 2 (1810 SE 16th Street)

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

PUBLIC FORUM: Mayor Haila opened Public Forum. No one came forward to speak, and Public Forum was closed.

SOUTHWOOD SUBDIVISION, 4TH ADDITION: Planning and Housing Director Kelly Diekmann stated that tonight the Council is reviewing a Final Plat, and this Final Plat is unique as it is the first Integrated Site Plan to go through the approval process. The Integrated Site Plan allows for review of an entire site for compliance with development standards rather than each lot to meet the standards. Mr. Diekmann explained an important piece of the process is a signed Development Agreement to address the phasing of the improvements. He noted that the developer has agreed that in Phase One, as defined in the Development Agreement, includes Lots 1, 2, and 3 that divide the existing building and include other site improvements. All improvements are required with the initial phase to these lots, as well as, the front yard landscaping along South 16th Street. Director Diekmann stated that work will be done on the other lots in time and will come in as individual permits. City staff is recommending approval with the Development Agreement as proposed. He noted that the Agreement is set up that the Agreement is not effective unless the property owner does sell the property to the applicant that the staff has been working with. If the transaction does not happen then the project will not go through.

Mayor Haila stated that Council Member Martin had emailed a question with concerns about pedestrian access. Mr. Diekmann stated that when the Site Development Plan was approved in November, it shows that South 16th Street was approved with two different accesses. Access was created to South 16th Street and there are two sidewalks that extend at the Southeast corner to

Buckeye, but at this time there is not a sidewalk that connects along the driveway that is in between the Staples parking lot and the proposed parking lot. He also noted that the two lots on Duff, do not have a sidewalk that goes to Duff Avenue. Director Diekmann stated that the Council is not able to modify the Site Development Plan, but as the applicant is finalizing some of the details on the building footprints, if there are minor changes where a sidewalk might be able to get to Buckeye that would benefit the applicant then staff will allow those minor modifications.

Moved by Betcher, seconded by Corrieri, to approve RESOLUTION NO. 19-355 approving the Development Agreement for Southwood Subdivision, 4th Addition.

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

Moved by Beatty-Hansen, seconded by Corrieri, to approve RESOLUTION NO. 19-350 approving the Final Plat for Southwood Subdivision, 4th Addition.

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

HEARING ON VOLUNTARY ANNEXATION OF 18 PARCELS GENERALLY LOCATED SOUTH OF THE CURRENT CITY LIMITS BETWEEN UNIVERSITY BOULEVARD/530TH AVENUE AND CEDAR LANE: Planning and Housing Director Kelly Diekmann stated that the proposed annexation is for multiple properties with a 100% voluntary annexation. The annexation will close up all the identified growth area that is currently in the Land Use Policy Plan (LUPP) for the area. The Pre-Annexation Agreement allows for some benefits to encourage the voluntary annexation in relation to water and sewer charges. Director Diekmann stated that with the Council's approval tonight, this item will go to the City Development Board for its consideration since this is within two miles of the City of Kelly.

Council Member Gartin asked from a strategic perspective, if there were any properties that would make it challenging to bring in other properties later. Mr. Diekmann stated that he can confidently say no, as there are no issues with this Annexation and this is the last area that is identified for annexation in this part of the City and will make a uniform boundary.

Mayor Haila inquired as to how the area is served in regards to water and sewer. Mr. Diekmann stated that with the Annexation Agreement, it comes with the standard covenant that the area will be covered by the City of Ames water and sewer in the future. Currently, the bulk of the territory is likely Xenia territory, but there is a slight discrepancy in the records whether a small portion if the territory is served by Xenia or the City of Ames. Director Diekmann stated that City water and sewer will be provided with the Subdivision and development of the Burgason larger piece. Mayor Haila asked about the Xenia buyout and what the Agreement states. Mr. Diekmann explained that the Agreement states that if Xenia requires any payment to transfer the service territory from them to the City of Ames the property owner will be responsible to pay Xenia.

The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 19-351 approving the Pre-Annexation Agreement for 18 parcels generally located south of the current City limits between University Boulevard/530th Avenue and Cedar Lane.

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

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 19-352 approving the Annexation of 18 parcels generally located south of the current City limits between University Boulevard/530th Avenue and Cedar Lane.

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

HEARING ON LANDSCAPE PLAN FOR THE MAJOR SITE DEVELOPMENT PLAN FOR 2105 AND 2205 E. LINCOLN WAY: Planning and Housing Director Kelly Diekmann stated that a Minor Site Development Plan was approved in 2017 for a small addition to the building at 2205 East Lincoln Way and a new building at 2105 East Lincoln Way. He noted that, as the property owners completed the project, they decided they would prefer a different landscape when looking at the topography of the site. The property owner believes the shrubs and grass plantings proposed on the original Plan will be difficult to maintain on the steep terrain in front of both buildings and that the visual appeal of the shrubs and grasses is reduced or blocked due to the difficulty of seeing the shrubs and grasses from Lincoln Way due to the terrain and distance from the road. The alternative proposal includes replacing 199 grasses and shrubs with one over-story tree and six ornamental trees in addition to the other front yard trees.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 19-353 approving the Major Site Development Plan for 2105 and 2205 E. Lincoln Way and accepting alternatives to the Landscape Plan.

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

HEARING ON CONVEYANCE OF RIGHT-OF-WAY ADJACENT TO 635 AGG AVENUE TO STEVEN AND SARAH WALTER: Mayor Haila declared the public hearing opened. He declared it closed after there wasn't anyone wishing to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt ORDINANCE NO. 4388 vacating the right-of-way adjacent to 635 Agg Avenue.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 19-354 approving conveyance of the vacated right-of-way to Steven and Sarah Walter in the amount of \$3,165.75.

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

HEARING ON ZONING TEXT AMENDMENT TO CHAPTER 29.401(5) TO ALLOW MULTIPLE BUILDINGS ON SINGLE LOTS IN CERTAIN ZONING DISTRICTS: Planning and Housing Director Kelly Diekmann stated this item was requested by an applicant to consider allowing group living to have multiple buildings on a site. Staff supports the change and they have added a number of elements to clarify different situations across the City that are broader. He noted that staff currently regulates by use and not Zoning District, and they are now broadening it for Commercial, Industrial, Government, and Special Purpose Districts; regardless of use, they are allowed to take advantage of having multiple buildings on a site. Residential sites with apartments require assumed setbacks around all buildings whereas other uses apply setbacks based upon perimeter property lines. For those uses not listed, such as a single-family homes and group living uses, a property is not permitted to have multiple buildings on a site. Mr. Diekmann explained that if there are already non-conforming uses on a lot the property owner will not be able to add more uses. He noted that after reviewing the Ordinance he did find one typo in Section (b) (iii) as the word “and” needs to be inserted between “area setback.”

Council Member Betcher mentioned that during the short-term rental housing discussions, it was brought up that Mary Greeley had a couple of houses on its lot that are used as rentals. She wanted to know if this clarifies the acceptability of those houses. Mr. Diekmann stated that there was a question if those properties were an accessory to the hospital or its own thing at that time. He stated that the Hospital/Medical District is a Special Purpose District, which, by the first section of the Ordinance, it would be able to have multiple structures in the zone regardless of use, but he would not be able to answer the question if it is truly accessory or truly principal use and if the base zone would allow that use.

Ms. Betcher stated that there are other properties in the Medical/Hospital District that are residential, but she is not sure if Section (b) residential zoning district of the Ordinance trumps Section (a) Hospital/Medical Special Use District. If someone could meet the setbacks and area requirements, they could have accessory dwelling unit. Mr. Diekmann stated it would have to be a principle use and there are very few lots that are Hospital/Medical zone that are not used for a commercial purpose. However, if that is the case, they could have another structure that would be permitted in that zone. Director Diekmann stated that outside of the hospital control there are three properties toward the Carroll Avenue side that are homes and not used for a commercial purpose. Ms. Betcher stated that this is something that neighbors should be able to have input on. Mr. Diekmann stated that if that is the case, instead of delaying the Ordinance, he would recommend to not allow it or remove it as an option from the Ordinance so the applicant can move ahead. Ms. Betcher recommended in Section (a)(i), instead of just listing agricultural zone, it could say Agricultural and Hospital/Medical zone. Council Member Gartin asked if procedurally they could pass the first reading and then approve the change on the second reading. City Attorney Mark Lambert commented that it be passed on first reading and an amendment be worked on to pass on second reading.

Further discussion ensued regarding if the Council should pass on first reading and have an amendment for the second reading that would include the Hospital/Medical District.

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading the proposed Ordinance, which is a text amendment to Section 29.401.(5), Multiple Principal Buildings on single lots of the Zoning Ordinance with the scribes' error with the word "and" that was noted earlier.

Motion withdrawn.

Moved by Betcher, seconded Gartin, to amend Section 29.401(5) (a)(ii) of the Ordinance so that the exception includes the Hospital/Medical zone along with the South Lincoln Mixed-Use District.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an ordinance to allow multiple buildings on single lots in certain zoning districts with the approved amendment.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON CAMPUSTOWN PUBLIC IMPROVEMENTS - WATER SERVICE REPLACEMENT (LINCOLN WAY FROM HAYWARD AVENUE TO WELCH AVENUE):
The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Nelson, seconded by Betcher, to approve RESOLUTION NO. 19-341 approving the final plans and specifications and awarding the contract to Jet Drain Services LLC of Ames, Iowa, in the amount of \$172,002.06.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE REZONING 3315 S. RIVERSIDE DRIVE FROM AGRICULTURAL TO RESEARCH PARK INNOVATION DISTRICT: Moved by Beatty-Hansen, seconded by Nelson, to pass on second reading the ordinance rezoning 3315 S. Riverside Drive from Agricultural to Research Park Innovation District.
Roll Call Vote: 5-0. Motion declared carried unanimously.

Mayor Haila explained that he forgot to pull Item No. 23, Resolution approving contract renewal for FY 219/20 with Itron, Inc., of Liberty Lake, Washington, to furnish water meters, radio units, and related parts in an aggregate amount not to exceed \$450,400, due to not having a signed contract on file.

Moved by Nelson, seconded by Beatty-Hansen, to reconsider Consent Agenda Item No. 23.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Corrieri, to table Consent Agenda Item No. 23 until the contract can

be signed.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila stated that the Council received an email from Matthew Stogsdill regarding concerns due to uncontrolled intersections in the Sunset Ridge subdivision.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to prepare a memo regarding the uncontrolled intersections in the Sunset Ridge Subdivision.

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

COUNCIL COMMENTS: Council Member Betcher commented that it was a good idea by the Council to not surprise the residents of the Hospital/Medical zone, but also thinks that this is something that needs to be thought of, if looking for in-fill opportunities in the future, and with the 2040 Comprehensive plan coming up, that will allow citizens to provide feedback.

Council Member Gartin stated that the Council had received a memo from the Ames Bicycle Coalition about way-finding signs in Ames. He doesn't believe anything was ever done about the memo. Mr. Gartin stated that the Ames Bicycle Coalition sent a proposal to place signs in key locations along bike paths.

Moved by Gartin, seconded Betcher, to direct staff to provide a memo in regards to the Ames Bicycle Coalition's memo regarding way-finding signs.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 7:04 p.m.

Amy L. Colwell, Deputy 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:	July 2019	
For City Council Date:	July 23, 2019	

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)
Electric Services	Unit 7 Boiler Repair Project	3	\$6,376,685.00	Helfrich Brothers Boiler Works, Inc.	\$256,211.50	\$18,931.40	B. Phillips	KS
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

Name of Applicant: <u>Green Hills Residents' Association</u>		
Name of Business (DBA): <u>Green Hills Residents' Association</u>		
Address of Premises: <u>2200 Hamilton Drive, Suite 100</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business <u>(515) 357-5000</u>		
Mailing <u>2205 Green Hills Drive, Suite 100</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Rod Copple</u>
Phone: <u>(515) 357-5000</u> Email <u>copple@greenhillsrc.com</u>

Classification Class A Liquor License (LA) (Private Club)

Term:12 months

Effective Date: 07/03/2019

Expiration Date: 06/29/2020

Privileges:

Class A Liquor License (LA) (Private Club)

Status of Business

BusinessType: <u>Privately Held Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Alice Thompson

First Name: Alice **Last Name:** Thompson
City: Ames **State:** Iowa **Zip:** 50014
Position: Vice President
% of Ownership: 0.00% **U.S. Citizen:** Yes

Paul Brackelsberg

First Name: Paul **Last Name:** Brackelsberg
City: Ames **State:** Iowa **Zip:** 50014
Position: President
% of Ownership: 0.00% **U.S. Citizen:** Yes

Jerry Hall

First Name: Jerry **Last Name:** Hall
City: Ames **State:** Iowa **Zip:** 50014
Position: Treasurer
% of Ownership: 0.00% **U.S. Citizen:** Yes

Jean Griffen

First Name: Jean

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50014

Position: Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Lexington Insurance Company</u>	
Policy Effective Date: <u>06/30/2019</u>	Policy Expiration <u>06/30/2020</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Name of Applicant: YeOlde LLC.
Name of Business (DBA): Dublinbay Pub
Address of Premises: 320 S 16th
City Please Select **County:** Iowa **Zip:** 50010
Business (515) 451-1167
Mailing 320 S 16th
City Please Select **State** IA **Zip:** 50010

Contact Person

Name Donald O'Brien
Phone: (515) 451-1167 **Email** dublinbaypub@aol.com

Classification Class C Liquor License (LC) (Commercial)

Term:5 days

Effective Date: 07/30/2019

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Limited Liability Company
Corporate ID Number: XXXXXXXXXX **Federal Employer ID** XXXXXXXXXX

Ownership

Donald O'Brien

First Name: Donald **Last Name:** O'Brien
City: Ames **State:** Iowa **Zip:** 50014
Position: manager member
% of Ownership: 40.00% **U.S. Citizen:** Yes

Ken Eichenberger

First Name: Ken **Last Name:** Eichenberger
City: Ames **State:** Iowa **Zip:** 50010
Position: manager member
% of Ownership: 10.00% **U.S. Citizen:** Yes

Justin Kabrick

First Name: Justin **Last Name:** Kabrick
City: Ames **State:** Iowa **Zip:** 50010
Position: manager member
% of Ownership: 10.00% **U.S. Citizen:** Yes

Richard Carmer

First Name: Richard **Last Name:** Carmer
City: Ames **State:** Iowa **Zip:** 50014
Position: manager member
% of Ownership: 40.00% **U.S. Citizen:** **Yes**

Insurance Company Information

Insurance Company: <u>Integrity Insurance</u>	
Policy Effective Date: <u>07/30/2019</u>	Policy Expiration <u>08/04/2019</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Name of Applicant: <u>espuelas inc</u>		
Name of Business (DBA): <u>la fiesta bar & grill</u>		
Address of Premises: <u>823 wheeler st ste 5</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 733-0088</u>		
Mailing <u>823 wheeler st ste 5</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Luis Salazar</u>
Phone: <u>(402) 202-5340</u> Email <u>luistrucking@hotmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 07/25/2019

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Luis Salazar

First Name: Luis

Last Name: Salazar

City: anamosa

State: Iowa

Zip: 55205

Position: owner

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

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



MEMO

Item No 8

To: Mayor John Haila and Ames City Council Members
From: Lieutenant Tom Shelton, Ames Police Department
Date: July 23, 2019
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for July 23, 2019 includes beer permits and liquor license renewals for:

- Class E Liquor License with Class B Wine and Class C Beer and Sunday Sales
AJ's Liquor II, 2515 Chamberlain
- Special Class C Liquor License with Sunday Sales - Huhot Mongolian Grill, 703
S. Duff Ave. Suite #105
- Special Class C Liquor License with Outdoor Service and Sunday Sales India
Palace, Hayward Avenue
- Class C Liquor License with Catering, Outdoor Service and Sunday Sales
Cyclone Experience Network, 1800 S 4th St - Jack Trice Stadium
- Class E Liquor License with Class B Wine and Class C Beer - Fareway Meat
Market #189, 3720 Lincoln Way

A review of police records for the past 12 months found no liquor law violations for any of the above locations. The Ames Police Department recommends renewal of licenses for all the above businesses.

COUNCIL ACTION FORM

SUBJECT: OCTAGON ART FESTIVAL REQUESTS

BACKGROUND:

The Octagon Center for the Arts plans to host the 49th Annual Art Festival in downtown Ames on Sunday, September 22, 2019. The event is scheduled to begin at 10:00 a.m. and conclude at 4:00 p.m. Booths selling art works, crafts, and food items will be in operation that day.

To facilitate this event, the following items are requested:

1. Closure of the following streets, from 6:00 a.m. to 6:00 p.m.:
 - a. Main Street, east of Clark (not blocking Wells Fargo Driveway) to just west of Duff Avenue (allowing traffic to access parking lot behind businesses)
 - b. Douglas Avenue, 5th Street to Main Street
 - c. Kellogg Avenue, south of the alley to Main Street
 - d. Burnett Avenue, south of the alley to Main Street
2. Waiver of costs for electricity during the event (estimated at \$10)
3. Approval of a Blanket Temporary Obstruction Permit for the Central Business District
4. Approval of a Blanket Vending License for the duration of the event
5. Waiver of fee for Blanket Vending License (\$50)

Insurance coverage for the event has been provided by The Octagon Center for the Arts. Notification signs will be placed on parking meters on Saturday evening after 6:00 p.m. Since the event occurs on a Sunday, there is no potential loss of parking meter revenue. Public Works will provide the necessary barricades for the street closures. A noise permit will be obtained through the Police Department.

Ames Main Street has been informed of the Art Festival and is in support of it. Additionally, Octagon staff has contacted affected businesses door-to-door. Signatures confirming the notification have been obtained from nearly all affected businesses. Fewer businesses are open in the downtown area on Sundays compared to other days of the week.

ALTERNATIVES:

1. Approve the requests from The Octagon Center for the Arts for the Art Festival on September 22, 2019, including: closure of various streets from 6:00 a.m. to 6:00 p.m., blanket Vending License and waiver of fee for Vending License, Blanket Temporary Obstruction Permit for sidewalks adjacent to closed streets, and waiver of costs for electricity during the event.
2. Approve the requests, but require payment for the Blanket Vending License and reimbursement for electricity use.
3. Deny these requests.

MANAGER'S RECOMMENDED ACTION:

This is the 49th year that the Octagon has held the Art Festival. There will be more than one hundred artists on hand with unique, hand-crafted artwork for sale, live entertainment, and local food vendors. No admission is charged, and Festival organizers expect 12,000 people to attend. Ames Main Street has expressed its full support of the event.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests from The Octagon Center for the Arts for the Art Festival on September 22, 2019.



CITY OF

Ames

SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Octagon Art Festival

Description

The 49th Octagon Art Festival will take place in downtown Ames on Sunday, Sept 22 from 10 am - 4 pm.

Visual arts, children's art areas and performing arts form the foundation of the Octagon Art Festival. More than 12,000 people attend our festival. 100 professional artists from across the Midwest will display high-quality original artwork for sale in a wide variety of media. Live entertainment from area bands and performers are also featured throughout the day. Approximately 12 food vendors will offer a wide variety of food options. The festival is held outdoors on pavement, rain or shine.

Event Category

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

Anticipated Attendance

Total 12,000 Per Day 1 day

DATE/TIME

Setup	Date <u>Sept 22, 2019</u>	Time <u>5 or 6 am</u>	Day of Week <u>Sunday</u>
Event Starts	Date <u>Sept 22, 2019</u>	Time <u>10 am</u>	Day of Week <u>Sunday</u>
Event Ends	Date <u>Sept 22, 2019</u>	Time <u>4 pm</u>	Day of Week <u>Sunday</u>
Teardown Complete	Date <u>Sept 22, 2019</u>	Time <u>6 pm</u>	Day of Week <u>Sunday</u>

Rain Date, if applicable same day, rain or shine

Rain Location, if applicable _____

LOCATION

- Region**
(Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain) _____

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

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

CONTACTS

Host Organization Octagon Center for the Arts

Local Contact (Required)	Name	<u>Heather Johnson</u>
	Address	<u>427 Douglas Ave</u>
	Telephone	<u>515-232-5331</u>
	Cell Phone	<u>515-291-8512</u>
	Email	<u>director@octagonarts.org</u>

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

Yes No

- Is this an annual event? How many years have you been holding this event? _
- Is this event open to the public?
- Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

This is the 49th annual Octagon Art Festival. (formerly Art in the Park). It has been located in downtown Ames Main Street Cultural District since 2003.



June 27, 2019

Mayor and City Council
City of Ames
515 Clark Ave
Ames, IA 50010

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is proud to have the Octagon Center for the Arts located in Downtown Ames. The programs and events Octagon offers greatly enhance the culture of Downtown and benefit the entire community.

Therefore, we would like to express our full support of the 49th Octagon Art Festival that will take place on Sunday, September 22nd.

Ames Main Street values and thrives due to events such as these, and asks that the street closure requests be granted as shown in the attached document.

Thank you for your consideration and your continued support of Ames Main Street. We hope to see you in Downtown Ames at one of our future events!

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristin Roach', written over a horizontal line.

Kristin Roach
2019 Ames Main Street Board President

OCTAGON

CENTER FOR THE ARTS

Octagon Center for the Arts • 427 Douglas Ave. Ames, IA 50010 • 515.232.5331 • www.octagonarts.org

July 19, 2019

Mayor and City Council
515 Clark Ave.
Ames, IA 50010

Honorable Mayor and City Council,

On Sunday, September 22, the Octagon Center for the Arts is hosting the 49th Annual Octagon Art Festival in Downtown Ames Main Street Cultural District.

The purpose for the celebration is: *An event to showcase the various artists representing the creative talent in Ames and the Midwest, to celebrate the richness and enjoyment that art provides through visual expression, highlight the beauty of Ames' community and people while sharing the wonderful Downtown Ames experience with visitors from all over Iowa and neighboring states.*

The Octagon Arts Festival will officially begin Sunday, September 22 at 10 a.m. and conclude at 4 p.m. Octagon staff members have already notifying businesses on Main Street about street closures for this festival.

Sunday, September 22: Octagon Art Festival

5 or 6 am: Setup, barricades setup to close streets in downtown

10 am: festival open to public

4 pm: festival closes to public, teardown

6 pm: streets cleared of artists, streets reopen

Following is a list of specific Octagon Arts Festival requests for consideration by the Ames City Council:

Closed Streets

The following street closures are requested to cover from 6 am - 6 pm on September 22. (Please view map)

- Main Street will be closed from just East of Clark (not blocking Wells Fargo driveway) to just West of Duff Avenue, allowing traffic to access parking lot behind businesses.
- Douglas Avenue will be closed up to 5th Street.
- Kellogg Avenue will be closed up to 5th Street (still allows garbage transportation through alley way)
- Burnett Avenue will be closed just past the Alley (still allows garbage transportation through alley way).
 - *Burnett Ave block (area in between USbank and Everts Flowers) will be location of the Chalk the Walk community project organized by the Ames Public Art Commission.
- Barricades are requested for all intersections. Barricades will be staffed at all times after their placement.

Octagon event volunteers will man barricades to facilitate the flow of emergency vehicles if need be.

Utilities

•Costs for electricity needed for the Arts Festival are requested to be waived. This involves electricity from City facilities on Main Street, Douglas Avenue, Kellogg Avenue, and Burnett Avenue, including connection costs.

Blanket Temporary Obstruction Permit

•A temporary obstruction permit is requested for the central business district to allow businesses to be included in the festival atmosphere and display merchandise in front of the stores, obstructing a portion of the sidewalks. Artists and vendors will be setting up booths in the streets, allowing enough room down center of street for traffic of emergency vehicles should they be needed.

Noise Permit

•A noise permit is being requested to allow the playing of music, as well as other entertainment, in the Downtown Area from 10 a.m. on Sunday, September 22, through 4 p.m. Two entertainment areas will be set up. Main Entertainment Area near Tom Evans Park. Smaller entertainment area will be located at Main and Douglas, near Cynthia Duff Walkway.

Food Vending Permit

Approximately ten-twelve food vendors will be offering culinary options to festival visitors. Focal area for the food vendors will be centered in the Kellogg and Main Street intersection.

- The Octagon is requesting that the food vending fee be waived.
- The Octagon is also requesting about 4-6 picnic tables from Park and Rec to be used near the food vendor area along Kellogg. Last year these were provided by Parks & Rec and set up a few days before event.

Small Banner display

• The Octagon is again requesting to place approximately 5 or 6 vinyl banners that are 3 ft by 5 ft in size at the street corner pylons along Main Street intersections. Both the Main Street Cultural District and the Octagon have displayed these banners in past years to promote public events taking place in the Main Street Cultural District. These banners would be securely installed, with zip ties, at end of August and promptly taken down day after event.

On behalf of the Octagon Center for the Arts, we appreciate the City of Ames supporting artistic and cultural experiences such as the Octagon Art Festival. We invite the mayor and city council members to stop by the festival on Sunday, September 22 from 10 am – 4 pm in downtown Ames.

Much gratitude,



Heather Johnson
Executive Director
Octagon Center for the Arts
427 Douglas Avenue
Ames, IA 50010



MEMO

Item No 10

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: July 9, 2019

Subject: Investment Report for Fiscal Year Ending June 30, 2019

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the fiscal year ending June 30, 2019.

Discussion

This report covers the period ending June 30, 2019, and presents a summary of the investments on hand at the end of June 2019. 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 Fund Rate has remained unchanged at 2.25-2.50 percent since the last rate hike in December 2018. While rates remain unchanged, future investments will be made at current interest rates and future interest income should remain steady. The current outlook has the Federal Reserve holding the target rate steady or possibly lowering the rate in 2019. We will continue to evaluate our current investment strategy, remaining flexible to future investments while the Federal Reserve evaluates the target rate.

A brief comparison of fiscal year 2018 to fiscal year 2019 follows:

	<u>FY18</u>	<u>FY19</u>	<u>Increase</u>
Interest Income	\$2,163,172	\$3,652,055	\$1,488,883
Portfolio Effective Rate of Return	1.79%	2.35%	0.56%

CITY OF AMES, IOWA

CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS

FOR THE FISCAL YEAR ENDED JUNE 30, 2019
AND THE ACCUMULATED YEAR-TO-DATE

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT	33,000,000	33,000,000	0
FEDERAL AGENCY DISCOUNTS	966,073	975,387	9,314
FEDERAL AGENCY SECURITIES	76,001,420	76,011,382	9,962
INVESTMENT POOLS			0
COMMERCIAL PAPER	5,454,846	5,456,550	1,704
MISC COUPON SECURITIES	1,001,089	999,312	(1,777)
PASS THRU SECURITIES PAC/CMO	132,931	132,931	0
MONEY FUND SAVINGS ACCOUNTS	291,662	291,662	0
CORPORATE BONDS			0
US TREASURY SECURITIES	19,193,531	19,492,232	298,701
INVESTMENTS	<u>136,041,552</u>	<u>136,359,456</u>	<u>317,904</u>
CASH ACCOUNTS	<u>30,060,717</u>	<u>30,060,717</u>	
TOTAL FUNDS AVAILABLE	<u><u>166,102,269</u></u>	<u><u>166,420,173</u></u>	<u><u>317,904</u></u>

ACCURAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:	3,219,158
INTEREST EARNED ON CASH:	<u>432,897</u>
TOTAL INTEREST EARNED:	<u><u>3,652,055</u></u>



**Investments FY 2018-2019
Portfolio Management
Portfolio Summary
June 30, 2019**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit	33,000,000.00	33,000,000.00	33,000,000.00	24.26	881	538	2.546	2.582
Money Market	291,661.75	291,661.75	291,661.75	0.21	1	1	0.296	0.300
Passbook/Checking Accounts	132,930.98	132,930.98	132,930.98	0.10	1	1	0.148	0.150
Commercial Paper Disc. -Amortizing	5,500,000.00	5,456,550.00	5,454,846.38	4.01	188	117	2.586	2.622
Federal Agency Coupon Securities	76,140,000.00	76,011,382.09	76,001,419.74	55.87	1,114	580	2.106	2.136
Federal Agency Disc. -Amortizing	1,000,000.00	975,387.00	966,072.78	0.71	665	472	2.711	2.749
Treasury Coupon Securities	19,500,000.00	19,492,232.22	19,193,530.72	14.11	980	721	2.554	2.589
Miscellaneous Coupon Securities	1,000,000.00	999,312.00	1,001,089.47	0.74	693	500	2.463	2.497
Investments	136,564,592.73	136,359,456.04	136,041,551.82	100.00%	992	568	2.297	2.328

Total Earnings	June 30 Month Ending	Fiscal Year To Date	Fiscal Year Ending
Current Year	280,323.22	3,219,158.14	3,219,158.14
Average Daily Balance	145,235,160.69		
Effective Rate of Return	2.35%		

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

Roger J. Wisecup II, CPA
 Roger J. Wisecup II City Treasurer

7-9-19

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING JUNE 30, 2019
3 YEAR COMPARISON**

	June 30, 2019	June 30, 2018	June 30, 2017
3 Months	2.12%	1.93%	1.03%
6 Months	2.09%	2.11%	1.14%
1 Year	1.92%	2.33%	1.24%
2 Years	1.75%	2.52%	1.38%
3 Years	1.71%	2.63%	1.55%
5 Years	1.76%	2.73%	1.89%

Reporting period 06/01/2019-06/30/2019

Run Date: 07/05/2019 - 11:30

Portfolio 2019
AC
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

**Investments FY 2018-2019
Portfolio Management
Portfolio Details - Investments
June 30, 2019**

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	304	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	88	09/27/2019
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	289	04/15/2020
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	319	05/15/2020
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	154	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	14	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	333	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	354	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	60	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	179	12/27/2019
13017497	13017497	Bankers Trust		04/16/2019	1,000,000.00	1,000,000.00	1,000,000.00	2.490	2.456	2.490	595	02/15/2021
13444568	13444568	Bankers Trust		04/16/2019	1,000,000.00	1,000,000.00	1,000,000.00	2.490	2.456	2.490	606	02/26/2021
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	74	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	91	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	106	10/15/2019
144303455	144303455	Great Western Bank		04/16/2019	4,000,000.00	4,000,000.00	4,000,000.00	2.660	2.624	2.660	1,066	06/01/2022
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	701	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	183	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	1,066	06/01/2022
Subtotal and Average			35,316,666.67		33,000,000.00	33,000,000.00	33,000,000.00		2.546	2.582	538	
Money Market												
SYS4531558874B	4531558874B	Great Western Bank			291,661.75	291,661.75	291,661.75	0.300	0.296	0.300	1	
Subtotal and Average			291,617.19		291,661.75	291,661.75	291,661.75		0.296	0.300	1	
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	Wells Fargo			132,930.98	132,930.98	132,930.98	0.150	0.148	0.150	1	
Subtotal and Average			132,925.90		132,930.98	132,930.98	132,930.98		0.148	0.150	1	
Commercial Paper Disc. -Amortizing												
62479MWT6	0861-19	Bank Tokyo Mitsubishi		04/16/2019	1,500,000.00	1,490,730.00	1,490,723.34	2.530	2.559	2.595	88	09/27/2019
62479MXF5	0862-19	Bank Tokyo Mitsubishi		04/16/2019	1,500,000.00	1,488,780.00	1,488,781.66	2.540	2.573	2.609	106	10/15/2019
62479MXW8	0863-19	Bank Tokyo Mitsubishi		04/16/2019	1,500,000.00	1,487,190.00	1,487,194.16	2.540	2.617	2.654	121	10/30/2019
16536JZJ9	0866-19	Cheshman Commercial Paper		05/10/2019	1,000,000.00	989,850.00	988,147.22	2.510	2.598	2.634	170	12/18/2019
Subtotal and Average			9,246,420.92		5,500,000.00	5,456,550.00	5,454,846.38		2.586	2.622	117	

Portfolio 2019

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Investments FY 2018-2019
Portfolio Management
Portfolio Details - Investments
June 30, 2019

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												
3133EGQM0	0732-16	Federal Farm Credit		08/15/2016	940,000.00	930,899.86	939,642.47	1.620	1.613	1.635	955	02/10/2022
3133EGQQ1	0743-16	Federal Farm Credit		10/14/2016	8,000,000.00	7,947,896.00	7,998,832.53	1.300	1.299	1.317	319	05/15/2020
3133EGD69	0746-16	Federal Farm Credit		11/07/2016	5,000,000.00	4,968,660.00	4,999,150.00	1.320	1.322	1.341	311	05/07/2020
3133EHKF9	0789-17	Federal Farm Credit		10/13/2017	2,000,000.00	1,993,280.00	1,997,445.18	1.770	1.839	1.864	511	11/23/2020
3133EH6L2	0816-18	Federal Farm Credit		05/24/2018	1,000,000.00	999,384.00	997,023.09	1.950	2.497	2.532	193	01/10/2020
3133EHKQ5	0843-18	Federal Farm Credit		11/15/2018	2,000,000.00	1,992,634.00	1,940,488.28	2.140	3.035	3.077	1,243	11/25/2022
3133EKGV2	0864-19	Federal Farm Credit		04/16/2019	1,000,000.00	1,000,397.89	999,574.74	2.510	2.523	2.558	561	01/12/2021
3130ABHF6	0778-17	Federal Home Loan Bank		09/15/2017	3,250,000.00	3,236,775.75	3,249,664.30	1.875	1.855	1.880	701	06/01/2021
3130A8P72	0787-17	Federal Home Loan Bank		10/05/2017	1,570,000.00	1,569,384.56	1,569,765.49	1.030	1.506	1.527	11	07/12/2019
3130AABG2	0791-17	Federal Home Loan Bank		10/13/2017	1,135,000.00	1,137,212.12	1,135,497.23	1.875	1.830	1.856	882	11/29/2021
3130AA3R7	0812-18	Federal Home Loan Bank		04/19/2018	1,000,000.00	997,307.00	996,330.39	1.375	2.352	2.385	137	11/15/2019
3130A0JR2	0814-18	Federal Home Loan Bank		04/19/2018	1,000,000.00	1,001,302.00	999,798.18	2.375	2.387	2.420	165	12/13/2019
3130AECJ7	0817-18	Federal Home Loan Bank		05/24/2018	2,000,000.00	2,011,390.00	2,000,090.33	2.625	2.584	2.620	332	05/28/2020
3130ADMS8	0821-18	Federal Home Loan Bank		08/03/2018	1,000,000.00	999,688.00	996,859.38	2.150	2.634	2.671	228	02/14/2020
3130A12B3	0823-18	Federal Home Loan Bank		08/03/2018	1,000,000.00	1,000,519.00	996,450.28	2.125	2.609	2.646	256	03/13/2020
3130ADUJ9	0824-18	Federal Home Loan Bank		08/03/2018	1,000,000.00	1,002,396.00	998,098.53	2.375	2.599	2.635	273	03/30/2020
313370E38	0828-18	Federal Home Loan Bank		09/10/2018	1,000,000.00	1,012,942.00	1,006,188.72	3.375	2.663	2.700	347	06/12/2020
3132X04G3	0838-18	Federal Home Loan Bank		11/07/2018	1,000,000.00	1,008,248.00	997,819.34	2.770	2.930	2.970	409	08/13/2020
313370US5	0840-18	Federal Home Loan Bank		11/15/2018	1,000,000.00	1,011,292.00	999,567.38	2.875	2.871	2.911	438	09/11/2020
3130AFCN5	0842-18	Federal Home Loan Bank		11/15/2018	1,000,000.00	1,003,756.00	1,000,000.00	3.200	3.156	3.200	868	11/15/2021
3130AG2D6	0854-19	Federal Home Loan Bank		03/11/2019	1,500,000.00	1,504,627.50	1,499,843.75	2.500	2.481	2.515	254	03/11/2020
3132X0MT5	0859-19	Federal Home Loan Bank		03/08/2019	1,000,000.00	1,004,406.44	995,112.03	2.000	2.489	2.523	564	01/15/2021
3134G9MN4	0720-16	Federal Home Loan Mortgage Co.		05/26/2016	1,000,000.00	995,152.00	1,000,000.00	1.500	1.479	1.500	330	05/26/2020
3134G9KW6	0723-16	Federal Home Loan Mortgage Co.		06/10/2016	1,000,000.00	996,665.00	999,970.91	1.350	1.339	1.357	148	11/26/2019
3137EAEH8	0796-17A	Federal Home Loan Mortgage Co.		11/24/2017	1,645,000.00	1,643,202.02	1,644,219.09	1.375	1.746	1.770	45	08/15/2019
3137EAEH8	0796-17B	Federal Home Loan Mortgage Co.		11/24/2017	1,000,000.00	998,907.00	999,525.28	1.375	1.746	1.770	45	08/15/2019
3134GAAF1	0805-18	Federal Home Loan Mortgage Co.		02/08/2018	1,100,000.00	1,098,541.40	1,098,804.78	1.300	2.040	2.068	53	08/23/2019
3134GBG30	0810-18	Federal Home Loan Mortgage Co.		04/19/2018	1,500,000.00	1,497,396.00	1,496,902.01	1.500	2.352	2.384	88	09/27/2019
3134G8W39	0811-18	Federal Home Loan Mortgage Co.		04/19/2018	1,000,000.00	997,545.00	996,732.95	1.375	2.372	2.405	119	10/28/2019
3134G9QR1	0813-18	Federal Home Loan Mortgage Co.		04/19/2018	1,000,000.00	996,647.00	995,837.50	1.340	2.374	2.407	147	11/25/2019
3137EAEK1	0850-18	Federal Home Loan Mortgage Co.		12/20/2018	1,000,000.00	1,000,020.00	989,293.04	1.875	2.640	2.677	505	11/17/2020
3134GTJP9	0865-19	Federal Home Loan Mortgage Co.		05/01/2019	6,000,000.00	6,011,088.00	6,000,000.00	2.770	2.732	2.770	1,431	06/01/2023
3134GTQP1	0867-19	Federal Home Loan Mortgage Co.		05/28/2019	5,000,000.00	5,002,805.00	5,000,000.00	2.750	2.712	2.750	1,793	05/28/2024
3136G33W3	0733-16	Federal Nat'l Mtg. Assoc.		08/30/2016	4,000,000.00	3,964,688.00	4,000,000.00	1.500	1.480	1.500	697	05/28/2021
3136G4FL2	0744-16	Federal Nat'l Mtg. Assoc.		10/14/2016	1,550,000.00	1,537,210.95	1,549,692.97	1.500	1.491	1.512	651	04/12/2021
3136G3MW2	0745-16	Federal Nat'l Mtg. Assoc.		10/14/2016	450,000.00	446,097.60	450,000.00	1.500	1.479	1.500	694	05/25/2021

**Investments FY 2018-2019
Portfolio Management
Portfolio Details - Investments
June 30, 2019**

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												
3136G4LQ4	0788-17	Federal Nat'l Mtg. Assoc.		10/13/2017	2,000,000.00	1,994,418.00	2,000,207.62	1.750	1.714	1.738	332	05/28/2020
3136G4NN9	0790-17	Federal Nat'l Mtg. Assoc.		10/13/2017	2,000,000.00	1,994,830.00	1,999,790.01	2.000	1.978	2.006	693	05/24/2021
3135G0M91	0809-18	Federal Nat'l Mtg. Assoc.		03/23/2018	1,000,000.00	999,199.00	999,245.86	1.125	2.202	2.233	25	07/26/2019
3135G0A78	0820-18	Federal Nat'l Mtg. Assoc.		08/03/2018	1,000,000.00	997,561.00	994,875.00	1.625	2.535	2.571	204	01/21/2020
3135G0T29	0822-18	Federal Nat'l Mtg. Assoc.		08/03/2018	1,000,000.00	996,361.00	992,848.05	1.500	2.580	2.616	242	02/28/2020
3136G1H28	0841-18	Federal Nat'l Mtg. Assoc.		11/15/2018	1,500,000.00	1,496,085.00	1,477,902.39	1.700	2.887	2.927	455	09/28/2020
3135G0U84	0848-18	Federal Nat'l Mtg. Assoc.		12/20/2018	1,000,000.00	1,012,565.00	1,002,330.66	2.875	2.656	2.693	487	10/30/2020
Subtotal and Average			77,944,692.40		76,140,000.00	76,011,382.09	76,001,419.74		2.106	2.136	580	
Federal Agency Disc. -Amortizing												
76116FAE7	0847-18	Resolution Funding Corp		12/20/2018	1,000,000.00	975,387.00	966,072.78	2.588	2.711	2.749	472	10/15/2020
Subtotal and Average			2,114,190.71		1,000,000.00	975,387.00	966,072.78		2.711	2.749	472	
Treasury Coupon Securities												
912828R77	0769-17	U.S. Treasury		04/20/2017	2,000,000.00	1,984,688.00	1,990,679.09	1.375	1.605	1.627	700	05/31/2021
912828XY1	0831-18	U.S. Treasury		09/14/2018	1,000,000.00	1,005,156.00	997,810.00	2.500	2.688	2.725	365	06/30/2020
912828J8	0832-18	U.S. Treasury		09/14/2018	1,000,000.00	995,313.00	987,564.93	1.500	2.696	2.733	380	07/15/2020
912828XD7	0835-18	U.S. Treasury		10/15/2018	2,500,000.00	2,510,157.50	2,425,273.04	1.875	2.923	2.963	1,065	05/31/2022
912828XR6	0836-18	U.S. Treasury		10/15/2018	2,500,000.00	2,501,172.50	2,416,635.70	1.750	2.923	2.964	1,065	05/31/2022
912828XM7	0837-18	U.S. Treasury		11/07/2018	1,000,000.00	996,563.00	986,597.41	1.625	2.860	2.900	396	07/31/2020
912828V31	0845-18	U.S. Treasury		12/20/2018	1,500,000.00	1,494,141.00	1,489,815.04	1.375	2.617	2.653	198	01/15/2020
912828H52	0846-18	U.S. Treasury		12/20/2018	1,500,000.00	1,492,734.00	1,487,925.05	1.250	2.617	2.653	214	01/31/2020
9128284C1	0855-19	U.S. Treasury		03/08/2019	1,500,000.00	1,502,578.50	1,497,052.21	2.250	2.482	2.517	274	03/31/2020
9128284Y3	0856-19	U.S. Treasury		03/08/2019	1,000,000.00	1,008,695.65	1,001,965.10	2.625	2.468	2.502	427	08/31/2020
9128285S5	0858-19	U.S. Treasury		03/08/2019	1,000,000.00	1,014,158.07	1,004,788.30	2.500	2.454	2.488	549	12/31/2020
912828R69	0860-19	U.S. Treasury		03/08/2019	3,000,000.00	2,986,875.00	2,907,424.85	1.625	2.426	2.459	1,430	05/31/2023
Subtotal and Average			19,187,525.86		19,500,000.00	19,492,232.22	19,193,530.72		2.554	2.589	721	
Miscellaneous Coupon Securities												
3133EH2K8	0849-18	Federal Farm Credit		12/20/2018	1,000,000.00	999,312.00	1,001,089.47	2.519	2.463	2.497	500	11/12/2020
Subtotal and Average			1,001,121.06		1,000,000.00	999,312.00	1,001,089.47		2.463	2.497	500	

**Investments FY 2018-2019
Portfolio Management
Portfolio Details - Investments
June 30, 2019**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity
Total and Average			145,235,160.69		136,564,592.73	136,359,456.04	136,041,551.82		2.297	2.328	568

Investments FY 2018-2019
Portfolio Management
Investment Status Report - Investments
June 30, 2019

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
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
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
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
13017497	13017497	BT	1,000,000.00	2.490	02/15/2021	04/16/2019	2.456	2.490	02/15 - At Maturity		1,000,000.00	1,000,000.00
13444568	13444568	BT	1,000,000.00	2.490	02/26/2021	04/16/2019	2.456	2.490	02/26 - 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
144303455	144303455	GWB	4,000,000.00	2.660	06/01/2022	04/16/2019	2.624	2.660	06/01 - At Maturity		4,000,000.00	4,000,000.00
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
Certificates of Deposit Totals			33,000,000.00				2.546	2.582		0.00	33,000,000.00	33,000,000.00
Money Market												
SYS4531558874B	4531558874B	GWB	291,661.75	0.300			0.296	0.300	07/01 - Monthly		291,661.75	291,661.75
Money Market Totals			291,661.75				0.296	0.300		0.00	291,661.75	291,661.75
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	WF	132,930.98	0.150			0.148	0.150	07/01 - Monthly		132,930.98	132,930.98
Passbook/Checking Accounts Totals			132,930.98				0.148	0.150		0.00	132,930.98	132,930.98
Commercial Paper Disc. -Amortizing												
62479MWT6	0861-19	BTMUFJ	1,500,000.00	2.530	09/27/2019	04/16/2019	2.559	2.595	09/27 - At Maturity		1,482,711.67	1,490,723.34
62479MXF5	0862-19	BTMUFJ	1,500,000.00	2.540	10/15/2019	04/16/2019	2.573	2.609	10/15 - At Maturity		1,480,738.33	1,488,781.66
62479MXW8	0863-19	BTMUFJ	1,500,000.00	2.540	10/30/2019	04/16/2019	2.617	2.654	10/30 - At Maturity		1,479,150.83	1,487,194.16
16536JZJ9	0866-19	CHESHM	1,000,000.00	2.510	12/18/2019	05/10/2019	2.598	2.634	12/18 - At Maturity		984,521.67	988,147.22

Investments FY 2018-2019
Portfolio Management
Investment Status Report - Investments
June 30, 2019

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
Commercial Paper Disc. -Amortizing Totals			5,500,000.00				2.586	2.622		0.00	5,427,122.50	5,454,846.38
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	939,642.47
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	7,998,832.53
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	4,999,150.00
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	1,997,445.18
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	997,023.09
3133EHKQ5	0843-18	FFCB	2,000,000.00	2.140	11/25/2022	11/15/2018	3.035	3.077	11/25 - 05/25	Received	1,929,500.00	1,940,488.28
3133EKGV2	0864-19	FFCB	1,000,000.00	2.510	01/12/2021	04/16/2019	2.523	2.558	07/12 - 01/12	278.89	999,200.00	999,574.74
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	3,249,664.30
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	1,569,765.49
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	1,135,497.23
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	996,330.39
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	999,798.18
3130AECJ7	0817-18	FHLB	2,000,000.00	2.625	05/28/2020	05/24/2018	2.584	2.620	11/28 - 05/28	Received	2,000,200.00	2,000,090.33
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	996,859.38
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	996,450.28
3130ADUJ9	0824-18	FHLB	1,000,000.00	2.375	03/30/2020	08/03/2018	2.599	2.635	09/30 - 03/30	Received	995,780.00	998,098.53
313370E38	0828-18	FHLB	1,000,000.00	3.375	06/12/2020	09/10/2018	2.663	2.700	12/12 - 06/12	Received	1,011,470.00	1,006,188.72
3132X04G3	0838-18	FHLB	1,000,000.00	2.770	08/13/2020	11/07/2018	2.930	2.970	02/13 - 08/13	Received	996,550.00	997,819.34
313370US5	0840-18	FHLB	1,000,000.00	2.875	09/11/2020	11/15/2018	2.871	2.911	03/11 - 09/11	Received	999,340.00	999,567.38
3130AFCN5	0842-18	FHLB	1,000,000.00	3.200	11/15/2021	11/15/2018	3.156	3.200	05/15 - 11/15		1,000,000.00	1,000,000.00
3130AG2D6	0854-19	FHLB	1,500,000.00	2.500	03/11/2020	03/11/2019	2.481	2.515	09/11 - 03/11		1,499,775.00	1,499,843.75
3132X0MT5	0859-19	FHLB	1,000,000.00	2.000	01/15/2021	03/08/2019	2.489	2.523	07/15 - 01/15	2,944.44	990,570.00	995,112.03
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	999,970.91
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	1,644,219.09
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	999,525.28
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	1,098,804.78
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	1,496,902.01
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	996,732.95
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	995,837.50
3137EAEK1	0850-18	FHLMC	1,000,000.00	1.875	11/17/2020	12/20/2018	2.640	2.677	05/17 - 11/17	Received	985,170.00	989,293.04
3134GTJP9	0865-19	FHLMC	6,000,000.00	2.770	06/01/2023	05/01/2019	2.732	2.770	11/01 - 05/01		6,000,000.00	6,000,000.00
3134GTQP1	0867-19	FHLMC	5,000,000.00	2.750	05/28/2024	05/28/2019	2.712	2.750	11/28 - 05/28		5,000,000.00	5,000,000.00
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

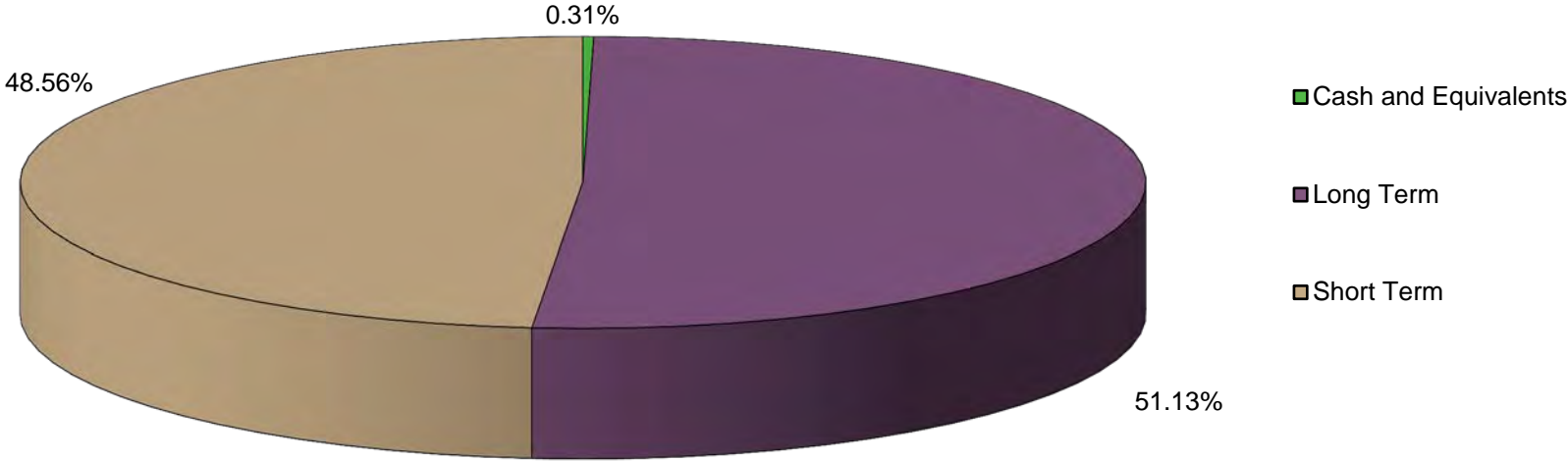
Investments FY 2018-2019
Portfolio Management
Investment Status Report - Investments
June 30, 2019

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												
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	1,549,692.97
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	2,000,207.62
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	1,999,790.01
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	999,245.86
3135G0A78	0820-18	FNMA	1,000,000.00	1.625	01/21/2020	08/03/2018	2.535	2.571	01/21 - 07/21	Received	986,470.00	994,875.00
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	992,848.05
3136G1H28	0841-18	FNMA	1,500,000.00	1.700	09/28/2020	11/15/2018	2.887	2.927	03/28 - 09/28	Received	1,466,730.00	1,477,902.39
3135G0U84	0848-18	FNMA	1,000,000.00	2.875	10/30/2020	12/20/2018	2.656	2.693	04/30 - 10/30	Received	1,003,260.00	1,002,330.66
Federal Agency Coupon Securities Totals			76,140,000.00				2.106	2.136		3,223.33	75,820,920.55	76,001,419.74
Federal Agency Disc. -Amortizing												
76116FAE7	0847-18	RFCSP	1,000,000.00	2.588	10/15/2020	12/20/2018	2.711	2.749	10/15 - At Maturity		952,200.00	966,072.78
Federal Agency Disc. -Amortizing Totals			1,000,000.00				2.711	2.749		0.00	952,200.00	966,072.78
Treasury Coupon Securities												
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	1,990,679.09
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	Received	996,070.00	997,810.00
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	Received	978,075.00	987,564.93
912828XD7	0835-18	US TRE	2,500,000.00	1.875	05/31/2022	10/15/2018	2.923	2.963	11/30 - 05/31	Received	2,407,100.00	2,425,273.04
912828XR6	0836-18	US TRE	2,500,000.00	1.750	05/31/2022	10/15/2018	2.923	2.964	11/30 - 05/31	Received	2,396,362.13	2,416,635.70
912828XM7	0837-18	US TRE	1,000,000.00	1.625	07/31/2020	11/07/2018	2.860	2.900	01/31 - 07/31	Received	978,610.00	986,597.41
912828V31	0845-18	US TRE	1,500,000.00	1.375	01/15/2020	12/20/2018	2.617	2.653	01/15 - 07/15	Received	1,479,887.27	1,489,815.04
912828H52	0846-18	US TRE	1,500,000.00	1.250	01/31/2020	12/20/2018	2.617	2.653	01/31 - 07/31	Received	1,477,035.03	1,487,925.05
9128284C1	0855-19	US TRE	1,500,000.00	2.250	03/31/2020	03/08/2019	2.482	2.517	03/31 - 09/30	Received	1,495,815.00	1,497,052.21
9128284Y3	0856-19	US TRE	1,000,000.00	2.625	08/31/2020	03/08/2019	2.468	2.502	08/31 - 02/29	570.65	1,001,770.00	1,001,965.10
9128285S5	0858-19	US TRE	1,000,000.00	2.500	12/31/2020	03/08/2019	2.454	2.488	06/30 - 12/31	4,627.07	1,000,195.00	1,004,788.30
912828R69	0860-19	US TRE	3,000,000.00	1.625	05/31/2023	03/08/2019	2.426	2.459	05/31 - 11/30	Received	2,899,980.00	2,907,424.85
Treasury Coupon Securities Totals			19,500,000.00				2.554	2.589		5,197.72	19,090,899.43	19,193,530.72
Miscellaneous Coupon Securities												
3133EH2K8	0849-18	FFCB	1,000,000.00	2.519	11/12/2020	12/20/2018	2.463	2.497	02/12 - Quarterly	Received	1,001,510.00	1,001,089.47
Miscellaneous Coupon Securities Totals			1,000,000.00				2.463	2.497		0.00	1,001,510.00	1,001,089.47

**Investments FY 2018-2019
Portfolio Management
Investment Status Report - Investments
June 30, 2019**

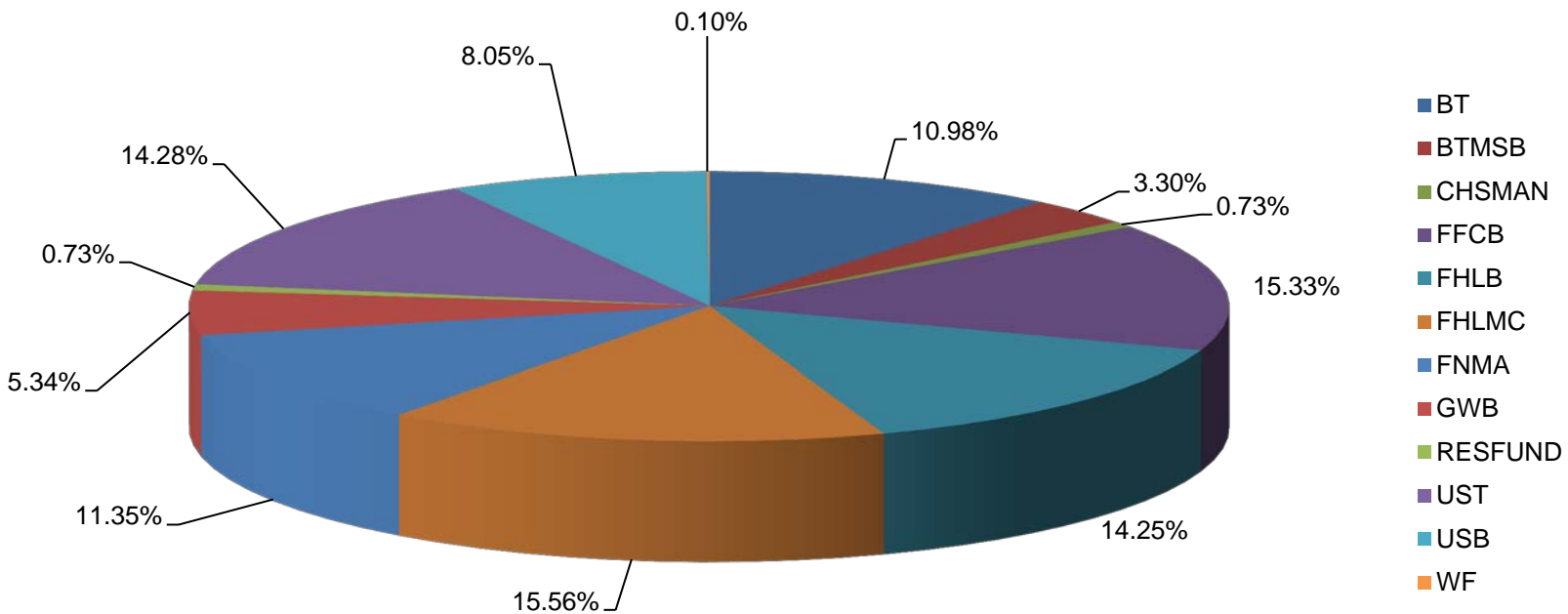
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Investment Totals			136,564,592.73				2.297	2.328		8,421.05	135,717,245.21	136,041,551.82

Portfolio by Asset Class



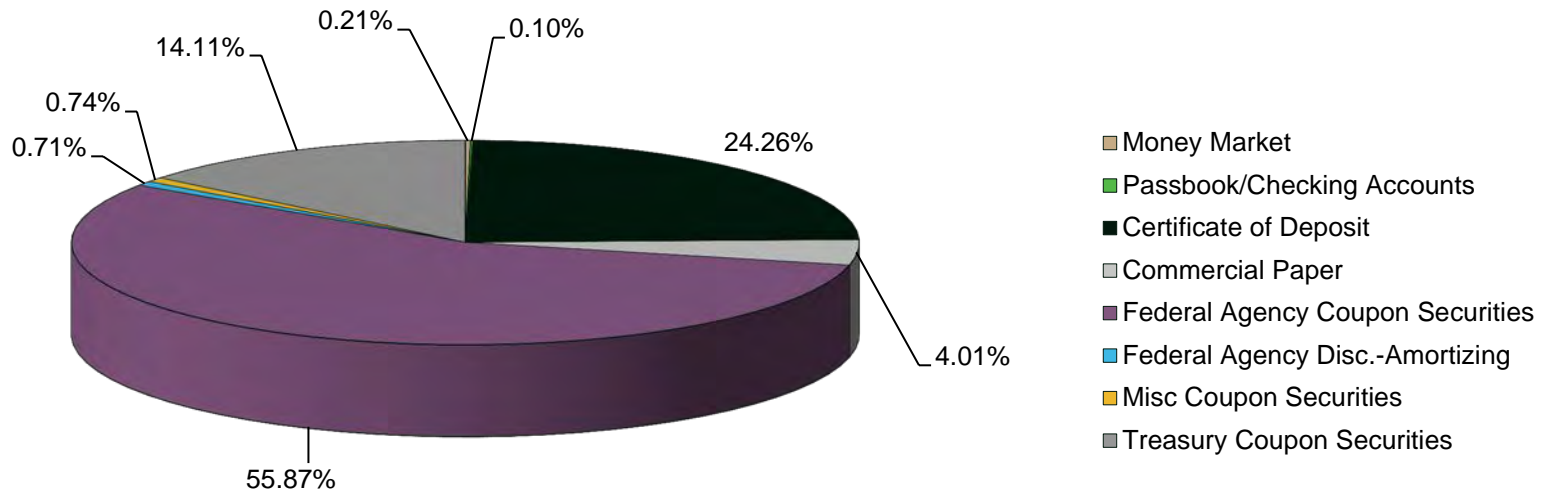
For Fiscal Year Ending June 30, 2019

Par Value by Issuer Graph



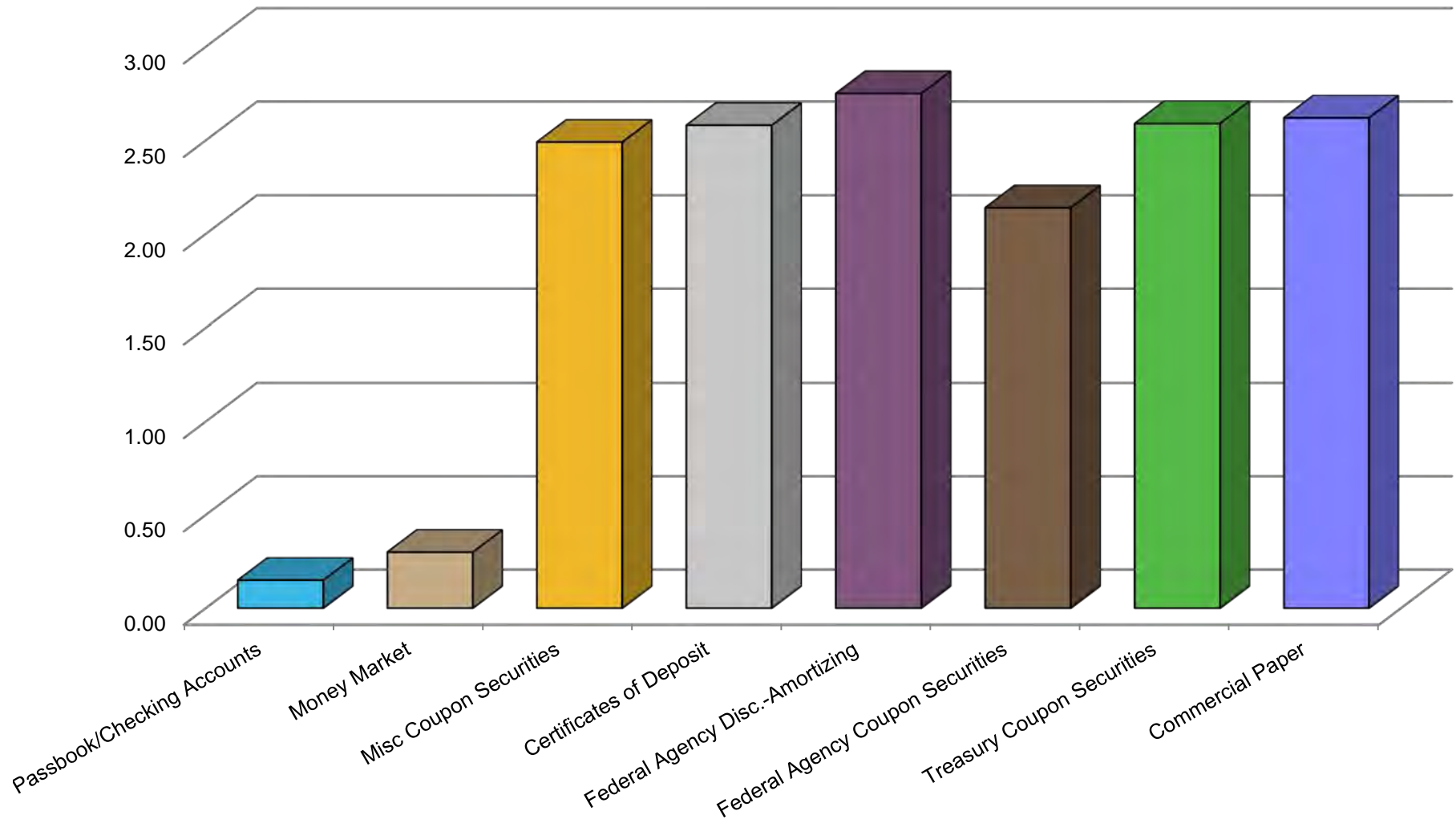
For Fiscal Year Ending June 30, 2019

Book Value By Investment Type



For Fiscal Year Ending June 30, 2019

Investment Yield by Type



For Fiscal Year Ending June 30, 2019

COUNCIL ACTION FORM

SUBJECT: VACATION OF ALLEY RIGHT-OF-WAY NORTH OF LINCOLN WAY AND EAST OF ELM AVENUE AND CONVEYANCE TO FOREST PARK PROPERTIES, LLC

BACKGROUND:

City of Ames staff was approached by Kent Cooper, representing Forest Park Properties LLC, requesting the vacation and conveyance of 16' X 180' of public alley right-of-way (ROW). Forest Park Properties owns several parcels adjacent to this alley, which is north of Lincoln Way and runs east from Elm Avenue to a dead end (see Attachment A for a location map). Mr. Cooper has stated that this will facilitate more efficient use of his properties and possibly allow his parking to be organized into a more effective layout.

Forest Park has frontage on both sides of the alley totaling 300'. Also, Greater Iowa Credit Union (GICU) has an annex building on the north side of the alley with 60' of frontage. GICU has stated that they are not interested in obtaining the portion of right-of-way that is adjacent to their building (there is no pedestrian or vehicle access to GICU from the alley). The City of Ames Municipal Electric Services also has an overhead three phase line running along the north side of the alley. This is the only known utility utilizing this alley. **If City Council decides to vacate and convey this right-of-way, a Public Utility Easement (PUE) will be obtained by September 24, 2019 over the entire alley area. In addition to the PUE, the easement will also allow GICU to access the rear of their parcel for building maintenance.**

The right-of-way valuation according to the City's standard formula (Attachment B) is \$18,446.40, which is based on adjacent land values minus 10% for quit claim deed and 15% for retaining an easement. **The alley pavement is currently in a severely deteriorated condition. If the City was to retain this right-of-way, a project would need to be programmed for a complete reconstruction of the pavement. Staff has estimated this cost at approximately \$65,000. If the alley is vacated and conveyed to Forest Park Properties, they would assume all maintenance responsibilities in conjunction with maintaining their adjacent properties. Therefore, staff recommends this alley be vacated and conveyed to Forest Park Properties for \$1.00.**

ALTERNATIVES:

1. a. Set the date of public hearing as August 27, 2019 for the 1st reading to approve the vacation of the 180' X 16' alley ROW north of Lincoln Way and east of Elm Avenue.
- b. Set the date of public hearing as September 24, 2019 to approve the conveyance of the vacated public ROW to the adjacent owner Forest Park Properties, LLC for \$1.00.

2. a. Set the date of public hearing as August 27, 2019 for the 1st reading to approve the vacation of the 180' X 16' alley ROW north of Lincoln Way and east of Elm Avenue.
 - b. Set the date of public hearing as September 24, 2019 to approve the conveyance of the vacated public ROW to the adjacent owner Forest Park Properties, LLC for \$18,446.40.
3. Retain the 180' X 16' alley ROW.

MANAGER'S RECOMMENDED ACTION:

The practical use of this alley only serves as access to the parcels owned by Forest Park Properties. It provides no purpose for public access. An easement will be retained over the entire alley to allow access to and maintenance of the City electric facilities and allow GICU access to maintain their building. This easement will be drafted by City legal staff and executed prior to the public hearing on September 24, 2019. Conveying the alley would also allow to City to forego reconstructing the alley, which has an estimated cost of \$65,000.

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



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of Ames IA, Pictometry, City of Ames, IA



ArcGIS Web Map

Attachment A



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 7/12/2019

1 inch = 94 feet

ATTACHMENT B

PROPOSED SALE OF CITY LAND

16' x 180' alley ROW area north of Lincoln Way and east of Elm Ave

Address	Assessed SF	Assessed 2019 Land Value	\$/SF
110 Elm Avenue	2,800	\$18,500	\$6.61
821 Lincoln Way (rear)	2,750	\$11,600	\$4.22
819 Lincoln Way	10,317	\$160,800	\$15.59
801 Lincoln Way	84,023	\$830,700	\$9.89
836 2nd Street	20,640	\$132,100	\$6.40

Average Cost/SF	\$8.54
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ROW Adjacent to:	Sale Area (SF)	Value of Sale Area	Value (Less 10% for Deed & 15% for Easement)
Forest Park Properties	2400	\$20,496	\$15,372.00
Greater IA Credit Union	480	\$4,099	\$3,074.40

Total Value	\$18,446.40
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COUNCIL ACTION FORM

SUBJECT: 2020 CENSUS PUBLIC EDUCATION CAMPAIGN AND BUDGET

BACKGROUND:

In anticipation of next year's federal census, staff has been developing a plan to educate Ames residents regarding the importance of completing and returning census forms when they are distributed next spring.

It is very important that all Ames residents understand the significance of participating in the 2020 Census. Several types of state and federal funding are based on census counts. Political representation is determined by census counts, and the census may impact the type and nature of businesses interested in exploring Ames in the future,

As in previous years, Iowa State University students will continue to be a primary target for this educational outreach. This group has potential for non-compliance due to the variety of factors. Students may be confused about their official residence, and may incorrectly believe their parents' home or their hometown is their residence for the census. Federal law for census residency clarifies "residence" as the place you live and sleep the majority of the year. The goal is to ensure all Iowa State University students living in Ames correctly "Claim Ames" in the 2020 Census. In addition to ISU students, staff will be reviewing census data from 2010 to identify low response neighborhoods and direct education efforts to best use resources.

A marketing plan is being developed to promote compliance with the 2020 Census. The plan will include traditional communication tools (television, print, radio), as well as social media platforms, bus boards, speaking engagements, events, and other types of outreach. A key component of the marketing plan is to leverage the support of the Complete Count Committee, a census steering committee made up of representatives from the university, schools, media, business community, religious and civic groups, and others. Recruitment for the Complete Count Committee continues, and a kick-off meeting is planned for late summer/early fall.

ALTERNATIVES:

1. Allocate \$35,000 from the City's 2019/20 Contingency Account for Census 2020 education, outreach, and promotional activities.
2. Allocate another amount from the City's 2019/20 Contingency Account for Census 2020 education, outreach, and promotional activities.
3. Do not approve the request

CITY MANAGER'S RECOMMENDED ACTION:

An accurate census count benefits the City of Ames in numerous ways. To accomplish this objective, our residents must be informed of these benefits and their responsibility under the federal law. This type of educational effort will require funding. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving \$35,000 from the City's 2019/20 Contingency Account for Census 2020 education, outreach, and promotional activities.

COUNCIL ACTION FORM

SUBJECT: TEMPORARY AUTHORIZATION FOR ADDITIONAL FINANCE DEPARTMENT FTE

BACKGROUND:

As positions turn over and work processes change over time, City staff evaluates whether changes should be made to improve service and efficiency. An upcoming retirement will create a vacancy for one of the three Account Clerk positions in the Accounting division of Finance. After analyzing the position, it has been determined that the best option going forward will be to replace the position with a Budget Analyst and re-organize duties between the Finance Accounting and Finance Administration Divisions.

Current and proposed organization of the Divisions is as follows:

	<u>CURRENT:</u>	<u>PROPOSED:</u>
<u>Finance Administration</u> Current: 3 FTE Proposed: 4 FTE	Finance Director Budget Officer Secretary I	Finance Director Budget Officer Secretary I Budget Analyst (new)
<u>Finance Accounting</u> Current: 9 FTE Proposed: 8 FTE	Assistant Finance Director Treasurer Accountant (2) Account Clerk (3) Cashier Payroll Clerk	Assistant Finance Director Treasurer Accountant (2) Account Clerk (2) Cashier Payroll Clerk

An increase in the use of technology and the general increase in workload as City operations have grown have resulted in a higher demand for more skilled work and a reduction in the work demands for some clerical positions. The addition of a Budget Analyst will provide budget preparation and monitoring support. Additionally, with the full implementation of the EnerGov permitting system, duties of the Account Clerk handling accounts receivable will change considerably with the type of work moving from a manual processing of receipts and billing to a more automated system.

TIMING AND ESTIMATED FINANCIAL IMPACT

The planned retirement for one Account Clerk will take place effective November 1, 2019. The new Budget Analyst position is needed sooner to begin training for the upcoming budget season. **Staff's request is to hire the Budget Analyst as soon as August.**

Because there is an overlap in the position being eliminated and the new position, authorization by Council is required for a temporary additional FTE.

The overlap will also allow for completion of the transition of the EnerGov billing for building permits and an orderly re-allocation of duties across the two divisions. Additionally, this will allow a long-term successful employee to complete her career with the City at her planned retirement date. The re-organization within the existing authorized positions has been approved by the City Manager.

The estimated cost for the overlap in positions is approximately \$22,500. However, the Finance Department Secretary I position was vacant approximately three months. **With the carry-over of the savings from this open position, the cost for the overlap in positions will be fully offset and will have no budget impact.** Though overall expenses will not change with the re-organization, there will be a shift of costs between Finance Administration and Finance Accounting. Both divisions are budgeted in the General Fund with part of the expenses allocated to utilities, but all at different rates. **The shift in the FTE will result in small reductions in the General, Resource Recovery, and Parking Funds, and off-setting small increases in the Water, Sewer, and Electric Funds.**

In the long term, the cost of replacing an Account Clerk with a higher grade Budget Analyst will be phased in over time. The difference in the top of the range for these two classifications is approximately \$20,000. However, it generally takes a number of years to reach to the top of the range and it is expected the new Budget Analyst position will be filled closer to the midpoint of the range. Therefore, the full impact of the higher-paid position will not be felt for approximately seven to ten years.

ALTERNATIVES:

1. Authorize an additional full-time position in the Finance Department for the period between August 1, 2019 and November 1, 2019.
2. Do not authorize the additional FTE for the Finance Department.

CITY MANAGER'S RECOMMENDED ACTION:

An analysis of the needs of the Finance Department has determined that the creation of a Budget Analyst position and reduction of one Account Clerk would be in the best interest of providing service to City departments. The temporary authorization of an additional FTE will allow for implementation of a new organizational structure with minimal interruption in service and no impact to the City's budget.

Therefore it is recommended that City Council approve Alternative No. 1, thereby authorizing an additional full-time position in the Finance Department for the period between August 1, 2019 and November 1, 2019.

COUNCIL ACTION FORM

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

BACKGROUND:

The City contracts with EMC Risk Services, LLC, of Des Moines, Iowa, to provide third party administration of workers' compensation and Municipal Fire and Police "411 System" injury medical claims. The City's current contract with EMC for these services is set at an amount not to exceed \$55,000, and it will expire July 31, 2019. EMC has provided a renewal contract for the same services for the period from August 1, 2019 to July 31, 2020, in an amount not to exceed \$55,000.

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

The table below compares the FY 2018/19 fees to the proposed FY 2019/20 fees. Expecting similar claim volume in FY 2019/20 staff expects similar results. Additionally, the fees are contractually capped at \$55,000.

Fee Component	Fee Components FY 2018/19	Fee Components FY 2019/20	Change	FY 2018/19 Contract	FY 2019/20 Contract
Claim Set Up, Incident Only	\$35 per claim	\$35 per claim	0%	Included	Included
Claim Set Up, Medical Only	\$170 per claim	\$170 per claim	0%	Included	Included
Claim Set Up, Lost Time	\$995 per claim	\$995 per claim	0%	Included	Included
Medical Bill Review Fees & Reimbursement	\$9.50/claim 30% of Savings \$10,000/claim cap	\$9.50/claim 30% of Savings \$10,000/claim cap	0% 0% 0%	Not to exceed \$55,000	Not to exceed \$55,000

ALTERNATIVES:

1. Approve the renewal contract with EMC Risk Services, LLC, of Des Moines Iowa, to provide third party administration of the City's worker's compensation and municipal fire and police "411 System" claims for August 1, 2019 through July 31, 2020, at a cost not to exceed \$55,000.
2. Reject the EMC renewal option and direct City staff to seek other claims administration alternatives.

CITY MANAGER'S RECOMMENDED ACTION:

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

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the renewal contract with EMC Risk Services, LLC, of Des Moines Iowa, to provide third party administration of the City's workers' compensation and municipal fire and police "411 System" claims for August 1, 2019 through July 31, 2020, at a cost not to exceed \$55,000.

COUNCIL ACTION FORM

**SUBJECT: FIELD ENGINEERING SERVICES FOR UNIT #7 OVERHAUL AT
POWER PLANT**

BACKGROUND:

This project calls for Unit 7 Turbine Generator to be disassembled, inspected, and repaired at the same time as the Unit 7 Boiler Repair Project. The steam turbine generator was manufactured by General Electric (GE) and placed into service in 1967. This overhaul is required to replace worn parts and inspect the turbine and generator for repairs that may be needed to prevent unplanned turbine/generator outages, prevent costly turbine/generator damage, and increase turbine/generator reliability.

Major turbine/generator overhauls are performed generally every 5-10 years, depending on amount of run time and conditions. The last major overhaul on Unit 7 was performed in 2007. The overhaul will consist of splitting the turbine casing, removing the turbine rotor, removing the end caps on the generator, and removing the generator stator. Numerous measurements and tests will be taken on all parts to assure there is no damage and they are within tolerance. Damaged or worn parts will be repaired or replaced, and the unit will be reassembled. The total project, including engineering, parts and labor, and related services, is estimated at \$2,550,000.

GE is the original equipment manufacturer of the turbine generator. Because of the precision of the many parts inside the Turbine/Generator and the knowledge and experience required to inspect and repair them correctly, a field service person with GE will need to be on site overseeing all inspections and repairs during the entire project. As the OEM, GE has all needed drawings and is very familiar with our unit since we have used GE's services for the turbine controls conversion in 2016. Additionally, GE technical services were used during the last overhaul performed on Unit 8 in 2013.

Workers will be on site for 12 hour shifts, 6 days a week, for 5 weeks. The estimated cost for GE's technical services is \$200,000 but actual cost will be billed according to contract rates for time and materials for services actually received and accepted by the City.

The City Purchasing Policies and Procedures requires that competitive proposals be solicited for professional services costing more than \$50,000. Exceptions to this policy must be approved by City Council. Invoices will be based on contract rates for time and materials for services actually received and accepted by the City.

The approved FY 2018/19 Capital Improvements Plan includes the following funding for the Unit 7 Turbine Generator Overhaul.

2017/18 Engineering/Parts	\$ 750,000
2018/19 Labor	1,500,000
2018/19 GE Tech Support	<u>300,000</u>
TOTAL	\$2,550,000

Contracts awarded to date on this project are:

Professional engineering services (Burns & McDonnell)	\$ 43,000.00
Steam turbine Unit 7 parts (awarded by City Council 5/14/2019)	380,307.67
Unit 7 Turbine Generator overhaul (awarded by City Council 6/11/2019)	<u>411,464.00</u>
Total	\$834,771.67

ALTERNATIVES:

1. a. Approve an exception to the City’s Purchasing Policies and Procedures for competitive bidding of professional services
- b. Award a contract to provide technical field advisor services for Unit 7 overhaul with General Electric Steam Services, Inc., Midlothian, Virginia, in an amount not-to-exceed \$200,000.
2. Direct staff to solicit competitive proposals for field engineering services for Unit 7 overhaul from firms other than the original manufacturer of Unit 7 steam turbine generator.
3. Do not contract for technical field engineering services for Unit 7 overhaul.

CITY MANAGER'S RECOMMENDED ACTION:

This project will complete an overhaul of Unit 7 Turbine Generator. It is crucial to perform this work in a timely fashion in order to maintain compliance with the turbine generator and maintain reliability. General Electric is the manufacturer of the turbine generator and its technical field direction during the actual work is critical to the success of the project.

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

ITEM#: 16
DATE: 07-23-19

COUNCIL ACTION FORM

SUBJECT: SANITARY SEWER REHABILITATION – (CONSTRUCTION OBSERVATION ASSISTANCE) – AMENDMENT

BACKGROUND:

The ability of the sanitary sewer system to convey wastewater well into the future is dependent on the removal of the current large amount of infiltration and inflow (I&I, or I/I) in the system that occurs during wet weather. In order to minimize the need for costly expansions to the City's Water Pollution Control (WPC) facility, as well as to convey flows from new development as the City grows, the City must work to reduce the overall I/I in the sanitary system.

In 2012 the City began a Sanitary Sewer System Evaluation that included a comprehensive and systematic evaluation for identifying the defects that could contribute I/I across the entire, City-wide sanitary sewer system. This evaluation data collection is complete, and it is evident that there are over \$25 million worth of immediate structural improvements needed in the sanitary sewer system.

On July 11, 2017, City Council approved a professional services agreement with WHKS & Company to perform a sanitary sewer rehabilitation construction observation assistance in an amount not to exceed \$141,600. Construction on that project has finished and WHKS completed the construction observation on the Subwatersheds 5 & 6 Sanitary Sewer Rehabilitation project with savings in their contract. This savings was used to have WHKS begin providing construction observation for the 2018/19 Sanitary Sewer Rehabilitation (Wilson & 15th St) project. The original contract amount has now been expended and continuing services are needed from WHKS as the project finishes.

The additional professional services fee is for additional scope of work required to complete the remaining construction observation assistance for the 2018/19 Sanitary Sewer Rehabilitation (Wilson & 15th St) project. Below is the scope of work.

1. Project Management /Construction Administration

- Perform general project administrative duties, review project costs and billings, prepare invoices using Consultant's standard forms, and preparation of status reports.
- Advise the Client of the necessity of obtaining Special Engineering Services and act as the Client's representative in connection with any such services not actually performed by WHKS.
- Provide construction administration assistance during construction. Contract administration assistance activities conducted include clarification of design details, periodic visits to the construction site to

observe the progress of work, review shop drawings, review and recommend payment estimates for completed construction work, prepare change orders when required, and prepare the final summary of construction costs.

- Provide construction updates to the Client.
- This scope item includes up to 28 hours of construction administration assistance based on an assumed 2 hours per week for 14 weeks.

2. Construction Observation

- Provide resident project observation services during the construction of the Project. Resident observation is a part-time function during construction. Duties are to provide on-site evaluations of the project progress in accordance with the plans and specifications and report said progress to the Engineer. Additionally, the observer maintains a logbook recording conditions at the job site, weather, record of visitors, summary of daily activities, actions taken, observations in general and assists in recording data for eventual preparation of Record Drawings. The observer duties do not include construction means, methods, procedures, and job-site safety.
- Coordination of quality control testing with the contractor during construction when required by Contract.
- Assist the City with the preparation of record drawings from the Contractor provided “mark-ups” at the completion of the construction.
- This scope includes up to 420 hours of Construction Observation Assistance, based on 30 hours per week for 14 weeks.
- This scope includes up to 560 miles of reimbursable travel, based on an assumed 40 miles per week for 14 weeks.

ALTERNATIVES:

1. Approve the amendment to the engineering services agreements for the Sanitary Sewer Rehabilitation – Construction Observation Assistance with WHKS & Co., of Ames, Iowa, in the amount not to exceed \$39,000.
2. Direct staff to renegotiate an engineering agreement amendment.

MANAGER’S RECOMMENDED ACTION:

Based on staff’s current workload and expertise provided by WHKS & Co., contracting for these construction observation services will continue to provide the best value to the City. This team designed the sanitary sewer lining project and has experience with the planned rehabilitation methods and SRF funded projects.

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

COUNCIL ACTION FORM

SUBJECT: AMES COMMUNITY SCHOOL DISTRICT DONATION OF EDWARDS PROPERTY

BACKGROUND:

The Ames Community School District (ACSD) has agreed to transfer 5 acres of the former Edwards school property to the City of Ames for use as a neighborhood park. During the 2018/19 Budget hearings, the City Council committed \$80,000 in the 2019/20 Capital Improvement Program for developing this former school site as a neighborhood park.

As a reminder, City Council in May 2017 agreed to accept a portion of the Old Edwards School site at a future date for use as a City park if the following conditions were met:

- a. The site provided to the City by the Ames Community School District is “clean and green”;
- b. The site is given to the City by the Ames Community School District at no cost; and
- c. The land that is donated at no cost to the City by the Ames Community School District does not include the land on which private sheds, landscaping, and fences currently exist (the area south of the School District fence).

City staff has confirmed that all three of these conditions have been met in order for Council to accept the transfer to City ownership. Please note, the playground equipment on the site which was jointly funded by the City and the ACSD will remain.

All legal documents have now been finalized with ACSD for the transfer of the property. The ACSD School Board approved the transfer of this property at its July 8 meeting.

Neighborhood residents have been active supporters of the transfer of a portion of the Old Edwards School property to the City for use as a neighborhood park. The neighborhood also agreed to raise funds to help offset the demolition costs of the school building if the ACSD would transfer the land to the City for use as a park. The neighborhood residents provided the ACSD over \$150,000 for demolition. In addition, Parks and Recreation staff have begun meeting with Old Edwards neighbors to gather input on the development of the neighborhood park in FY 2019/20.

ALTERNATIVES:

1. Accept the donation of 5 acres of land on Woodland Street from the Ames Community School District for the purpose of a neighborhood Park.
2. Do not accept the donation of this land for the purpose of a neighborhood park.

MANAGER'S RECOMMENDED ACTION:

The City and the Edwards neighborhood are appreciative of the Ames Community School District's donating this land to the City for use as a neighborhood park. The ASCD resolved the south boundary line issue and completed the "clean and green" requirements established by the City Council. Therefore, it is the City Manager's recommendation that the City Council approve Alternative #1 as stated above.



Woodland Street

Westwood Drive

New Property Line

Fence Line

Old School District Property Line



Former Edwards School Site



1 inch = 83 feet
Date: 7/16/2019

COUNCIL ACTION FORM

SUBJECT: URBAN DEER MANAGEMENT PROGRAM-BOW HUNTING

BACKGROUND:

Over the past decade, Ames has experienced citizen complaints about deer damage, car-deer collisions, and other issues associated with high concentrations of whitetail deer within the city. In an attempt to address these concerns, a Special Urban Deer Task Force (SUDTF) was convened in 2006. The city ordinance establishing the SUDTF requires an annual report to the City Council. **Previous Task Force recommendations to the City Council have included an annual survey of deer populations, a ban on deer feeding, public education efforts, and limited urban bow hunting of deer.**

Urban deer hunting has been conducted in a limited number of locations under special rules administered by the Police Department. All participants must purchase a special tag and register with the Police Department. Rules also require participants to pass a safety course, proficiency test, hunt only from tree stands situated at least 85 feet from trails, and limit shots to 75 feet or less.

An aerial count of deer is generally conducted by the DNR under a cost-sharing arrangement with the City. The aerial survey was conducted this year on February 14, 2019. **Overall, the survey showed an 18% decline in total number of deer counted.** The DNR noted that the riparian areas continue to show a great deal of variability in year to year counts. Some of the larger variations this year can be explained by the severity and length of winter weather as deer yard up near available food sources. **The survey (attached) showed four of the seven urban survey areas within the City had densities below the 30 deer per square mile threshold (2b, 3, 4, 5, and 8).** Deer densities exceeded 30 deer/square mile in the remaining areas surveyed (1, 2a, 6, 7, and 9). Perimeter areas six and seven also exceeded the 30 deer/square mile threshold. Densities exceeding 30 deer/square mile are generally thought to be the most likely to have human-deer conflict at a level where intervention is warranted. **The trend toward higher concentrations in west Ames continued to be evident in the survey and in hunter feedback.**

Again last year, hunting was allowed on private property if there were three or more acres available and hunting was supported by adjacent property owners. Because of the broad array of views in the community, the Special Urban Deer Task Force had endorsed two categories of private property hunts. In the first category, hunts on wooded or agricultural tracts are reviewed by the Police Department and, if the property met the program criteria, it could be approved for

hunting. In the second category, locations that were primarily residential properties would be reviewed by the Police Department and then publicized in a manner that would seek additional input from other residents in the neighborhood. **While there were two private wooded/agricultural tracts that continued to be approved for hunting, there were no residential properties approved for hunting. During 2018, there were 14 tags purchased and seven deer were harvested in the urban zone. Additional licensed hunting occurred in the perimeter zone around Ames, but outside the city limits.**

The Urban Deer Task Force did not meet this year. Information was shared by email and Task Force participants were invited to vote on five items continuing the status quo. Comments from Task Force members came primarily from wildlife or conservation management staff. These comments supported continued bow hunting since even the limited harvest contributes to population control. This perspective also supported bow hunting of deer as a safe intervention that allows property owners in specific neighborhoods or locations to address a problem with deer concentrations. The representatives who typically voiced concerns about urban hunting did not comment or vote this year. The recommendations and votes of the task force members are:

1. Continue the City hunt locations (City properties).
Favor (5) Oppose (0) Abstain (0)

2. Continue current City rules (regulating hunting methods and locations).
Favor (5) Oppose (0) Abstain (0)

3. Continue the current private property process distinguishing wooded/agricultural from residential areas with additional consensus required for hunting in a residential area.
Favor (5) Oppose (0) Abstain (0)

4. Continue to request the buck incentive to encourage hunter participation and harvest.
Favor (5) Oppose (0) Abstain (0)

5. Continue the annual helicopter population survey.
Favor (5) Oppose (0) Abstain (0)

A majority of the Task Force members support the continuation of hunting in designated City locations. Dates for these locations were recommended by the Parks and Recreation staff.

The Iowa Department of Natural Resources (DNR) establishes 'legal hunting hours' (one-half hour before sunrise that continue to one-half hour after sunset) and the 'dates' (September 14 to January 10) for the City of Ames. However, the

City can modify these hours and dates as long as they fall within the overall DNR timeline as noted above.

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

NON-PARK / PUBLIC AREA

Wooded City property south of the Hunziker Youth Sports Complex:

Weekdays: One-half hour before sunrise and ending at 11:00 AM, September 14 to November 15

Weekends: No hunting until November 19

Daily beginning November 19, DNR legal hunting hours (following the anticipated conclusion of the youth sport season)

City property north of the landfill in east Ames off Watt Street (does not include Water Plant or adjacent construction areas):

DNR legal hunting hours beginning September 14

PARKLAND AREAS

South River Valley Park:

Weekdays: One-half hour before sunrise ending by 4 PM September 16 to October 25 (hours not used by sport leagues)

Weekends: One-half hour before sunrise ending by 8 AM, September 21 to October 27 (hours not used by sport leagues)

Daily beginning October 28 DNR legal hunting hours (following the conclusion of sport leagues)

Gateway Park: Restricted to the west timber

Daily beginning September 14: DNR legal hunting hours

Homewood Golf Course:

Daily following course closure for the season (Anticipated closure is November 3)

Inis Grove Park

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

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

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

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

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

ALTERNATIVES:

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

MANAGER'S RECOMMENDED ACTION:

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

Therefore, it is the recommendation of the City Manager recommends the approval of Alternative 1; whereby the Council would approve bow hunting in designated locations including the park system and City property as detailed in the current Urban Deer Management ordinance and rules. Continuing a process for designating additional hunting locations on private property will provide a tool to control the deer population.

Ames Aerial Deer Survey Results
2019

The table below shows results of deer observed by helicopter survey on February 14th, 2019 using a Hughes OH-6 helicopter—this helicopter was much more efficient and resulted in drastically reduced survey time. Observers were Andy Kellner and Jenny Swanson. Conditions for the survey were good in all habitat types flown. Snow depth was 6”-8” and some beds were observed. The sky was fair and wind was increasing from the west and north. Temperatures were right around 32 degrees. Some shadows were present but observation conditions were fair. Most deer were bedded but some moved at the helicopter’s presence. The areas surveyed were flown along the contour or with transects and areas were circled if necessary when deer were spotted.

Results from this year’s aerial survey showed a 18% decrease overall compared to 2018. Looking at the survey areas, 6 of the 9 are below the goal of 30 deer/sq. mile. The riparian survey areas 1, 2, 3, 4 still show a good deal of variability each year. Some of the larger variability this year can be explained by the severity and length of winter weather as deer yard up near available food sources.

In the urban zone, 14 of 50 licenses were sold. 6 antlerless and 1 buck were registered as harvested. These numbers are down from previous seasons. In the adjacent perimeter zone, 30 of 50 licenses were sold and 3 does and 1 button buck were harvested. A few more deer may have been harvested on regular season deer licenses, which cannot be separated at this level. The continued annual harvest of does, in both the urban and perimeter zones, reduces potential deer numbers directly and indirectly through abated recruitment of fawns. It is likely that not all of these deer would have been permanently associated with the city of Ames, but this reduction has kept deer numbers down and reduced the growth of the herd. There is some concern for continued downward trend in hunter participation. This may be due to outreach and education about the hunting zones.

Ames Aerial Survey Summary

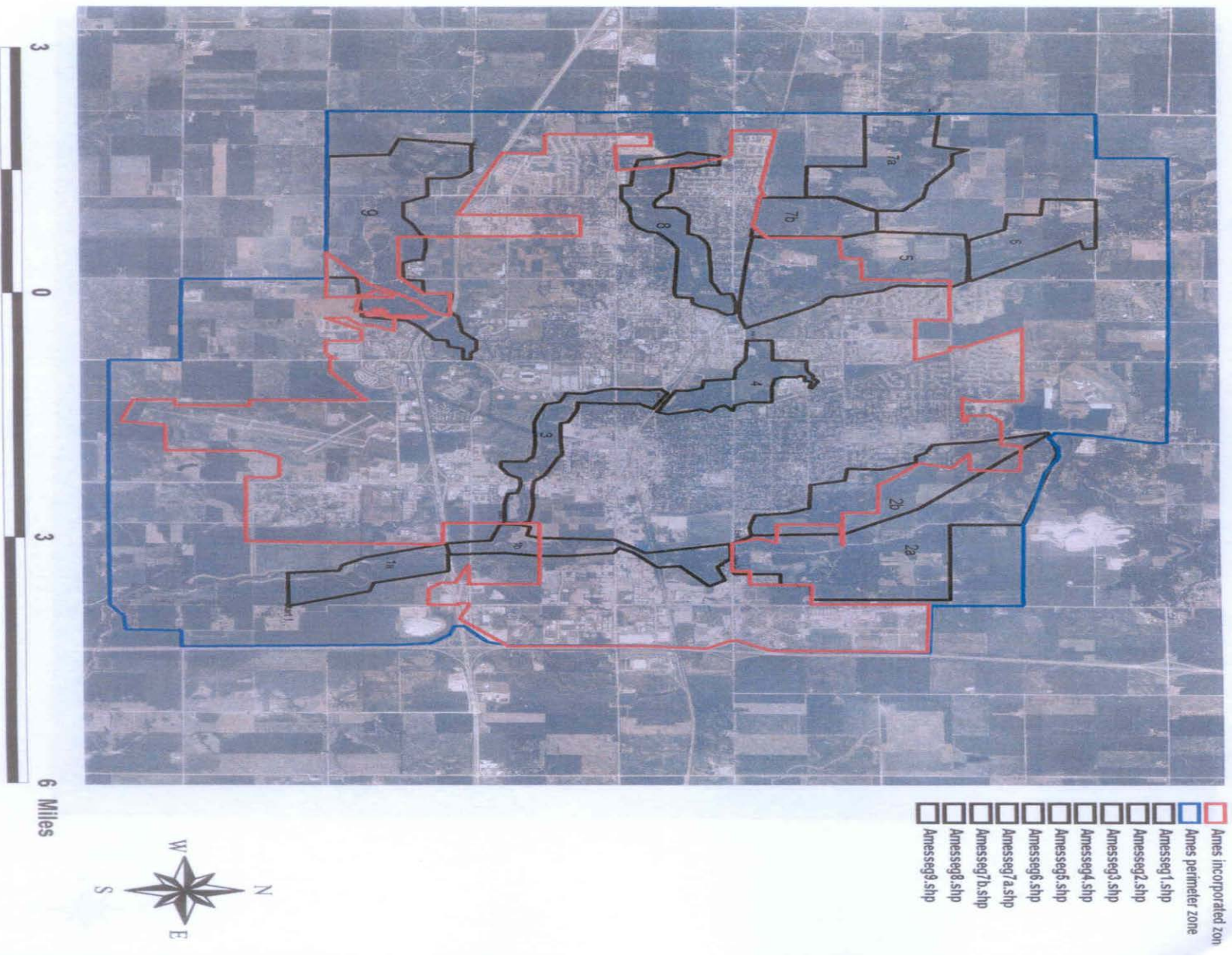
Survey Segment	2007 Deer Observed	2008 Deer Observed	2009 Deer Observed	2010 Deer Observed	2011 Deer Observed	2012 Deer Observed	2013 Deer Observed	2014 Deer Observed	2016 Deer Observed	2018 Deer Observed	2019 Deer Observed
Segment 1	70	39	53	37	41	38	21	4	10	45	32
1a	59	28	37	26	18	20	18	2	10	5	30
1b	11	11	16	11	23	18	3	2	0	40	2
Segment 2a	143	100	104	85	77	61	117	49	92	12	61
Segment 2b	26	26	31	20	19	5	1	22	13	35	10
Segment 3	11	9	28	11	21	2	8	7	3	9	11
Segment 4	24	14	39	23	6	3	1	7	10	7	3

Segment 5	47	58	64	79	57	23	76	51	74	44	12
Segment 6	23	15	22	63	39	35	33	27	41	49	37
Segment 7	44	23	39	1	41	41	40	53	56	39	40
Segment 8	25	26	25	75	53	46	40	57	46	35	21
Segment 9	50	71	76	62	63	22	45	63	66	65	43
Totals	463	381	481	456	417	276	382	340	411	340	270

Ames Aerial Survey Summary

Survey Segment	Segment Area (Sq. Mi.)	2006 Deer/Sq Mile	2007 Deer/Sq Mile	2008 Deer/Sq Mile	2009 Deer/Sq Mile	2010 Deer/Sq Mile	2011 Deer/Sq Mile	2012 Deer/Sq Mile	2013 Deer/Sq Mile	2014 Deer/Sq Mile	2015 Deer/Sq Mile	2018 Deer/Sq Mile	2019 Deer/Sq Mile	% Change from 2016-18
Segment 1	0.82	16	85	48	65	45	50	46	26	5	12	55	39	-29%
1a	0.39		151	72	95	67	46	51	46	5	26	13	77	492%
1b	0.43		26	26	37	26	53	42	7	5	0	93	5	-95%
Segment 2a	1.7	49	84	59	61	50	45	36	69	29	54	7	36	414%
Segment 2b	0.93	57	28	28	33	22	20	5	1	24	14	38	11	-71%
Segment 3	0.4	43	28	23	70	28	53	5	20	18	8	23	28	22%
Segment 4	0.38	21	63	37	103	61	16	8	3	18	26	18	8	-56%
Segment 5	1.57	25	30	37	41	50	36	15	48	32	47	28	8	-71%
Segment 6	0.49	*	47	31	45	129	80	71	67	55	84	100	76	-24%
Segment 7	0.73	*	60	32	53	1	56	56	55	73	77	53	55	4%
Segment 8	0.57	60	44	46	44	132	93	81	70	100	81	61	37	-39%
Segment 9	1.48	25	34	48	51	42	43	15	30	43	45	44	29	-34%
Totals	9.07	31	51	42	53	50	46	30	42	37	45	37	30	-18%

Ames area deer survey segments.



COUNCIL ACTION FORM

SUBJECT: 2018/19 ASPHALT STREET PAVEMENT IMPROVEMENTS – (RELIABLE ST, FLORIDA AVE, DELAWARE AVE, AND HUTCHISON ST)

BACKGROUND:

This is the annual program for reconstruction or resurfacing (rehabilitation) asphalt streets, typically located with residential neighborhoods. Rehabilitation of existing asphalt streets is possible where the base asphalt layer is solid, but the surface course has failed. Full-depth replacement of these streets is necessary in cases of structural pavement failure. This program was created in accordance with City Council's goal of strengthening our neighborhoods. **This project is in the area of Reliable St, Florida Ave, Delaware Ave, and Hutchison St.**

During design phase, **the plans were prepared following the Complete Street Plan.** When design was completed, the impact of the complete street plan implementation (infill of sidewalk) was documented. **The infill of sidewalk will be implemented to all the streets on this project except the west side of Florida Ave from Toronto St. to Reliable St, the north side of Hutchison Ave from Georgia Ave to Florida Ave, and the North side of Reliable from Delaware Ave to North Dakota Ave.** There were several concerns with the design that lead staff not to implement the infill of sidewalk on some of these streets:

- Florida Ave - There are multiple businesses with existing parking lots in front of their building and an existing steep slope that with infill sidewalk, they will lose the required depth needed to park a vehicle in front of the building and also we will change the existing slope from 14% to an unacceptable 19%.
- Hutchison Ave - There is an existing house two feet away from back of curb. We would have to demolish the house in order to infill sidewalk. This house was originally built in 1890 and there are no building permits for when the addition was added that brought the house closer to the curb.
- Reliable St - There is a community garden that would be impacted. The median on North Dakota that was constructed because of the railroad quiet zone agreement is also be a barrier for connectivity.

Staff held a public meeting to obtain input on staging, construction timing, and special access needs. Comments were received and incorporated into the project design

City of Ames staff has completed plans and specifications for this project with a base bid and then alternatives for the type of pavement used on the reconstruction project.

Alternative A will be for using asphalt and Alternative B is for using concrete. A table of total estimated costs for each Alternative is shown below:

	<u>Base + Alt A (asphalt)</u>	<u>Base + Alt B (concrete)</u>
Base Bid	\$ 777,870.50	\$ 777,870.50
Paving Alternative	<u>\$ 373,495.00</u>	<u>\$ 527,988.00</u>
Construction Subtotal	\$ 1,151,365.50	\$ 1,305,858.50
Engineering	<u>\$ 311,000.00</u>	<u>\$ 353,000.00</u>
Total Project Costs	\$ 1,462,365.50	\$ 1,658,858.50

The Asphalt Street Pavement Improvements are shown in the 2018/19 Capital Improvement Plan with **\$1,400,000.00 in G.O. bond funding and \$77,500 in Storm Water Utility Funds from the 2018/19 Storm Water Improvement Program, bringing total funding to \$1,477,500.**

ALTERNATIVES:

1. Approve the plans and specifications for the 2018/19 Asphalt Street Pavement Improvements – (Reliable St, Florida Ave, Delaware Ave, and Hutchison St) Project and establish August 21, 2019, as the date of letting and August 27, 2019, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER’S RECOMMENDED ACTION:

Approving these plans and specification will result in lower street maintenance costs, improve area drainage, and provide a better neighborhood aesthetic.

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



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: July 23, 2019

Subject: Contract and Bond Approval

There is/are no Council Action Form(s) for Item No(s). 20, 21, and 22. Council approval of the contract and bond for this/these project(s) is simply fulfilling a *State Code* requirement.

/alc

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR WATER METERS AND RELATED ACCESSORIES

BACKGROUND:

On February 10, 2015, Itron, Inc. was awarded a contract for the procurement of an Automatic Meter Reading System, including hardware, software, meters, installation, and maintenance services. The contract also includes up to four 12-month renewals, with the timing of each renewal to run with the City's fiscal years. **Itron has provided firm unit pricing for FY 2019/20 with a 1% increase from the FY 2018/19 contract renewal that was approved June 12, 2018. This is the fourth and final renewal for the contract.**

The operating budget anticipates a baseline of 1,000 meters per year for routine meter replacements and an additional 400 meters per year for new construction. Additional funds are included in the CIP so that the meter change out can be completed in an eight-year period. The adopted FY 2019/20 budget for this project is as follows.

FY 19/20 Operating Budget	
Routine Meter Changes	\$176,000
New Construction	70,400
<u>FY 19/20 CIP Budget</u>	<u>204,000</u>
Total Available Budget	\$450,400

Attached is the proposed contract renewal with Itron. This would be the fifth year of the eight-year replacement cycle.

ALTERNATIVES:

1. Approve the final optional renewal of the contract with Itron, Inc. of Liberty Lake, WA, to furnish radio units, meters, and related parts and services for July 1, 2019, through June 30, 2020, per the unit cost quotation dated April 4, 2019, in an aggregate amount not to exceed \$450,400.
2. Do not renew the contract with Itron.

CITY MANAGER'S RECOMMENDED ACTION:

The City has entered into a project to install an Automatic Meter Reading (AMR) system using meter reading equipment and meters provided by Itron, Inc. Staff has reviewed the pricing from Itron, Inc., for FY 2019/20 and has concluded that the pricing still provides the best value for our customers.

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

**First Amendment
to the Itron Sales Agreement
between Itron, Inc. and the City of Ames**

This First Amendment (this "***Amendment***") is effective as of the date last signed below.

RECITALS

WHEREAS, Itron, Inc. ("***Itron***") and the City of Ames ("***Customer***") entered into the Itron Sales Agreement dated February 11, 2015;

WHEREAS, the parties wish to amend the Agreement for the purpose of amending the term and replacing Attachment A-1;


NOW, THEREFORE, in consideration of the mutual promises and obligations below, Itron and Customer agree as follows:

1. Section 12(a) of the Agreement is hereby replaced with the following:

The term of this Agreement ("***Term***") shall expire on June 30, 2020, unless otherwise terminated in accordance with this Section. The Agreement may be extended annually by execution of an amendment signed by duly authorized representatives of both parties.

2. Delete Attachment A-1 from the Agreement and replace with the attached Attachment A-2 identified by BMR# 17332-19 Ver2 Apr.
3. All other terms and conditions remain unchanged and in full force and effect.

INTENDING TO BE LEGALLY BOUND, each party represents and warrants that it has all necessary power and authority to enter into this Amendment to the Agreement.

City of Ames	Itron, Inc.
Signature:	Signature: 
Name:	Name: Robert Farrow
Title:	Title: VP Treasury
Date:	Date: 7/15/2019



Electric / Gas / Water
Information collection, analysis and application

2111 N. Molter Rd.
Liberty Lake, WA 99019
fax: 866-787-6910
www.itron.com

Attachment A-1

Pricing Summary for

City of Ames, IA

BMR# 17332-19 Ver2 Apr
April 4, 2019

Item	Part Number	Description	Qty	Unit Price	Extended Price	Notes
Endpoints						
1	ERW-1300-402	100W+, Encoder with Integral Connector & Antenna Connector	TBD	\$65.79	TBD	(1)
2	CFG-0151-010	Standard 5' cable with In-Line connector with .167" diameter protective cover	TBD	\$10.61	TBD	
3	ERW-1300-313	100W-R+ ERT, Encoder Remote with 10 Inch Cable	TBD	\$65.79	TBD	(1)
4	CFG-0771-021	100W-R Mounting Kit for Remote Installations	TBD	\$2.65	TBD	
Meters						
<u>Badger Meters</u>						
5	Meters	RCDL M25 LL Disc Meter (NSF 61-G), 5/8" (1/2 X 7 1/2), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig-Tail (gel-cap), 10 ft Wire, without ERT	TBD	\$93.41	TBD	
6	Meters	RCDL M25 LL Disc Meter (NSF 61-G), 5/8" X 3/4-3/4 Bore (3/4 X 7 1/2), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire, without ERT	TBD	\$93.41	TBD	
7	Meters	RCDL M35 LL Disc Meter (NSF 61-G), 3/4" (3/4 X 9), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig-Tail (gel-cap), 10 ft Wire, without ERT	TBD	\$117.44	TBD	
8	Meters	RCDL M55 LL Disc Meter (NSF 61-G), 1" (1 X 10 3/4), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig-Tail (gel-cap), 10 ft Wire, without ERT	TBD	\$151.50	TBD	
9	Meters	RCDL M120 LL Disc Meter (NSF 61-G), 1 1/2", Elliptical Long Drilled, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig-Tail (gel-cap), 10 ft Wire, without ERT	TBD	\$341.33	TBD	
10	Meters	M5000 -Flanged Mag Meter, 2" (DN 50), Hard Rubber Liner, 150 lb Cast Steel Flanges, Standard Lay Length, Alloy C Electrodes, 316SS Grounding Rings, Meter Mounted Amplifier, Badger Certified Test	TBD	\$1,597.82	TBD	
11	Meters	M5000 -Flanged Mag Meter, 3" (DN 80), Hard Rubber Liner, 150 lb Cast Steel Flanges, Standard Lay Length, Alloy C Electrodes, 316SS Grounding Rings, Meter Mounted Amplifier, Badger Certified Test	TBD	\$1,720.82	TBD	
12	Meters	M5000 -Flanged Mag Meter, 4" (DN 100), Hard Rubber Liner, 150 lb Cast Steel Flanges, Standard Lay Length, Alloy C Electrodes, 316SS Grounding Rings, Meter Mounted Amplifier, Badger Certified Test	TBD	\$1,843.83	TBD	
13	Meters	M5000 -Flanged Mag Meter, 6" (DN 150), Hard Rubber Liner, 150 lb Cast Steel Flanges, Standard Lay Length, Alloy C Electrodes, 316SS Grounding Rings, Meter Mounted Amplifier, Badger Certified Test	TBD	\$2,152.56	TBD	
14	Meters	RCDL M25 LL Disc Meter (NSF 61-G), 5/8" (1/2 X 7 1/2), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray). Includes Itron 100W+ Series Endpoint, Integral, Factory Pre-Wired and programmed ERT.	TBD	\$162.28	TBD	(2)
15	Meters	RCDL M25 LL Disc Meter (NSF 61-G), 5/8" X 3/4-3/4 Bore (3/4 X 7 1/2), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray). Includes Itron 100W+ Series Endpoint, Integral, Factory Pre-Wired and programmed ERT.	TBD	\$162.28	TBD	(2)
16	Meters	RCDL M35 LL Disc Meter (NSF 61-G), 3/4" (3/4 X 9), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray). Includes Itron 100W+ Series Endpoint, Integral, Factory Pre-Wired and programmed ERT.	TBD	\$186.30	TBD	(2)
17	Meters	RCDL M55 LL Disc Meter (NSF 61-G), 1" (1 X 10 3/4), Cast Iron Bottom, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray). Includes Itron 100W+ Series Endpoint, Integral, Factory Pre-Wired and programmed ERT.	TBD	\$220.38	TBD	(2)
18	Meters	RCDL M120 LL Disc Meter (NSF 61-G), 1 1/2", Elliptical Long Drilled, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray). Includes Itron 100W + Series Endpoint, Integral, Factory Pre-Wired and programmed ERT.	TBD	\$410.20	TBD	(2)



Electric / Gas / Water
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Attachment A-1

Pricing Summary for
City of Ames, IA

2111 N. Molter Rd.

Liberty Lake, WA 99019

fax: 866-787-6910

www.itron.com

BMR# 17332-19 Ver2 Apr

April 4, 2019

Item	Part Number	Description	Qty	Unit Price	Extended Price	Notes
19	Meters	RCDL M25 LL Disc Meter (NSF 61-G), 5/8" (1/2 X 7 1/2), Cast Iron Bottom, Less Connections, Bare Meter	TBD	\$54.13	TBD	
20	Meters	RCDL M25 LL Disc Meter (NSF 61-G), 5/8" X 3/4-3/4 Bore (3/4 X 7 1/2), Cast Iron Bottom, Less Connections, Bare Meter	TBD	\$54.13	TBD	
21	Meters	RCDL M35 LL Disc Meter (NSF 61-G), 3/4" (3/4 X 9), Cast Iron Bottom, Less Connections, Bare Meter	TBD	\$73.80	TBD	
22	Meters	RCDL M55 LL Disc Meter (NSF 61-G), 1" (1 X 10 3/4), Cast Iron Bottom, Less Connections, Bare Meter	TBD	\$108.35	TBD	
23	Meters	RCDL M120 LL Disc Meter (NSF 61-G), 1 1/2", Elliptical Long Drilled, Less Connections, Bare Meter	TBD	\$302.59	TBD	
24	Registers	Registration for, RCDL M25 Disc Meter, 5/8", HRE Registration, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire Pricing good on 5/8" - 1 1/2" Disc Meters	TBD	\$52.18	TBD	
25	Meters	RCDL Turbo Series Meter LL (NSF 61-G), 2", Round w/Test Plug, Without Integral Strainer, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$780.69	TBD	
26	Meters	RCDL Turbo Series Meter LL (NSF 61-G), 3", Round w/Test Plug, Without Integral Strainer, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$917.90	TBD	
27	Meters	RCDL Turbo Series Meter LL (NSF 61-G), 4", Round w/Test Plug, Without Integral Strainer, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$1,349.74	TBD	
28	Meters	RCDL Turbo Series Meter LL (NSF 61-G), 6", Round w/Test Plug, Less Connections, HRE Registration, Cubic Feet, 8 Dial - 1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig-Tail (gel-cap), 10 ft Wire	TBD	\$3,218.51	TBD	
29	Meters	E-Series UltraSonic 316SS, 5/8" (1/2 X 7 1/2), Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.001 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$146.86	TBD	
30	Meters	E-Series UltraSonic 316SS, 5/8" X 3/4-3/4 Bore (3/4 X 7 1/2), Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.001 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$143.97	TBD	
31	Meters	E-Series UltraSonic 316SS, 3/4" (3/4 X 7 1/2), Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.001 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$161.35	TBD	
32	Meters	E-Series UltraSonic 316SS, 3/4" (3/4 X 9), Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.001 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$172.94	TBD	
33	Meters	E-Series UltraSonic 316SS, 1" (1 X 10 3/4), Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.001 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$184.43	TBD	
34	Meters	E-Series UltraSonic 316SS, 1 1/2", Elliptical, Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.01 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$442.81	TBD	
35	Meters	E-Series UltraSonic 316SS, 2", Elliptical, Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.01 Ft3, Generic Connectivity, BMI Supplied, 4 use with ITRON, Pig-Tail (gel-cap), 25 ft Wire, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$520.31	TBD	
36	Meters	E-Series UltraSonic 316SS, 2", Elliptical, Less Connections, HRE-LCD Registration, Cubic Feet, Flow Rate GPM, 9 Dial - 0.01 Ft3, Itron 100W+ Series Endpoint, Programmed (ITRON Supplied), Indoor-Outdoor, Factory Pre-Wired, 5 ft, Year of MFG 8 Digit S/N Register, Year of MFG 8 Digit S/N Barcoded Cover Outside, No SN Inside Cover	TBD	\$523.38	TBD	



Electric / Gas / Water
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Attachment A-1

Pricing Summary for
City of Ames, IA

2111 N. Molter Rd.

Liberty Lake, WA 99019

fax: 866-787-6910

www.itron.com

BMR# 17332-19 Ver2 Apr

April 4, 2019

Item	Part Number	Description	Qty	Unit Price	Extended Price	Notes
37	Registers	Registration for, RCDL Turbo Series Meter, 1 1/2", HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$52.18	TBD	
38	Registers	Registration for, RCDL Turbo Series Meter, 2", HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$52.18	TBD	
39	Registers	Registration for, RCDL Turbo Series Meter, 3", HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$52.18	TBD	
40	Registers	Registration for, RCDL Turbo Series Meter, 4", HRE Registration, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$52.18	TBD	
41	Registers	Registration for, RCDL Turbo Series Meter, 6", HRE Registration, Cubic Feet, 8 Dial - 1 Ft3, Plastic Shroud / Plastic Lid (Gray) Generic Connectivity, BMI Supplied, Pig- Tail (gel-cap), 10 ft Wire	TBD	\$52.18	TBD	
42	Registers	Registration for, RCDL M25 Disc Meter, 5/8", HRE, Cubic Feet, 8 Dial - 0.01 Ft3, Plastic Shroud / Plastic Lid (Gray), supplied with an Itron Connector, 5 ft, for connection to Itron 100W+ pit ERT. (HRE Only)	TBD	\$67.63	TBD	
43	Registers	Registration for, RCDL M120 Disc Meter, 1 1/2", HRE, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray) supplied with an Itron Connector, 5 ft, for connection to Itron 100W+ pit ERT. (HRE Only)	TBD	\$67.63	TBD	
44	Registers	Registration for, RCDL Turbo Series Meter, 1 1/2", HRE, Cubic Feet, 8 Dial - 0.1 Ft3, Plastic Shroud / Plastic Lid (Gray), supplied with an Itron Connector, 5 ft, for connection to Itron 100W+ pit ERT. (HRE Only)	TBD	\$67.63	TBD	
45	Registers	HRE Registration (without meter), Cubic Feet, 8 Dial - (0.1 Ft3), Plastic Shroud / Plastic Lid (Black) Generic Connectivity with Integral 100W+ERT included and attached. Pricing above is good on 5/8" - 1 1/2" Disc Meters	TBD	\$131.04	TBD	
<u>Elster Meters</u>						
46	Meters	1 1/2" Elster AMCO evoQ4 AL electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$1,392.44	TBD	
47	Meters	2X17" Elster AMCO evoQ4 AL2 electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$1,460.75	TBD	
48	Meters	3" Elster AMCO evoQ4 electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$1,864.08	TBD	
49	Meters	4" Elster AMCO evoQ4 electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$2,147.27	TBD	
50	Meters	6" Elster AMCO evoQ4 electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$3,177.22	TBD	
51	Meters	2" Elster AMCO evoQ4 RB electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$2,047.22	TBD	
52	Meters	3" Elster AMCO evoQ4 RB electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$2,295.85	TBD	
53	Meters	4" Elster AMCO evoQ4 RB electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$2,503.86	TBD	
54	Meters	6" Elster AMCO evoQ4 RB electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$3,637.10	TBD	
<u>Alternate Elster Meters</u>						
55	Meters	1 1/2" Elster AMCO evoQ4 LF electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$770.51	TBD	(5)
56	Meters	2X17" Elster AMCO evoQ4 LF electromagnetic meter with Sensus encoder output module (8D) w/25' Itron ILC	TBD	\$819.67	TBD	(5)

Notes and Assumptions

- (1) Full warranty is consistent with the warranty terms in the Agreement for the first 10 years from date of shipment. For warranty claims in years 11 through 15, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 50 percent of its then-current list price for the replacement product.
For warranty claims in years 16 through 20, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 25 percent of its then-current list price for the replacement product.
- (2) For pit integral configuration, add \$10.61 price from line 2 above.
- (3) Badger Meter Freight - Prepay/no charge for shipments > \$25,000.00.
- (4) Elster Meter Freight is not included; FOB Ocala, FL.
- (5) Freight and taxes are not included. Prices are in US dollars. Prices are valid July 1, 2019 - June 30, 2020.

ATTACHMENT A-2

Warranty Terms

Product	Warranty Terms
OpenWay Riva Water Module (including battery)	<p>Full warranty consistent with the warranty terms in the Agreement for the first 10 years from shipment.</p> <p>For warranty claims in years 11 through 15, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 50 percent of its then-current list price for the replacement product.</p> <p>For warranty claims in years 16 through 20, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 25 percent of its then-current list price for the replacement product.</p> <p>The warranty on Itron water endpoints shall be void if the endpoint is used in connection with a third party reading system that is not approved by Itron.</p>
100W and 100W+ series water endpoints (including battery)	<p>Full warranty consistent with the warranty terms in the Agreement for the first 10 years from shipment.</p> <p>For warranty claims in years 11 through 15, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 50 percent of its then-current list price for the replacement product.</p> <p>For warranty claims in years 16 through 20, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 25 percent of its then-current list price for the replacement product.</p> <p>The warranty on Itron water endpoints shall be void if the endpoint is used in connection with a third party reading system that is not approved by Itron.</p>
OpenWay Riva Leak Sensor	<p>Full warranty consistent with the warranty terms in the Agreement for the first 5 years from shipment.</p>
Leak Sensor (Non-OpenWay Riva)	<p>Full warranty consistent with the warranty terms in the Agreement for the first 10 years from shipment.</p> <p>For warranty claims in years 11 through 15, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 50 percent of its then-current list price for the replacement product.</p> <p>For warranty claims in years 16 through 20, Itron's sole obligation will be to provide Customer with a discount on replacement product equal to 25 percent of its then-current list price for the replacement product.</p>
Upgraded handhelds or Mobile Collectors	<p>90 days from shipment.</p>

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY BIOSOLIDS DISPOSAL OPERATIONS – COMPLETION OF YEAR THREE

BACKGROUND:

On May 22, 2018, the City Council awarded a contract to Nutri-Ject Systems, Inc. of Hudson, Iowa, to complete the third year of a three-year contract for Biosolids Disposal at the Water Pollution Control Facility in an amount not to exceed \$52,025.

As the work progressed, it was discovered that estimated quantities of biosolids were higher than expected due to fats, oils, and grease (FOG) deliveries and various other factors including wet weather and scheduling delays. On January 8, 2019, the City Council approved a change order to pay for additional work performed by Nutri-Ject.

Original Contract Amount	\$52,025.00
Change Order #1	\$28,233.85
Revised Contract Amount	\$80,258.85

No additional work was performed on the FY 2018/19 contract since that change order. **All work on the third year’s contract has been completed to the satisfaction of staff and in accordance with the requirements of the contract. Staff recommends that Council accept completion of the work under the third year’s contract.**

ALTERNATIVES:

1. Accept completion of the third year’s contract with Nutri-Ject Systems, Inc. of Hudson, Iowa, in the amount of \$80,258.85 for Year Three of a three-year agreement for biosolids disposal.
2. Do not accept completion at this time.

CITY MANAGER’S RECOMMENDED ACTION:

The disposal of biosolids at the Water Pollution Control Facility (WPCF) has been identified as an essential service in the Operating Budget. All contracted work for FY 2018/19 has been completed. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.

COUNCIL ACTION FORM

SUBJECT: FY 2020/21 ASSET PRIORITIES

BACKGROUND:

The ASSET funding process for FY 2020/21 will begin in August 2019. ASSET volunteers will conduct their agency visits to discuss services, gather information, and submit written reports that will be used for the agency hearings and work sessions scheduled in January 2020.

The City's current priorities are:

#1 Meet basic needs, with emphasis on low to moderate income:

- Housing cost offset programs, including utility assistance
- Sheltering
- Quality childcare cost offset programs, including daycare and State of Iowa licensed in home facilities
- Food cost offset programs, to assist in providing nutritious perishables and staples
- Transportation cost offset programs for the elderly and families
- Legal assistance
- Disaster response
- Medical and dental aid

#2 Meet mental health and chemical dependency needs

- Provide outpatient emergency access to services
- Provide crisis intervention services
- Provide access to non-emergency services
- Ensure substance abuse prevention and treatment is available in the community

#3 Youth development services and activities

- Provide services for social development

The Mayor and City Council members have been involved with a comprehensive review of the ASSET process. The review kicked off in May 2019 when the Joint Funders met and provided input to the ASSET Administrative Team with regards to establishing funding priorities, measuring outcomes, and allocating funds. One of the themes that came out of the meeting was the need for joint priorities or priority areas across the funders.

ASSET VOLUNTEER FEEDBACK:

In preparation for the funding cycle, the City's ASSET volunteers reviewed the priorities and expressed the following perspectives:

1. Add more specificity
2. Consider ranking or prioritizing sub-bullets
3. Continue allowing flexibility
4. Add sub-bullets to Priority #3 Services and activities for social and educational development of youth

In regards to suggestion 2 and 4, the Asset volunteers, offered the following prioritized sub-bullets for each of the three priority service categories and the addition of two sub-bullets for priority service category #3.

#1 Meet basic needs, with emphasis on low to moderate income:

- Quality childcare cost offset programs, including daycare and State of Iowa licensed in home facilities
- Food cost offset programs, to assist in providing nutritious perishables and staples
- Medical and dental services
- Housing cost offset programs, including utility assistance
- Sheltering
- Transportation cost offset programs for the elderly and families
- Legal assistance
- Disaster response

#2 Meet mental health and chemical dependency needs

- Ensure substance abuse prevention and treatment is available in the community
- Provide outpatient emergency access to services
- Provide crisis intervention services
- Provide access to non-emergency services

#3 Provide services and activities for social and educational development of youth

- Skill development and enhancement
- Summer enrichment/prevention of loss of learning

USE OF ASSET PRIORITIES:

In addition to the volunteers' specific suggestions regarding the priorities, staff has a few guiding comments as the Council considers how to proceed:

Role of ASSET Priorities – The funding priorities are used as the volunteers determine how to best allocate the City's designated ASSET funds. The Council should note that there are many ASSET agencies doing important work in the community. However,

available funds are limited, and not every agency provides a service that aligns with the needs as envisioned by the Council. Therefore, the more specific and narrow the priorities are, the more helpful they can be as a tool for the volunteers to shift funding to the services that are truly important to the Council.

Outcomes Measurement – Agencies are entering their third year of participating in the Clear Impact Scorecard, which the ASSET funders have agreed to incorporate into the ASSET process. This requires the agencies to identify at least one measure to be tracked, showing the benefit to clients made through ASSET funding. The funders are reliant on the leadership of United Way of Story County to manage this outcomes measurement system. The key staff member for United Way who has provided oversight to the Scorecard program left the organization earlier this summer. United Way is in the process of finding a replacement staff member, but the implementation of the Scorecard project is delayed.

Funding Environment – There is no doubt that ASSET is increasingly being relied upon as a source of funding for human services agencies in the face of shrinking state and federal funds. Since the funders typically allocate a percentage increase for the ASSET process each year, it is not a system that lends itself to new, large, transformational service proposals. This is because in order to fund such proposals, funding to other ASSET services would either need to be decreased or kept flat. One method to manage this is to focus the City's priorities on a list of fewer areas the Council wishes to make the most impact.

ALTERNATIVES:

1. Approve the City's current ASSET priority service categories for FY 2020/21, with the recommended prioritization of the sub-bullets.
2. Approve the City's current ASSET priority service categories for FY 2020/21, with no prioritization of the sub-bullets.
3. Refer this matter back the ASSET volunteers to suggest different priority service categories and/or prioritization of the sub-bullets.

MANAGER'S RECOMMENDED ACTION:

The ASSET volunteers have discussed the community needs and have considered the City Council's ASSET priorities. In addition, it's important to take into account the current review of the ASSET process that is underway. **Since there is not yet a final work product or recommended set of revisions to the process, it would seem premature to establish new priorities for FY 2020/21. However, the first time prioritization of the sub-bullets for each priority service category would be helpful to all ASSET volunteers.**

Assuming the Council's current priority service categories reflect the desires of the Council, it is the recommendation of the City Manager that the City Council adopt

Alternative No. 1, thereby approving the City's current ASSET priority service categories for FY 2020/21, with the recommended prioritization of the sub-bullets.

COUNCIL ACTION FORM

SUBJECT: DEVELOPMENT AND OPERATION OF A TWO MW COMMUNITY SOLAR FARM

BACKGROUND:

Ames electric customers have shown interest in the development of a community solar photovoltaic (PV) power project in Ames. A community solar project allows electric customers the opportunity to share some of the benefits of solar power, even if they cannot, or prefer not to, install solar panels on their home, business, or property.

The purpose of this Council Action Form is to request approval of the contract with the preferred developer, thereby moving forward with the project even though the commitment from the ratepayers is less than the 80% threshold that was originally established.

In response to this interest in a community solar project, the City contracted with Wind Utility Consulting, PC to evaluate options for the development of a large community solar project in Ames. Three basic options were evaluated.

- Option 1 is for the City to develop, finance, and own the solar project. All costs would be essentially socialized or spread to all customers, just like the costs for the City's wind energy contract. In essence all customers would participate in the project.
- Option 2 is for the City to develop, finance, and own the solar project. However, Ames customers would have the option to participate in the project. Only those who participate would share in the costs of the project and the benefits.
- Option 3 is for a for-profit company would build and own the solar project, and sell the City the solar power. Since the City is a non-profit entity, it cannot take advantage of the federal income tax benefits available for solar projects. This option allows the private developer to benefit from the tax credits, which would reduce the cost of the project to the City. Any time after six years of operation, the City would have the option of purchasing the solar project from the for-profit company at a greatly reduced cost. Under this option, Ames customers would have the option to participate in the project.

On October 18, 2016, the Electric Utility Operations Review Advisory Board (EUORAB) and the City Council held a joint workshop regarding Community Solar. Tom Wind, from Wind Consulting LLC presented his report on the three possible financial models. Subsequently, EUORAB held a meeting on November 1, 2016 to discuss the report findings and hear from the public. Both the staff and the public present at the meeting favored Option 3: Third Party Ownership with Customer Participation.

Option 3 provides the following benefits:

- Third party ownership allows the project to take advantage of the income tax credits then subsequently taking advantage of the City's low cost financing. In this way, the cost of the solar power would most likely be less expensive than for Options 1 or 2.
- Allowing electric customers to make contributions to support the development and construction of a community solar array will gauge interest in the project through participation.
- Some customers with an interest in solar power may not be able to install or own their own solar array for various reasons, such as: 1) they are renters, 2) their roof or property is not suitable for a solar array, 3) they don't want the hassle of doing their own solar array, or 4) their electricity usage is too low to make a small solar array economically viable. By allowing individual customers to participate, these customers can directly receive the benefits of solar energy.
- Of note, the actual delivered cost of the solar power will be higher than the cost of the City's other sources of power in the near term, and there is no assurance that this solar power will ever be less expensive.

At the November 1, 2016 EUORAB meeting, EUORAB voted to support Option 3 and forwarded their recommendation to the City Council, which was approved on December 14, 2016. Subsequently, the City Council approved the issuance of a Request for Proposal to contract with a third party developer to design, own, and operate a 2 MW community solar farm.

Since that time, Electric Services has been working to implement a community solar project in support of a City Council Goal to expand sustainability efforts. The project, identified as SunSmart Ames, has three components – Site Selection, Power Purchase Agreement with the solar developer, and an Electric Customer Participation Program. Electric Services has been working on each of these three components in parallel. Ultimately, the goal was to present to the City Council an Energy Services Agreement (ESA) with the preferred developer in combination with a Customer Participation program where at least 80% of the project has been subscribed.

It should be remembered that the approach being recommended for our solar farm is similar to the one adopted by the Cedar Falls Utility. This approach calls for a private developer to take advantage of existing federal tax incentives and construct the solar farm. The City's role in this partnership is to purchase the power generated from this private facility through an Energy Services Agreement. In addition, the City is expected to sell to interested electric customers shares of the energy output in the form of power packs. The revenue obtained through these sales will be used to pay for the monthly financial obligation to the private developer under the Energy Services Agreement. In this way, the cost of the farm is not subsidized by the general customer base.

COMPONENT 1 - SITE SELECTION:

The preferred site (outlined in green below) is located adjacent the Ames Municipal Airport. It is ideally suited for solar development and has the public visibility that benefits a community solar farm. This land is owned by the City. The land is currently farmed, and the rent revenue is used to support the ongoing operation of the Ames Municipal Airport.

The City has received initial approval from the Federal Aviation Administration (FAA) that a solar farm at this location causes no hazards to aviation traffic. Upon final selection of a developer, the FAA analysis will have to be updated to reflect the specifics of the preferred developer's design.



COMPONENT 2 - DEVELOPER SELECTION:

On May 2, 2017, a Request for Proposal (RFP) was issued to 94 developers for proposals to build, own, and operate a two megawatt solar farm. The RFP was advertised on the Current Bid Opportunities section of the Purchasing webpage, and was also sent to two plan rooms and one citizen. On June 23, 2017, staff received proposals from 14 developers. The evaluation team was composed of staff from Electric Services, Iowa State University Facilities Planning & Management Utilities, and the City's consultant. Proposals were independently evaluated and ranked in two steps:

STEP 1:

The proposals were evaluated based on compliance with proposal documents. This criterion was rated on a Pass/Fail basis.

STEP 2:

The proposals were evaluated based on: 1) Price of a 25-year Power Purchase Agreement (PPA), and estimated project buyout costs; 2) Annual production estimates; 3) Annual performance guarantees; 4) Performance history and reliability of the equipment specified for this project in similar environments; 5) Strength and experience of the Developer's project team and proven expertise of the project team; 6) System and component product warranties; developer's proposed project financing capability and structure; project schedule; and experience with building at or near an airport location.

Each score was based on a scale of 1 to 10. Overall, 5,000 possible points were available cumulatively for each developer that responded. The price accounted for 50% of the RFP score and the Developer's approach; performance history and strength of developer's proposal; equipment selected; financing; warranties; and guarantees offered account for the other 50%.

The evaluated points and cost per megawatt hour are listed below:

Developers	Total Scores	Power Purchase Agreement per Megawatt Hour
ForeFront Power, San Francisco, CA	3975	\$60.00
Red Lion Renewables, Norwalk, IA	3944	\$60.00
Current Renewable Efficiencies, West Des Moines, IA	3818	\$63.90
Azimuth Energy, St Louis, MO	3609	\$67.50
The Conti Group, Edison, NJ	3472	\$72.00
GroSolar, White River Junction, VT	3435	\$68.00
Sunvest Solar, Inc, Pewaukee, WI	3345	\$71.00
RER Energy Group, Reading, PA	3048	\$85.00
Atwood Electric, Inc., Sigourney, IA	3022	\$80.00
NextEra Energy Resources Acquisitions, LLC, San Francisco, CA	2965	\$89.85
Guzman Energy, Coral Gables, FL	2903	\$89.75
Inovateus Solar, LLC, South Bend, IN	2854	\$88.50
Syncarpha Solar, LLC, New York, NY	2807	\$104.00
United States Solar Corporation, Minneapolis, MN	2691	\$69.00

The top four scoring developers were invited for interviews. Each provided a brief presentation introducing the team members, their roles, and the details in their proposal. Interviews were evaluated based on a clear understanding of the project and scope of

services, response to prepared questions and other questions during the interview, a cohesive team approach, methods for achieving the desired outcomes, their ability to complete the proposed scope of services and defining what sets them apart from other developers. As with the proposal scoring, each criterion was weighted and given a score based on a scale of 1 to 10, with a maximum possible score of 5,000.

Based on the interviews, responses to the follow up questions and the determination of the best value to the Utility rate payers and the City, the evaluation team ranked the final four developers as follows:

Developers	Proposal Score	Interview Scores	Total Score	Rank	Price/ mWh
ForeFront Power, San Francisco, CA	3975	3250	7225	1	\$60.00
Current Renewable Efficiencies, West Des Moines, IA	3818	3205	7023	2	\$63.90
Red Lion Renewables, Norwalk, IA	3944	3065	7009	3	\$60.00*
Azimuth Energy, St Louis, MO	3609	2890	6499	4	\$67.50

* assuming the \$15/mWh state tax credit is extended beyond December 31, 2017

Evaluating on price per megawatt alone is somewhat misleading given each design will operate differently. Depending on the brand of solar panels used and racking system design, the amount of energy produced changes. Therefore, a low cost developer may have a more expensive project when the amount of energy produced is also considered. This is due to the fact that the energy services agreement links the monthly bill to the amount of energy produced. The energy produced also has a bearing on the cost of the power packs sold to the retail electric customer.

Developers	Price/ mWh	Est. yearly energy production (in mWh)	Yearly Cost Of ESA	Est. Cost of ESA Over 25 Year Life of Project (in millions)
ForeFront Power, San Francisco, CA	\$60.00	2,977	\$178,620	\$4.465 M
Current Renewable Efficiencies, West Des Moines, IA	\$63.90	2,637	\$168,504	\$4.213 M
Red Lion Renewables, Norwalk, IA				
Fixed mounted w/ state tax credit	\$60.00	2,408	\$144,480	\$3.612 M
Tilt mounted w/state tax credit	\$60.00	2,748	\$164,880	\$4.122 M
Fixed mounted no state tax credit	\$75.00	2,408	\$180,600	\$4.515 M
Tilt mounted no state tax credit	\$75.00	2,748	\$206,100	\$5.153 M
Azimuth Energy, St Louis, MO	\$67.50	2,563	\$173,009	\$4.325 M

Based on the total scores and a unanimous decision by the evaluation team, staff has concluded that ForeFront Power provides the best value for the ratepayers, offering 13% more energy over the next best proposal for only a 6% increase in total

project cost. Furthermore, the staff believes the system being offered by ForeFront will be able to handle peak demand better due to its design, the developer offers a stable financing package, and the panels will be more visible from Highway 30.

At the time the City approved the Letter of Intent with ForeFront, this project was not to move forward until at least 80% of the project has been committed to by the ratepayers, so the City Council approved a Letter of Intent (LOI) with Forefront Power, San Francisco, CA to:

1. Finalize the negotiations of the purchase power agreement
2. Utilize its marketing support to help attract participation in the project.
3. Extend the term of the proposal.
4. Commit to work exclusively with the developer during the term of the LOI.

COMPONENT 3 - CUSTOMER PARTICIPATION:

Interested electric customers have been subscribing to “Power Packs” in the SunSmart Ames project, and upon execution of a developer’s contract, will pay a one-time fee in return for billing credits equal to their pro-rated share of monthly generation output from the farm. The community solar farm will be entirely paid for through subscriptions made by the customers. **At present, Electric Services has received “Intent to Purchase” forms for approximately 70% of full capacity of the project.**

Staff has been working diligently to inform our customers about this project in an effort to meet the 80% goal. Towards this end, SunSmart Ames brand was created to market the solar project using multiple communication methods. As expected, there was an initial surge of interest that was kicked-off through a series of public meetings held at the Ames Public Library. To continue the momentum, marketing methods included traditional media such as print ads in the Ames Tribune, Ames Bulletin Board, Wheatsfield newsletter, and City Side monthly utility bill newsletter. Radio ads aired on KASI/KCCQ, sponsorship ads were put on Iowa Public Radio and KHOI. Commercials for SunSmart aired on Mediacom channels and City Channel 12.

Representatives of Ames Electric Services promoted SunSmart Ames at events including Eco Fair, Ames Home + Garden Show, Farmers’ Market, Senior Variety Show, and various speaking engagements including civic and religious groups. There were months of social media posts on Twitter, Facebook, and Instagram, as well as boosted (purchased) social media posts. Also, a vinyl banner was displayed in front of the Power Plant promoting the program.

Finally, staff has had great success with SunSmart Ames participants requesting yard signs supporting the program. One of the unexpected aspects of marketing the community solar farm was the grassroots support from residents. Several passionate participants have asked to help market the program, taken flyers to various groups, arranged speaking engagements, and encouraged participation from friends, neighbors, and others.

COMMITMENT TO THE DEVELOPER AND NEXT STEPS:

Staff has received executed contracts from ForeFront Power with a flat cost at \$60/MWh. **However, over the past several days, staff was able to negotiate a slightly lower contract price of \$59/MWh with no changes to the rest of the contract. This lower price will decrease the cost of a Power Pack by an amount yet to be determined.**

To accept this lower price, ForeFront is requiring that the City be the first party to sign the agreement as a good faith indication of intent to proceed. This is atypical; it is customary that the City be the last party to sign such agreements.

Upon approval of the contract with ForeFront, staff will finalize the Customer Agreement that will convert the Power Pack “pledges” into “commitments.” Payments will be requested from customers who indicated a willingness to participate. Beginning in September, pledged customers will receive their information packets and agreements. These packets will continue being sent to pledged customers and new enrollees until the project goes commercial in 2020. It is worth noting that if someone wishes to participate, but failed to pledge, there still is room to participate.

Staff will also be completing work on internal processes, such as billing software additions, and financing, that will be done to implement the addition of SunSmart Ames on a customer’s bill. Staff anticipates these steps may result in additional costs being incurred, which may require later Council approval.

ALTERNATIVES:

1. Award an Energy Services Agreement to ForeFront Power of San Francisco, CA to construct and maintain a 2 MW Community Solar Farm at the Airport site at a contract price of \$59/MWh.

Because the project is not fully subscribed, any unallocated energy will be allocated to Ames electric customers and paid for from the Fuels and Energy budget in the same manner the Wind contract is allocated and paid. It is difficult to determine how much this will cost ratepayers since staff will continue to market this project in the hope of gaining additional participants.

2. Award the contract to ForeFront Power of San Francisco, CA., but reduce the size of the Community Solar Farm to meet revised program demand estimates.

This alternative will likely cause the developer to change the contract price.

3. Delay the project until the minimum number of shares are enrolled in the program.

This alternative may cause the developer to walk away from the project and the City will have to issue a new Request for Proposal.

4. Do not award a contract with a private developer nor move ahead with the Community Solar Farm.

CITY MANAGER'S RECOMMENDED ACTION:

Despite staff's efforts, the original participation goal of 80% has not yet been met. However, the creation of a Community Solar Farm is an important component of the City Council's desire to expand the City's sustainability efforts

Staff has received executed contracts from ForeFront Power with a flat cost at \$60/MWh. However, over the past several days, staff was able to negotiate a slightly lower contract price of \$59/MWh with no changes to the rest of the contract. This lower price will decrease the cost of a Power Pack by an amount yet to be determined.

To accept this lower price, ForeFront is requiring that the City of Ames be the first party to sign the agreement. Although this is atypical, staff has received verbal commitments from ForeFront that this price is agreeable, and an agreement has been prepared with the lower price included.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and award an Energy Services Agreement to ForeFront Power of San Francisco, CA, to construct and maintain a 2 MW Community Solar Farm at the Airport site.

RETAIL SOLAR NET METERING REVIEW

July 23, 2019

BACKGROUND:

The City Council last made changes to the City’s retail solar installation regulations on March 1, 2017. These regulations are found in Municipal Code, Section 28.109, and Section 2.7 of Appendix H. This report is intended to review the City’s Retail Solar program and summarize impacts to the program after the changes went into effect.

Solar installations are becoming increasingly popular in Ames, and the City encourages this form of renewable energy in the form of rebates. For new installations of solar energy systems, the City provides a one-time rebate for the customer of \$300 per kW, calculated at the time the City’s energy demand is highest. Solar installations may also be eligible for state and federal tax credits.

NET METERING’S IMPACT ON BILLS:

Customer electric bills are based on Ames’ cost of providing electric service. This cost of service includes the cost to transport and deliver the electricity to the customer as well as the cost of the fuels used to generate electricity. Costs also include the maintenance of the grid (wires, poles, transformers, substations) as well as the programs for demand side management, energy efficiency, environmental improvements, and other public benefits.

As a basis for allocating costs to each of the different classes of customer, it is important to first define the three cost components – Demand, Energy, and the Customer Cost.

Demand Costs - Those costs which include operating & maintenance expenses, capital expenditures and other costs which are generally fixed and do not vary materially with the amount of electricity consumed.

Energy Costs - Those costs which vary substantially or directly with the amount of energy purchased or generated. Energy costs are those costs which could be expected to vary with electric consumption.

Customer Costs - Those costs which relate to the number and type of customer such as customer service, accounting, billing and collection, and metering equipment.

A typical electric customer has an electric meter that records the amount of power delivered by Ames. As electricity is consumed, the meter spins forward, similar to a car’s odometer recording miles traveled. In the case of an electric meter, the meter records energy consumption in kilowatt-hours or kWh.

Customers with solar energy systems are producing energy locally, which reduces their energy consumption from the electric utility. When their solar output is less than their energy demand, the solar energy works like a credit to reduce the amount of electricity needed from the utility to serve the customer. When the opposite happens, and the solar output exceeds the amount of energy that can be used on their property, the excess solar energy is pushed back onto the utility like an odometer in reverse. At the end of the billing cycle, these pushes and pulls are tallied and the customer is only billed for their net consumption. This concept is called “net metering.”

NET METERING REQUIREMENTS AND INSTALLATIONS IN AMES:

Net Metering is available to any retail customer receiving electric service under a City of Ames Electric Services rate schedule. The customer must own and operate an approved on-site generating system powered by a renewable resource capable of producing not more than 500 kW of power and who interconnects with the City’s electric system. Prior to Fall 2015, the City restricted installations to be no larger than 10 kW.

Throughout 2016, the number of new installations grew from 20 to 130. Many of these new installations were greatly oversized, so that the total amount of energy produced by the solar system exceeded the total amount of energy consumed by the customer at certain times of the day. Under the Municipal Code language in place at the time, the customer would deliver the excess energy to the utility and later retrieve the energy when the customer’s load exceeded their solar production.

The City’s Net Metering language originally encouraged the practice of oversizing, which creates two issues:

- First, when a solar array is oversized, the utility becomes a “storage medium” to which the customer can overproduce and then draw on that overproduction at a later time. **This creates a situation where a solar customer is using the City’s electric grid without paying for the fixed costs associated with maintaining it (the “demand” costs described above).** These costs are then transferred to, or paid by, the customers who have not installed solar generation.
- Second, prior to March 1, 2017, the Municipal Code requires the City to pay any over-generating solar customer the full retail rate for excess energy produced, even though the utility is able to purchase considerably less expensive energy on the wholesale market. This creates cross subsidization with the customer base. **The City pays a premium for solar energy that could have been supplied with less costly energy.** The higher cost of the energy is passed along to other customers in the form of slightly higher rates.

The City’s Electric Utility Operations Review Advisory Board (EUORAB) held five public meetings in 2016 (September 12, October 6, two meetings on October 18, and November 1) to review the current process, to listen to customer and vendor input, and discuss alternative solutions. There were public notices of these meetings, a press release, website postings, and social media posts, as well as local media coverage. The goal was to make changes to the Net Metering language

so that all customers using the delivery system were making a contribution to the costs of maintaining the electric system. To accomplish this, staff separated the energy costs from the delivery system costs in the City's rate structure.

At the EUORAB meeting on November 1, 2016, the Board voted to support the purchase of excess energy produced by a solar panel at a defined cost. The formula is based on the City's most current Cost of Service study. This study examined the "unbundling" of electric rates into three components – Demand, Energy, and Customer Cost for each customer class. Each component has a cost associated with it, and dividing the components by the "Total Cost" to provide service for that class of customers yields an approximation of how much each component makes up each rate (Table 1).

Table 1

	Residential	General Power	Large Power	Industrial
Energy Cost	\$6,074,919	\$1,984,596	\$8,759,027	\$5,437,43
Total Cost	\$15,563,782	\$4,848,958	\$17,822,47	\$8,662,84
Percentage of Energy to Total Cost	39%	41%	50%	63%
<u>Summer Rate</u>	<u>\$0.1166/kWh</u>	<u>\$0.1148/kWh</u>	\$0.0619/kwh	\$0.0619/kwh
Winter Rate	\$0.0966/kWh	\$0.0948/kWh		
Rate to Pay Customer for Excess Energy	<u>\$0.0455/kWh</u>	<u>\$0.0471/kWh</u>	\$0.0310/kWh	\$0.0390/kWh
<u>Summer Rate</u>	<u>\$0.0377/kWh</u>	<u>\$0.0389/kWh</u>		
Winter Rate				

The bottom row of Table 1 indicates how much the Cost of Service/Rate Study suggests to credit for energy pushed onto the grid by customers. For example, since 39% of the cost to provide service to a residential customer is made up of the energy cost, then only 39% of the residential rate should be credited for customer generation (\$0.0455/kWh in the summer). The remaining 61% of the summer rate should not be credited, since that portion of the rate covers the costs for poles, wires, transformers, billing, etc.

At the City Council meeting on November. 15, 2016, the City Council modified EUORAB's recommendation and added additional incentives. City Council approved the purchase of excess energy from customer generation using the "Defined Cost" approach with the following additional incentives:

Residential: 2.5 cents/kilowatt hour incentive
 General Power: 2 cents/kilowatt hour incentive
 Large Power: 1.5 cents/kilowatt hour incentive
 Industrial: 1 cent/kilowatt hour incentive

These new rates went into effect on electric bills mailed on and after March 1, 2017. Later that year, on July 1, the Council approved a 4% across-the-board rate increase. Rates today are found in Table 2 below:

Table 2

	Residential	General Power	Large Power	Industrial
<u>Summer Rate</u> Winter Rate	<u>\$0.1213/kWh</u> \$0.1005/kWh	<u>\$0.1194/kWh</u> \$0.0986/kWh	\$0.0644/kWh	\$0.0644/kWh
Rate to Pay Customer Without Council-Authorized Incentives <u>Summer Rate</u> Winter Rate	<u>\$0.0485/kWh</u> \$0.0402/kWh	<u>\$0.0478/kWh</u> \$0.0394/kWh	\$0.0322/kWh	\$0.0406/kWh
Additional Council-Authorized Incentives	\$0.025/kWh	\$0.020/kWh	\$0.015/kWh	\$0.010/kWh
Rate to Pay Customer for Excess Energy <u>Summer Rate</u> Winter Rate	<u>\$0.0735/kWh</u> <u>\$0.0652/kWh</u>	<u>\$0.0678/kWh</u> <u>\$0.0594/kWh</u>	\$0.0472/kWh	\$0.0506/kWh

PUBLIC MEETING:

After the new Net Metering rules were in place for over a year, EUORAB held a public meeting to invite those who have solar installed and fall under the Net Metering rules. On August 1, 2018, 17 customers attended a meeting at the Ames Public Library. Director Kom reviewed the current information regarding systems installed and the Net Metering language currently in effect.

In general, those in attendance were appreciative of the support the City of Ames has made towards the installation of customer owned solar. The general consensus of the participants was that the Net Metering program did not go far enough. Most requested that either A) the Net Metering language be returned to the previous language, or B) that the rate paid for excess generation be increased to something more like the full retail rate.

EUORAB RECOMMENDATION:

The EUORAB held a follow-up meeting on August 13, 2018 to discuss the Net Metering language and the comments received from those in attendance at the August 1, 2018 public meeting. In the end, the **EUORAB passed a motion to direct staff to recommend to the City Council that no changes be made to the Net Metering program.**

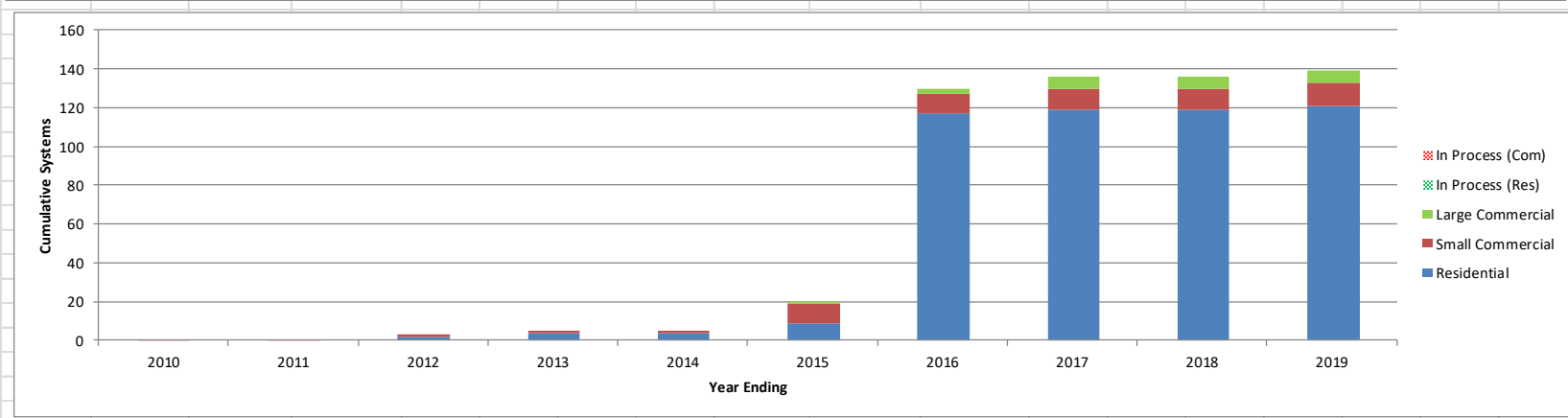
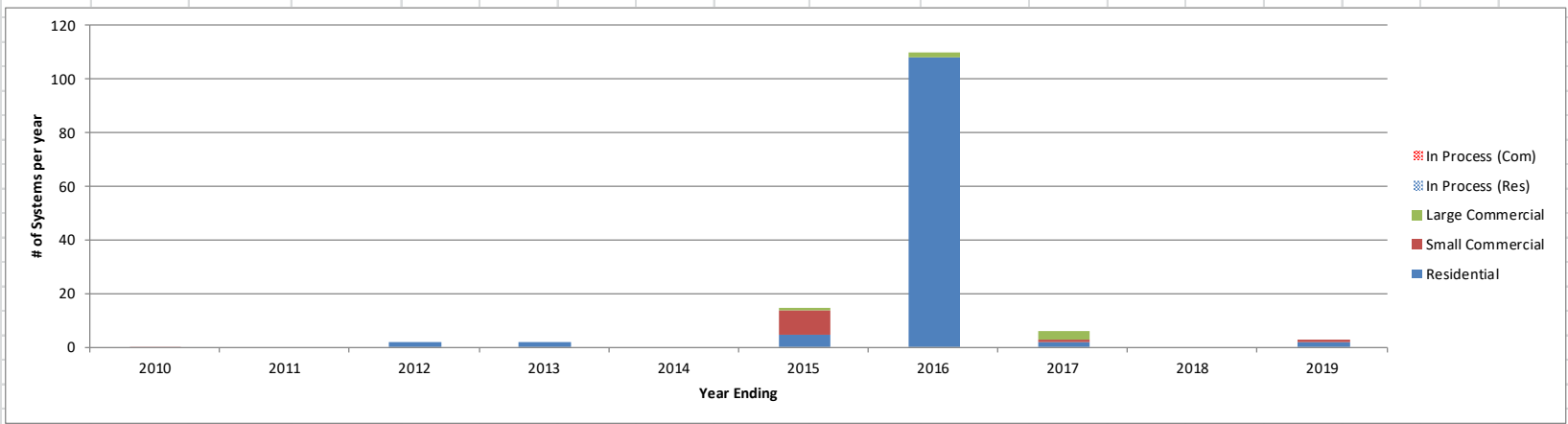
SUPPORTING MATERIALS:

For the retail solar program in Ames, staff tracks several data points broken out by year and by customer class. The information presented is current up to June 1, 2019. Each of these data points have been plotted on the attached graphs and include:

- Chart 1 – **Systems** - There are currently 138 systems installed or under development within Ames in the Ames Electric service territory. Of note on the attached graph, there was a spike in installations in 2016. This happened to be one apartment owner who installed over 100 systems, each unique to an individual apartment.
- Chart 2 - **Kilowatts** - At present, there are close to 1,000 kilowatts of installed solar within Ames. In comparison, Ames' SunSmart community solar farm is estimated to be 2,000 kilowatts.
- Chart 3 – **Solar Rebates** - Through the City's Smart Energy rebate program, a customer can receive a rebate of \$300 per kilowatt that a system can produce during the utility's summer peak. Thirty-two customers have applied for rebates since the program was added in 2015.
- Chart 4 - **Solar Rebate Dollars** – Over \$218,000 has been paid out in rebates since 2015.
- Chart 5 - **Solar Energy Purchased** - Following the changes to the City's Net Metering program approved by City Council in 2017, any energy over produced by a solar customer is purchased by the City. This chart summarizes the amount of energy over produced by customer class.
- Chart 6 - **Solar Energy Purchased Dollars** – This chart summarizes the payments made to the solar customers who over produced by customer class.

Systems

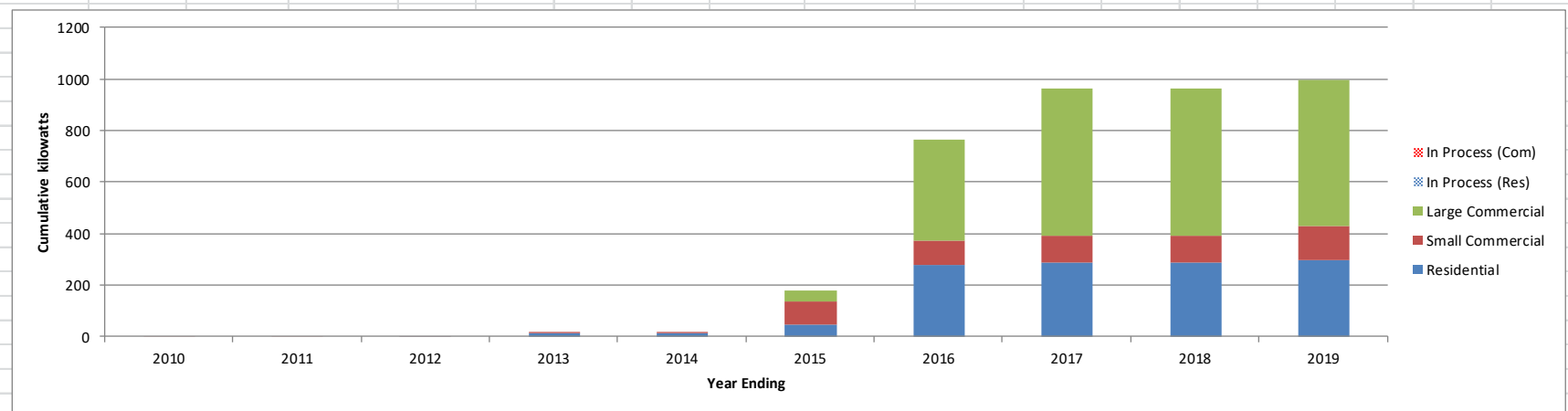
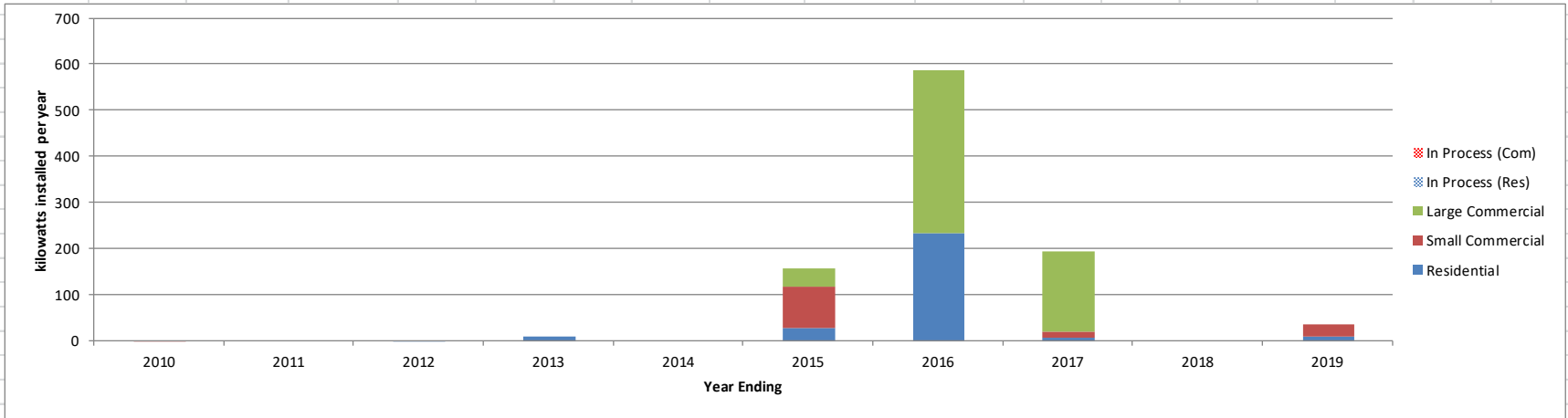
				In Process (Res)	In Process (Com)				In Process (Res)	In Process (Com)			
	Residential	Small Commercial	Large Commercial			Residential	Small Commercial	Large Commercial					
2010	0	1	0					2010	0	1	0		
2011	0	0	0					2011	0	1	0		
2012	2	0	0					2012	2	1	0		cumulative
2013	2	0	0					2013	4	1	0		
2014	0	0	0					2014	4	1	0		
2015	5	9	1					2015	9	10	1		
2016	108	0	2					2016	117	10	3		
2017	2	1	3					2017	119	11	6		Note - ISRM added second
2018	0	0	0		1			2018	119	11	6		Note - VB Seals
2019	2	1						2019	121	12	6		
Total	121	12	6		138								



Kilowatts													
	Residential	Small Commercial	Large Commercial	In Process (Res)	In Process (Com)			Residential	Small Commercial	Large Commercial	In Process (Res)	In Process (Com)	
2010	0	4.3	0					2010	0	4.3	0		
2011	0	0	0					2011	0	4.3	0		
2012	5.24	0	0					2012	5.24	4.3	0		
2013	10.1	0	0					2013	15.34	4.3	0		
2014	0	0	0					2014	15.34	4.3	0		
2015	29.76	89.1	39.6					2015	45.1	93.4	39.6		
2016	234.025	0	354.465					2016	279.125	93.4	394.065		
2017	8.02	12.18	176.18					2017	287.145	105.58	570.245		
2018	0		0		0			2018	287.145	105.58	570.245		
2019	11	24.85	0					2019	298.145	130.43	570.245		
Total	298.145	130.43	570.245		998.82			998.82					

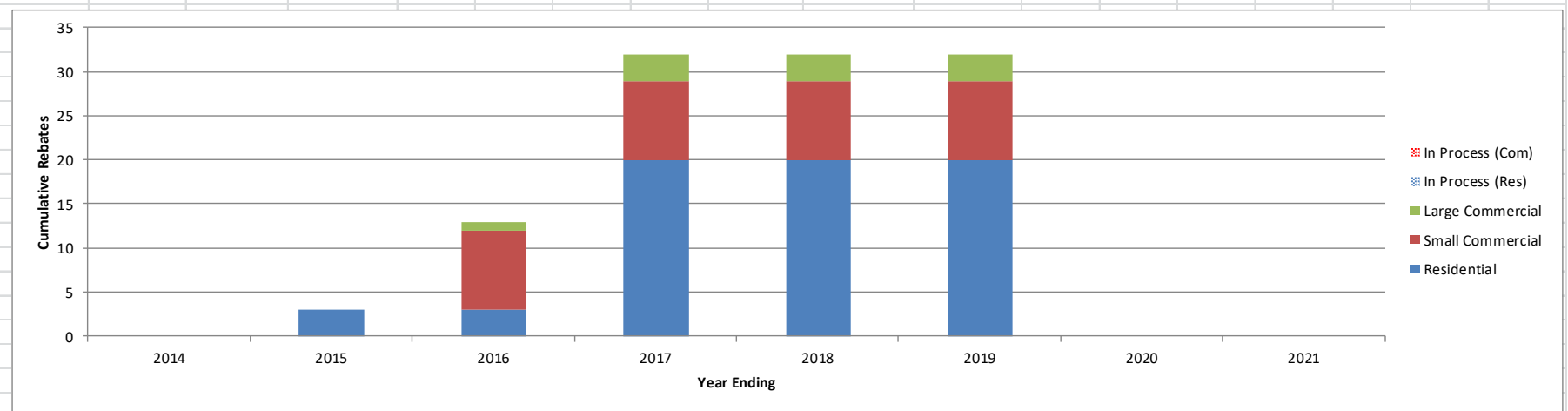
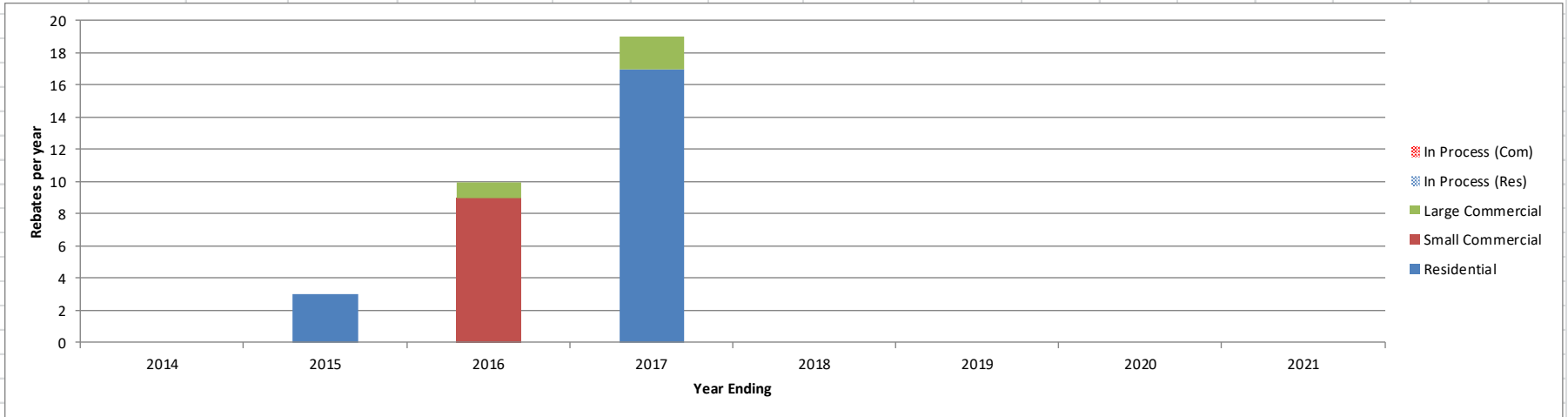
cumulative

note ISRM added 2nd

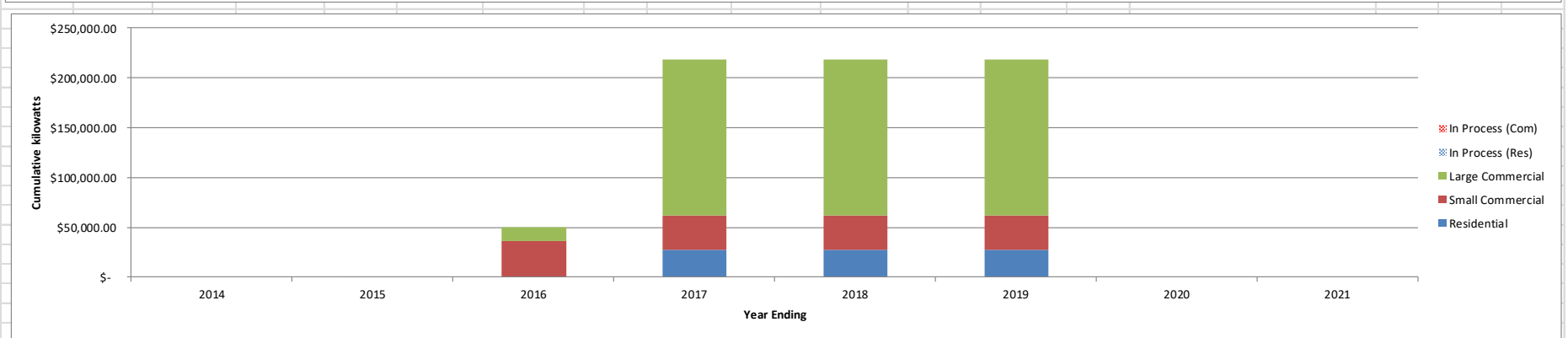
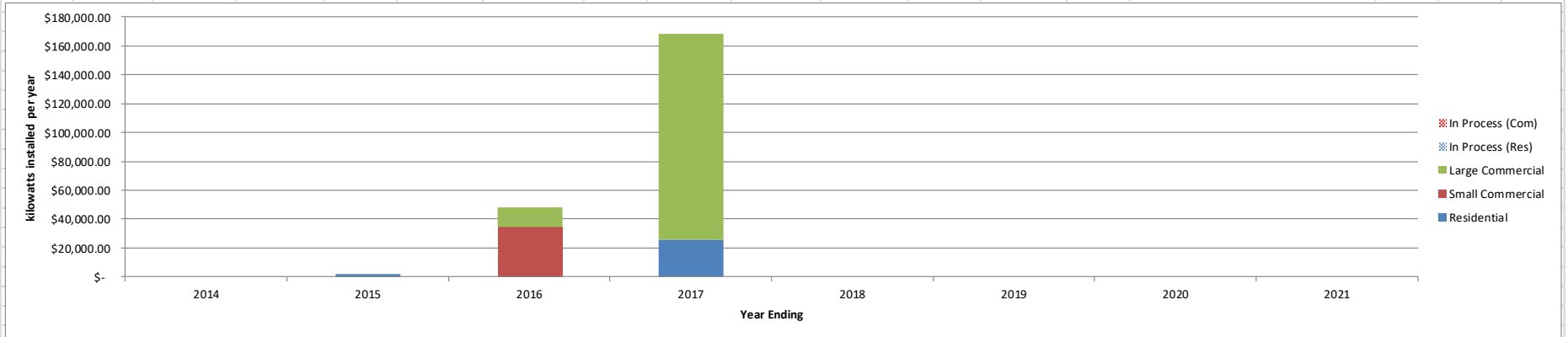


Solar Rebates

	Residential	Small Commercial	Large Commercial	In Process (Res)	In Process (Com)			Residential	Small Commercial	Large Commercial	In Process (Res)	In Process (Com)				
2014	0	0	0					2014	0	0	0					
2015	3	0	0					2015	3	0	0					
2016	0	9	1					2016	3	9	1					cumulative
2017	17	0	2					2017	20	9	3	0	0			
2018	0	0	0					2018	20	9	3					
2019	0	0	0					2019	20	9	3	0	0			
2020								2020								
2021								2021								
Total	20	9	3													32

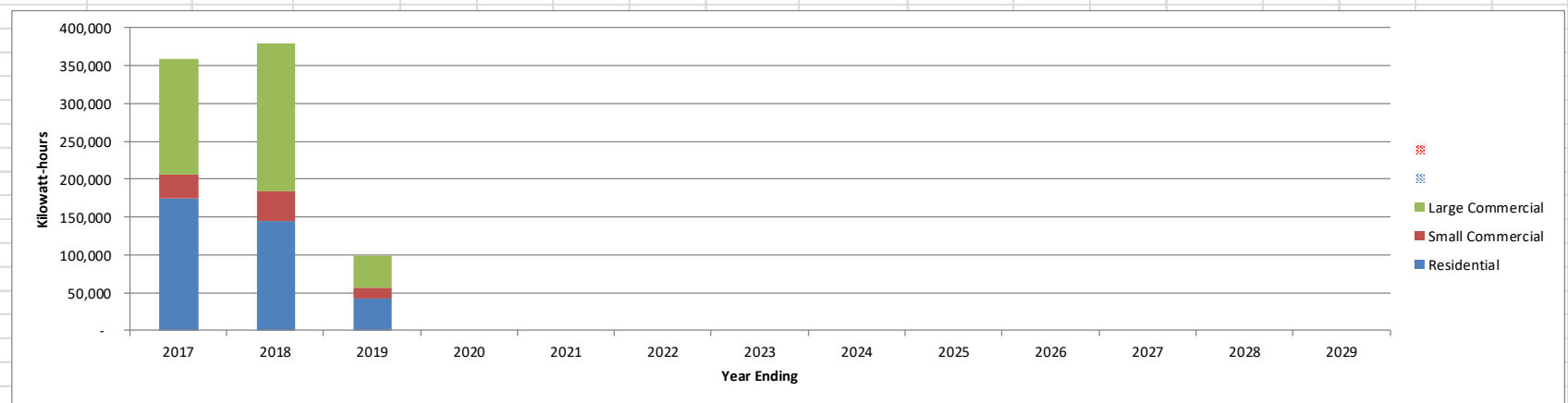
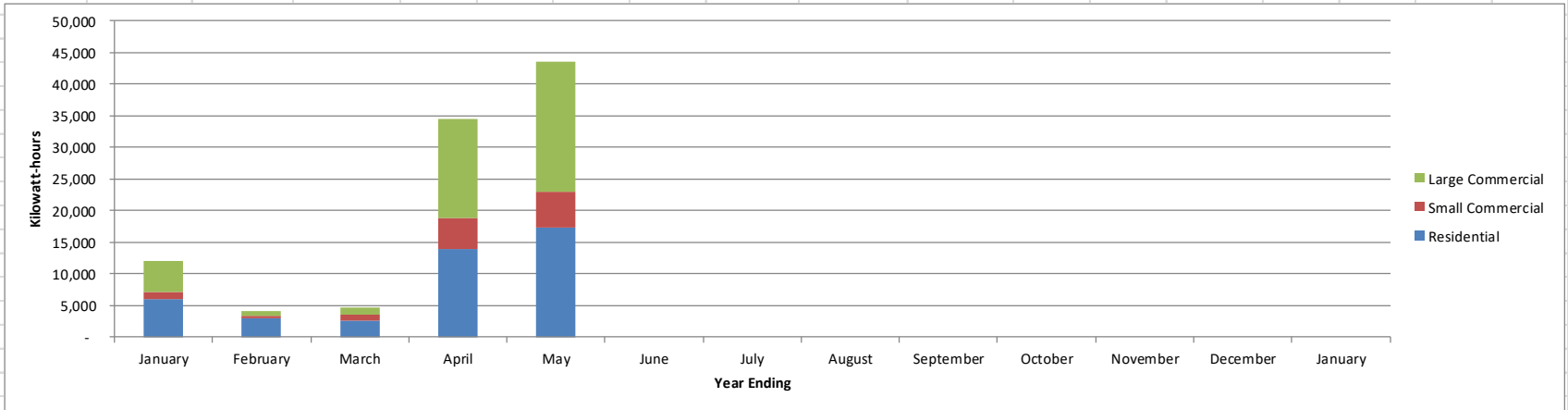


Solar Rebate Dollars														
	Residential	Small Commercial	Large Commercial	In Process (Res)	In Process (Com)			Residential	Small Commercial	Large Commercial	In Process (Res)	In Process (Com)	cumulative	
2014	\$ -	\$ -	\$ -					2014	\$ -	\$ -	\$ -			
2015	\$ 1,985.14	\$ -	\$ -					2015	\$ 1,985.14	\$ -	\$ -			Penny, A Vansettner, R. Vansteenber
2016	\$ -	\$ 34,598.50	\$ 13,448.00					2016	\$ 1,985.14	\$ 34,598.50	\$ 13,448.00			Theisens, Haverkamp Properties
2017	\$ 25,619.50		\$ 142,689.00					2017	\$ 27,604.64	\$ 34,598.50	\$ 156,137.00	\$ -	\$ -	Gleason, Steffen, Koszewski, Stone, Schnable, Brotherson, ISU Readi Mix, Mc Farland Stadium View, Shaffer's Auto Body
2018	\$ 0.00	\$ 0.00	\$ 0.00					2018	\$ 27,604.64	\$ 34,598.50	\$ 156,137.00			
2019								2019	\$ 27,604.64	\$ 34,598.50	\$ 156,137.00	\$ 0.00	\$ 0.00	
2020								2020						
2021								2021						
Total	\$ 27,604.64	\$ 34,598.50	\$ 156,137.00			\$ 218,340.14								



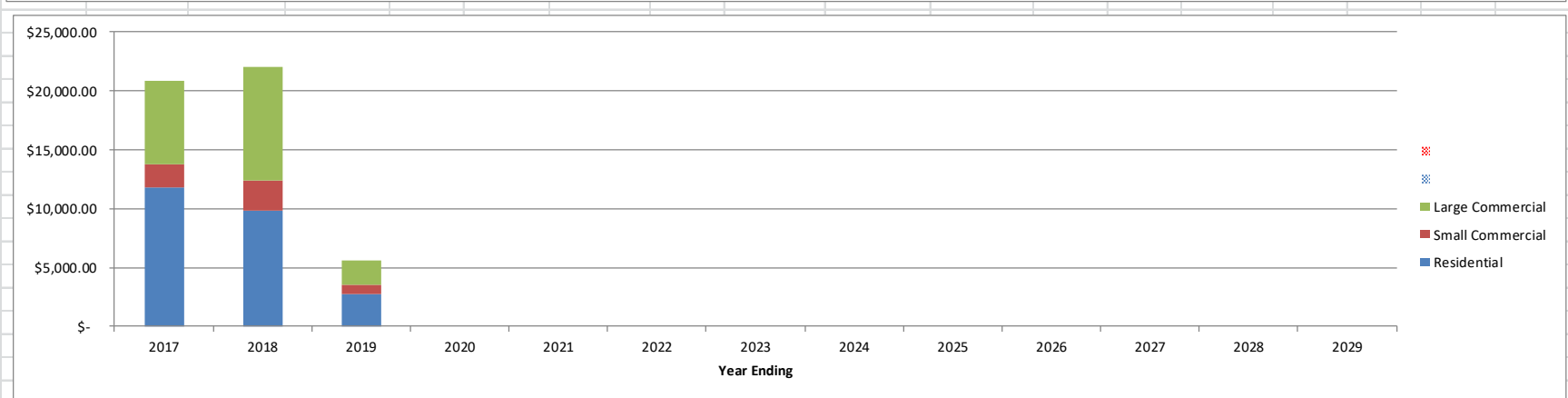
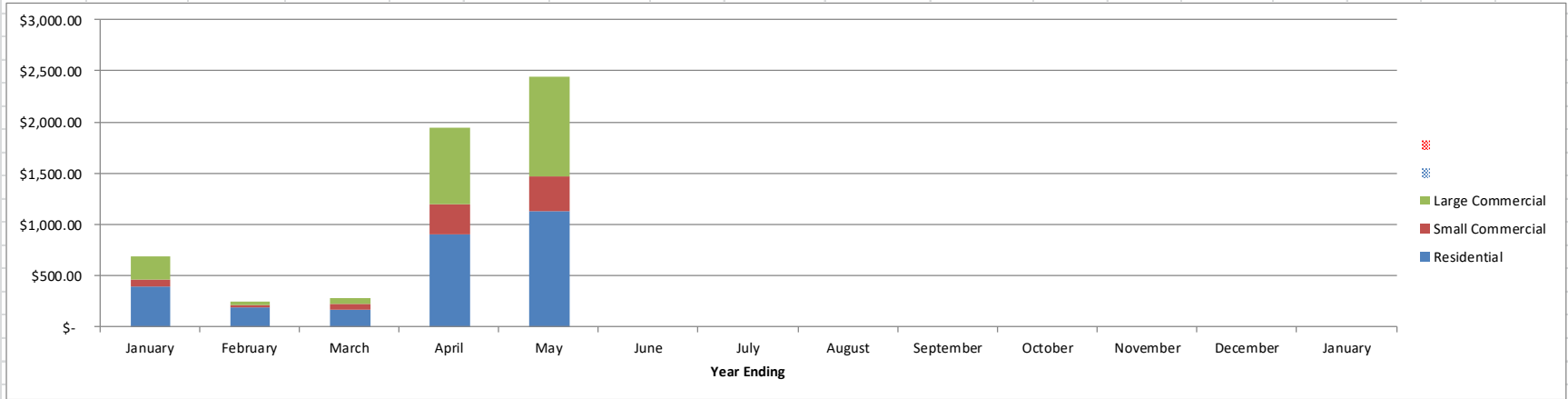
Solar Energy Purchased

	Small			Large				Small			Large		
	Residential	Commercial	Commercial	# Res	# S Com	# Com		Residential	Commercial	Commercial	Residential	Commercial	Commercial
January	6,082	1,101	4,925	20	9	4	2017	174,587	31,827	152,006			
February	2,977	317	832	20	10	3	2018	144,440	40,160	194,197			
March	2,577	978	1,090	18	10	2	2019	42,831	13,105	43,160			
April	13,895	4,999	15,684	21	12	4	2020						cumulative
May	17,300	5,710	20,629	21	12	4	2021						
June							2022						
July							2023						
August							2024						
September							2025						
October							2026						
November							2027						
December							2028						
January							2029						
Total	42831	13105	43160										99,096



Solar Energy Purchased

	2017			2018			2019			cumulative
	Residential	Small Commercial	Large Commercial	Residential	Small Commercial	Large Commercial	Residential	Small Commercial	Large Commercial	
January	\$ 396.56	\$ 65.42	\$ 232.46	\$ 11,777.88	\$ 2,006.53	\$ 7,098.72				\$20,883.13
February	\$ 194.16	\$ 18.83	\$ 39.26	\$ 9,866.22	\$ 2,530.36	\$ 9,660.46				\$22,057.04
March	\$ 168.09	\$ 58.10	\$ 51.45	\$ 2,792.67	\$ 778.46	\$ 2,037.14				\$ 5,608.27
April	\$ 905.96	\$ 296.94	\$ 740.29							
May	\$ 1,127.90	\$ 339.17	\$ 973.68							
June										
July										
August										
September										
October										
November										
December										
January										
Total	\$ 2,792.67	\$ 778.46	\$ 2,037.14				\$ 5,608.27			\$ 5,608.27



Staff Report

RENTAL CODE CHANGES

July 23, 2019

BACKGROUND:

City Council held a workshop on June 18, 2019 to discuss possible changes to the Rental Code as a result of the invalidation of the rental concentration cap by the State Legislature. During this workshop, staff was asked to return with a draft ordinance reflecting several motions made at the Council meeting. The draft ordinances are attached. Each change is summarized below. **It should be emphasized the options presented apply to single-family and two-family rentals City-wide, unless otherwise stated.**

HOLDING LANDLORDS ACCOUNTABLE FOR NUISANCE ISSUES:

The Council was presented with several options for holding landlords accountable for nuisance issues at the February 20, 2018 Rental Workshop. None of the options were pursued at that time as the primary focus was on the rental occupancy and cap ordinances. The addition of the third Housing Inspector has allowed staff to more strictly adhere to the timeframes set by code for issuing an LOC because they can accommodate a higher inspection load. In the past, staff was very generous in issuing four year LOCs because they didn't have the ability to inspect all of the units they needed to as often as required.

The current code specifies the criteria needing to be met to achieve each level of an LOC:

Sec. 13.301(3)(a) One Year

- i.) All dwellings in which a verified incident of over-occupancy occurred during the previous year;*
- ii.) All dwellings which, due to a documented history of neglect and lack of maintenance, require additional inspections to obtain compliance*

Sec. 13.301(3)(b) Two Years

- i.) All dwellings in which life safety violations, including broken/inoperable doors, ceiling, wall and floor penetrations, have been found during the previous year;*
- ii.) All dwellings in which provided alarm or fire sprinkler systems have not been continuously maintained;*
- iii.) All dwellings which have been subject to more than two reinspection fees in the previous year, due to owner or operator failure to correct deficiencies in a specified time period;*
- iv.) All dwellings which have been the subject of more than two verified property maintenance complaints within the previous year; with verification by Inspection staff of maintenance issues below neighborhood standards.*

Sec. 13.301(3)(c) Three Years

- i.) All dwellings which are found to have minor code violations (of a cosmetic rather than life safety nature) which are found to be corrected at the first inspection;*
- ii.) All multiple family dwellings not equipped with automatic fire sprinkler protection*

Sec. 13.301(3)(d) Four Years

- i.) All single family dwellings with no code violations at the time of initial inspection;
- ii.) All multiple family dwellings with no code violations at the time of initial inspection and which are equipped with automatic fire sprinkler protection throughout.

Sec. 13.301(4) New Construction

A four year Letter of Compliance shall be issued to each newly-constructed multiple family dwelling or unit or single family dwelling for which a building permit has been issued and a Certificate of Occupancy has been issued. The Certificate of Occupancy issued at completion of construction shall constitute the rental inspection approval required for issuance of the first Letter of Compliance.

This process penalizes landlords with more frequent inspections when they've had multiple property violations or needed multiple inspections to gain compliance. It also allows staff to focus on properties with a history of violations or neglect instead of units that are well maintained with no violations. **Staff feels that this process works when properly implemented and is manageable with the resources they have. The Council could approve issuing longer LOCs, but the staff does not feel comfortable with increasing the inspection interval to five years.**

Council requested additional options for holding landlords accountable at the June 18, 2019 Council Workshop. These options are presented in the attached draft ordinances.

All of the options classify violations using the same point system. Violations classified as simple misdemeanors (noise, nuisance parties, keg ordinances) would be assessed two points per occurrence and violations classified as municipal infractions (parking, vegetation, furniture, garbage, snow removal) would be assessed one point per occurrence. To be considered an occurrence, the tenant and/or owner would have been issued a citation and been found guilty of the violation by the court. Once the property has accumulated four points in a twelve month period, it would be subject to the First Tier of enforcement actions. If, after the first enforcement action, the property accumulates four more violations in a year it would be subject to the Second Tier of enforcement. The Third Tier of enforcement would be in effect for the third and subsequent occurrences.

In addition to the penalties for the individual violations, a suspension or additional fine could be imposed for reaching one of the tiers shown below. The City Council will need to select one or more of the following enforcement options.

ENFORCEMENT OPTIONS TO HOLD LANDLORDS ACCOUNTABLE

	Impose Suspension/ Revocation	Increase Annual Registration Fees : (currently \$48.77/single, \$41.40/duplex)	Introduce fees in addition to those already in Chapter 13
1st TIER (4 Points in a 12-month period)	180 Day Suspension	Double standard amounts	\$500
2nd TIER (4 Additional Points in subsequent 12-month period)	1 Year Suspension	Triple standard amounts	\$750
3rd TIER (4 Additional Points in subsequent 12-month period)	Revoke LOC	Quadruple standard amounts	\$1,000

The draft ordinance includes a provision that prohibits a property (not the owner) that has had the LOC revoked from being able to register as a rental for two years from the date of revocation. If Council should choose this option, they will also need to consider when the suspension should become effective. This decision will determine when the tenants would be required to vacate the unit.

Two options addressing the effective date of the suspension are presented in the draft ordinance (highlighted text) under 13.301(11)(c):

Option 1.) Suspension Effective Immediately

The eviction process must begin within five days of the suspension and the unit must be vacated within 30 days of the suspension. Thirty days was chosen to accommodate the eviction process which is as follows:

1. Landlord serves a Three Day Notice (if it is for non-payment of rent, it's called a Three Day Notice to Cure or Quit. If it's for noncompliance or failure to terminate it's called a Three Day Notice to Quit.)
2. Landlord files and has served an Original Notice for Forcible Entry and Detainer with Small Claims Court
3. Court hearing is held where judge decides if landlord has the right to regain possession of the unit. If decided in Landlord's favor, an Order of Removal is issued by the Judge. If decided in tenant's favor, the case is dismissed.
4. If tenant does not vacate by the date on the Order of Removal, the Landlord can obtain a Writ of Removal from the Small Claims Office enabling them to remove the tenant's possessions and place them on the curb.

Option 2.) Suspension Effective At The End Of The Lease

The landlord may allow the current tenants to continue renting through the end of the lease or through July 31st, whichever comes first. The landlord may end the lease earlier at their request.

Staff has added a section called "Defenses to an Enforcement Action of the Provisions of this Section" to the draft ordinance. This is modeled after Iowa City and Cedar Falls and allows for points to be waived by the Building Official if the landlord was the reporting party to law enforcement for a nuisance call, has begun the eviction process, or has pursued reasonable means to avoid a recurrence of the violation. It also protects landlords from accumulating points when the tenant was the reporting party to law enforcement.

One major concern with this process is the time that it will take staff to gather and maintain the violation and nuisance call data. Inspections would need to obtain data from the Police Department on a regular basis and enter any nuisance citations into Inspection's software. They will also need to enter the code cases into the same field so that an up-to-date count of violations is maintained. Prior to issuing an LOC, the inspector will need to review the data to determine the length of LOC that can be issued.

ILLEGAL RENTALS INELIGIBLE FOR AN LOC:

The draft ordinance includes three different options that would prevent properties found to have been rented without an LOC from obtaining an LOC. If Council should choose to move forward with this they will need to determine how long the ineligibility applies:

Option 1.) Indefinite: Tied To The Property

Regardless of ownership changes or time lapse the property will never be able to obtain an LOC

Option 2.) Ineligible For One Year

The property shall not receive an LOC for a period of one year from the date in which the illegal rental was discovered.

Option 3.) Ineligible Under Same Ownership

The owner which was renting without an LOC will not be able to obtain an LOC at the property. If the property changes ownership, the new owner may obtain an LOC.

With this ordinance, there is no way to determine if an owner was knowingly in violation of the registration requirement or not. Inspections' goal has always been to ensure safe living conditions through education and code compliance. **Staff would prefer to be given an opportunity to educate the owner and gain compliance prior to making them ineligible for an LOC. If the owner failed to comply after the initial notice of non-compliance, then staff could issue a citation and make them ineligible for an LOC.** Additionally, if the property is ineligible for an LOC, the owner would have no option other than eviction.

RENT ABATEMENT:

The Rent Abatement section (13.104(2)(f)) being proposed is drafted very similarly to Iowa City's Rent Abatement Ordinance. This ordinance provides staff with an additional tool for non-compliant landlords. Staff has added a subsection in addition to what Iowa City uses that would give them authority to use this tool when they are unable to get a landlord to make corrections required as the result of an inspection. Rent abatement could be used in addition to, or as an alternative to, a citation.

In Iowa City, Rent Abatement is an order issued by the City that prohibits the owner from collecting rent until all violations have been resolved. The owner and tenants are both notified of the order and the order is posted on the property. Staff is uncertain of how this section would be enforced because there really is no way to know if the landlord has collected rent, especially if the tenants want to continue paying rent. However, it allows the tenant to cease paying rent immediately instead of requiring them to take the landlord to court to recover rent paid.

An alternative option would be to give the Building Official the authority through the code to notify the tenants and landlord, in writing, of their ability to withhold rent in accordance with the State Code. Payment of rent would remain a civil matter between the tenant and landlord (they would need to take each other to court) and would not be ordered by the City. A landlord's noncompliance is not typically communicated to the

tenant unless it is submitted as a tenant complaint. This code section would allow staff to notify all parties when efforts to gain compliance have failed.

REMOVAL OF CONSANGUINITY EXCEPTION:

Chapter 13 of the Ames Municipal Code includes those related to the owner (deed holder) within the first degree of consanguinity (mother, father, sister, brother) in the definition of “owner-occupied dwelling unit.” This allows children of the owner to reside in a home without the owner (parent and deed holder) present. **In this living situation, the child/children could have one additional roommate reside in the unit with them without being subject to the rental code.** If there were ever more than one roommate, the property would need to be registered as a rental property.

Removing the consanguinity clause would eliminate the ability for owner’s relatives (within the first degree of consanguinity) from being considered owner-occupied. This would require a property in which the owner’s child resides without the owner present to be registered as a rental, regardless of the number of tenants or children living in the unit. If the relative is on the deed, they would be considered owner-occupied and would not need to register as long as they have no more than one roomer.

It is important to note that it is impossible to know the number of properties this change would affect, but it’s very probable that some of these owners made the decision to purchase the property based on the fact that they would not need to register. Staff has done a lot of education on this topic and will need to do a lot more if the standard is changed. This will be difficult since these owners are not on any of the rental mailing lists and likely are not following the rental changes, because they know currently they don’t pertain to them.

FREEZE BEDROOMS IN NEAR CAMPUS NEIGHBORHOODS:

When the occupancy ordinance was drafted in 2019, Council froze the number of occupants in rental properties at a number equal to the number of bedrooms that existed on January 1, 2018. This allowed owners to add bedrooms, but not occupants. Staff was asked to draft language that would do the same thing to owner-occupied properties so that they would not be able to add bedrooms and then convert the dwelling to a rental with the additional bedrooms.

The draft ordinance includes the removal of 13.503(4)(e)(iv) that based the number of bedrooms in new rentals on the number of legal bedrooms found during the first inspection. It also eliminates a few words in 13.503(4)(e)(iii) so that the section applies to all properties, regardless of their rental registration status. This amendment will freeze the number of occupants in the Near Campus Neighborhoods at the number of bedrooms that were in existence on January 1, 2018 according to Assessor’s records.

It’s possible the number of bedrooms could increase based on building permit records so staff did not limit the freeze to only the Assessor records. Staff has reviewed Assessor records and obtained the number of bedrooms for almost all properties in the Near Campus Neighborhoods. This will provide a snapshot for staff to use as a basis for

bedroom counts in new rentals. If someone questions their bedroom count at the initial inspection, the Inspector will review building permit records. **Should the inspector find a building permit dated prior to January 1, 2018 for an additional bedroom that is not reflected in the Assessor's records, the bedroom count will reflect the additional bedroom.**

OPTIONS:

The following options are available to Council:

1. Place any of the following items on a future agenda for public input as written, or with minor changes:
 - a. Holding landlords accountable for nuisance issues
 - b. Illegal rentals ineligible for LOC
 - c. Rent Abatement
 - d. Remove consanguinity exception
 - e. Freeze bedrooms in Near Campus Neighborhoods

2. Direct staff to make changes to any of the following proposed ordinances and bring them back for discussion at a future meeting.
 - a. Holding landlords accountable for nuisance issues
 - b. Illegal rentals ineligible for LOC
 - c. Rent Abatement
 - d. Remove consanguinity exception
 - e. Freeze bedrooms in Near Campus Neighborhoods

Holding Landlords Accountable for Nuisance Issues:

Suspension/Revocation

13.301(11) Suspension or Revocation due to Nuisance Violations

a. Points Assigned

i.) Violations that may be enforced as simple misdemeanors shall be assigned two points for each occurrence (not per person cited). Examples of this include: noise violations, nuisance parties, public intoxication, etc.

ii.) Violations that can only be enforced through a municipal infraction citation shall be assigned one point for each occurrence. Examples of this include: garbage in unapproved containers, vehicles parked on unapproved surfaces, outdoor storage, vegetation maintenance, occupancy, etc.

b. Accumulation of points

i.) A single-family or two-family dwelling unit that accumulates four violation points in a 12 month period beginning August 1st and ending July 31st shall have their LOC suspended for 180 days.

ii.) If there is a recurrence of 13.301(11)(b)(i) the LOC shall be suspended for one year.

iii.) If there is a third recurrence of 13.301(11)(b)(i) the LOC shall be revoked.

iv.) A property with a revoked LOC shall not be able to register as a new rental for two years from the date of revocation.

c. Terms of Suspension. Suspension of the LOC shall become effective immediately. The eviction process must be initiated within five days of the date of suspension. The property should be vacant within 30 days of the date of suspension.

c. Terms of Suspension. Suspension of the LOC shall become effective at the end of Lease. The landlord may allow the current tenants to continue renting through the end of the lease or through July 31st, whichever comes first. The landlord may end the lease earlier at their request.

d. Defenses to an Enforcement Action of the Provisions of this Section: Any points accumulated for which a landlord can provide a defense shall be waived by the Building Official. It shall be a defense to an enforcement action pursuant to the provisions of this section if an owner or owner's designated agent has:

i.) Reported the violation to law enforcement;

ii.) Evicted or attempted to evict by commencing and pursuing with due diligence all legal remedies to evict those tenants charged with one of the specified violations. It is not the intention of this provision to apply to tenants who have not been charged with one of the specified violations;

iii.) Undertaken and pursued with due diligence, reasonable means to avoid a recurrence of Code violations on the premises by the present and future tenants or occupants of the premises;

It shall also be a defense to enforcement action if the tenant was the reporting party to law enforcement of a nuisance party at their property. The points associated with the nuisance party may only be waived once per property and all effects of the party shall be resolved.

Holding Landlords Accountable for Nuisance Issues:

Annual Rental Fee Increase

13.301(11) Enforcement for Accumulated Nuisance Violations

a. Points Assigned

- i.) Violations that may be enforced as simple misdemeanors shall be assigned two points for each occurrence (not per person cited). Examples of this include: noise violations, nuisance parties, public intoxication, etc.
- ii.) Violations that can only be enforced through a municipal infraction citation shall be assigned one point for each occurrence. Examples of this include: garbage in unapproved containers, vehicles parked on unapproved surfaces, outdoor storage, vegetation maintenance, occupancy, etc.

b. Accumulation of points

- i.) A single-family or two-family dwelling unit that accumulates four violation points in a 12 month period beginning August 1st and ending July 31st shall have their annual rental fee for that unit doubled for each year thereafter.
- ii.) If there is a recurrence of 13.301(11)(b)(i) the annual rental fee shall be tripled for each year thereafter.
- iii.) If there is a third recurrence of 13.301(11)(b)(i) the annual fee shall be quadrupled for each year thereafter.

c. Defenses to an Enforcement Action of the Provisions of this Section: Any points accumulated for which a landlord can provide a defense shall be waived by the Building Official. It shall be a defense to an enforcement action pursuant to the provisions of this section if an owner or owner's designated agent has:

- i.) Reported the violation to law enforcement;
- ii.) Evicted or attempted to evict by commencing and pursuing with due diligence all legal remedies to evict those tenants charged with one of the specified violations. It is not the intention of this provision to apply to tenants who have not been charged with one of the specified violations;
- iii.) Undertaken and pursued with due diligence, reasonable means to avoid a recurrence of Code violations on the premises by the present and future tenants or occupants of the premises;

It shall also be a defense to enforcement action if the tenant was the reporting party to law enforcement of a nuisance party at their property. The points associated with the nuisance party may only be waived once per property and all effects of the party shall be resolved.

Holding Landlords Accountable for Nuisance Issues:

Municipal Infraction Penalty

13.301(11) Enforcement for Accumulated Nuisance Violations

a. Points Assigned

i.) Violations that may be enforced as simple misdemeanors shall be assigned two points for each occurrence (not per person cited). Examples of this include: noise violations, nuisance parties, public intoxication, etc.

ii.) Violations that can only be enforced through a municipal infraction citation shall be assigned one point for each occurrence. Examples of this include: garbage in unapproved containers, vehicles parked on unapproved surfaces, outdoor storage, vegetation maintenance, occupancy, etc.

b. Accumulation of points

i.) A single-family or two-family dwelling unit that accumulates four violation points in a 12 month period beginning August 1st and ending July 31st shall be assessed a Municipal Infraction Citation in accordance with 13.104(2)(a).

ii.) A second recurrence of 13.301(11)(b)(i) will be considered a 2nd offense and shall be assessed as a second offense under 13.104(2)(a).

iii.) A third recurrence of 13.301(11)(b)(i) will be considered a 3rd offense and shall be assessed as a third offense under 13.104(2)(a).

c. Defenses to an Enforcement Action of the Provisions of this Section: Any points accumulated for which a landlord can provide a defense shall be waived by the Building Official. It shall be a defense to an enforcement action pursuant to the provisions of this section if an owner or owner's designated agent has:

i.) Reported the violation to law enforcement;

ii.) Evicted or attempted to evict by commencing and pursuing with due diligence all legal remedies to evict those tenants charged with one of the specified violations. It is not the intention of this provision to apply to tenants who have not been charged with one of the specified violations;

iii.) Undertaken and pursued with due diligence, reasonable means to avoid a recurrence of Code violations on the premises by the present and future tenants or occupants of the premises;

It shall also be a defense to enforcement action if the tenant was the reporting party to law enforcement of any nuisance party. It shall also be a defense to enforcement action if the tenant was the reporting party to law enforcement of a nuisance party at their property. The points associated with the nuisance party may only be waived once per property and all effects of the party shall be resolved.

Illegal Rentals Ineligible for LOC.

Indefinitely

13.301(12) Ineligible for Letter of Compliance. Properties determined to have been rented without a valid Letter of Compliance are indefinitely ineligible for a Letter of Compliance.

For One Year

13.301(12) Ineligible for Letter of Compliance. Properties determined to have been rented without a valid Letter of Compliance are ineligible for a Letter of Compliance for a period of one year beginning on the date in which City staff determined the property was being illegally rented. The property cannot be leased during this year.

Under Same Ownership

13.301(12) Ineligible for Letter of Compliance. Properties determined to have been rented without a valid Letter of Compliance are ineligible for a Letter of Compliance so long as they remain under the same ownership as they were under when the property was illegally rented. If the property is transferred in an arm's length transaction between disinterested parties as determined by the City, the new owner may obtain a Letter of Compliance.

Rent Abatement

Order Rent to Be Abated

13.104(2)(f) Rent Abatement.

- i.) The Building Official may order rent abated when the Building Official determines that the owner has, after issuance of a notice of violation of this chapter:
 - a.) Failed to provide an essential service (water, sewer, electricity, heat);
 - b.) Failed to remedy a condition that poses a substantial risk to the health or safety of the tenant;
 - c.) Rented a dwelling unit without a valid Letter of Compliance; or,
 - d.) Failed to make corrections as required in the inspection report.
- ii.) Rent abatement means that the owner may not recover rent from the tenant. Rent shall be abated until the condition for which rent abatement was ordered has, in the judgment of the Building Official, been remedied.
- iii.) The Building Official shall provide a copy of the rent abatement order to the owner at the address on the rental permit and to the tenant by U.S. mail and by posting the entrance door to the dwelling unit. Notice of termination of the rent abatement will be given in the same manner.

Notify Tenant of Right to Withhold (Not an Order)

13.104(2)(f) Rent Withholding Notice.

i.) The Building Official may notify tenants of their ability to recover damages and obtain injunctive relief in accordance with Iowa Code 562A.21.2 when the Building Official determines that the owner has, after issuance of a notice of violation of this chapter:

- a.) Failed to provide an essential service (water, sewer, electricity, heat);
- b.) Failed to remedy a condition that poses a substantial risk to the health or safety of the tenant;
- c.) Rented a dwelling unit without a valid Letter of Compliance; or,
- d.) Failed to make corrections as required in the inspection report.

ii.) A rent withholding notice shall be sent to the property owner and the tenant. Such notice shall alert the tenant of the owner's failure to comply and of the tenant's legal rights due to the noncompliance in accordance with Chapter 562A of the State of Iowa Code.

Removal of Consanguinity Exception:

Delete language (indicated with strikethrough) from the current code so it applies to all properties, regardless of relationship to the deed holder.

13.100(5)(a) Excepts Owner-Occupied single family dwellings from the rental code.

13.200 defines Owner-Occupied Dwelling Unit as: Any townhouse, condominium, or detached dwelling that is occupied as a dwelling by the owner ~~or owner's relative within the first degree of consanguinity (mother, father, daughter, son, sister, brother);~~ and may include a live-in nanny; live-in nurse; one live-in exchange student; or one roomer. If there is more than one roomer, nanny, live-in nurse or live-in exchange student living in the unit, the unit will be considered a rental unit, and not an owner-occupied dwelling unit. Dwellings that were compliant with the previous definition of owner-occupied have until January 1, 2020 to submit rental registration or cease operation as a rental.

Freeze Bedrooms in Near Campus Neighborhoods:

Delete language (indicated with strikethrough) from the current code so the section applies to all properties, regardless of rental registration status.

13.503(4)(e)(iii) For rental dwelling units located within the Near Campus Neighborhoods ~~and that are registered as of January 1, 2018,~~ the number of bedrooms for determining maximum occupancy shall be determined by the number of bedrooms listed in the records of the Ames City Assessor as of January 1, 2018, or by the number of bedrooms reflected in the inspection

records of the City of Ames Inspection Division as of January 1, 2018, whichever number is higher.

~~13.503(4)(e)(iv) For rental dwellings located within the Near Campus Neighborhoods for which a registration is being sought after January 1, 2018, the number of bedrooms for determining maximum occupancy shall be determined by an inspection of the Inspection Division.~~

Staff Report

Vacation Lodging

July 23, 2019

BACKGROUND:

City Council provided direction on June 18, 2019 to have this item brought back concurrent with the City Council's broader discussion related to Rental Housing regulations of Chapter 13 of the Ames Municipal Code. In coordination with a follow-up to that discussion on this same agenda, staff is returning this item to the Council for discussion and consideration.

At the City Council meeting on April 23, 2019, Council had indicated a desire to have a separate discussion and determination on the appropriateness of permitting Vacation Lodging (previously referred to as Vacation Rentals) in single family areas in light of the changes in state law regarding rental limitations. Staff was directed to remove the specific use from consideration of the proposed ordinances establishing Guest Lodging licensing (previously referred to as Short-Term Rentals) that are also on this agenda for consideration and possible first reading. Although Vacation Lodging is not a rental use subject to the state law changes, it had intertwined expectations related to the Rental Code and the previous Rental Cap Neighborhoods.

Therefore, the purpose of this staff report is to give Council the opportunity to review, discuss, and determine if, or how to, move forward with code language governing Vacation Lodging. As a reference, a summary of the former draft language for Vacation Lodging is included within the Addendum.

Vacation Lodging means the use of an entire dwelling unit that is not the owner's primary residence for short term lodging and is the dwelling is generally offered as available for commercial purposes through an online marketplace. Vacation Lodging may be offered on an ongoing basis throughout the year as long as each guest contract is for 31 days or less. This definition treats the use as a principal use of lodging rather than as an accessory use to household living as is the case with the other short term lodging options

In October 2018, Staff's snapshot inventory indicated that 28 listings (out of a total of 51) or 55% were entire dwelling unit (Vacation Lodging) offerings. These units were generally dispersed geographically throughout the city as well as being dispersed among the various zoning districts. **Staff anticipates that the number of Vacation Lodging dwellings would increase with legalization and awareness of the short-term rental options available, as**

Staff has received many numerous inquiries from investors. In addition, offerings for Vacation Lodging appears to be growing both locally and as a national trend.

Staff reviewed a sampling of approaches by other cities on this topic. Most communities recognize a difference between a hosted home share as an incidental, accessory use to Household Living and Vacation Lodging as a different type of use, which is more impactful of neighborhoods. The primary concerns with allowing a short term lodging use in a residential area are impacts to housing supply for true household living needs and the transient nature of occupants (atypical parking needs, activity levels, familiarity with individuals, frequent changing of occupants).

A large variation of approaches is utilized around the country as a means of restricting Vacation Lodging along with licensing. Some of these include:

- Prohibit all together (some cities are backtracking from previously permitting to restricting, such as Nashville)
- Allow only in higher density/commercial zoning districts
- Cap the % of licenses that may issued
- Impose a separation distance between licensed Vacation Lodging units

If the City Council chose to proceed with allowing for the use, the following are five methods that may address concerns related to use.

Option 1- Original Proposal April 28th- Allow Vacation Lodging as previously proposed in all zoning districts where Guest Lodging may occur subject to a Special Use Permit.

Continue with previously proposed language requiring a Letter of Compliance and a Special Use Permit with the exceptions and exemptions for apartment rentals. The original process included a Special Use Permit requirement within low density areas to address unique conditions of a property or neighborhood. The Special Use Permit process can address individual concerns of a site, but does not address cumulative issues of a high concentration of units very well.

The primary concern with this option is that with the removal of the Rental Cap, there is an increased likelihood of pressure for acquiring homes for investment purposes in near campus areas and leading to potential over concentration of the use along with high levels of rental occupied properties.

Option 2- Limit Vacation Lodging Based Upon Citywide Base Zoning Districts.

City Council could limit by base zoning district citywide where the use is allowable. **City Council could choose to allow the use in higher density areas and prohibit it in low density residential zoning districts and areas intended for single family conservation,** such as: RL & FS-RL, PRD, UCRM, O-SFC. Based upon Staff's snapshot inventory (October 2018), 21% of Vacation Lodging units were located within the above mentioned low density residential zoning districts. This approach would allow for use of apartments for this use subject to the proposed 10% limitation originally discussed in the draft ordinances from the

April 28th. The proposed zoning districts allowing the apartment use included: RM, RH, FS-RM, NC, CCR, DSC, CSC, AND DGC.)

Restrictions of use within a zoning district is a common approach within the zoning ordinance. Prohibiting the use is the only direct way to address concentration or cumulative issues of allowing the use.

Option 3- Limit Vacation Lodging by an Overlay

If concentration issues are the primary concerns for certain areas of the City but not uniformly across the City, using overlay would be appropriate. Based upon Staff's snapshot inventory (October 2018), 11% of Vacation Lodging units were located within low density residential university-impacted neighborhoods.

This option could be accomplished by creating a new overlay for specific areas established within either the Zoning Ordinance if it requires specific use related controls, or it could be an element of the Chapter 35 Licensing.

Option 4- Separation Distance

If the primary concern with the use is over concentration and cumulative impacts of the use, a minimum separation distance could be created for lower density residential areas. This would assume a Special Use Permit is required, but include a specific distance separation requirement.

An example of this approach is a 500-foot separation standard for supervised transitional living uses in the Zoning Ordinance. A property owner would require approval of a variance to operate Vacation Lodging if they did not meet a separation standard. The simplest approach is a uniform radial distance requirement, likely similar to city block length of 300 feet or the 500-foot separation of a transitional home.

Option 5- Licensing Requirements

A different approach from land use management would be to change the licensing and operational requirements as described in the proposed Chapter 35 ordinance on this agenda. Additional or different standards could be added to address operational or conduct concerns. One concept proposed on April 28th was to include a "local" contact as a requirement. Staff did not initially propose this requirement due to uncertainty in what specific issues it could address about operations, especially if the issue is guest conduct based vs property upkeep. If City Council believes this would create better accountability we would need to identify what an appropriate proximity to the City is and intended level of responsiveness to contact by City officials.

STAFF COMMENTS:

If City Council finds it appropriate to direct staff to bring draft language of a text amendment forward for a public hearing any one of these options are seen by staff as readily able to be

implemented. Staff presumes that with any direction to proceed on allowing the use, Council would intend for licensing of the units to be required in addition to the compliance with the Rental Code. **If City Council does not choose to allow for the Vacation Lodging use, with approval of the proposed ordinances on this agenda, the City would allow for primary residents of homes to operate short term lodging uses, just not absentee whole house lodging as a principal use.**

ADDENDUM

Previously Proposed Text related to Vacation Lodging

Vacation Lodging is an investment property that is made continuously available for short-term usage.

The allowance of Vacation Lodging as a transient occupancy use in residentially zoned areas has the potential to be incompatible with surrounding residential uses. Therefore, special regulation for short-term occupancy is necessary to ensure that Vacation Lodging use will be compatible with surrounding residential uses and will not materially alter the character of neighborhoods in which they are located.

Of the short-term rental types, the on-going transitory use of the dwelling makes Vacation Lodging the most impactful on a neighborhood. As such, Vacation Lodging cannot be considered an accessory use to Household Living. Rather, it would be considered to be a new type of principal use under short-term lodging.

In order for Vacation Lodging to be licensed, the dwelling would first require registration and inspection under the City's Rental Housing Code. Occupancy limitations would be aligned with the Rental Housing Code, Section 13.503. and would not exceed a total of five adults.

Additionally, Vacation Lodging 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. Rental apartments would be licensed with one license per parcel or development. However, a 10% restriction would be placed upon the total percentage of rental apartment units allowed as Vacation Lodging. Rental apartments located in a Residential Low Density (RL) zoning district would not be permitted to operate as Vacation Lodging. Conversely, rental apartments would be exempt from the special use permit requirement in certain commercial and higher density residential zoning districts. The zoning tables located within the Zoning Ordinance would provide guidance.

Summary of previous Vacation Lodging standards:

- Annual License required
- Applicant is the Property Owner
- Local Contact Information / Property Representative required
- Available in any housing type
- The dwelling unit is located in a zoning district permitting their use: A, RL, RM, UCRM, RLP, RH, F-VR, FS-RL, FS-RM, F-PRD, S-SMD, NC, CCR, DSC, CSC, or DGC, with the exception that apartment rentals located within the RL zoning district may NOT be utilized as Vacation Lodging.
- Occupancy Limitations based upon Ames Municipal Code Section 13.503; may not exceed five adults.
- Off-Street Parking- 1 space per bedroom (maximum required - 5 spaces). Apartment rentals in zones with less parking required are not subject to this standard.
- Subject to Tax Compliance.
- Special Apartment Restrictions or Exemptions-
 - RL Zoning. Apartment rentals located within the RL zoning district may NOT be utilized as Vacation Lodging.

- Percentage of Apartment Rentals within One Parcel. The short-term usage of apartment rentals as Vacation Lodging [by the property owner] within a single parcel or common development is restricted to the greater of one dwelling unit or up to 10% of the total number of units located within a parcel or common development.
- Letter of Compliance- may not advertise or operate without a valid LOC in effect.
- Special Use Permit required prior to licensing. Exemptions included for apartment rental units located in certain zoning districts, including: RM, RH, FS-RM, NC, CCR, DSC, CSC, AND DGC.
- Concurrent Guest Contracts not allowed within a dwelling unit.
- Mandatory postings of license.
- Registry of Guests required.
- Ongoing Compliance required and responsiveness to any complaints.
- Same Application Submittal and Review, approval, non-renewal, and revocation as Guest Lodging.
- Considered as a new principle use within the Zoning Ordinance (Chapter 29) under Short-Term Lodging, within the zoning district tables.

COUNCIL ACTION FORM

SUBJECT: CREATION OF A NEW CHAPTER OF THE AMES MUNICIPAL CODE, KNOWN AS CHAPTER 35, GUEST LODGING CODE- ESTABLISHING DEFINITIONS, ADMINISTRATION, STANDARDS, LICENSING, AND ENFORCEMENT FOR GUEST LODGING AND AMENDING THE TEXT OF THE ZONING ORDINANCE (CHAPTER 29) AND THE RENTAL HOUSING CODE (CHAPTER 13) TO ALLOW THEIR USE AND ESTABLISHING A FEE FOR LICENSURE.

BACKGROUND:

City Council provided direction on June 11, 2019 to remove the exemption from licensing for apartment tenants wishing to offer short-term rentals (**herein referred to as Guest Lodging**) from the proposed draft ordinances. Included in this revision, all offerings of Guest Lodging will be required to have a license. Additionally, as directed at the City Council meeting on April 23, 2019, Vacation Lodging has also been removed from the attached proposed ordinances. Vacation Lodging (formally referred to as a Vacation Rental) is the subject of a separate staff report.

Both Chapter 29 Zoning Ordinance and the new Chapter 35 Guest Lodging ordinance required modifications per City Council direction. Chapter 29 was modified to allow Guest Lodging as an Accessory Use for apartment buildings along with other minor administrative corrections. Chapter 35 was modified to add “Apartment Share” as a defined term along with other corresponding changes to the licensing and standards requirements. As result in the delay of proceeding with the ordinance, staff proposes to also delay implementation from September 1st to November 1st to allow for the same two months of implementation after adoption of the ordinances as was originally contemplated.

City Council had previously reviewed a draft of the proposed ordinances on February 26, 2019, and given direction to proceed with finalizing the text for the Guest Lodging Code and publishing notice for the text amendments to the Zoning Ordinance (Chapter 29). On November 13, 2018, the City Council had directed staff to proceed with drafting standards that would allow Guest Lodging within apartment dwellings and to proceed with described licensing system of one and two-family homes. City Council first reviewed a conceptual regulatory framework for on October 23rd regarding one and two-family homes.

Staff has worked with the City Attorney’s office to finalize the Guest Lodging Code and text amendments consistent with the Council’s direction. Guest Lodging is not a household living use, it is a lodging use that addresses how transient occupancy is allowed in conjunction with household living and the primary residents of a dwelling. Staff estimates that there are currently 50-60 properties that are advertised and that operate as a form of Guest Lodging.

Staff anticipates that the number would increase with legalization and awareness of the Guest Lodging options available.

The changes necessary to create a new use of Guest Lodging are extensive:

1. Create a new type of principal and accessory use within the Zoning Ordinance (Chapter 29),
2. Establish a new licensure chapter (Chapter 35) of the *Ames Municipal Code*, and
3. Modify the Rental Housing Code with clarifying text amendments.

A complete discussion of the proposed changes is included in the Addendum. The draft ordinances are included as Attachment 'A', and are summarized as follows:

- Duration of Stay. Guest Lodging is for a period of 31 consecutive days or less to the same person.
- Occupancy Limitations. Occupancy limitations vary by unit type and are generally based on the number of guest bedrooms with a maximum number of adults allowed.
- Approval. The intent is for an administrative review and approval for Hosted Home Shares and Home Shares as accessory uses. Amending the Bed & Breakfast special home occupation permit as an accessory use to become a Special Use Permit as a principal use.
- Annual licensing. An annual license is required. An annual licensing fee would be required in addition to any other city permits and fees.
- Parking. On-site parking subject to minimum parking requirements of Section 29.406.
- Fire Safety Requirements. Compliance with fire safety requirements of the Rental Housing Code (means of egress and fire protection systems) is required of all Guest Lodging units. A checklist will be made available and applicants will be required to indicate compliance.
- Inspections. All applications would be subject to verification and inspection for compliance. Subsequent inspections would be at the discretion of the Enforcement Officer.
- Renewal/Revocation Standards. The license to operate Guest Lodging may be revoked if it is determined that the Guest Lodging is operating inconsistent with the licensing standards or if there are verified complaints with notice of correction action regarding its operation. An appeal process to the Zoning Board of Adjustment is included.

The proposed regulations provide clear expectations with defined standards for the licensing and operating of Guest Lodging, and if needed, enforcement or license revocation. The goal is to minimize possible negative impacts to surrounding residential properties and neighborhoods from use of home for transient guest stays.

CODE COMPLIANCE & MONITORING:

The first step in achieving compliance with the adopted ordinances is public awareness of the new regulations. With City Council approval on first reading on July 23th and subsequent second and third readings in August, the new ordinances would be effective on or about September 1st. Staff proposes a delayed compliance period to allow time to receive and process applications, before enacting enforcement procedures, beginning on November 1st.

During the initial 60-day compliance period there would be no citations for operating an STR and if someone is in process of seeking a license they would not be subject to a citation during its review. Staff anticipates that review and approval of licensing applications can be incorporated into current inspection/planning duties.

Beyond providing public awareness, staff would have a limited ability to provide proactive compliance monitoring without address identification. The typical Airbnb listing data includes only a neighborhood map of listing, but does not where the unit is located with a property address.

Address information is not publically available without subscribing to a third party monitoring compliance software service. These types of vendors provide a proprietary evaluation of a listing to identify an address. An initial annual subscription with a monitoring compliance services for addresses and contact identification would help the City to proactively reach out to those who may be unaware of the new licensing requirements and would help to bring everyone into compliance. Staff's understanding of the pricing from one vendor indicates a price of \$1,500 based upon 50 listings in the City and a cost of \$30.00 per listing going forward.

However, Staff believes that that working through traditional methods would be effective in the initial stage of implementation due to the current estimated low number of listings. If staff is unsuccessful in efforts to obtain compliance from property owners, we can revisit the need for additional services.

LICENSING FEE:

A fee of \$50 would suffice in covering administration costs and would be in-line with the annual rental housing registration renewal fee for a single family home. In addition to the annual fee, an inspection fee would be charged with the initial application and may be charged for renewals if inspections are needed in the future. It is important to note that this license system is designed to be prospective about future use of the property, meaning a property owner is paying up front for the license, not paying for a prior year of licensure after the fact. Additionally, this license is to the property owner and a change in ownership will trigger a new license requirement and fee to issue a new one-year license. If City Council chooses to acquire a subscription to a monitoring service, reviewing license fees would be appropriate at that time.

ALTERNATIVES:

1a. The City Council can adopt on first reading by separate motion, each of the attached ordinances:

- i. Ordinance creating a new chapter of the *Ames Municipal Code* known as Chapter 35, Guest Lodging Code, establishing definitions, administration, standards, licensing, and enforcement for Guest Lodging, and
- ii. Ordinance amending the text of the Zoning Ordinance (Chapter 29), and
- iii. Ordinance amending text of the Rental Housing Code (Chapter 13) to allow the use of Guest Lodging, and

1b. The City Council can by resolution on third reading and passage of the ordinances described in Alternative #1a, establish a fee for Guest Lodging licensure for 2019-2020 at \$50.00.

2. City Council can continue the public hearing to a date certain and direct modifications to the draft ordinances prior to first reading. ***City Council would choose this Alternative if it directs a substantive change to the ordinances, such as including Vacation Lodging, formerly known as Vacation Rentals.***

3. The City Council can adopt on first reading, a modified version of any of the three attached ordinances and establish a fee for Guest Lodging licensure upon third reading of the ordinances.

MANAGER'S RECOMMENDED ACTION:

Staff has worked with the City Attorney's Office to finalize the Guest Lodging Code and text amendments consistent with the Council's direction. The changes necessary to address allowing Guest Lodging are extensive, as these would be a new type of principal and accessory use within the Zoning Ordinance (Chapter 29), and would establish a new category of licensure, incorporated into a new Chapter (Chapter 35) of the *Ames Municipal Code*. Clarifying text amendments are also needed within the Rental Housing Code.

With four types of proposed Guest Lodging (Apartment Share, Bed & Breakfast Establishment, Hosted Home Share, and Home Share), each has unique attributes related to occupancy, parking, and the approval process. However, objective criteria are included in the text to enable review for compliance and approval. Additional scrutiny through the Special Use Permit process for Bed & Breakfast Establishments will help to ensure neighborhood compatibility.

Upon adoption of new Guest Lodging standards, the goal would be to undergo a public education campaign to let people know of the new requirements. Staff believes allowing until November 1st to both receive initial applications would be appropriate, before enacting enforcement procedures.

Licensing allows for periodic contact with property owners and helps ensure continued compliance. An annual licensing fee similar in cost to a Single Family Rental Letter of Compliance Cost is planned for the proposed licensing process. A Council update on the status of Guest Lodging licensing and compliance 6-9 months after adoption, would shed

light on whether any adjustments to the initial fee (set with the adoption of the ordinances) would be warranted.

Therefore, it is the recommendation of the City Manager that the City Council adopt on first reading each of the attached ordinances as described in Alternative #1a and upon third reading and passage of the ordinances described in Alternative #1a, establish a fee for initial Guest Lodging licensure described in Alternative #1b.

However, in the event the City Council determines on July 23rd to reintroduce Vacation Lodging (formerly Vacation Rentals where the owner is not present), staff would recommend Alternative 2 to continue the public hearing to August 13th and bring back updated ordinances to the next meeting.

Addendum

The allowance of Guest Lodging as a transient occupancy use in residentially zoned areas has the potential to be incompatible with surrounding residential uses. Therefore, special regulation for short-term occupancy is necessary to ensure that Guest Lodging use will be compatible with surrounding residential uses and will not materially alter the character of neighborhoods in which they are located.

The Guest Lodging Code is proposed as a new chapter of the *Ames Municipal Code*. It establishes definitions, administration, standards, licensing, and enforcement for Guest Lodging. It provides reasonable and necessary regulations for the licensing and operation of Guest Lodging in order to:

- (1) Ensure the safety, welfare and convenience of renters, owners and neighboring property owners throughout Ames;
- (2) Help maintain the City's needed housing supply for household living; and
- (3) Protect the character of the City's neighborhoods by limiting the operations, number, and concentration of Guest Lodging in residential zones.

Objective standards are included to enable review for compliance and approval. The Guest Lodging period would be 31 consecutive days or less.

The Guest Lodging types include: apartment shares, hosted home shares; home shares; and bed & breakfast establishments. Additional scrutiny through the Special Use Permit process for Bed & Breakfast Establishments will help to ensure neighborhood compatibility.

Each of the proposed types of Guest Lodging has unique attributes related to occupancy, parking, and the approval process. In cases where the property owner is the primary resident, the Guest Lodging use may be considered as an accessory use to the use of a single-family dwelling as household living. A new definition for "primary residence" helps differentiate when Guest Lodging would be considered as an accessory or principal use.

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

Apartment Shares

This new category of accessory use allows apartment tenants the ability to offer their dwelling unit for Guest Lodging with application by the property owner when the apartment is the primary residence of the tenant. Apartment shares are subject to the occupancy standards of Chapter 13. Each dwelling unit is licensed individually. A licensing application is required that would be administratively approved and required to be renewed annually.

Hosted Home Shares

As an incidental, accessory use, hosted home shares are the least impactful of the Guest Lodging types. Bedrooms that may be rented are limited to a maximum of two with no more than two adults as guests per dwelling unit. 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.

Home Shares

This option is somewhat unique in allowing for whole-house Guest Lodging facilities on limited basis without the primary resident present during the stay. The Guest Lodging code would allow a maximum of two adults per approved bedroom, not to exceed a total of five adults per dwelling unit. Approval would be by staff as an administrative process. Rental Housing Code registration is not required given 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 90 days. The proposed limitations are also meant to distinguish the Guest Lodging use from a use that should actually register as rental housing property subject to Chapter 13 requirements. In accordance with the Guest Lodging definition, the maximum stay for any guest is 31 consecutive days.

Bed & Breakfast Establishments (B&B's)

Bed & Breakfast Establishments are private homes or residences where the property owner resides, as their principal residence. Bed & Breakfast Establishments are permitted a maximum occupancy of two adults per approved bedroom for overnight Guest Lodging. The Zoning Board of Adjustment determines the number of bedrooms specific to the dwelling unit through the special use permitting process. No more than five bedrooms may be approved. B&B's are exempt from the City's Rental Housing 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) The operating license would be required to be renewed annually.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission reviewed the proposed ordinances for the use of single and two-family dwellings as Guest Lodging on September 19, 2018 and the use of apartments as Guest Lodging on January 16, 2019.

In each case, the P&Z made a unanimous recommendation of approval (5-0) with certain modifications or limitations as summarized below.

September 19, 2018 unanimous recommendation regarding single-family homes as Guest Lodging:

- Two-family dwellings be included, and

- That the City Council consider proactive compliance monitoring to ensure that all Guest Lodging properties are licensed.

January 16, 2019 unanimous recommendation regarding inclusion of apartments as Guest Lodging:

- Home Shares in rental apartments would be allowed as an accessory use in all zoning districts with no tenant or property owner license required; Oversight compliance would be the responsibility of the landlord.
- The Commission also recommended that if Vacation Rentals (Vacation Lodging) were an allowed use, that a maximum of 10% of apartment units could be used for such a use and that one and two-family dwellings be allowed subject to a special use permit approval as was originally described by staff. However, Vacation Rentals (Vacation Lodging) are not part of the draft ordinance.

The Planning & Zoning Commission's recommendations were incorporated into the updated draft ordinances and are part of the staff recommendation.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING NEW SUBSECTIONS 29.201(18.1), 29.201(19.1), AND 29.201(92.1) AND AMENDING CHAPTER 29 THEREOF, FOR THE PURPOSE OF HARMONIZING CHAPTER 29 WITH CHAPTER 35, GUEST LODGING CODE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting new subsections 29.201(18.1), 29.201(19.1), and 29.201(92.1) and by amending Chapter 29 as follows:

“Sec. 29.201. DEFINITIONS.

Except as otherwise defined in this Ordinance or unless the context may otherwise require, the following words are defined for the purpose of this Ordinance as follows:

...

(14) **Apartment Dwelling** means a ~~dwelling~~ building containing three or more residential units. The term includes what is commonly known as an apartment building, but does not include community residential facilities or single-family attached dwellings. Apartment dwellings may be occupied by families only, or by a group of unrelated persons limited to five or less per residential unit.

~~*** Basement. See subsection 250.~~

...

(18.1) **Basement.** That floor level of a building between the upper surface of a floor and the ceiling or floor joists next above, which has at least 50% of the total area of its perimeter of foundational walls located below natural and finished grade.

...

(19.1) **Bed & Breakfast Establishment** means the Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, where the property owner provides lodging and may provide breakfast for overnight guests. A Bed & Breakfast Establishment is a short-term lodging use and is a category of Guest Lodging licensed under Chapter 35.

...

(92.1) **Guest Lodging** means the advertising, offering, or otherwise availability of use of a dwelling unit for overnight lodging for a period of thirty-one (31) consecutive days or less in exchange for money, goods, labor or service. Guest Lodging types include Apartment Shares, Home Shares, Hosted Home Shares and Bed & Breakfast Establishments, as licensed under Chapter 35. Guest Lodging does not include any hotel or motel facility.

...

(250) ~~Basement. That floor level of a building between the upper surface of a floor and the ceiling or floor joists next above, which has at least 50% of the total area of its perimeter of foundational walls located below natural and finished grade.~~

...

Sec. 29.406. OFF-STREET PARKING.

...

**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>Group Living</u>		
Boarding houses, rooming houses, and lodging houses	1 space/bed	0.5 space/bed
College and University housing, fraternities and sororities	1 space/3 beds	NONE
Group Living Nursing and convalescent homes	1 space/5 beds, plus 1 space/2 staff members of the largest shift	NONE
<u>Short-Term Lodging</u>		
Bed & Breakfast Establishment	<u>1 space/guest bedroom, plus 1 space for the owner</u>	<u>N/A</u>
Short Term Lodging Hotel/Motel, including ancillary uses	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift

...

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. ~~Are Is~~ clearly incidental and customary to and commonly associated with the operation of the Principal Use;

ii. ~~Are Is~~ 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. ~~Do Does~~ not include structures or structural features inconsistent with the Principal Use;

iv. May include the Guest Lodging of all or a portion of a household living dwelling unit that is the primary residence of the property owner. May also include the use of apartment dwelling units for Guest Lodging, consistent with the licensing requirements of Chapter 35, when apartment dwellings are permitted in the base zone.;

v. ~~iv. Does~~ Do not include residential occupancy in conjunction with uses other than other than hotels, motels, tourist homes and similar uses offering transient housing accommodations, which is also not permitted except by owners and employees employed on the premises and of the immediate families of such owners and employees; and

~~vi. v. Has~~ Have 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~~ The 25% floor area limitation, ~~however, shall~~ does not apply to off-street parking. Guest Lodging is exempt from the 25% floor area limitation.

...

Table 29.501(4)-1

RESIDENTIAL USE CATEGORIES

Household Living

Accessory Uses

Home Share

Hosted Home Share

Short-Term Lodging

Definition. Facilities offering ~~transient~~ lodging accommodations to the general public, where the ~~average~~ length of stay is ~~less than 60~~ 31 days or less. Short-term lodging is subject to State of Iowa definitions, permits, and rules, including remittance of hotel and motel tax.

Uses Included

~~Boarding, rooming or lodging houses and single room occupancy (SRO) hotels, where the average length of stay is less than 60 days.~~

~~Bed and breakfasts~~ Bed & Breakfast Establishment

~~Hotels~~ Hotel

~~Motels~~ Motel

~~Recreational Vehicle Parks~~ Recreational Vehicle Park

Accessory Uses

Coffee shops and dining areas primarily for use by guests or residents of the facility.

...

Sec. 29.600. "A" AGRICULTURAL.

...

Table 29.600(2)
Agricultural (A) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N		
<u>Household Living</u>			

Household Living Accessory Uses			
Accessory Apartment	N		
Home Office	Y	HO	ZBA/Staff
Home Occupation Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings <u>Short-Term Lodging</u>	N		
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.701. "RL" RESIDENTIAL LOW DENSITY.

...

Table 29.701(2)
Residential Low Density (RL) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Clubhouse	N		
Home Office	Y	HO	ZBA/Staff
Home Occupation Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings <u>Short-Term Lodging</u>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.702. "RM" RESIDENTIAL MEDIUM DENSITY.

...

Table 29.702(2)
Residential Medium Density (RM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Clubhouse	N		
Home Office	Y	HO	ZBA/Staff
Home Occupation-Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings <u>Short-Term Lodging</u>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.703. "UCRM" URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE.

...

Table 29.703(2)
Urban Core Residential Medium Density (UCRM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Clubhouse	N		
Home Office	Y	HO	ZBA/Staff
Home Occupation-Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings <u>Short-Term Lodging</u>	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.704. "RH" RESIDENTIAL HIGH DENSITY.

...

Table 29.704(2)
Residential High Density (RH) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Clubhouse	Y	SDP Minor	Staff
Home Office	Y	HO	ZBA/Staff
Home Occupation-Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings Short-Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.705. "RLP" RESIDENTIAL LOW DENSITY PARK ZONE.

Table 29.705(4)
Residential Low Density Park (RLP) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRE D	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living	Y	SDP Major	City Council. Single-Family Manufactured Home and accessory uses listed in Table 29.500 only. Home Office and Home Business allowed as necessary uses.
<u>Manufactured Housing</u>	<u>Y</u>	<u>SDP Major</u>	<u>City Council</u>
<u>Household Living Accessory Uses</u>	-	-	-
<u>Accessory Uses Specific to Manufactured Housing</u>	<u>Y</u> , see Table 29.501(4)- <u>1</u>	<u>SDP Major/ZP</u>	<u>City Council/Staff</u>
<u>Home Occupation</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Short-term Lodgings Short-Term Lodging</u>	N	-	

- Y = Yes; permitted as indicated by required approval
 N = No; prohibited
 SP = Special Use Permit required; See Section 29.1503
 ZP = Building/Zoning Permit required; See Section 29.1501
 SDP Minor = Site Development Plan Minor; See Section 19.1502(3)
 SDP Major = Site Development Plan Major; See Section 19.1502(4)
 ZBA = Zoning Board of Adjustment
 ZEO = Zoning Enforcement Officer

...

Sec. 29.801. “NC” NEIGHBORHOOD COMMERCIAL ZONING STANDARDS.

...

**Table 29.801(2)
Neighborhood Commercial (NC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Household Living Accessory Uses</u>	-	-	-
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Short term Lodgings Short-Term Lodging</u>	N	-	
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

- Y = Yes; permitted as indicated by required approval
- N = No; prohibited
- SP = Special Use Permit required; See Section 29.1503
- ZP = Building/Zoning Permit required; See Section 29.1501
- SDP Minor = Site Development Plan Minor; See Section 19.1502(3)
- SDP Major = Site Development Plan Major; See Section 19.1502(4)
- ZBA = Zoning Board of Adjustment
- ZEO = Zoning Enforcement Officer

...

Sec. 29.802. “CCN” COMMUNITY COMMERCIAL NODE.

...

**Table 29.802(2)
Community Commercial Node (CCN) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living	N		
<u>Short term Lodgings Short-Term Lodging</u>	Y, except <u>Bed & Breakfast Establishment</u>	SDP Minor	Staff

...

Sec. 29.804. "HOC" HIGHWAY-ORIENTED COMMERCIAL.

...

**Table 29.804(2)
Highway-Oriented Commercial (HOC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Short term Lodgings</u> <u>Short-Term Lodging</u>	<u>Y, except Bed & Breakfast Establishment</u>	SDP Minor	Staff

...

29.805. "PRC" PLANNED REGIONAL COMMERCIAL.

...

**Table 29.805(2)
Planned Regional Commercial (PRC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Short term Lodgings</u> <u>Short-Term Lodging</u>	<u>Y, except Bed & Breakfast Establishment</u>	SDP Minor	Staff
***			-

...

Sec. 29.806. "CCR" COMMUNITY COMMERCIAL/RESIDENTIAL NODE.

...

**Table 29.806(2)
Community Commercial/Residential Node (CCR) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Short term Lodgings</u> <u>Short-Term Lodging</u>	<u>Y, except Bed & Breakfast Establishment</u>	SDP Minor	Staff

...

Sec. 29.808. "DSC" DOWNTOWN SERVICE CENTER.

...

**Table 29.808(2)
Downtown Service Center (DSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Short term Lodgings Short-Term Lodging</u>	<u>Y, except Bed & Breakfast Establishment</u>	SDP Minor	Staff

...

Sec. 29.809. "CSC" CAMPUSTOWN SERVICE CENTER.

...

**Table 29.809(2)
Campustown Service Center (CSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Short term Lodgings Short-Term Lodging</u>	<u>Y, except Bed & Breakfast Establishment</u>	SDP Minor	Staff

...

Sec. 29.903. ~~Research Park Innovation District (RI)~~ "RI" RESEARCH PARK INNOVATION DISTRICT.

...

**Table 29.903(2)
RI Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

<u>Short term Lodgings Short-Term Lodging</u>	<u>Y, except Bed & Breakfast Establishment</u>	SDP Minor	Staff

...

Sec. 29.1003. “S-SMD” SOUTH LINCOLN SUB AREA MIXED-USE DISTRICT.

...

Table 29.1003(2)
South Lincoln Sub Area (S-SMD) Mixed-Use District

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Occupation Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings Short-Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.1004. "DGC" DOWNTOWN GATEWAY COMMERCIAL.

...

Table 29.1004(2)
Downtown Gateway Commercial Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Short-term Lodging Short-Term Lodging (stand alone or mixed use)	Y, except Bed & Breakfast Establishment	SDP Major	Staff

...

Sec. 29.1101. “O-SFC” SINGLE FAMILY CONSERVATION OVERLAY.

(4) Permitted Uses.

(a) Subject to the Building/Zoning Permit requirements of Section 29.1501, land, buildings and structures may be used for the following purposes in an O-SFC Zone without City Council approval, in accordance with standards and regulations of the Base Zone:

- (i) Dwelling - Single-Family
- (ii) Dwelling – Two Family
- (iii) Bed & Breakfast Establishment (Special Use Permit required: See Section 29.1503)

(b) All uses and structures conforming to the Base Regulations and all lawfully vested nonconforming uses and structures that exist in the O-SFC on the effective date of the amendment of the official zoning map to show the O-SFC are hereby deemed to be conforming with the terms of this Section. The O-SFC shall not be deemed to create a nonconforming use or structure within the scope of Section 29.307.

...

Sec. 29.1201. “F-VR” VILLAGE RESIDENTIAL DISTRICT.

...

**Table 29.1201(5)
Village Residential (F-VR) Floating Zone Uses**

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE

OTHER USES			

Essential Public Services	Y	Y	Y
<u>Household Accessory Uses*</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

*Guest Lodging is subject to the requirements of Chapter 35; Home Occupations are subject to Section 29.1304.

...

Sec. 29.1202. "F-S" SUBURBAN RESIDENTIAL ZONE.

...

Table 29.1202(4)-1
Suburban Residential Floating Zoning
Residential Low Density (FS-RL) Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Clubhouse	N		
Home Office	Y	HO	ZBA/Staff
Home Occupation Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings Short-Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Table 29.1202(4)-2
Suburban Residential Floating Zoning
Residential Medium Density (FS-RM) Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			

Household Living Accessory Uses			
Clubhouse	Y	SDP Major	City Council
Home Office	Y	HO	ZBA/Staff
Home Occupation Home Business	Y	HO	ZBA/Staff
<u>Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
<u>Hosted Home Share</u>	<u>Y</u>	<u>ZP</u>	<u>ZEO</u>
Short-term Lodgings Short-Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation	HO	ZBA/Staff
<u>Bed & Breakfast Establishment</u>	<u>Y</u>	<u>SP</u>	<u>ZBA</u>

...

Sec. 29.1203. "F-PRD" PLANNED RESIDENCE DISTRICT.

...

Table 29.1203(4)
Planned Residence District (F-PRD) Floating Zone Uses

Permitted Principle Uses	Permitted Accessory Uses
***	Accessory uses of the Household Living category provided for in <u>Table 29.501(4)-1</u> Section 29.500 of this ordinance. Garages Open space uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the PRD

...

Sec. 29.1302. GUEST LODGING REQUIREMENTS. ~~BED & BREAKFAST ESTABLISHMENTS.~~

- (1) **Special Use Permit.** ~~Bed & Breakfast Establishments must obtain a Special Use Permit from the Zoning Board of Adjustment prior to receiving a Guest Lodging license. The Special Use Permit is not transferable to a subsequent owner or to another property.~~
- (2) **Guest Rooms.** ~~Bed & Breakfast Establishments may have no more than five approved guest bedrooms. The Zoning Board of Adjustment will determine the number of bedrooms specific to the dwelling unit.~~
- (3) **Off-Street Parking Requirements.** ~~Bed & Breakfast Establishments must have one reserved 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) **Local and State Regulations.** ~~The Guest Lodging 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.~~

~~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.~~

...

Sec. 29.1304. HOME OCCUPATIONS.

...

(1) Permitted, Special and Prohibited Home Occupations.

...

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

....”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in Ames Municipal Code Chapter 29.

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

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law. Enforcement of this ordinance shall begin on November 1, 2019.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 13.100(5)(b) THEREOF, FOR THE PURPOSE OF HARMONIZING CHAPTER 13 WITH CHAPTER 35, GUEST LODGING CODE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 13.100(5)(b) as follows:

“Sec. 13.100 GENERAL

...
...

(5) Exceptions.

The following residential structures are exempt from these rules:

...

(b) the use of a dwelling unit, wholly or partially, as a Bed & Breakfast Establishment, Home Share, or Hosted Home Share licensed under Chapter 35.

...”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in Ames Municipal Code Chapter 13.

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

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law. Enforcement of this ordinance shall begin on November 1, 2019.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW CHAPTER 35, GUEST LODGING CODE THEREOF FOR THE PURPOSE OF REGULATING GUEST LODGING IN THE CITY OF AMES, IOWA; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

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

“[NEW] Chapter 35 GUEST LODGING CODE

Sec. 35.100. TITLE, PURPOSE AND SCOPE.

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

In the adoption of this code, the City finds that the Guest Lodging of dwelling units has the potential to be incompatible with surrounding residential uses. Therefore, special regulation for short-term 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 code provides reasonable and necessary regulations for the licensing and operation of Guest Lodging in order to:

- (1) Ensure the safety, welfare and convenience of guests, owners and neighboring property owners throughout Ames;
- (2) Help maintain the City’s needed housing supply for household living; and
- (3) Protect the character of the City’s neighborhoods by limiting the operations, number, and concentration of Guest Lodging in residential zones.

Sec. 35.200. DEFINITIONS.

For the purposes of this code, the following words, terms and phrases have the meanings set forth herein. Where terms are not defined herein but are defined elsewhere, such as in *Ames Municipal Code Chapter 13, Rental Housing Code or Chapter 29, Zoning Ordinance*, such terms have the meanings ascribed therein.

Apartment Share means the Guest Lodging of a portion or the entire dwelling unit within an apartment building that is the primary residence of the tenant.

Applicant means a property owner or agent of a property owner who has filed an application for a Guest Lodging license.

Bed & Breakfast Establishment means the Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, where the property owner is present and provides lodging, and may provide breakfast for overnight guests.

Bedroom, Approved Bedroom means any room or space used or intended to be used for sleeping purposes that is found to be in compliance with the standards of Chapter 13.

Enforcement Officer means that person or persons designated by the City Manager who is responsible for the administration and enforcement of this code.

Dwelling Unit means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Guest Contract means one or more persons who act as a single group and as a single reservation and payment for a Guest Lodging.

Guest Lodging means the advertising, offering, or otherwise availability of use of a dwelling unit for overnight lodging for a period of thirty-one (31) consecutive days or less in exchange for money, goods, labor or service. Guest Lodging does not include any hotel or motel facility.

Guest Lodging License means the regulatory license required by this code.

Home Share means the limited Guest Lodging of the entire dwelling unit that is the primary residence of the property owner, while the property owner is not present.

Hosted Home Share means the limited Guest Lodging of a portion of a dwelling unit that is the primary residence of the property owner, while the property owner is present. For the purposes of this definition, “present” means the property owner is staying in the dwelling overnight during the Guest Lodging.

Letter of Compliance means a document issued by the Inspection Division, stating the premises have been inspected and found to be in compliance with *Ames Municipal Code Chapter 13, Rental Housing Code*, on the date of inspection.

Owner means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

Primary Residence means a dwelling unit that is the only place where a person has a true, fixed, and permanent home, and to where, whenever the person is briefly and temporarily absent, the person intends to return. A person may have only one primary residence.

Sec. 35.300. GUEST LODGING LICENSING

- (1) **License Required.** No person or entity may advertise, offer, let, operate, or otherwise make available Guest Lodging without a current Guest Lodging license issued by the City of Ames in accordance with the provisions of this code.

35.400 GUEST LODGING STANDARDS

- (1) **Application.** Any property owner or entity intending to allow or carry on the business of offering Guest Lodging on their property must submit a written application with the Enforcement Officer demonstrating that the proposed Guest Lodging meets the required standards of this code. To receive approval, an applicant must demonstrate that all applicable standards listed below have been met:
 - (a) **Applicant is the Property Owner.** A license must be obtained and renewed annually by the property owner and will be issued in the property owner’s name. Each dwelling unit is licensed individually.
 - (i) **Primary Residence.** The dwelling unit is the primary residence of the property owner for a Home Share, Hosted Home Share, and Bed & Breakfast Establishment and the primary residence of the tenant for an Apartment Share.
 - (b) **Zoning.** The dwelling unit is located in a zoning district permitting their use as Guest Lodging, as identified in the zoning use tables found in Chapter 29, Zoning Ordinance. Generally, Guest Lodging is allowed in any of the following zoning districts: A, RL, RM, UCRM, RLP, RH, F- VR, FS-RL, FS-RM, F-PRD, S-SMD, NC, CCR, DSC, CSC, and DGC.
 - (c) **Occupancy.**
 - (i) Hosted Home Shares are limited to a maximum of two approved bedrooms and two adults as guests per dwelling unit. The applicant must specify which portions of the dwelling unit will constitute the licensed premises available for use for the Guest Lodging.
 - (ii) Bed & Breakfast Establishments are limited to a maximum occupancy of two adults per approved bedroom. The Zoning Board of Adjustment determines the number of bedrooms specific to the dwelling unit. No more than five bedrooms may be approved.

- (iii) Home Shares are limited to a maximum of two adults per approved bedroom, not to exceed a total of five adults per dwelling unit.
 - (iv) Apartment Shares are limited to the occupancy standards of Chapter 13, Rental Housing Code.
- (d) **Off-Street Parking.** Parking is provided according to the requirements of the *Zoning Ordinance Section 29.406* and the following:
- (i) Hosted Home Shares - No additional parking required.
 - (ii) Bed & Breakfast Establishments - 1 reserved space per guest bedroom, plus 1 space for the owner.
 - (iii) Home Shares - 1 space per bedroom (maximum required - 5 spaces).
 - (iv) Apartment Shares – No additional parking required.
- (e) **Fire Safety Requirements.** All units must be evaluated with a checklist for fire safety (means of egress and fire protection systems) and owners must ensure continued compliance with fire safety regulations included in *Ames Municipal Code Chapter 13, Division VIII*.
- (f) **Tax Compliance.** At time of renewal, documentation must be provided indicating that required taxes for the previous year have been paid pursuant to *Ames Municipal Code Section 24.3*.
- (g) **Special Use Permit.** Bed & Breakfast Establishment owners must obtain a Special Use Permit from the Zoning Board of Adjustment, prior to receiving a Guest Lodging license.
- (h) **Inspection.** Upon application for a license all Guest Lodging must 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 conducted as part of a regular periodic inspection program or as required to verify correction of deficiencies, or as necessitated by complaints.
- (2) **Additional Operational Requirements.** In addition to initial application requirements, the following also apply:
- (a) **Concurrent Guest Contracts Not Allowed Within a Dwelling Unit.** Accommodations must be offered as one guest contract only. Bed & Breakfast Establishments are exempt from this limitation and may offer one guest contract per approved bedroom.
 - (b) **Maximum Number of Days per Annual Renewal Period (for Home Shares only).** Home Shares are limited to a total of 90 days per annual renewal period, with each guest contract including a period of 31 days or less.
 - (c) **Mandatory Postings of License.** A copy of the Guest Lodging license issued by the City must be displayed in a prominent location within the interior of the dwelling near the front door.
 - (d) **Registry of Guests.** Each owner must keep a registry of guests accommodated during the licensing period.
 - (e) **Responsiveness to Complaints.** The owner or representative must respond to complaints in a reasonably timely manner and shall maintain a record of the actions taken in response.

Sec. 35.500. ADMINISTRATIVE PROCEDURES.

- (1) **Administrative Rules.** The Enforcement Officer shall have the authority to establish administrative rules and regulations consistent with this code, for the purpose of interpreting, carrying out, and enforcing it.
- (2) **Application Review and Issuance of License including Renewal.**
 - (a) **Application Form.** Application for a Guest Lodging license or license renewal must be on forms provided by the City.
 - (b) **License Fee.** The application fee for a Guest Lodging license or license renewal must be as

established by resolution of the City Council. These fees are in addition to any other permit or registration fees that may be required.

- (c) **Application Submittal and Review.** Complete and accurate information must be provided to the City.
- (i) **Staff review.** The application will be reviewed by staff within five working days for completeness.
 - (ii) **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 31 days of the notice, the application will be deemed withdrawn/denied for lack of responsiveness with no return of application fees.
 - (iii) **Inspection.** All premises being considered for licensure as Guest Lodging must be subject to inspection by the City for the purpose of investigating and determining compliance with the requirements of this code. Should the premises not be made available for inspection when requested, the application will be considered incomplete.
 - (iv) **Approval.** A complete application in compliance with this code will be approved and granted a one-year license.
 - (v) **Conditional Approval.** When circumstances do not warrant a full one-year license, a conditional approval may be granted. A conditional approval allows an applicant to operate while coming into full compliance or while correcting a violation. A conditional approval is time limited for no more than three months and is not renewable.
 - (vi) **Denial including Non-Renewal.** Any violation of the provisions of this code may be considered during the application review and may result in denial or non-renewal. Verified complaints with notice of corrective action involving violations of the zoning code, building code, and/or applicable laws or regulations may be a basis for denying a license. A property owner may not reapply for a license for a period of 12 months for that dwelling unit, if denied a Guest Lodging license based upon this section.
 - (vii) **Notification.** Within 31 days of determining the receipt of a complete application, the applicant will be notified of approval, denial, or additional information needed to approve the request.

(3) **Term**

- (a) All licenses shall terminate after one year. Annual applications must be submitted by the property owner of record, prior to expiration of the Guest Lodging license.
- (b) If a Guest Lodging license expires, the dwelling unit may not be used or occupied as Guest Lodging until such time as a subsequent license has been granted for that unit.

(4) **Transferability.** The license must be issued in the name of the property owner and is not transferable to a subsequent owner or to another property.

(5) **Revocation.**

- (a) The Enforcement Officer may immediately revoke or temporarily suspend a Guest Lodging license based upon any of the following, if it is found that:
 - (i) A required Letter of Compliance has either expired or been revoked;
 - (ii) The licensee, designated operator, or guest has violated any of the provisions of this code or conditions of the license;
 - (iii) The applicant has made a false statement of material fact on an application for a Guest Lodging license;
 - (iv) The licensee, designated operator, or guest has violated any federal, state, or city law or regulation pertaining to the use of the property as Guest Lodging; or

- (v) The Chief of Police or Fire Chief and/or their designees have determined that the Guest Lodging would pose a serious threat to public health, safety, or welfare.
- (b) The Enforcement Officer shall send or deliver written notice to the property owner stating the basis for the decision of revocation or suspension, the effective date of the revocation or suspension, the right to appeal the decision, and the procedure for filing an appeal. Any notice of suspension must include information about possible corrective action and time for compliance, as applicable.
- (c) Upon revocation of a license, the dwelling unit or parcel described in the license is ineligible to receive another license pursuant to this code for one year from the date of revocation.
- (6) **Violations and Penalties.** In addition to the aforementioned actions of revocation, suspension, denial or non-renewal of a license, any violation of any provision of this code may also be enforced as a municipal infraction by the Enforcement Officer. The penalty for a first violation shall be \$500. The penalty for each subsequent violation shall be \$750.

Sec. 35.600. APPEALS.

Any party aggrieved by the Enforcement Officer's decision to deny, suspend, revoke, or issue a license may appeal the determination to the Zoning Board of Adjustment within 31 days, under the procedures set forth in the *Zoning Ordinance Section 29.1403(8)*.

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

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

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law. Enforcement of this ordinance shall begin on November 1, 2019.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

COUNCIL ACTION FORM

SUBJECT: CONVEYANCE OF CITY OWNED PARCEL LOCATED AT 734 E. LINCOLN WAY

BACKGROUND:

At its December 18, 2018, meeting, City Council referred a letter from Audra Saunders with the Newbrough Law Firm on behalf of DHN Investments. The letter was regarding a City-owned parcel at 734 E. Lincoln Way. This parcel was acquired by the City in the 1980s when the Southeast Well Field was developed, and serves as the only means of access to the wells for operation and maintenance (see Attachment A).

This parcel divides 728 E. Lincoln Way, 728 E. Lincoln Way Rear, and 808 E. Lincoln Way. The request was that Council consider conveying the dividing parcel to DHN Investments so that the abutting property owner may pursue consolidation of their three parcels into a single lot.

The City Council adopted a policy in 1992 that lays out a formula for establishing the value when selling City streets and alleys.

$$\text{City's selling price} = A - (B \text{ or } C) - D - E$$

Where:

A = Average assessed value per square foot of adjacent property

B = The cost of any utility relocation

C = A 15% deduction if the City is to maintain an easement (= 0.15 x A)

D = The cost of demolishing or removing any City improvement

E = A 10% deduction for a Quit Claim deed (=0.10 x A)

In this instance, the assessed value of three abutting properties were used to calculate the City's selling price for the parcel in question.

728 E Lincoln Way. 33,462 sq. ft. 2019 Assessed Valuation (land only):
\$146,300. Assessed value per square foot: \$4.372

728 E Lincoln Way Rear. 4,800 sq. ft. 2019 Assessed Valuation (land only):
\$2,300. Assessed value per square foot: \$0.479

808 E Lincoln Way. 110,682 sq. ft. 2019 Assessed Valuation (land only):
\$262,500. Assessed value per square foot: \$2.372

In this specific case, the variables in the Council adopted formula are as follows.

$$\begin{aligned} A &= (\$4.372 + \$0.479 + \$2.372) / 3 &&= \$2.408 \text{ per ft}^2 \\ B &&&= \$0 \\ C &= 0.15 \times \$2.408 &&= \$ 0.361 \text{ per ft}^2 \\ D &&&= \$0 \\ E &= 0.10 \times \$2.408 &&= \$0.241 \text{ per ft}^2 \end{aligned}$$

$$\begin{aligned} \text{City's selling price} &= \$2.408 - \$0 - \$0.361 - \$0 - \$0.241 \\ &= \$1.806 \text{ per ft}^2 \end{aligned}$$

Staff strongly recommends that the City retain ownership of the north 60' of the parcel as right-of-way, thereby providing a northern property boundary and right-of-way that is consistent with the parcel located immediately to the east. (See the attached sketch.) After subtracting out the retained right-of-way, the resulting parcel to be transferred would be approximately 290.4' x 20', for a total of 5,808 square feet. **Multiplying this area by the calculated sale price per square foot determined by the Council policy would yield a sales price of \$10,489.** The initial offer presented by the other party (which did not include the City retaining the right-of-way) was \$9,975; a difference of \$514.

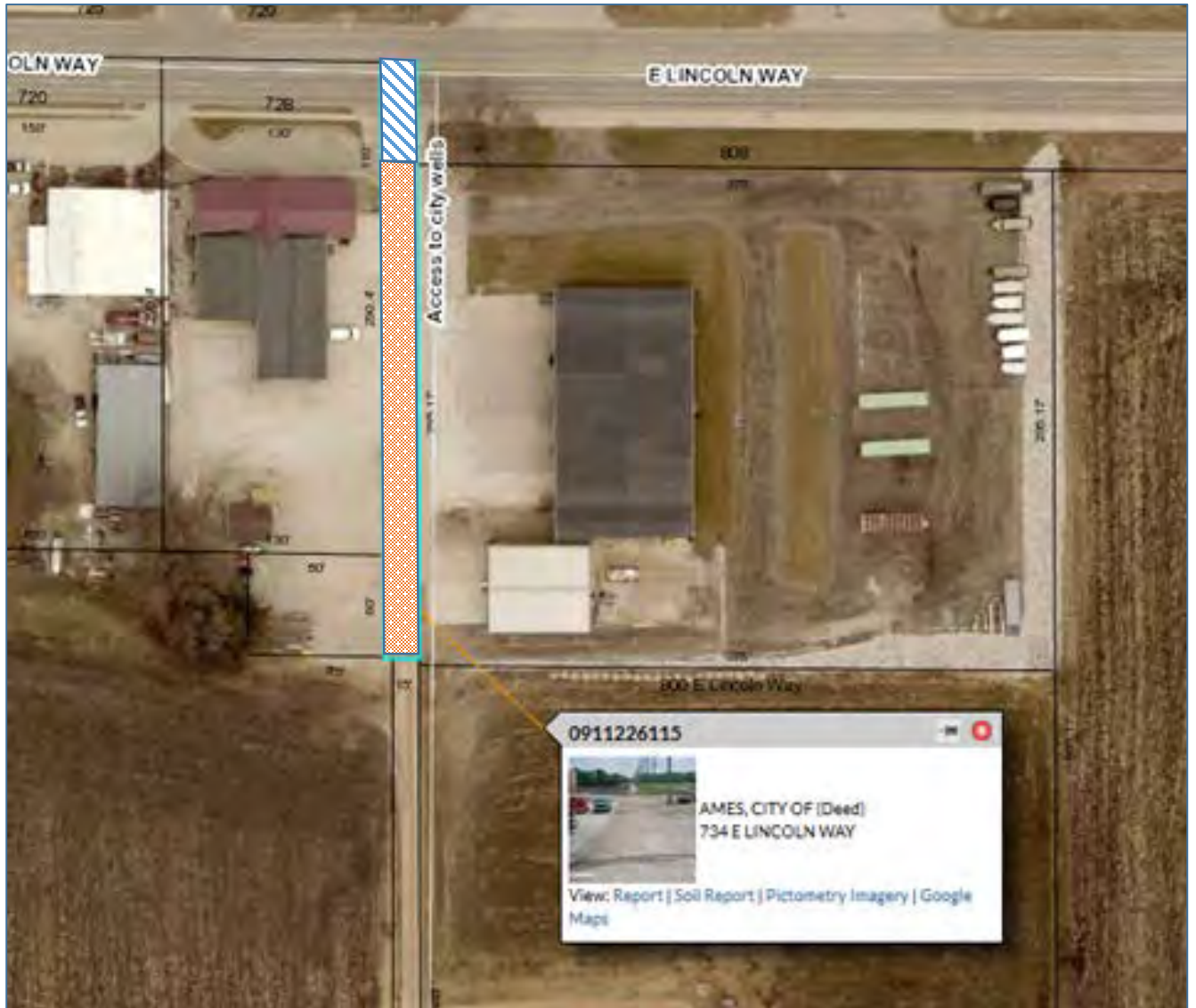
ALTERNATIVES:

1. The City Council can approve the conveyance of City owned property located at 734 E. Lincoln Way less the northern 60' in the amount of \$10,489, based on the Council policy for establishing a sale price for City-owned property.
2. The City Council can approve the conveyance of City owned property located at 734 E. Lincoln Way less the northern 60' in the amount of \$9,975, based on the offer presented by DHN Investments.
3. Do not approve the conveyance of the property located at 734 Lincoln Way and give direction to staff for any subsequent actions related to the request.


MANAGER'S RECOMMENDED ACTION:

The City's interest in the subject property is to secure access to the wells and other infrastructure located in the Southeast Well Field. Securing such rights can be accomplished by ownership of an access route, or through a perpetual easement. Selling the property in return for an easement still protects the interests and needs of the City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT A



 Proposed to be retained by City as right of way

 Proposed to be sold by City

COUNCIL ACTION FORM

SUBJECT: SUNSET RIDGE PROPERTY OWNERS ASSOCIATION DONATION OF PROPERTY

BACKGROUND:

The Sunset Ridge Property Owners Association (POA) has agreed to transfer 1.34 acres of an outlot to the City of Ames for the primary use as a neighborhood park. During the 2017/18 Budget hearings, the City Council committed \$80,000 in the 2018/19 Capital Improvement Program for developing this site as a neighborhood park.

The entire outlot is 1.90 acres, however, 0.56 acres to the north and to the west is a drainage way and the City was not interested in taking on the maintenance of that area. Thus the outlot was divided into two parcels (Parcel A – 1.34 acres and Parcel B – 0.56 acres) and City Council approved the Plat of Survey for this area at its July 9, 2019 meeting. City staff has confirmed that Parcel A is “clean and green” which is the standard the Council has required of previous land donations accepted by the City.

Sunset Ridge residents have been strong advocates for the addition of a park in this growing neighborhood. Parks and Recreation staff has met with residents and created a plan to develop Parcel A into a park. The POA has also been fundraising and securing in-kind contributions to supplement the City’s funding.

All legal documents have been finalized with the POA for the transfer of the property. The POA members have approved the transfer of this property to the City for the primary use as a neighborhood park.

ALTERNATIVES:

1. Accept the donation of 1.34 acres of land on Wilder Avenue from the Sunset Ridge Property Owners Association for the primary use as a neighborhood Park.
2. Do not accept the donation of this land for the primary use as a neighborhood park.

CITY MANAGER’S RECOMMENDED ACTION:

Sunset Ridge is a growing development and will have close to 300 homes when finished. The Property Owner’s Association approached the Parks and Recreation Commission regarding developing a park in the neighborhood and indicated it was interested in deeding land to the City for this purpose. The Parks and Recreation Master Plan identifies neighborhood park service areas to cover a ¼

to ½ mile radius. Using the ½ mile radius, a portion of Sunset Ridge is covered by Daley Park; however, residents would need to cross Lincoln Way without a controlled intersection to get there. For this reason, the Commission could justify adding a neighborhood park in Sunset Ridge.

The City is appreciative of the Sunset Ridge Property Owners Association donating this land to the City for use as a neighborhood park. Likewise, the POA welcomes the addition of a City park to the neighborhood. The property is “clean and green” and ready for development. **Therefore, it is the City Manager’s recommendation that the City Council approve Alternative No.1, as stated above.**

ATTACHMENT A



ArcGIS Web Map



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 6/28/2019

1 inch = 94 feet

ATTACHMENT B PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 'H' SUNSET RIDGE SUBDIVISION
THIRD ADDITION, CITY OF AMES, STORY COUNTY IOWA

REQUESTOR: CITY OF AMES

PROPRIETOR: SUNSET RIDGE PROPERTY OWNERS
ASSOCIATION

SURVEYOR: MYRON G. DARINGER

SURVEYOR COMPANY: CITY OF AMES

RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
515 CLARK AVE., AMES, IA 50010

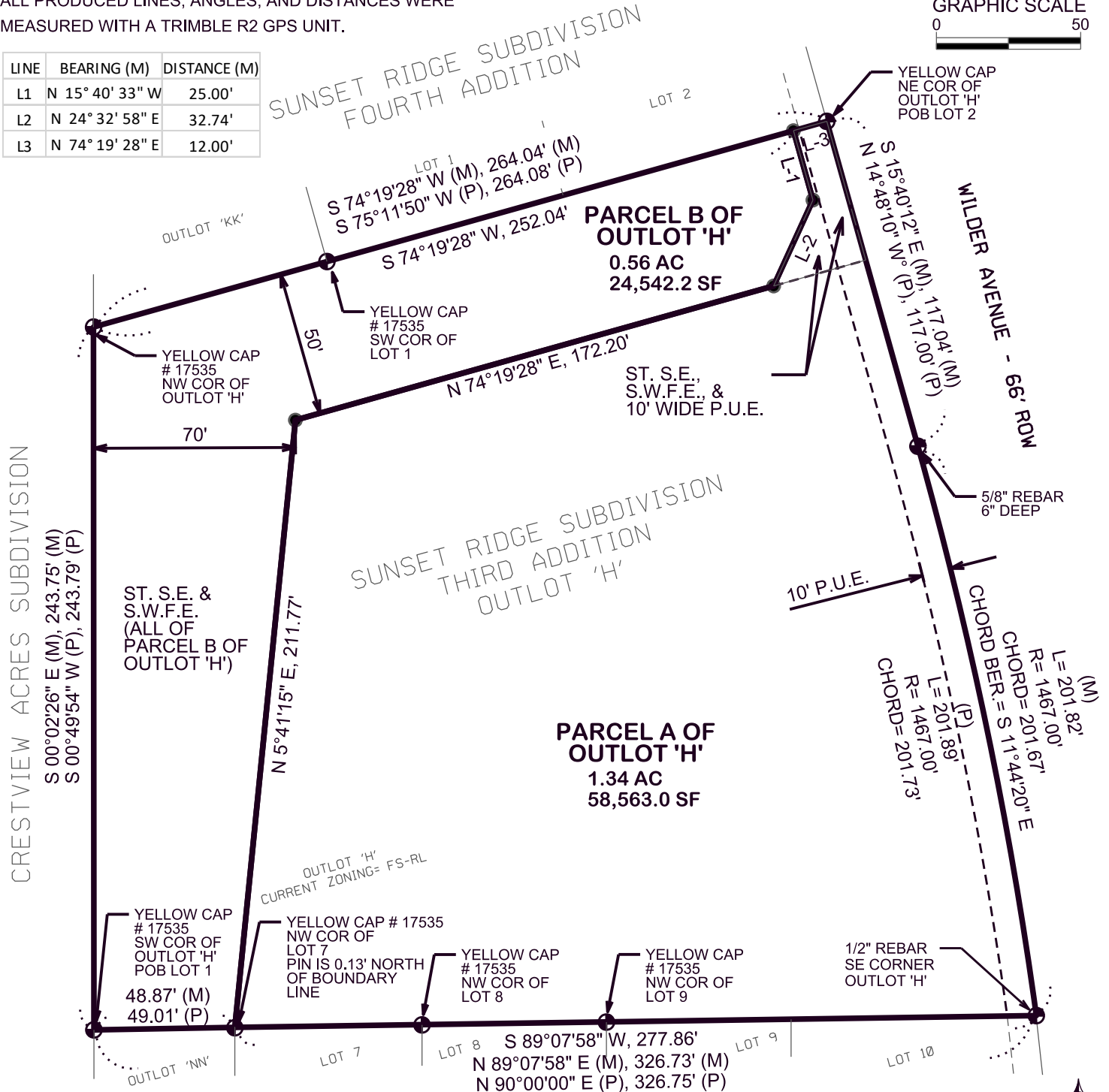


515-239-5276


SURVEYOR'S REPORT

ALL PRODUCED LINES, ANGLES, AND DISTANCES WERE
MEASURED WITH A TRIMBLE R2 GPS UNIT.

LINE	BEARING (M)	DISTANCE (M)
L1	N 15° 40' 33" W	25.00'
L2	N 24° 32' 58" E	32.74'
L3	N 74° 19' 28" E	12.00'



NOTE: ALL BEARINGS ARE ASSUMED.



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MYRON G DARINGER _____ DATE _____
PRINTED OR TYPED NAME

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 _____

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 AND 2

The Ames City Council approved this plat of survey on _____, 20____, with Resolution Number _____.

I certify that it conforms to all conditions of approval.

Planning and Housing Director

DATE	05/18/19
SCALE	1" = 50'
DRAWN	MD
FIELD BOOK	1
SHEET	1 OF 2



PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 'H' SUNSET RIDGE SUBDIVISION
THIRD ADDITION, CITY OF AMES, STORY COUNTY IOWA

REQUESTOR: CITY OF AMES

PROPRIETOR: SUNSET RIDGE PROPERTY OWNERS
ASSOCIATION

SURVEYOR: MYRON G. DARINGER

SURVEYOR COMPANY: CITY OF AMES

RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
515 CLARK AVE., AMES, IA 50010

BOUNDARY DESCRIPTION PARCEL A

PARCEL A OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE S 15°40'12" E ON THE EAST LINE OF SAID OUTLOT 'H' BEING THE WEST RIGHT-OF-WAY OF WILDER AVENUE, A DISTANCE 117.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST WITH A LENGTH OF 201.82 FEET, A RADUIS OF 1467.00 FEET, A CHORD DISTANCE OF 201.67 FEET, AND A CHORD BEARING OF S 11°44'20" E, ENDING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'H'; THENCE S 89°07'58" W, ON THE SOUTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 277.86 FEET; THENCE N 05°41'15" E, A DISTANCE OF 211.77 FEET; THENCE N 74°19'28" E, A DISTANCE OF 172.20 FEET; THENCE N 24°32'58" E, A DISTANCE OF 32.74 FEET; THENCE N 15°40'33" W TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 25.00 FEET; THENCE N 74°19'28" E ON SAID NORTH LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 1.34 ACRES (58,563.0 S.F.), MORE OR LESS.

OWNER: SUNSET RIDGE PROPERTY OWNERS

BOUNDARY DESCRIPTION PARCEL B

PARCEL B OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE N 89°07'58" E ON THE SOUTH LINE OF SAID OUTLOT 'H', A DISTANCE 48.87 FEET; THENCE N 05°41'15" E, A DISTANCE OF 211.77 FEET; THENCE N 74°19'28" E, A DISTANCE OF 172.20 FEET; THENCE N 24°32'58" E, A DISTANCE OF 32.74 FEET; THENCE N 15°40'33" W TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 25.00 FEET; THENCE S 74°19'28" W ON SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID OUTLOT 'H', A DISTANCE OF 252.04 FEET; THENCE S 00°02'26" E ON THE WEST LINE OF SAID OUTLOT 'H', A DISTANCE OF 243.75 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 0.56 ACRES (24,542.2 S.F.), MORE OR LESS.

OWNER: SUNSET RIDGE PROPERTY OWNERS

LEGEND

● MONUMENT FOUND
● MONUMENT SET
● 5/8" REBAR W/ ORANGE CAP
19758

(M) MEASURED
(P) PLATTED
(R) RECORDED
POB POINT OF BEGINNING

S.W.F.E. = SURFACE WATER FLOWAGE EASEMENT
ST. S.E. = STORM SEWER EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

NOTE: THE CITY OF AMES, IOWA HAS THE PERPETUAL RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR AND USE UTILITY SERVICES AND APPARATUS UPON, UNDERGROUND, OVER AND ACROSS THE EASEMENT LANDS SHOWN ON THIS PLAT.

DATE
05/18/19
SCALE
1" = 50'
DRAWN
MD
FIELD BOOK
1
SHEET 2 OF 2

COUNCIL ACTION FORM

REQUEST: PLANNED RESIDENCE DISTRICT (F-PRD) AMENDMENT AND MAJOR SITE DEVELOPMENT PLAN FOR SUNSET RIDGE SUBDIVISION 9TH ADDITION AT 130 WILDER AVENUE

BACKGROUND:

Hunziker Land Development, LLC is requesting an amendment to the Planned Residence District (F-PRD) with the approval of a new Major Site Development Plan for 130 Wilder Avenue to construct single-family detached homes. The site was rezoned to Planned Residence District (F-PRD) in 2016 with a Major Site Development Plan approval for construction of 40 attached single-family homes (townhomes) on two lots. The two lots mirrored one another in design with each having 20 townhomes located on each side of Wilder. Development on the 125 Wilder Avenue lot (west side of Wilder) is nearly complete.

The property owner now is interested in developing the undeveloped 130 Wilder Avenue lot into 15 detached single-family units on small lots (typ. 4,000-4,600 sq. ft.). The site totals 3.73 acres and development of 15 homes with associated open space will have an overall net density of 10.1 DU/Acre (base density standard of Residential Medium Density) rather than the 20 townhomes previously approved. The site abuts single-family homes to the north, open space to the east, Lincoln Way to the south, and townhomes to the west across Wilder Avenue. *See Attachment A, Location and Existing Zoning Map*). The Preliminary Plat for creation of the individual lots is the topic of the following agenda item.

The City's F-PRD zoning is based upon the concept of providing housing options that would not be available within a conventional subdivision along with substantial open space. The proposed amendment is a different housing concept than has been recently constructed in Ames. The proposed plan includes open space as originally planned with the approved townhomes to become a larger HOA managed open space on the east side of the site, but the homes will be standard homes constructed on smaller lots than typically allowed with standard FS-RL zoning. The design of the development features a private street to serve the homes rather than a public street.

The proposed units are rear-loaded, meaning the garage is accessed off of a private street (which functions as an alley) with the front façade and entrance facing either Wilder Avenue or the common open space. This pattern was established within the original PRD with the development of the townhomes across the street. The proposed building design includes a covered front stoop entry with a sidewalk leading out to the public sidewalk. The homes along Wilder have a standard 25-foot front yard and the homes on the east side of the site have a 10-foot setback to the property line and 20 feet to the sidewalk. There is 20-foot rear setback from the garage to the private street

property line and a 6-foot side yard setback (typical for one-story single-family homes in Ames.)

Each residence includes an attached 2-car garage. Four floor plan options are available with a range of 1,200 sq. ft. to 1,578 sq. ft. and two or three bedrooms. A portion of the living space includes a finished lower level (partial daylight basement). The exception is the 1,200 sq. ft. unit which is all one level, slab on grade with no basement. Two options also include a rear deck and exit.

Color and roof options for each home will differentiate units that have the same floor plan and may be located side-by-side. The predominant building material is cement board siding (Hardie Plank). Foundation treatment at the base of garage and great room includes cultured stone veneer to increase visual interest.

There is a single point of access from Wilder Avenue with a private street leading into the development. This street aligns with the access street for the townhome development across Wilder Avenue. Approval of private streets is permissible as a component of the PRD. The City is not responsible for the maintenance of the private street. The private street would serve as the street frontage requirements for lots. The private street is designed with a 24-foot width and includes an emergency vehicle egress back to Lincoln Way. A typical public street is 26 feet wide and allows for on-street parking. The proposed 24-foot wide private street would not permit on-street parking. The spacing of the roadway and its length meet zone development standards of no more than 660 feet.

Staff believes accommodating on-street guest parking would be a desirable element of development and could be included with the project. Widening the road by two feet would allow for three guest parking spaces in the street between driveways. Staff would support a reduced home setback along Outlot D to ensure adequate space exists for the widening. **The applicant requests to use parking on individual sites to meet requirements.** Parking for owners and guests is proposed as the 2-car garages and two spaces within the driveway on the site. The applicant also counts two additional spaces on the driveway approach that extends into the common area of the private street. The driveway length is 36 feet.

The common open space area proposed on the east side of the property in the original PRD has been retained and meets the majority of the 40% open space requirement for the PRD. Another 2030 SF (.046 acre) of open space is provided through an open space easement along Lincoln Way.

Approval of the PRD requires findings of consistency with design principles relating to the housing variety, efficiency of layout, quality of design, open space, and landscaping that in combination exceeds what can be accomplished with standard zoning. Part of the review is to ensure adequate transition and compatibility to adjacent properties. *(See Attachment C, D, & E for a fuller discussion of Staff's Findings related to these requirements.)*

The Major Site Development Plan that accompanies the PRD will be the controlling plan for development of the site and its specific uses. The Major Site Development Plan establishes the zoning requirements, including building height, maximum number of units, bedrooms and density, site layout (placement of the buildings, pedestrian and vehicular circulation, parking, stormwater drainage, common open space), and landscape design. The proposed home designs will be required for construction on the site, but the plan does not specifically identify which home will go on a particular lot.

A complete analysis of the development with the PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in Attachment C, D, & E. *See Attachment C, Findings Regarding Planned Residence District (F-PRD) Development Principles; Attachment D, Findings Regarding Planned Residence District (F-PRD) Supplemental Development Standards; and Attachment E, Findings Regarding Major Site Development Plan Criteria.*

Public Notice. Noticing requirements are included in Ames *Municipal Code* Chapter 29, Section 1500(2)(d). Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On July 17, 2019 the Planning and Zoning Commission considered the proposed PRD amendment and Major Site Development Plan. The Commission discussed the site access, layout, and parking. No one from the public spoke at the hearing. The Commission recommended approval of the PRD amendment and Major Site Development Plan by a vote of 5 to 1 **with the condition that the site layout be amended to accommodate on-street parking with a 26-foot wide private street.**

In discussion with the applicant since the P&Z meeting, they propose to maintain a 24-foot wide street. A modified plan reflecting the proposed change to 26 feet would be required prior to City Council approval if Council accepts P&Z's recommendation.

ALTERNATIVES:

1. The City Council can approve the proposed PRD Amendment for 130 Wilder with 1) the requirement to widen the private street to 26 feet subject to receipt of a modified Plan reflecting the new layout for City Council acceptance and 2) the condition to complete the final plat of the Sunset Ridge 9th Addition.
2. The City Council can approve the proposed PRD Amendment and Major Site Development Plan as proposed by the applicant with a 24 foot wide private street and the condition to complete the final plat of the Sunset Ridge 9th Addition.

3. The City Council can approve with Modified Conditions the Major Site Development Plan for the property at 130 Wilder Avenue.
4. The City Council can deny the Major Site Development Plan for the property at 130 Wilder Avenue, if the Council finds that the City's regulations and policies are not met.
5. The City Council can Defer Action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

As the City continues to look at new housing options it will be important to identify important elements of a neighborhood that ensure long-term success. This includes planning for yard spaces, access, parking, landscaping/street trees. Smaller and more compact designs require more attention to detail and up front planning to ensure the mix of elements work together. The PRD is intended to allow for flexibility and tradeoffs to meet unique needs with the additional details and plans that are not required of standard subdivisions.

The primary PRD differences from standard development are the reduced lot size and use of a private street. Typical standard residential zoning would require a minimum 6,000 square foot lot, whereas the minimum for this PRD is just over 4,000 square feet. The design of the private street does not include sidewalks, which are provided on the perimeter of the site, and the private street is 24 feet wide, whereas 26 feet is required for a public street. The developer proposes to include street trees with the private street as would be typically required of a public street.

The Major Site Development Plan review is to determine conformance with development standards and for the appropriate arrangement and design of the use of the site. Although it will create an island of small lot homes that differ from existing homes, staff believes the proposed housing type is compatible with the general arrangement of homes in the Sunset Ridge subdivision and Wilder PRD. The architectural style varies from traditional to new contemporary styles that are compatible in materials and massing with homes in the area and with the townhomes to the west, although they have a different aesthetic approach. The overall layout is similar to the approved townhome development that it would replace.

Staff finds that the project meets the design principles of the F-PRD and complies with the standards of a Major Site Development Plan. **Therefore, it is the City Manager's recommendation that the City Council adopt Alternative #1, which is to approve the amended PRD and the Major Site Development Plan subject to the listed conditions.**

ADDENDUM

PROJECT DESCRIPTION:

The project site is located at the northeast corner of Lincoln Way and Wilder Avenue. It includes one lot totaling 3.73 acres.

The project includes 15 detached single-family residential units with attached 2-car garages, on individual lots. The units will face out either to Wilder Avenue or to the common open space area on the east side of the development. Each unit is proposed with a footprint of approximately 31' by 59' feet.

One vehicular access (Wilder Lane, proposed as a private street) is provided to the site from Wilder Avenue and aligns with the driveway for the townhome development across the street. An emergency exit onto Lincoln Way will be constructed with Geoblock and overseeded with grass. No parking is permitted in this area of the extension. The extension of the access route to Lincoln Way is needed to avoid having to construct an onsite turnaround. This approach is rarely used in Ames due to typical limitation on front yard paving and landscaping. The use of the porous materials with landscaping should ensure the look of vegetative front yard.

The street is proposed as a 24-foot wide paved private street within a 60-foot right of way. The street is located within Outlot C. Lots are rear-loaded, meaning that the garage is to the rear of the lot and accessed off of a private street. On-street parking is not provided on any of the adjacent public streets and is not proposed for the private street.

Parking is provided for each unit within a 2-car detached garage with additional area for parking on each of the individual lot driveways. No guest parking is included. The parking proposed is sufficient to meet the PRD zone requirements for a single-family home development project. However, staff does have concerns that guest may park on the street which is not wide enough to support on-street parking. The applicant indicates that if the pavement was widened for on-street parking, only three spaces could be accommodated on one side due to the number and location of planned drives. Staff would support a modification of setbacks to ensure there is no loss of parking with on-street parking added.

The units are proposed as one-story homes, with the 3-bedroom units including a partially finished lower level (daylight basement). An alternative 1200 sq. ft. floor plan includes a one-level slab-on-grade 2-bedroom unit without a lower level. The 3-bedroom units range from 1553 to 1578 sq. ft. and are designed with a kitchen, living (great room), dining, powder room, and master bedroom and bathroom on the main level, with two bedrooms, bathroom, and laundry on the lower level. An unfinished area is included for storage in the lower level. (*See Attachment F, Residential Floor Plans and Renderings.*) Nine-foot ceilings are included on the main level with eight-foot ceilings in the lower level.

A total of four floor plan selections are available, each having four color options and

three roofline options. The variation in roofline substantially changes the elevation of each home, so that units with the same floor plan do not appear identical. This will ensure variation among the elevations so that even if the same floor plan is located side-by-side, it is not readily apparent. The proposed building design includes a covered front stoop entry with a sidewalk leading out to the public sidewalk. A few floor plans also include a rear deck and exit.

The predominant building material is cement board (Hardie Plank) siding. Foundation treatment at the base of garage and great room includes cultured stone veneer to increase visual interest. These materials will be required with each home constructed on the site, although a specific home design is not identified for each lot. The developer plans for a diverse set of homes, but it will be the developer/buyers discretion on home type and look.

Sidewalks will connect to the sidewalk network already in place and include a 5-foot sidewalk on the east side of Wilder Avenue and a 5-foot sidewalk wrapping around the west side of the common open space and connecting to prior phases of the Sunset Ridge development. Internal sidewalks are also provided from the public sidewalk to the front entrance of each residence.

The proposed development is shown to provide 41% of the site in open space (1.52 acres). This includes 64,300 SF (1.48 acres) of dedicated open space through the creation of Outlot D and another 2030 SF (.046 acre) of open space provided through a 10-foot open space easement along Lincoln Way, crossing Lots 7 & 8. The open space easement would preclude any future fencing within this area and will include groupings of shrubbery as illustrated in the Landscape Plan (page C5.0).

The highlight of the open space design is the large common open space adjacent to the Sunset Ridge Subdivision open space on the east side of the project. This creates a large "common green" for the area.

There are no existing trees on the site. Twenty-one street trees are proposed along the east side of Wilder Avenue, the north side of Lincoln Way and along the private street, Wilder Lane in accordance with Section 23.402.

There is more than 30 feet of separation from the development's north property line to the closest home and to the private street. The buffer also includes a surface water flowage easement along the north lot line on the east lot that allows planting of vegetation along the edges. Eight additional overstory trees are proposed along with eight arborvitae shrubs within this buffer area, providing further separation between the larger FS-RL single-family homes to the north and this development.

Groupings of high screen shrubs are included along the Lincoln Way property line to help buffer driveways and the private street from Lincoln Way.

The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. Existing easements are shown on the Site Plan and any additional easements needed to accommodate the proposed development of the future building(s)

and utilities will be recorded with the Final Plat at the time of subdivision of the individual lots. Stormwater is master planned for the Sunset Ridge Subdivision. As previously mentioned, a conveyance ditch is proposed along the north of the property.

Compatibility with the adjacent low density residential area to the north has been addressed through the following:

- Building Height and Materials Compatibility,
- Building Siting/Setbacks, and
- Buffering.

Development in a PRD looks to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

APPLICABLE REGULATIONS

Land Use Policy Plan (LUPP) Related Goals and Objectives. The proposed development offers a different type of single-family housing for the already developing Sunset Ridge Subdivision. The proposed development is consistent with the goals described in the Land Use Policy Plan, especially:

GOAL 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a healthier, safe, and attractive environment.

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

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

GOAL 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

Future Land Use Map. The LUPP Map designates the property as Village Suburban Residential. *See Attachment B, LUPP Future Land Use Map.*

The land use designation of Village Suburban Residential allows for the zoning of the property to either of the Floating Suburban zones (FS-RL or FS-RM) or to Planned Residence District (F-PRD).

If the proposed development were to be developed under the FS-RL or FS-RM regulations, the layout and site regulation associated with the FS base zones would not permit the use of private streets, through lots, and the development of lots without frontage on a public street, as allowed under the F-PRD zoning.

Existing Zoning. The existing zoning of the property is Planned Residence District (F-PRD). See *Attachment A, Location and Existing Zoning Map*.

Ames Municipal Code Chapter 29, Section 1203, Planned Residence District, includes development principles, uses that are permitted, and supplemental development standards that apply to properties in this zone. See *Attachment C, Findings Regarding F-PRD Development Principles*, and *Attachment D, Findings Regarding F-PRD Supplemental Development Standards*.

Property developed according to the F-PRD requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

Planned Residence District (F-PRD) Development Principles.

Property that is zoned F-PRD must adhere to the development principles in Ames Municipal Code Section 29.1203(2). See Attachment E, Findings Regarding F-PRD Development Principles.

Planned Residence District (F-PRD) Supplemental Development Standards.

Property that is zoned F-PRD must also be developed according to the supplemental development standards in *Ames Municipal Code Section 29.1203(5)*. See *Attachment D, Findings Regarding F-PRD Supplemental Development Standards*.

The proposed building height does not exceed the existing buildings within Sunset Ridge and setbacks are similar to other single family homes in the area. Open Space meets the required 40% standard with 41% provided.

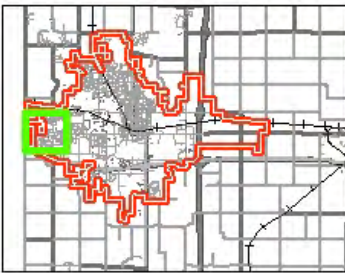
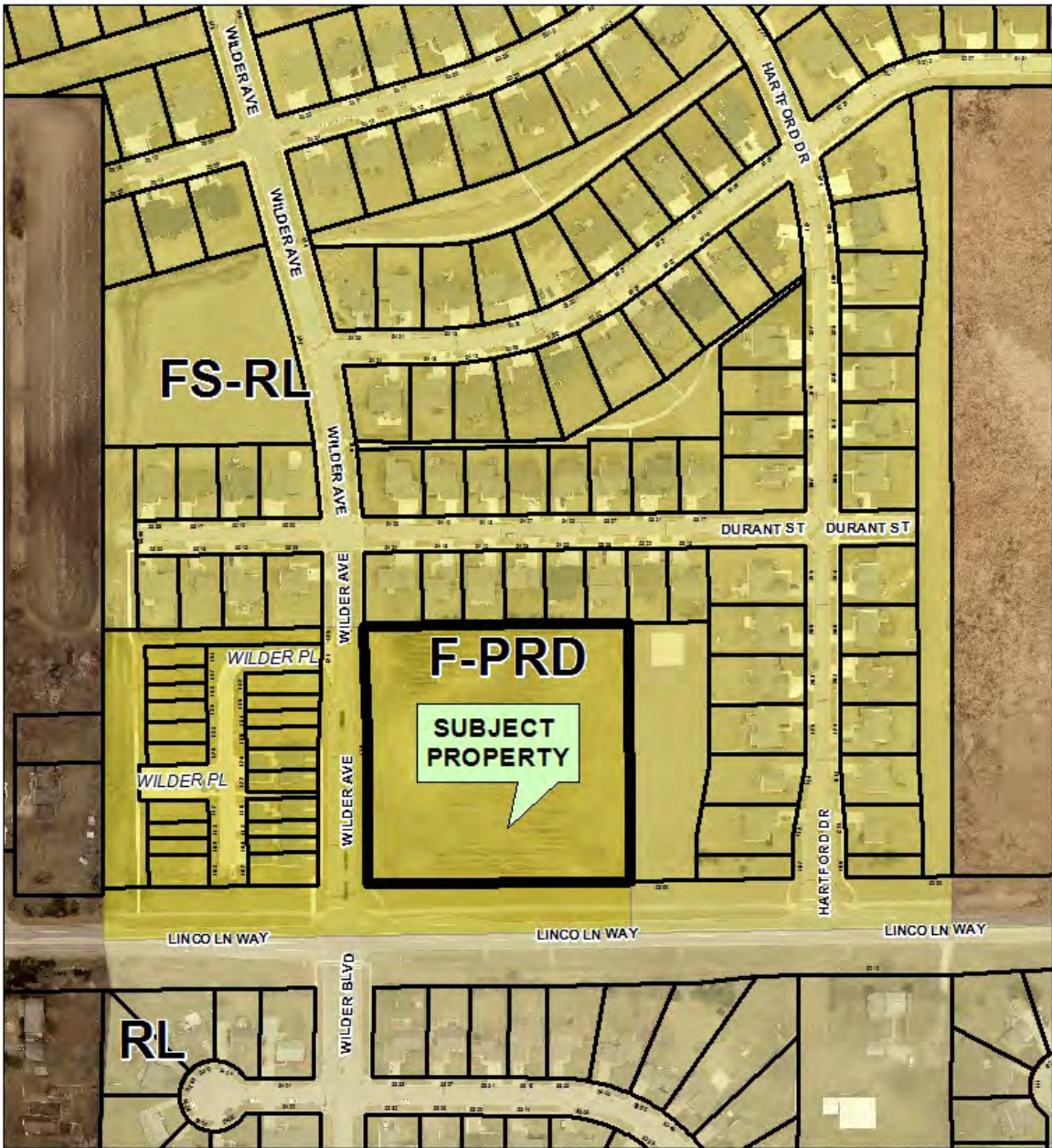
Major Site Development Plan Criteria.

Additional criteria and standards for review of all Major Site Development Plans are found in *Ames Municipal Code Section 29.1502(4)(d)*. See *Attachment G, Findings Regarding Major Site Development Plan Design Standards*.

Building floor plans and elevation drawings are included in *Attachment F, Site Development Plan and Residential Floor Plans & Renderings*.

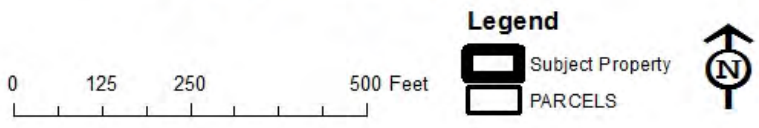
Attachment A

Location and Existing Zoning Map



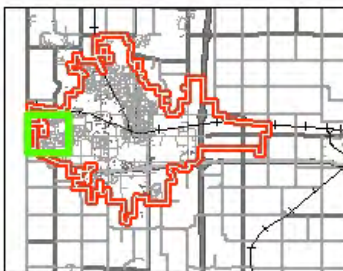
LOCATION & ZONING MAP

130 Wilder Avenue



Attachment B

Land Use Policy Plan - Future Land Use Map (Excerpt)



FUTURE LAND USE MAP 130 Wilder Avenue



Attachment C

Findings Regarding Planned Residence District (F-PRD) Development Principles

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Principles listed in Section 29.1203(2). Each principle is addressed below.

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

The 15 single-family homes will face outward to Wilder Avenue and the open space area (Outlot D). Each unit includes an attached garage that is rear-loaded from an alley or private street. Zoning standards do not allow "double fronting" lots along Wilder Ave. This layout replicates the pattern utilized within the townhome development across the street.

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

The size and variety of units provide a unique and aesthetic housing type that has not been available in Ames. The layout is efficient and dense, while providing a large amount of open space.

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

The planned units are not like other types of housing units available in the Sunset Ridge Subdivision. The houses will be constructed on individual lots and are intended to be offered for individual ownership and occupancy with a price point uncommon to Ames.

- 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 planned houses are single-story, with attached garages. The buildings are similar in height and arrangement with other single-family homes in the Sunset Ridge Subdivision.

- 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 home selection includes four floor plans, with four color choices, and three roof variations for most floor plan options. Units range in SF from 1200-1578 SF. Buildings and the private street have been arranged with the open spaces and pedestrian connections in mind. Sidewalks (both existing

and proposed) provide a "ring" around the development. While required parking for each unit is provided by the garages, additional parking spaces are provided in the 36-foot long driveway of each unit. No public parking is provided. The large open space on the east abuts an existing park-like space in the existing Sunset Ridge Subdivision.

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 natural, geological, historic, or cultural resources to preserve. The relatively flat existing lots were graded as part of the earlier development of Sunset Ridge Subdivision.

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.***

Because the site was previously planned for commercial development, infrastructure was designed and constructed to provide for commercial uses. The planned 15 residential lots will have a reduced utility need versus the originally planned commercial use.

Attachment D

Findings Regarding Planned Residence District (F-PRD) Permitted Uses & Supplemental Development Standards

Permitted Uses

Planned Residence District (F-PRD) Floating Zone Permitted Uses. The uses permitted in the F-PRD zoning district is set out in Table 29.1203(4) of the Zoning Ordinance, and include as principal uses: single family house, two family house, apartment building and townhouse.

- 1. List the types of principal uses that will be included in this PRD project, the number of each type of structure, and the number of dwelling units in each structure.***

All fifteen (15) residential units are single-family detached.

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 standard is addressed below.

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

The site includes 3.73 gross acres.

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

Underlying Base Zone: Residential Medium Density
Proposed Density- 15 units / 1.4 net acres = 10.1 units per acre

This density is consistent with the RM base zone which allows for a density range of 7.26 to 22.31 units per acre. The total number of units will be 15.

- 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.***

Proposed residential homes are 1-story, with 1-story attached garages. Most units include a basement. Adjacent neighborhoods are a mix of 1 and 2-story houses.

- 4. *Minimum Yard and Setback Requirements. There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with setback standards of the underlying base zoning regulations, unless there are physical features on the site that would justify a different setback than provided for in the base zone.***

Typical setbacks (25') are provided along Wilder Ave. and Lincoln Way. The private street is located within a 60' wide right of way (Outlot C) and garages are set back 20'. Side yards are 6' and homes abutting Outlot D are currently setback 10' from the lot line, approximately 20 feet from the sidewalk in Outlot D.

- 5. *Parking Requirements. Parking for uses permitted in areas zoned PRD shall comply with the parking standards in Section 29.406.***

No public parking is proposed. Each driveway includes space for 4 cars in addition to a 2-car garage.

- 6. *Open Space Design Requirements. Open Space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project.***

Large open spaces are provided to accommodate stormwater, and provide recreational spaces. A large open space is provided adjacent to an existing grassed open space provided in Sunset Ridge Subdivision. Sidewalks provide access to the open space and connect in with the sidewalk network.

- 7. *Open Space Area Requirement. The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards.***

A minimum landscaped open space requirement of 40% is required for the F-PRD zone, given its base zone of Residential Medium Density (RM)- 41% Open Space is provided.

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

The grassy lawn area is accessed by an interconnected system of sidewalks that connects with other phases of the Sunset Ridge Subdivision. These opens space improvements and amenities were previously approved for the PRD development and are retained in this Major Site Development Plan Amendment.

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

Maintenance of the Open Space will be provided by Sunset Ridge Property Owners Association.

Attachment E

Findings Regarding Major Site Development Plan Criteria

Additional criteria and standards for review of all Major Site Development Plans are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements.

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

Stormwater detention facilities were master planned for Sunset Ridge Subdivision to meet the City's Municipal Code requirements to capture specified quantities of water and treat it for water quality before releasing it from the site. An updated SWM report has been provided to the City.

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

The existing infrastructure was planned for a commercial use on this site. The planned 15 residential lots will have a reduced utility need versus the original commercial uses planned.

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

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. Access to the site will be off of Wilder Avenue. Wilder Lane is proposed as a private street with a 24' pavement width. It will include a fire lane connection to Lincoln Way for emergency use that is paved with Geoblock and seeded with grass.

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

A ditch is proposed along the north end of the property to convey stormwater away from the site to the master planned stormwater facility for the Sunset Ridge Subdivision.

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

No notable topographic features exist on the site and there is only three feet of grade change across the site. A ditch is proposed along the north end of the property to convey stormwater away from the site. There are no existing trees on the site.

- 6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Wilder Lane is proposed as a private street with a 24' pavement width. It will connect at one access point to Wilder Avenue. An emergency access will be provided to Lincoln Way.

Sidewalks will connect each unit to the public sidewalk. The sidewalk network will connect to the open space area and prior phases of the Sunset Ridge development.

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

Shrubbery is proposed along the south property line to screen driveways from Lincoln Way. Additionally, overstory trees are included in the Lincoln Way right of way.

Along the north property line, overstory trees are proposed, along with some high screen shrubs clustered at the bend in the street.

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

The proposed access to Wilder Avenue will align with the private drive access across the street in order to encourage safe and orderly vehicle movement.

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

Lighting fixtures will be leased from the City. The location of these are illustrated on the site plan. Trees and fixtures must be located a minimum of 15' apart.

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

The proposed development is not expected to generate any nuisances.

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

The building layout complies with the development standards of the F-PRD zone for site coverage and open space requirements. Individual buildings comply with the RM base zone supplemental developmental standards. The architecture is compatible with the character of the adjacent homes. Street trees align the streets. Open space areas are included for the residents of the community and meet the 40% min. required.

Attachment F
Site Development Plan Package and
Residential Floor Plans & Renderings
(see separate file)

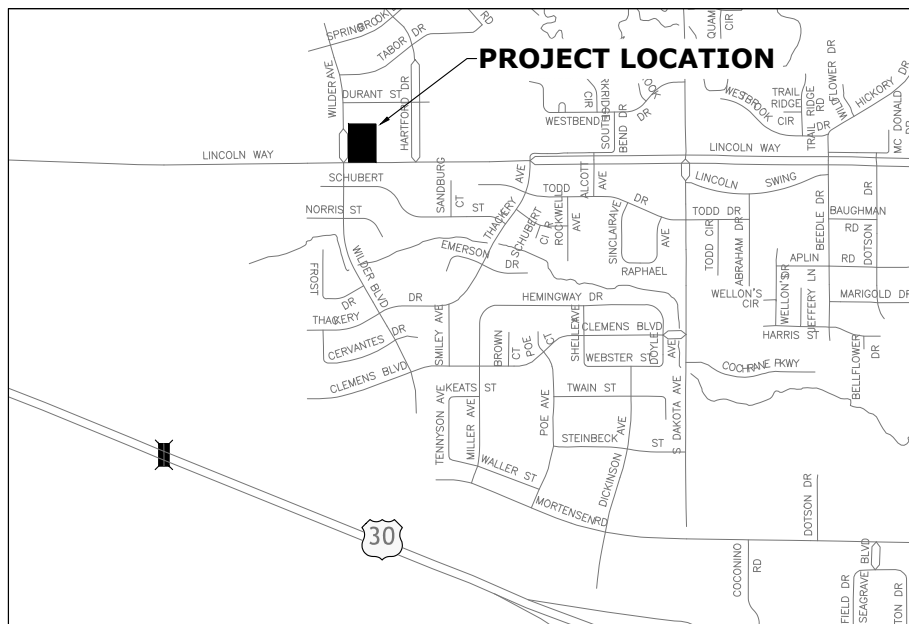
MAJOR SITE DEVELOPMENT PLAN

LOCATION MAP

SUNSET RIDGE SUBDIVISION 9TH ADDITION AMES, IA

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONING OF GENERAL PERMIT NO. 2 AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF THE DOT STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS 2019) AND THE CURRENT CITY OF AMES SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED ON THE PLANS OR IN THE CONTRACT.

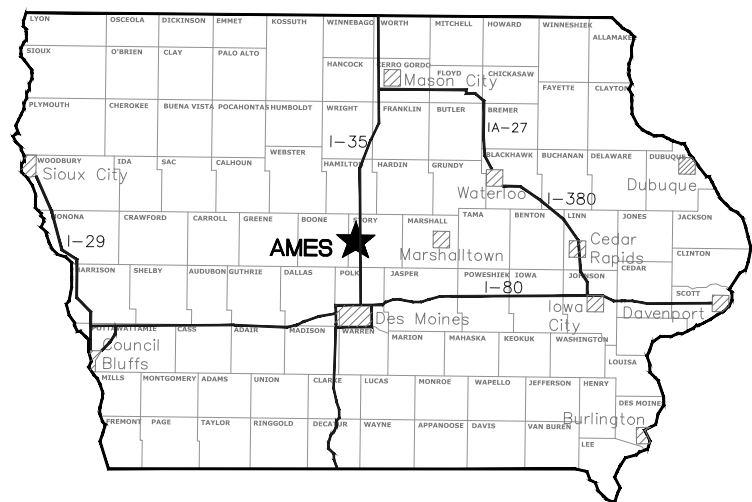


INDEX OF SHEETS	
No.	Description
G1.0	COVER SHEET/ LOCATION MAP/LEGEND
C1.0	EXISTING CONDITIONS AND REMOVALS
C2.0	PROPOSED LOT LAYOUT
C2.1	SITE LAYOUT AND DIMENSIONING PLAN
C3.0	SITE GRADING AND PAVING PLAN
C3.1	GRADING AND PAVING (ENTRANCE DETAIL)
C4.0	UTILITY PLAN (STORM SEWER)
C4.1	UTILITY PLAN (SANITARY & WATER)
C5.0	SITE LANDSCAPING PLAN
C6.0 - C6.1	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C7.0	POROUS PAVEMENT DETAILS

LEGEND	
PROPOSED	EXISTING
Concrete Paving	Beehive Intake
Sidewalk	Ballard
Building	Building
	Buried Power
	UGP
	Bushes
	Cable Pedestal
	Cleanout
	Culvert
	Curb Stop
	Electric Pedestal
	Fence
	Fiber Optic
	Force Main
	Gas Line
	Gas Meter
	Gas Valve
	Hydrant
Hydrant	Electric Junction Box
Water Main	Light Post
Water Service	Mailbox
	Manhole
	Overhead Communication
	Overhead Power
	Power Pole
	Property Pin
Sanitary Manhole	Property/Right-Of-Way Line
Sanitary Sewer	Railroad Tracks
Sanitary Sewer Service	Sanitary Manhole
	Sanitary Sewer
Storm Intakes	Sign
Storm Sewer	Storm Intakes
Storm Sewer Manhole	Storm Sewer
Storm Sewer Service	Storm Sewer Manhole
	Stump
	Buried Communication
	Telephone Manhole
	Telephone Pedestal
	Telephone Pole
	Traffic Pole
	Treeline
	Trees
Water Line	Water Line
	Water Manhole
	Water Meter
	Water Valve
Water Valve	Witness Post
	Yard Hydrant

MAJOR SITE DEVELOPMENT PLAN

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SITE PLAN DATA:	
OWNER/ APPLICANT	HUNZIKER LAND DEVELOPMENT CO. LLC 105 S.16TH ST, SUITE A AMES, IA 50010
PREPARED BY	SCOTT WILLIAMS, P.E. FOX ENGINEERING 414 S 17TH STREET, SUITE 107 AMES, IA 50010 PH (515)233-0000
SITE ADDRESSES	130 WILDER AVE
LEGAL DESCRIPTION	LOT 1 OF SUNSET RIDGE SUBDIVISION, 3RD ADDITION
LOT AREAS	3.73 ACRES (162,480.3 S.F.)
SITE ZONING	PLANNED RESIDENCE (F-PRD)
DENSITY	15 UNITS/1.4 ACRES = 10.1 UNITS/ ACRE
DATE OF PREPARATION	APRIL 23, 2019
REVISED	JUNE 3, 2019 JUNE 13, 2019 JUNE 28, 2019
PARKING CALCULATIONS:	
REQUIRED	2 SPACES PER UNIT 30 SPACES
PROVIDED	
GARAGES	2 SPACES PER UNIT 30 SPACES
DRIVEWAYS	4 SPACES PER UNIT 60 SPACES
	90 SPACES
AREA CALCULATIONS	
PRIVATE LOTS	68,785 S.F. 42 %
STREET LOT	27,365 S.F. 17 %
OPEN SPACE	66,330 S.F. 41 %
	162,480 S.F. 100%
SETBACKS	
FRONT	25'
REAR	20'
SIDE	6'
LOTS ABUTTING OUTLOT D	10'



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Scott A. Williams 7/10/19
SCOTT A. WILLIAMS DATE
License number 13310

My license renewal date is December 31, 2020.

Pages or sheets covered by this seal:
G1.0, C1.0 THROUGH C7.0

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

GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.

DATE	BY	REVISION	DATE
06/07/19	SAW	PER DRC COMMENTS DATED 5/13/19	
06/13/19	SIS	PER DRC COMMENTS DATED 6/10/19	
07/10/19	SIS	PER DRC COMMENTS DATED 7/2/19 & 7/27/19	
		CHECKED	LAST UPDATE: 07/10/19

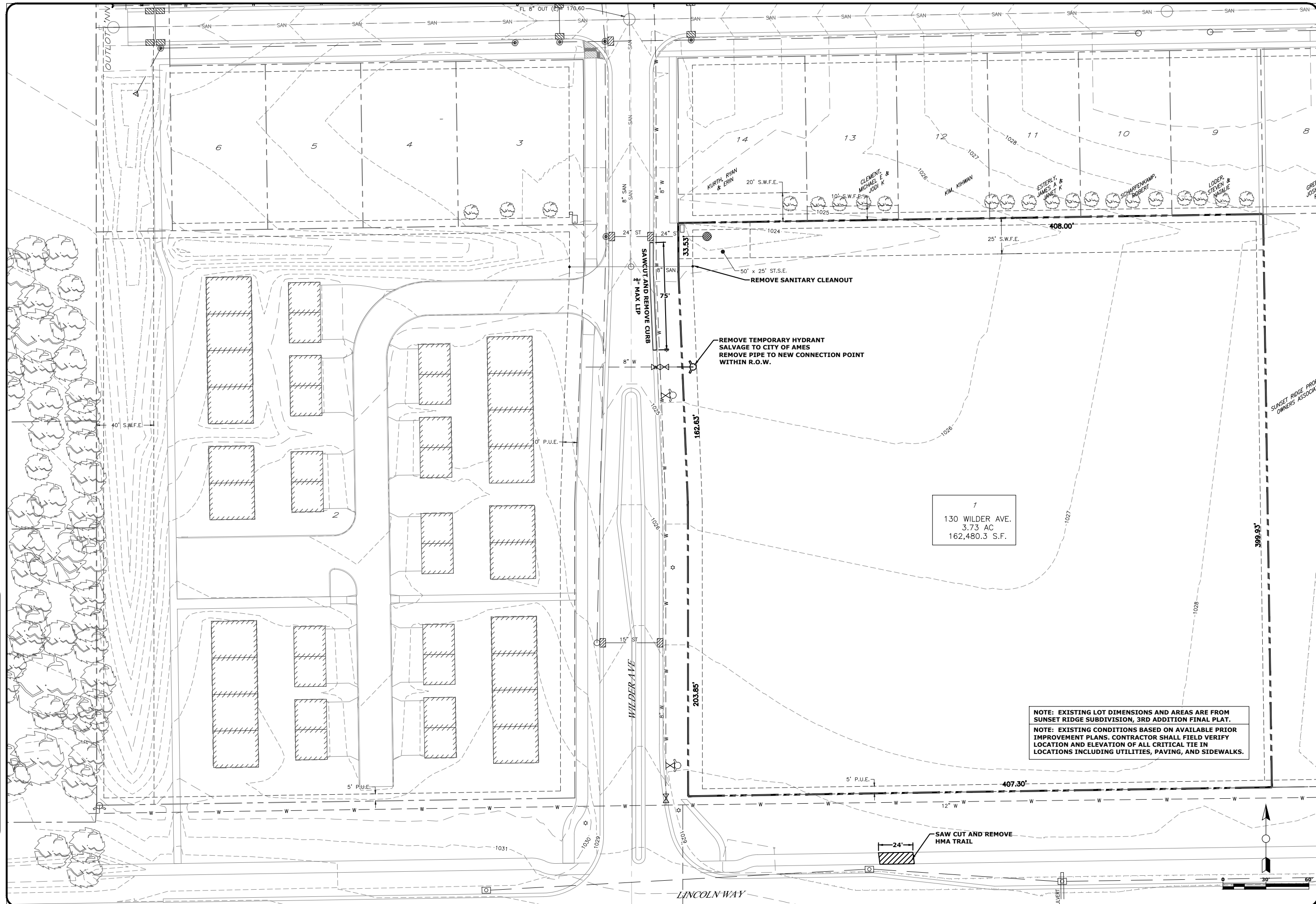
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MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

PROJECT NO.
5345-19A

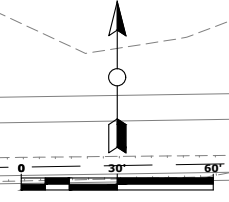
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FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

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NOTE: EXISTING LOT DIMENSIONS AND AREAS ARE FROM SUNSET RIDGE SUBDIVISION, 3RD ADDITION FINAL PLAN.
NOTE: EXISTING CONDITIONS BASED ON AVAILABLE PRIOR IMPROVEMENT PLANS. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL CRITICAL TIE IN LOCATIONS INCLUDING UTILITIES, PAVING, AND SIDEWALKS.



DATE	REVISION	BY	DATE
06/07/19	ADDED EXAMINATIONS ON EX LOTS 13 & 14	SAW	07/10
06/13/19	PER DDC COMMENTS DATED 6/10/19	SAW	07/10
06/20/19	PER DDC COMMENTS DATED 6/20/19	SIS	07/10
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DATE
06/07/19
06/13/19
06/20/19

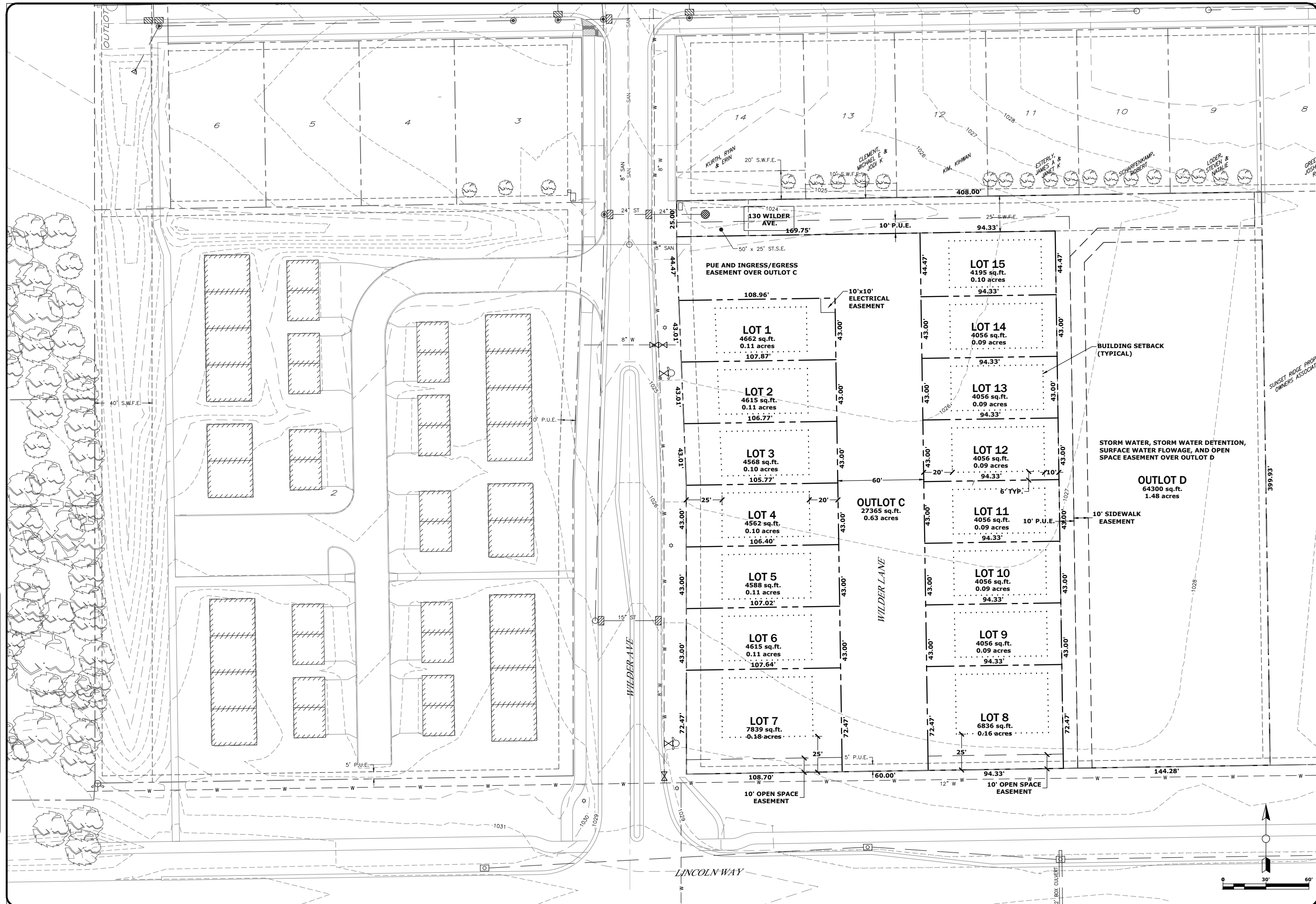
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

EXISTING CONDITIONS AND REMOVALS
 MAJOR SITE DEVELOPMENT PLAN
 SUNSET RIDGE SUBDIVISION
 9TH ADDITION
 AMES, IA

PROJECT NO.
5345-19A

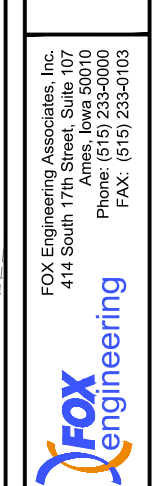
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DATE	REVISION	BY	DATE
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		SIS	07/19
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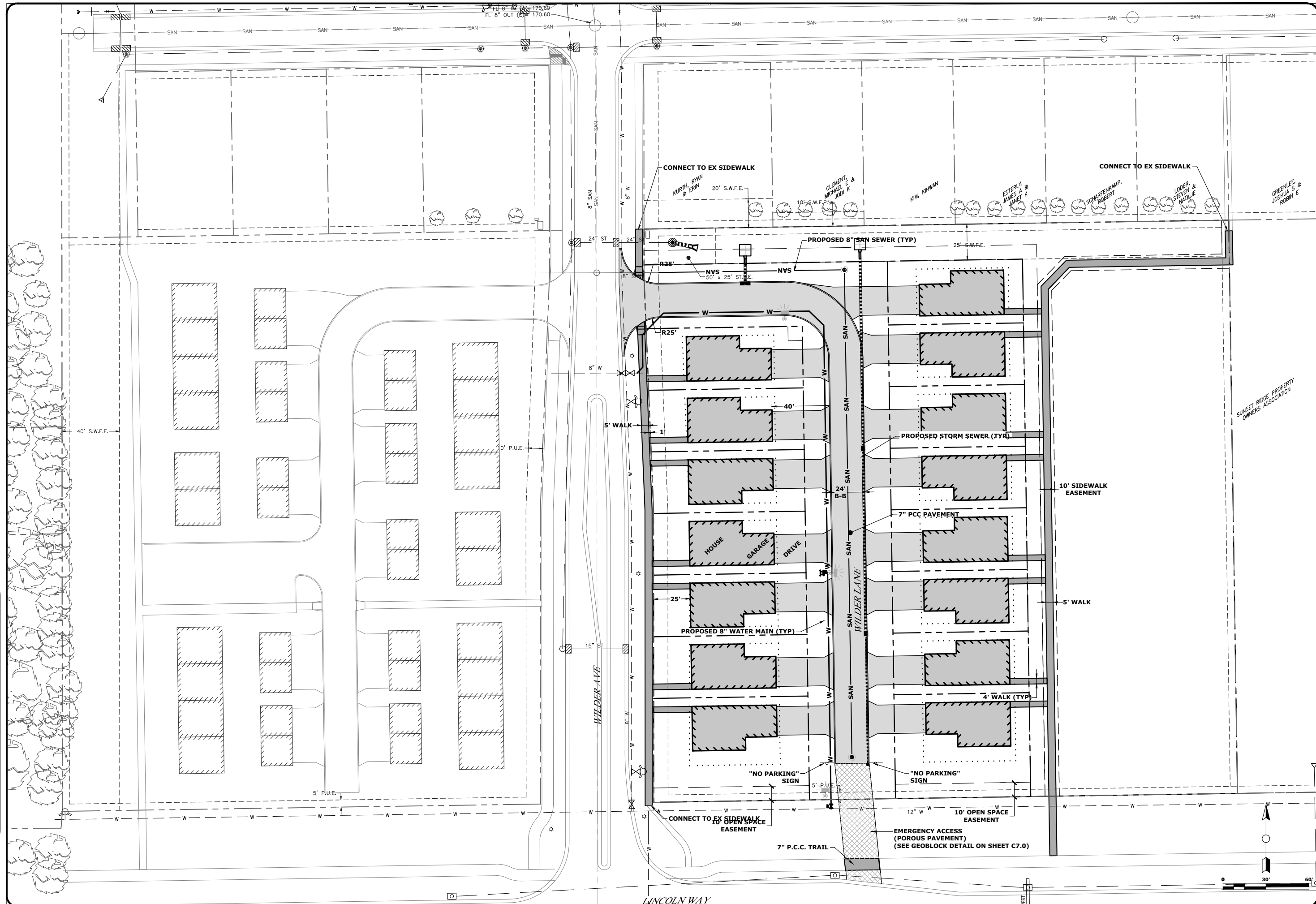
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



PROPOSED LOT LAYOUT
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

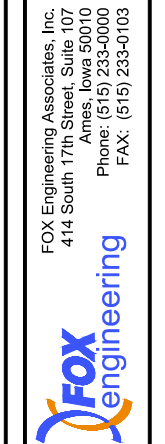
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REVISION	DATE	BY	DATE
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PRE DIC COMMENTS DATED 6/20/19	06/28/19	SIS	07/19
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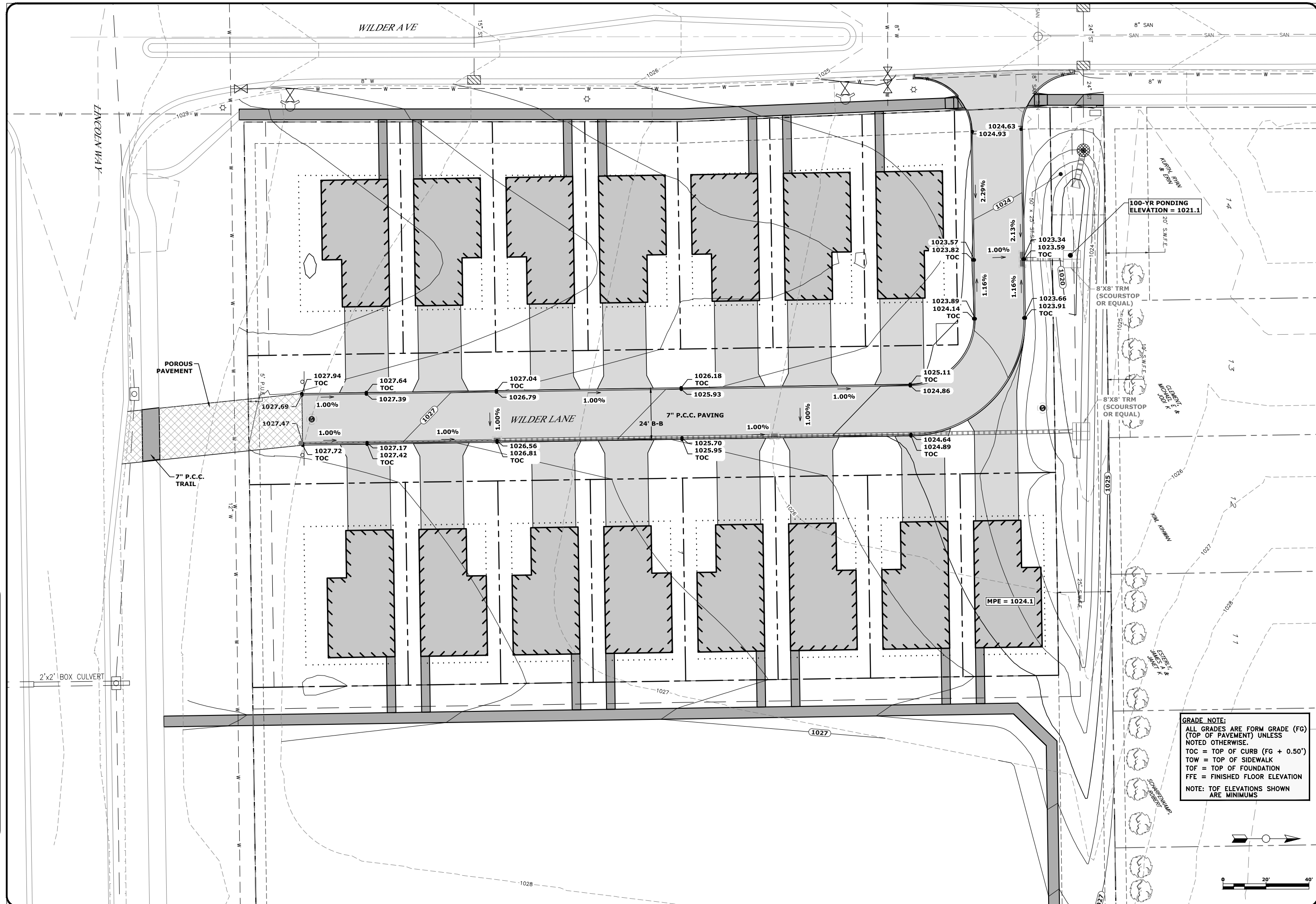
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



SITE LAYOUT AND DIMENSIONING PLAN
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

PROJECT NO.
5345-19A
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GRADE NOTE:
ALL GRADES ARE FORM GRADE (FG)
(TOP OF PAVEMENT) UNLESS
NOTED OTHERWISE.
TOC = TOP OF CURB (FG + 0.50')
TOW = TOP OF SIDEWALK
TOF = TOP OF FOUNDATION
FFE = FINISHED FLOOR ELEVATION
NOTE: TOF ELEVATIONS SHOWN
ARE MINIMUMS

DATE	REVISION	BY	DATE
06/03/19	ADDED HPIE AND PONDING ELEVATIONS	SAW	07/19
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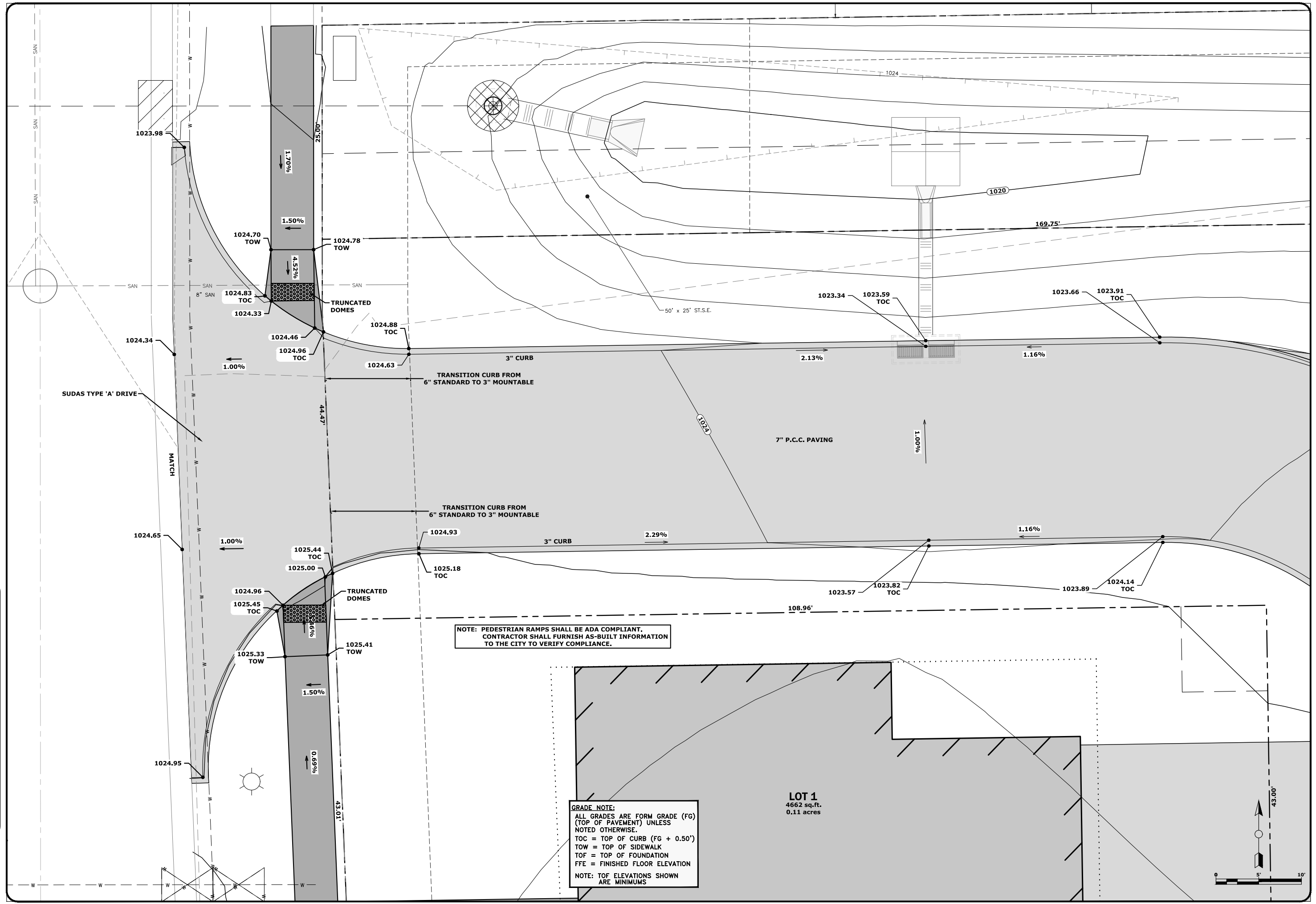
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

FOX Engineering

SITE GRADING AND PAVING PLAN
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

PROJECT NO.
5345-19A
SHEET
C3.0

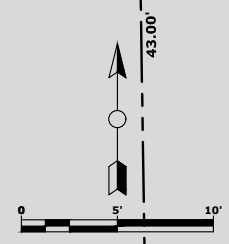
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LAYOUT NAME
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NOTE: PEDESTRIAN RAMPS SHALL BE ADA COMPLIANT.
CONTRACTOR SHALL FURNISH AS-BUILT INFORMATION
TO THE CITY TO VERIFY COMPLIANCE.

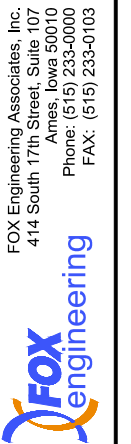
GRADE NOTE:
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NOTED OTHERWISE.
TOC = TOP OF CURB (FG + 0.50')
TOW = TOP OF SIDEWALK
TOF = TOP OF FOUNDATION
FFE = FINISHED FLOOR ELEVATION
NOTE: TOF ELEVATIONS SHOWN
ARE MINIMUMS

LOT 1
4662 sq.ft.
0.11 acres



DATE	REVISION	DESIGNED	DATE	BY
06/28/19	PRE DEC COMMENTS DATED 6/20/19	SAW	07/10	SAW
		DRAWN	07/19	SBS
		CHECKED	07/10/19	

FOX Engineering Associates, Inc.
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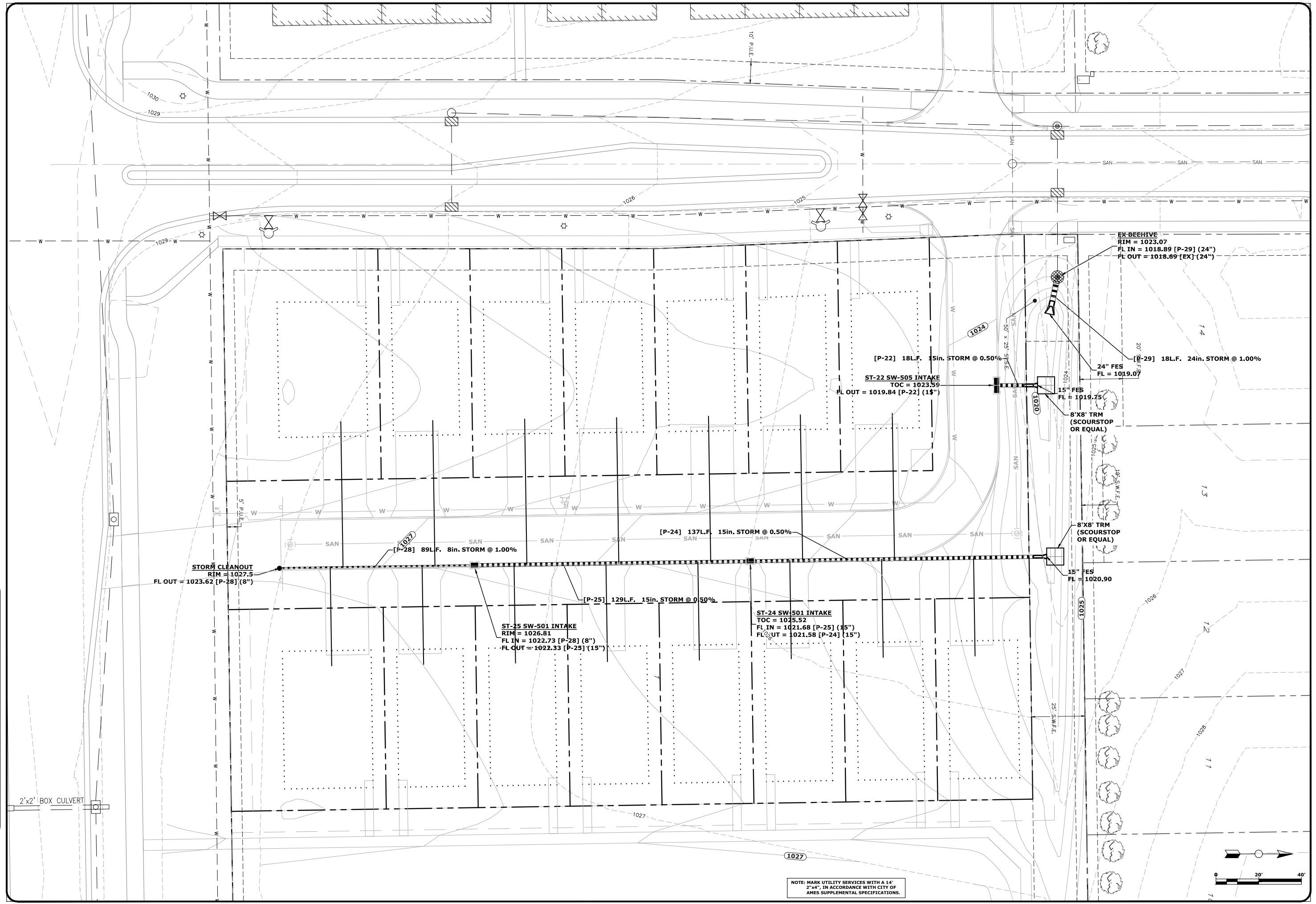


GRADING AND PAVING PLAN (ENTRANCE DETAIL)
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

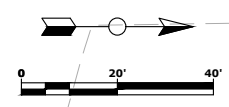
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NOTE: MARK UTILITY SERVICES WITH A 14" 2"x4", IN ACCORDANCE WITH CITY OF AMES SUPPLEMENTAL SPECIFICATIONS.



DATE	REVISION	DESIGNED	CHECKED	DATE	BY	DATE
06/13/19	PRE-DEC COMMENTS DATED 6/10/19	SAW	SBS	07/10/19	SAW	07/10

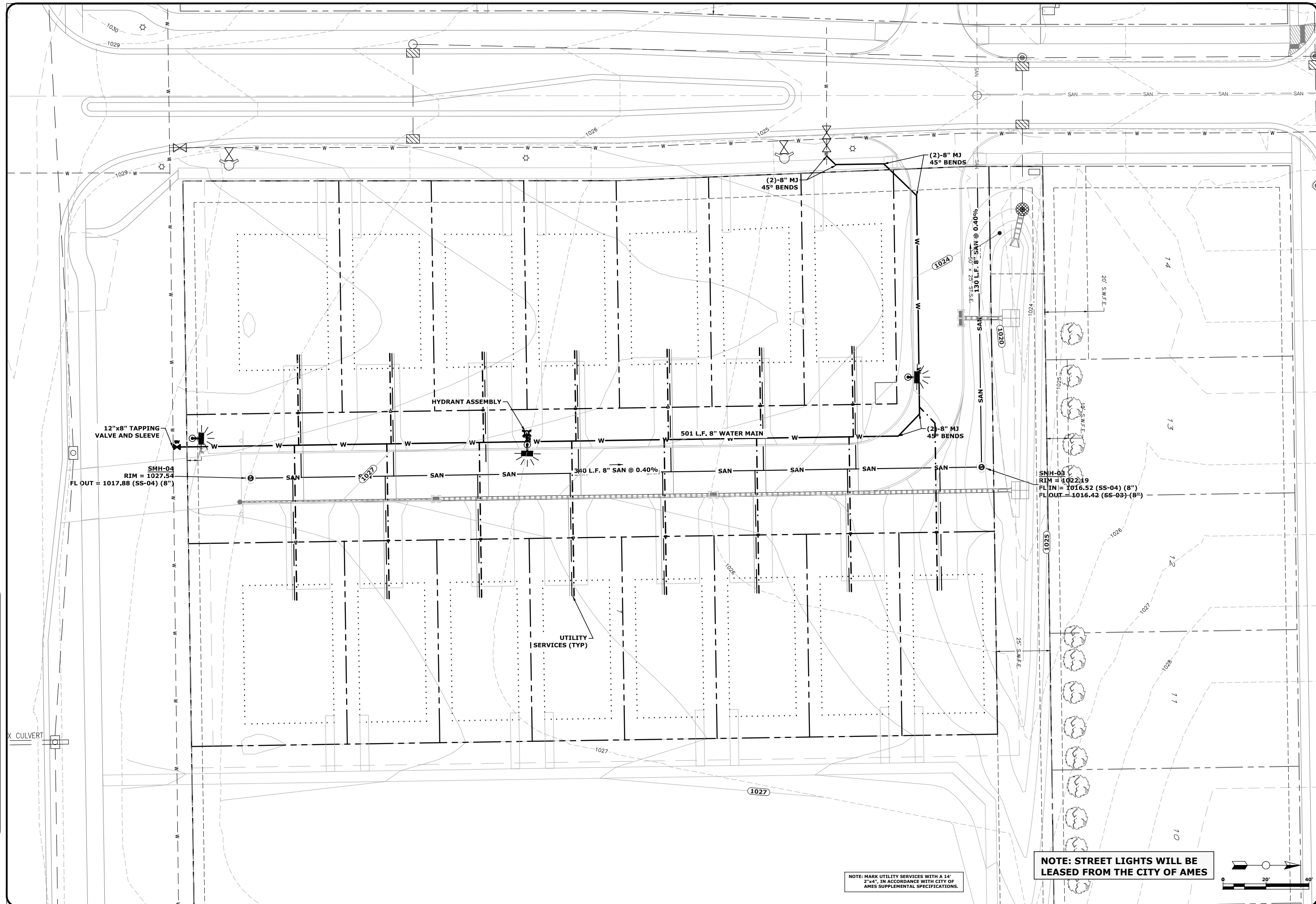
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

UTILITY PLAN (STORM SEWER)
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

PROJECT NO.
5345-19A
SHEET
C4.0

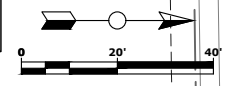
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NOTE: MARK UTILITY SERVICES WITH A 14' 2"x4" IN ACCORDANCE WITH CITY OF AMES SUPPLEMENTAL SPECIFICATIONS.

NOTE: STREET LIGHTS WILL BE LEASED FROM THE CITY OF AMES

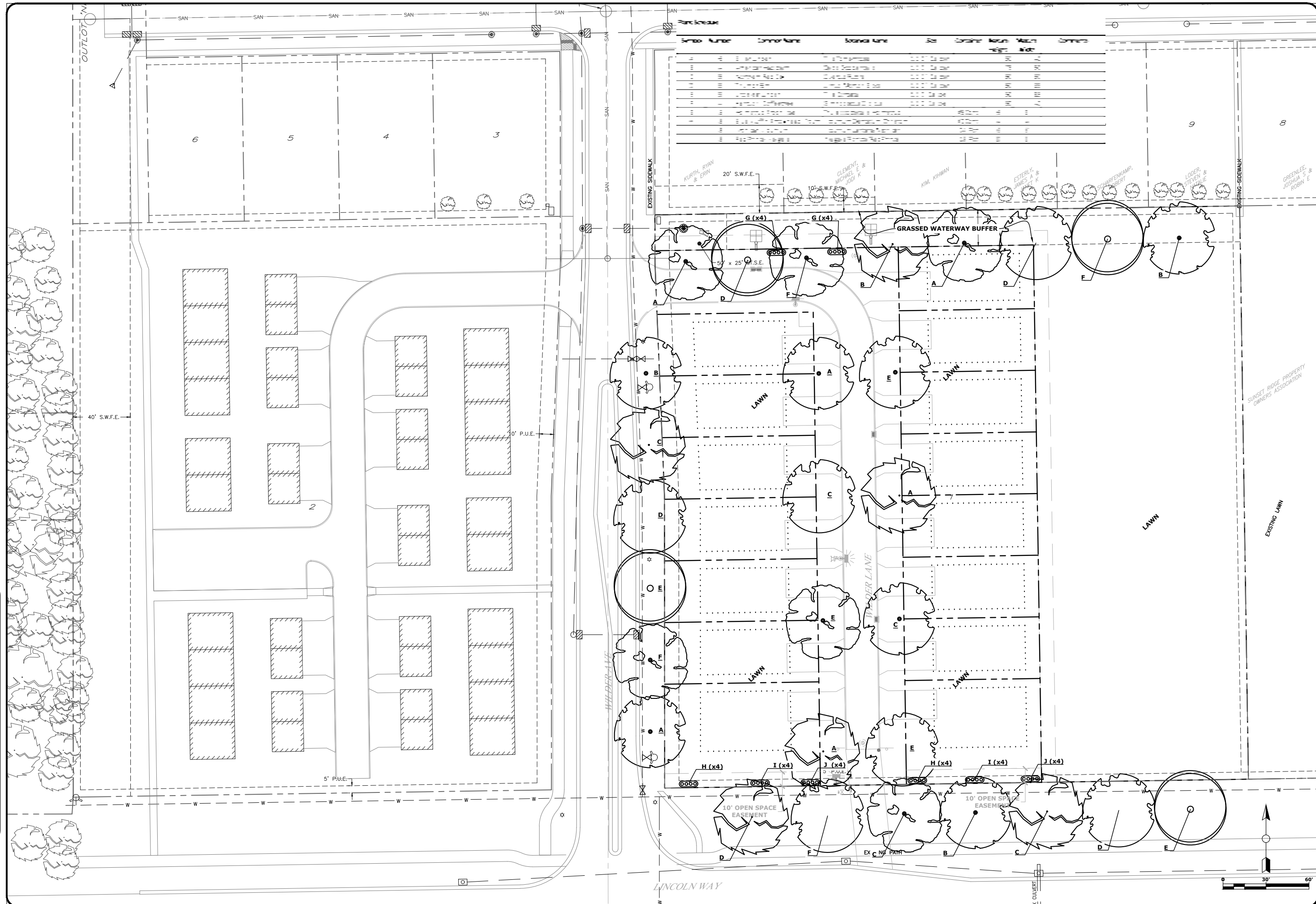


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DATE		REVISION		BY	SIS	DATE	07/19
DATE		REVISION		BY	CHECKED	DATE	07/10/19
DATE		REVISION		BY	CHECKED	DATE	07/10/19

PROJECT NO.	5345-19A
SHEET	C4.1

UTILITY PLAN (SANITARY & WATER)	FOX Engineering Associates, Inc.
MAJOR SITE DEVELOPMENT PLAN	414 South 17th Street, Suite 107
SUNSET RIDGE SUBDIVISION	Ames, Iowa 50010
9TH ADDITION	Phone: (515) 233-0000
AMES, IA	FAX: (515) 233-0103

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PROJECT NO.
5345-19A
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FOX Engineering
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

LANDSCAPING PLAN
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

DATE
07/10/19

BY
SAW

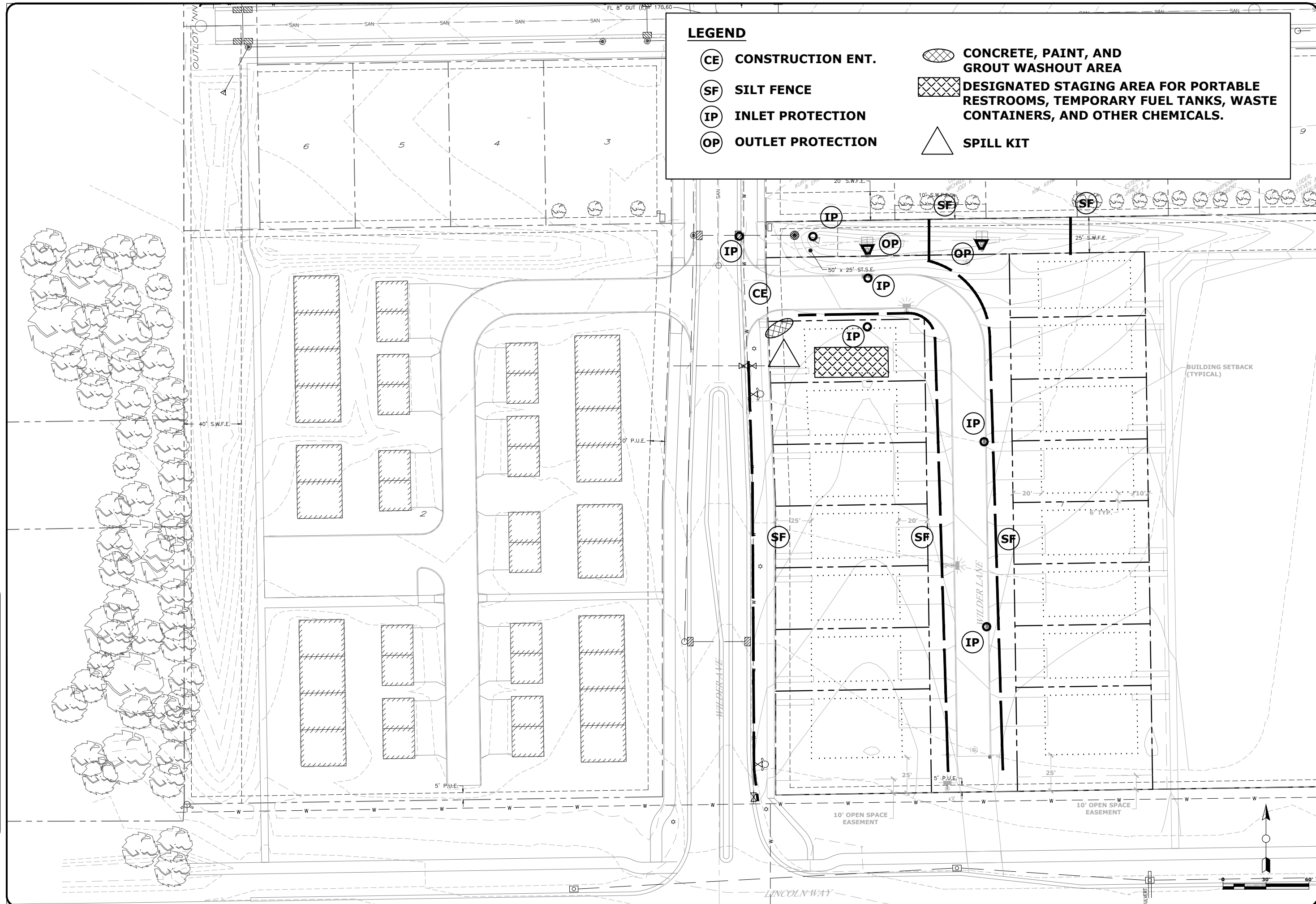
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LAST UPDATE
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LAYER MNGR NAME
LAYOUT NAME
CG.0



LEGEND

CE CONSTRUCTION ENT.	CONCRETE, PAINT, AND GROUT WASHOUT AREA
SF SILT FENCE	DESIGNATED STAGING AREA FOR PORTABLE RESTROOMS, TEMPORARY FUEL TANKS, WASTE CONTAINERS, AND OTHER CHEMICALS.
IP INLET PROTECTION	SPILL KIT
OP OUTLET PROTECTION	

DATE	BY	DATE	07/10/19
REVISION	DESIGNED	SAW	07/19
	DRAWN	SBS	07/19
	CHECKED		
	LAST UPDATE:		07/10/19

FOX Engineering Associates, Inc.
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FOX Engineering

STORM WATER POLLUTION PREVENTION PLAN
MAJOR SITE DEVELOPMENT PLAN
SUNSET RIDGE SUBDIVISION
9TH ADDITION
AMES, IA

PROJECT NO.
5345-19A

SHEET
C6.0

POLLUTION PREVENTION PLAN

All contractors/subcontractors shall conduct their operations in a manner that minimizes erosion and prevents sediments from leaving the roadway right-of-way and prevents chemical contamination of soil and water. The Prime Contractor shall be responsible for compliance and implementation of the Pollution Prevention Plan (PPP) for their entire contract. This responsibility shall be further shared with subcontractors whose work is a source of potential pollution as defined in this PPP. All work necessary to be in compliance with the PPP shall be considered incidental to the project. Therefore, it is in the best interest of the Contractor to disturb as little land as possible.

1. SITE DESCRIPTION

This Pollution Prevention Plan (PPP) is for the Sunset Ridge Subdivision, 9th Addition, 130 Wilder Ave., 50010, Ames Iowa. This PPP covers approximately 3.7 acres with 3.7 of the acres being disturbed.

The PPP is located in an area of two (2) soil types: Webster (L107), and Clarion (L138B). The estimated average NRCS runoff curve number for this PPP after completion will be 85.

Refer to the drawings, "Sunset Ridge Subdivision, 9th Addition" for locations of typical slopes, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the Project Engineer's office. All drainage will flow into tributaries of the South Skunk River

Potential Sources of Pollution

Site sources of pollution generated as a result of this work relate to silts and sediment that may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses. Examples are:

a. Rural Agricultural Activities:

Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

b. Commercial and Industrial Activities:

Runoff from commercial and industrial land use may contain constituents associated with the specific operation. Such operations are subject to potential leaks and spills that could be commingled with run-off from the facility. Pollutants associated with commercial and industrial activities are not readily available since they are typically proprietary.

2. CONTROLS

At locations where runoff can move offsite, silt fence shall be placed along the perimeter of the areas to be disturbed prior to beginning grading, excavation or clearing and grubbing operations. Vegetation in areas not needed for construction shall be preserved. As areas reach their final grade, additional silt fences, silt basins, intercepting ditches, sod flumes, letdowns, rip-rap, bridge end drains, and earth dikes shall be installed as specified in the plans and/or as required by the Project Engineer. This will include using silt fence as ditch checks and to protect intakes. Temporary stabilizing seeding shall be completed as the disturbed areas are constructed. If construction activity is not planned to occur in a disturbed area for at least 14 days, on any portion of the site, the area shall be stabilized by temporary seeding or mulching on the last day, day zero, of land disturbing activities. Other stabilizing methods shall be used outside the seeding time period.

As the work progresses, additional erosion control items may be required as determined by the Contractor after field investigation. These may include items such as silt fence, erosion control mats, check dams and other appropriate measures installed by the Contractor as directed by the Engineer. The Contractor will complete the construction with the establishment of permanent perennial vegetation of all disturbed areas.

3. OTHER CONTROLS

Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.

Tracked-out material carried from this work site onto adjacent roads shall be cleaned up at the end of the workday or immediately when directed to do so by the Engineer.

Approved State or Local Plans:

During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

4. MAINTENANCE

The Contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 50% of their capacity.

5. INSPECTIONS

Inspections shall be made by the Owner every seven calendar days. The Contractor shall immediately begin corrective action on all deficiencies found. The findings of this inspection shall be recorded in the project diary. Based on the results of the inspection, pollution prevention measures identified in the plan shall be revised at the construction site as appropriate as soon as practicable after the inspection and to the plan as soon as practicable after the inspection but in no case more than 7 calendar days following the inspection. If the permittee determines that making these changes at the construction site or to the plan less than 72 hours after the inspection is impracticable, the permittee shall document in the plan why it is impracticable and indicate an estimated date by which the changes will be made. The Contractor shall implement all revisions.

6. NON-STORM DISCHARGES

This includes subsurface drains (i.e. longitudinal and standard subdrains) and slope drains. The velocity of the discharge from these features may be controlled by the use of patio blocks, Class A stone or erosion stone.

Storm Water Pollution Prevention Plan - Supplemental items

Phase 1 - Site Evaluation and Design Development

Existing soil information: See the Story County Soil Survey, Section 6 of T85N, R24W.

Existing runoff quality: Existing data on runoff water quality is not available.

Location of surface water on site: Runoff surface drains from the site.

Name of receiving stream: Surface drains to Clear Creek.

Construction activity description: General soil disturbing activities associated with grading include: stockpiling, grading, paving, and seeding

Site map: The plans show slopes after grading, disturbed areas, drainage patterns, and discharge points.

Phase 2 - Control Selection/Plan Design

(A) Select Erosion and Sediment Controls

The Contractor shall submit specifications for temporary and permanent measures to be used for controlling erosion and sediment. Clearing and grading should not be started until a firm construction schedule is known and can be effectively coordinated with the grading and clearing activity.

The following Stabilization measures will be utilized:

Temporary seeding - Exposed areas subject to erosion should be covered as quickly as possible. Under Iowa's General Permit No. 2, disturbed areas of the construction site that will not be re-disturbed for 14 days or more, on any portion of the site, the area shall be stabilized by day zero, the last day of land disturbing activities.

Permanent seeding and planting - Permanent seeding shall be done in accordance with the Seeding Plan. The seeding schedule shall follow the Iowa Department of Transportation specifications. Temporary seeding shall be utilized for erosion control until permanent seeding can be established.

Mulching - Temporary vegetation will be used as mulch when permanent seeding is completed.

Preservation of Natural Vegetation - Natural Vegetation shall be preserved where possible within the construction limits. Natural vegetation shall not be disturbed outside of the construction limits. Vegetation may be mowed or harvested for hay crop.

Vegetative Strips - Vegetative strips may be utilized to slow runoff velocities and deposit sediments from disturbed areas.

Soil Retaining Measures - Soil to be reused will be stockpiled onsite as indicated on the plans. Silt fence will be utilized to maintain soils onsite.

Minimization of land exposure - Exposure of disturbed land shall be minimized in terms of area and time.

Roadways - Roadways will be surfaced or otherwise stabilized as soon as feasible.

Topsoil - shall be preserved, onsite, unless infeasible and de-compacted prior to final stabilization. Re-spread minimum depth of eight-inches (8") of topsoil with at least 3% organic matter, per SUDAS. De-compact (6" minimum) prior to stabilizing with vegetation.

The following structural practices will be utilized:

Earthen Berm or Dike - Earthen dikes may be used to divert water around disturbed areas and around intakes as directed by the Engineer.

Silt fence - Silt fence shall be placed on the perimeter of the disturbed area as shown on the drawings. Additional silt fence shall be provided at the discretion of the Engineer.

Gravel Construction Entrance - A gravel or rock construction entrance will be used to reduce or eliminate offsite tracking of soil or debris.

(B) Select other controls

Disposal of construction site waste materials - The Contractor will be responsible for making sure that all construction wastes are properly disposed of at facilities permitted to accept these types of wastes.

Treatment or disposal of sanitary wastes generated onsite - The Contractor will be responsible for providing sanitary facilities for workers in accordance with local and state requirements.

Prevent offsite tracking of sediments and generation of dust - The Contractor shall prevent the tracking of sediments offsite. A construction entrance shall be installed as shown on the plans. The Contractor will be responsible for immediate cleanup of any tracked mud or debris.

The Contractor will also be responsible for preventing dust generation from construction activities. The Contractor shall take reasonable measures to prevent unnecessary dust. Earth surfaces subject to dusting shall be kept moist with water or by application of a chemical dust suppressant. Dust prone materials in piles or in transit shall be covered when practical to prevent blowing. Buildings and operating facilities which are affected adversely by dust shall be adequately protected from dust. Existing and new equipment which may be adversely affected by dust shall be adequately protected.

The Contractor will be responsible for preventing chemical contamination of soil and water.

PCC waste - The Contractor shall provide and maintain a containment facility for waste paving product (i.e. PCC wash out station). Perform maintenance when washout station is at 75% capacity.

Stored materials - The Contractor shall be responsible for storing materials so that rain water doesn't carry chemical contamination into soil or water.

Equipment servicing - Contractor shall prevent spilling of petroleum products. Spill shall be cleaned up immediately. Used petroleum containers are to be disposed of correctly and not buried on-site.

Building construction product - Contractor shall prevent cleaning of equipment in a manner that contaminates soil or water and waste products from becoming airborne and leaving the site.

(C) Inspection and maintenance plan

The contractor will be responsible for installation and all associated costs of erosion and stormwater management controls during the contract period. Details of control measures are shown on the plans.

The Owner's representative will be responsible for filling out an inspection report for the site. The inspection reports can be used to record scheduled maintenance. Any changes that may be required to correct deficiencies in the Storm Water Pollution Prevention Plan noted during an inspection should be made as soon as practical after an inspection but in no case later than 7 days after the inspection.

(D) Control Description

Description of controls can be found in section (A). The Contractor will be responsible for submitting specifications of the selected controls. The location of determined controls can be found on the plans. Additional controls may be required at the discretion of the Engineer.

(E) Schedule of major activities

Prior to initiating construction, the Contractor shall submit a schedule of major activities including:

1. Land clearing and grading in relation to the corresponding schedule for all excavation work. If at all possible, the clearing should immediately precede the construction activity.
2. Installation and anticipated completion date of each control measure.

Phase 3 - Plan Implementation

Contractor Certification

All Contractors and subcontractors, including short-term contractors and subcontractors coming on-site, must sign the Contractor certification statement before conducting any professional service at the site identified in the plan. The certification must be signed by an authorized representative (i.e., principal executive officer, president, secretary, treasurer or vice president, general partner, proprietor, ranking elected official). Upon signing the certification, the Contractor or subcontractor becomes a co-permittee with the Owner and other co-permittee Contractors. In signing the plan, the authorized representative certifies that the information is true and assumes liability for the plan. Note that Section 309 of the Clean Water Act provides for significant penalties where information is false or the permittee violates, either knowingly or negligently, permit requirements.

The General Contractor will be responsible for collecting and maintaining signatures. The Contractor shall provide copies of signed certifications to the Owner and Engineer upon request and at the termination of the contract.

(A) Notice of Intent (NoI)

The Owner or an agent of the Owner will fulfill the public notice requirement and submit the Notice of Intent for coverage under General Permit No. 2. The project required the obtaining of a NPDES General Permit for storm water discharge associated with construction activities. The Owner and the Contractor have a copy of this permit. The Contractor and all subcontractors shall be responsible for compliance and fulfilling all requirements of the NPDES General permit including the Storm Water Pollution Prevention Plan.

Phase 4 - Plan Implementation

The Contractor shall follow the schedule as submitted under Phase 2 (E). The Contractor shall keep the Engineer informed of any deviation of the schedule or plan.

(A) Inspection and Maintenance Reports

A copy of the inspection log shall be maintained at the site.

(B) Records of Construction Activities

In addition to the installation and maintenance of erosion control implementation, the Contractor should keep records of the construction activity on the site. In particular, the Contractor should keep a record of the following information:

-The dates when major grading activities occur in a particular area.

-The dates when construction activities cease in an area, temporarily or permanently.

-The dates when an area is stabilized, temporarily or permanently.

-These records can be used to make sure that areas where there is no construction activity will be stabilized within the required time frame.

Records shall be retained for a period of at least three years from the date that the site is finally stabilized.

(C) Plan Updates

The pollution prevention plan shall be updated:

-When it does not accurately reflect the site features and operations.

-When the Contractor, Owner, or Engineer observes that it is not effective in minimizing pollutant discharge from the site.

-To include Contractors identified after the submittal of the Notice of Intent. These Contractors shall certify the plan and be identified as co-permittees and

-To identify any change in ownership or transference of the permit and permit responsibilities.

If, at any time during the effective period of the permit, the IDNR finds that the plan does not meet one or more of the minimum standards established in the general permit, the IDNR will notify the permittee of required changes necessary to bring the plan up to standard. Permittees shall have 3 days after notification to make the necessary changes and shall submit to the Department a written certification that the changes have been made.

(E) Report of Hazardous Conditions

Because construction activities may include handling of certain hazardous substances over the course of the project, spills of these substances may create a hazardous condition and are required to be reported. Iowa law requires that as soon as possible but not more than six hours after the onset of a hazardous condition the IDNR (515) 725 - 8694 and local sheriff's office (515) 382 - 7458 or the office of the sheriff of the affected county be notified. The Owner and Engineer should also be informed of the hazardous condition in a timely manner. Contractor is responsible for spill clean-up, remediation and reporting.

The Contractor shall submit a report to the Engineer within 14 calendar days of a hazardous condition. The report shall describe the release and the circumstances leading to the release. Steps to prevent the reoccurrence of such releases are to be identified in the plan and implemented.

(F) Plan location and access

Plan location - A copy of the Pollution Prevention Plan must be kept at the construction site from the time construction begins until the site has reached final stabilization.

Retention of records - Retention of records requires that copies of the Storm Water Pollution Prevention Plan and all other reports required by the permit, as well as all of the data used to complete the Notice of Intent, be retained for 3 years after the completion of final site stabilization.

Access - Although plans and associated records are not necessarily required to be submitted to the IDNR, these documents must be made available upon request to the Department of Natural Resources. If storm water runoff is discharged to a municipal separate storm sewer system, the plans must be made available upon request to the municipal operator of the system.

Phase 6 - Final Stabilization and NoD

(A) Final Stabilization


Final stabilization is defined in the general permit as meaning that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70%, sufficient to preclude erosion, for the entire disturbed area of the permitted project has been established or equivalent stabilization measures have been employed or which has been returned to agricultural production.

The Contractor shall notify the permit holder and Engineer of final stabilization in accordance with the contract documents. The Owner and Engineer will review the site before finalizing the contract and taking control of the site. The Contractor will be required to provide a copy of all inspection and maintenance logs, schedule of construction activities, and Contractor Certifications to the Owner at this time.

(B) Notice of Discontinuation (NoD)

The permit holder (Owner) will be required to submit the Notice of Discontinuation once control of the site has been obtained from the Contractor.

DATE	BY	REVISION	DATE
07/19	SAW	DESIGNED	07/19
07/19	SIS	DRAWN	07/19
		CHECKED	
		LAST UPDATE:	07/10/19


 FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
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STORM WATER POLLUTION PREVENTION PLAN
 MAJOR SITE DEVELOPMENT PLAN
 SUNSET RIDGE SUBDIVISION
 9TH ADDITION
 AMES, IA

PROJECT NO.

5345-19A

SHEET

C6.1

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BY	SAW
DESIGNED	SIS
DRAWN	SIS
CHECKED	
LAST UPDATE	07/10/19

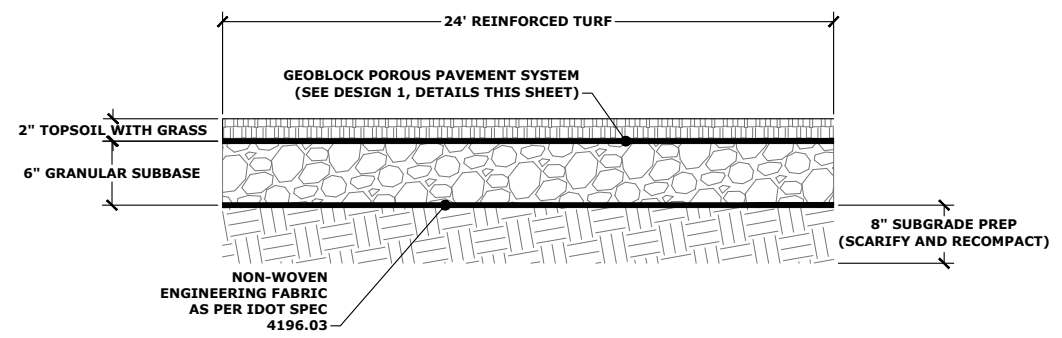
REVISION	
DATE	

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

FOX Engineering

PROJECT NO.
5345-19A
 SHEET
C7.0

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C7.0
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 LAYER MGR NAME



1 SECONDARY EMERGENCY ACCESS CROSS SECTION
NOT TO SCALE

CUT GEOBLOCK UNITS IN HALF ALONG OUTER EDGE OF SYSTEM TO FORM STRAIGHT EDGE

TYPICAL LAYOUT - BRICKLAYER PATTERN

CUT GEOBLOCK UNITS IN HALF ALONG OUTER EDGE OF SYSTEM TO FORM STRAIGHT EDGE

TYPICAL LAYOUT - HERRINGBONE PATTERN

GEOBLOCK 5150 MATERIAL SPECIFICATION	
MATERIAL	UP TO 97% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH - EMPTY @ 70F (21C)	420 PSI (2,900 KPa)
UNIT MIN CRUSH STRENGTH - SAND FILLED @ 70F (21C)	7,058 PSI (48,734 KPa)
FLEXURAL MODULUS @ 73F (21C)	35,000 PSI (240,000 KPa)
NOMINAL DIMENSIONS - WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	2 IN (50 MM)
NOMINAL AREA	5.3 SQFT (0.5 SOMTR)
CELLS PER UNIT	72
CELL SIZE	3.1 X 3.2 IN (79 X 81 MM)
TOP OPEN AREA PER UNIT	87%
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	8.7 LBS (4.0 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	50

GEOBLOCK 5150 COMPONENTS

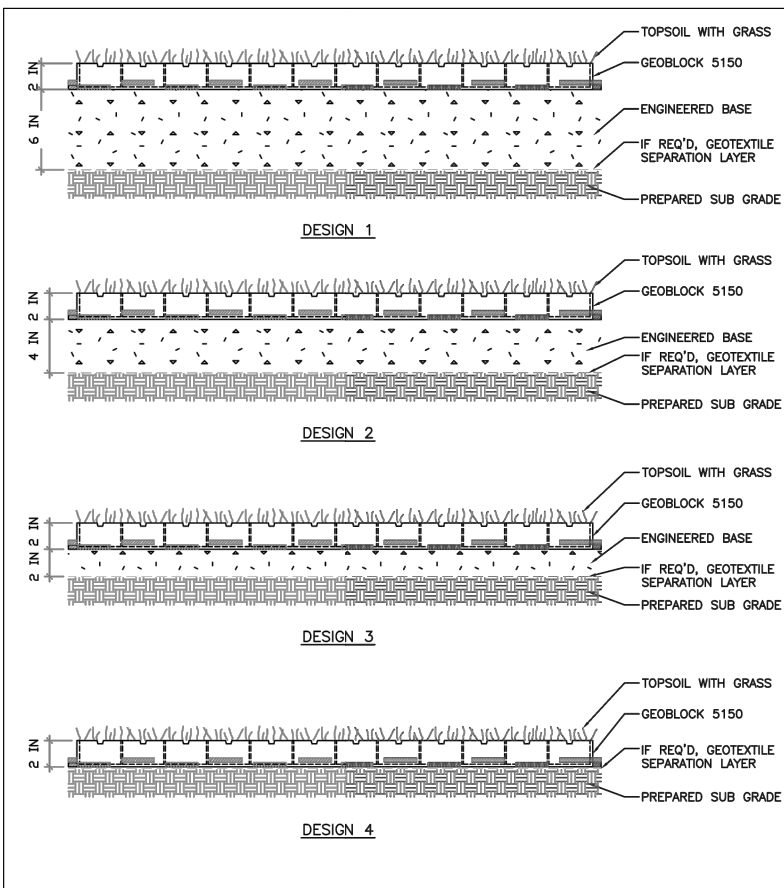
INTERLOCKING TABS (TYP)
CELL WALL
THE SUPPORT BASE

PRESTO PRODUCTS CO.
 670 NORTH PERKINS STREET
 APPLETON, WI 54914
 920-738-1342
 WWW.PRESTOGEO.COM

GEOBLOCK 5150 POROUS PAVEMENT SYSTEM

PRESTO, GEOSYSTEMS AND GEOBLOCK ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS.

DATE: NOVEMBER 2013 FILE NAME: GB5150A1.dwg
 SCALE: NTS SHEET: 1



DESIGN GUIDELINES		
LOAD DESCRIPTION	CBR 2 - 4%	CBR > 4%
Heavy Fire Truck Access & H/HS-20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN), tandem axle loadings of 48 kips (220 kN). Gross vehicle weight of 80,000 lbs (36.3 MT). Infrequent passes.	Design 1 - 6" Base	Design 2 - 4" Base
Light Fire Truck Access & H/HS-15 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT). Infrequent passes.	Design 2 - 4" Base	Design 3 - 2" Base
Utility & Delivery Truck Access & H/HS-10 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT). Infrequent passes.	Design 3 - 2" Base	Design 3 - 2" Base
Cars & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT). Infrequent passes.	Design 4 - No Base	Design 4 - No Base
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	Design 4 - No Base	Design 4 - No Base

Notes:
 1. CBR means California Bearing Ratio.
 2. Engineered base is a homogenous mixture consisting of crushed rock having an AASHTO # 5 or similar designation blended with pulverized topsoil and void component generally containing air and/or water. This homogenous mixture will promote vegetative growth and provide required structural support. The aggregate portion shall have a particle range from 9.5 mm to 25 mm (0.375 to 1.0 in) with a D50 of 13 mm (0.5 in). The percentage void-space of the aggregate portion when compacted shall be at least 30%. The pulverized topsoil portion shall equal 25% +/- of the total volume and be added and blended to produce a homogenous mixture prior to placement or washed into the in-place compacted aggregate. Once placed, the mixture shall be compacted to 95% Standard Proctor Density.
 3. Refer to the Geoblock 5150 Design and Construction Overview for a complete description of the design and construction methods.

PRESTO PRODUCTS CO.
 670 NORTH PERKINS STREET
 APPLETON, WI 54914
 920-738-1342
 WWW.PRESTOGEO.COM

GEOBLOCK 5150 POROUS PAVEMENT SYSTEM

PRESTO, GEOSYSTEMS AND GEOBLOCK ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS.

DATE: OCTOBER 2016 FILE NAME: GB5150B1.dwg
 SCALE: NTS SHEET: 1

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JUL 11 2019

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

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ALLER design group

1840 NW 118th St. Suite 220
Clara, IA 50525
515.294.1101



1200 Plan A

SMART Series

Address Required for Permit

Builder:
Destiny Homes
(515) 216.1015

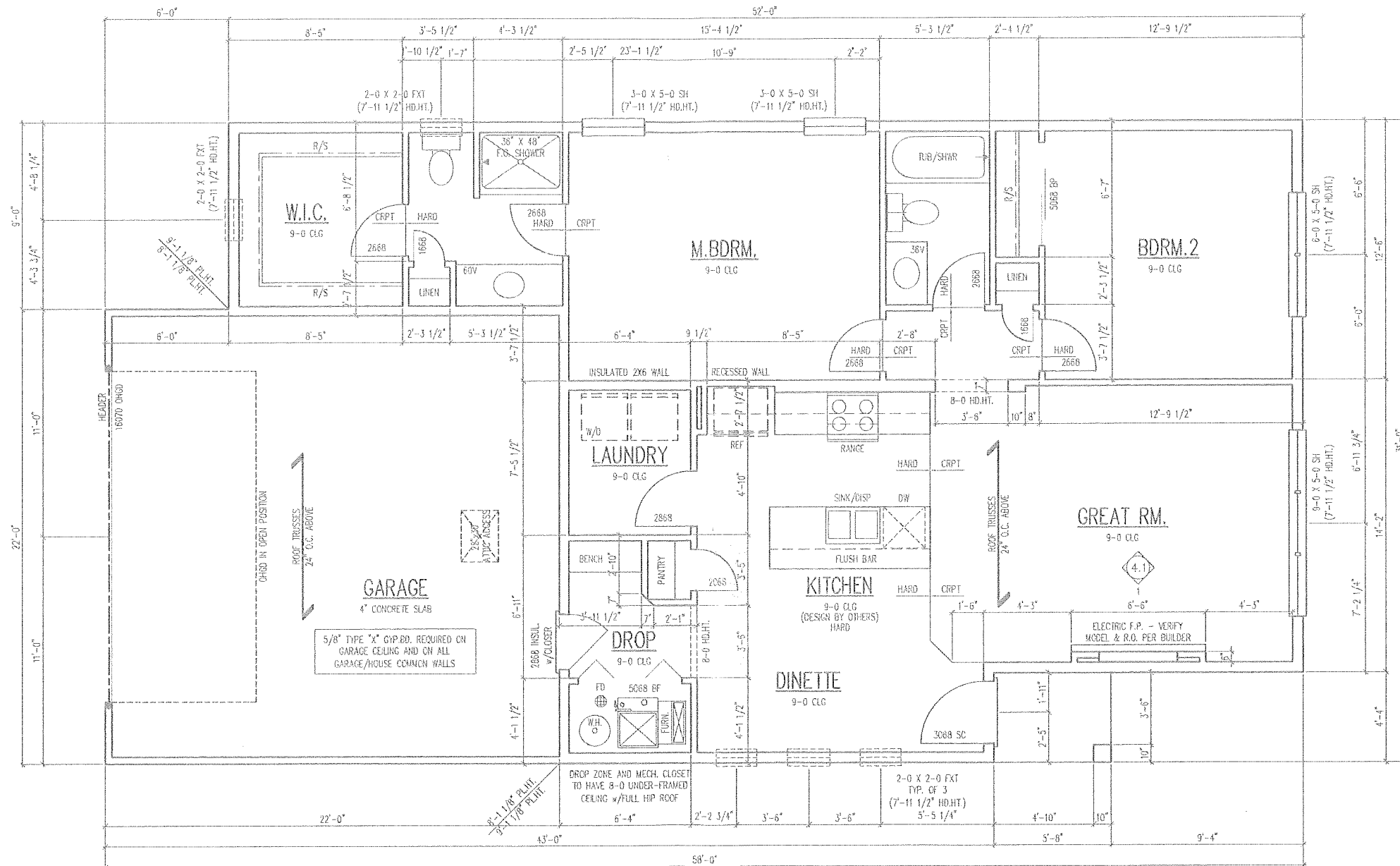
Project No.: 30200819
Date: 01.18.19
Drawn By: JA/SH
Revisions: 01.24.19
01.29.19

Sheet Title:
MAIN FLOOR PLAN

Sheet No.:

2.1

- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFGR. OR BY OTHERS
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ACUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.



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REGISTRATION NUMBER: ---



MAIN FLOOR PLAN

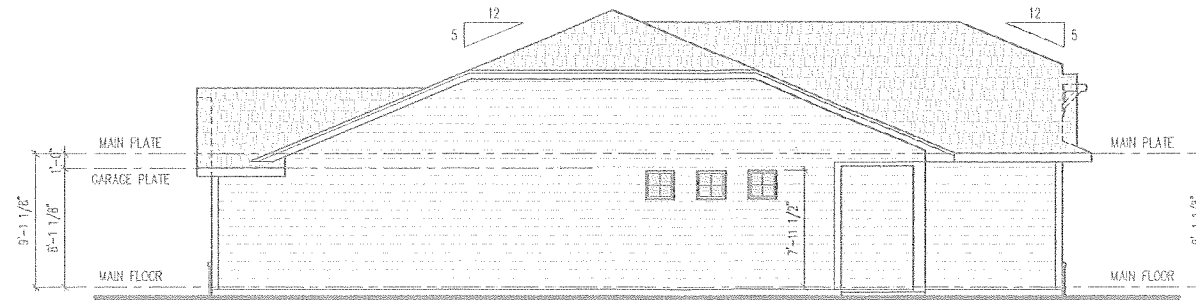
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
1200 PLAN	
MAIN FLOOR FINISHED	1200
UPPER FLOOR FINISHED	N/A
TOTAL LIVING AREA	1200
MAIN FLOOR UNFINISHED	-
-	-
GARAGE	479
TOTAL ALL AREAS	1679

- ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS
- HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

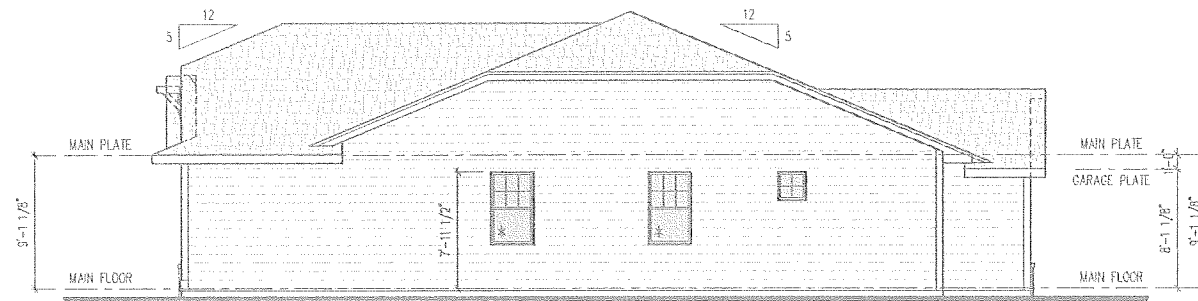
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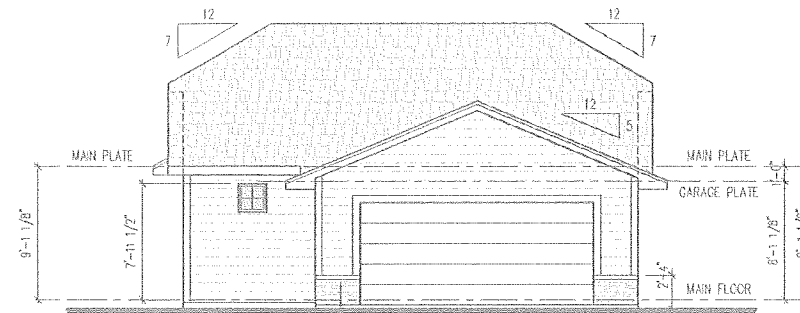
LEFT ELEVATION

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



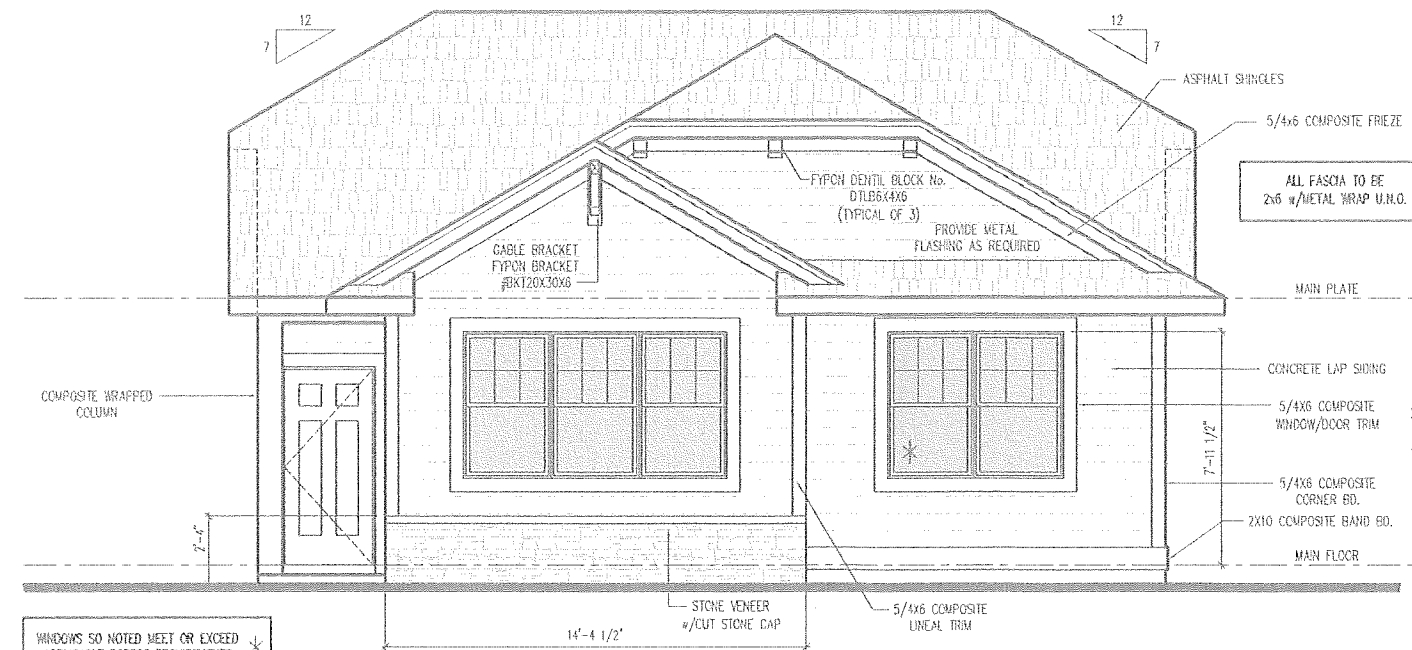
RIGHT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

TYPICAL NOTES:

- WDS-10A
1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
 - CEILING: FRAMED 16" O.C. = 1/2" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
 - B. EXTERIOR SIDING WALL CONSTRUCTION: SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW: 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O. INTERIOR: 1/2" GYPSUM WALL BOARD.
 - C. EXTERIOR MASONRY WALL CONSTRUCTION: BRICK VENEER w/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING. INTERIOR: 1/2" GYPSUM BOARD.
 - D. BASEMENT AND GARAGE FLOOR CONSTRUCTION: 4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - E. FRAME FLOOR CONSTRUCTION: FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR CEILING: 5/8" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD. FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
 2. WINDOWS
 - A. ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN ON FLOOR PLANS, U.N.O. TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2" UNLESS NOTED OTHERWISE ON DRAWINGS.
 - B. CASEMENT WINDOWS WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS NOTED ON PLANS AS CSMT
 - C. SLIDING WINDOWS NOTED ON PLANS AS SL
 - D. SINGLE HUNG WINDOWS NOTED ON PLANS AS SH
 - E. DOUBLE HUNG WINDOWS NOTED ON PLANS AS DH
 3. DOORS
 - A. DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" UNLESS NOTED OTHERWISE ON DRAWINGS.
 - B. ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN. BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - C. ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS *

WALL SHEATHING ON ALL ELEVATIONS SHALL BE 1/2" O.S.B., U.N.O.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" TRICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

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1200 Plan A

SMART Series

Address Required for Permit

Builder: Destiny Homes
[515] 216.1015

Project No.: 30200619
Date: 01.18.19
Drawn By: JA/SH
Revisions: 01.24.19
01.29.19

Sheet Title: EXTERIOR ELEVATIONS

Sheet No.: 3.1

S.M.A.R.T. Series of Row Homes



1200-A Plan

S.M.A.R.T. Series of Homes is a division of Destiny Homes LLC.
**All elevations and floorplans are for illustration purposes only. All representations, dimensions and specifications may vary from those depicted and are subject to revision, change and/or substitution without notice.

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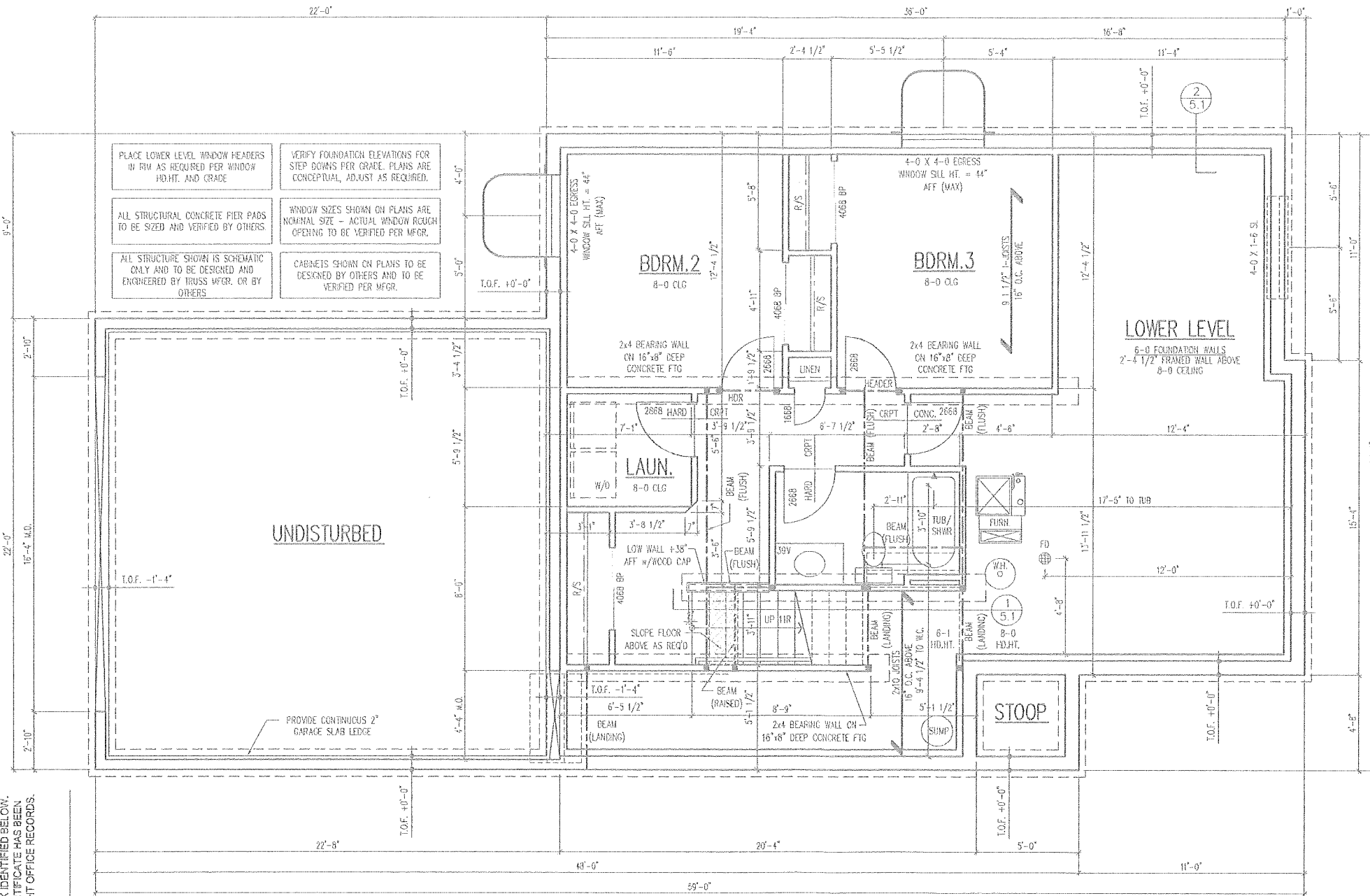
REGISTRATION NUMBER: --



NET FLATWORK AREA SCHEDULE	
1553 Plan	
BASEMENT AREA	972
GARAGE AREA	466
STOOP AREA	26
PATIO AREA	--
TOTAL NET AREA	1464

LOWER LEVEL PLAN

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



TYPICAL NOTES:

- WFS-ICA
- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
 COMPOSITION ROOF SHINGLES ON
 30# FELT ON
 1/2" OSB ROOF SHEATHING ON
 ROOF FRAMING MEMBERS
 AS NOTED ON FLOOR PLANS.
 - CEILING:
 FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
 FRAMED 24" O.C. = 5/8" GYPSUM BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
 SIDING (AS NOTED ON ELEVATIONS) ON
 HOUSE WRAP ON
 EXTERIOR WALL SHEATHING AS NOTED BELOW:
 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.D.
 INTERIOR: 1/2" GYPSUM WALL BOARD.
 - EXTERIOR MASONRY WALL CONSTRUCTION:
 BRICK VENEER w/
 MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER
 HOUSE WRAP ON
 1/2" OSB WALL SHEATHING.
 INTERIOR: 1/2" GYPSUM BOARD.
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
 4" CONCRETE SLAB (MINIMUM) ON
 COMPACTED STRUCTURAL FILL.
 - FRAME FLOOR CONSTRUCTION:
 FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON
 3/4" FLOOR SHEATHING ON
 I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.D.
 (SIZE AND SPACING AS NOTED ON FLOOR PLANS)
 MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
 FRAMED 24" O.C. : 5/8" GYPSUM BOARD.
 FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
 - WINDOWS:
 ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN.
 ON FLOOR PLANS, U.N.D.
 TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2"
 UNLESS NOTED OTHERWISE ON DRAWINGS.
 - CASEMENT WINDOWS
 WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
 NOTED ON PLANS AS CSMT
 - SLIDING WINDOWS
 NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS
 NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS
 NOTED ON PLANS AS DH
 - DOORS:
 DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
 TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
 UNLESS NOTED OTHERWISE ON DRAWINGS.
 - WOOD JAMBS AND CASING
 ROUGH OPENING FOR HINGED DOORS TO BE 2"
 WIDER THAN DOOR SIZE NOTED ON PLAN.
 BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN
 DOOR SIZE NOTED ON PLANS.
 ROUGH OPENING FOR BI-PASS DOORS TO BE 1"
 WIDER THAN DOOR SIZE NOTED ON PLANS.
 - GYPSUM BOARD OPENING
 ROUGH OPENING FOR BI-PASS DOORS
 TO BE SAME AS DOOR SIZE NOTED ON PLANS.
 ROUGH OPENING FOR BI-FOLD DOORS TO BE
 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS
- HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

AREA SCHEDULE	
1553 Plan - Row House	
LOWER LIVING AREA	535
UPPER LIVING AREA	1018
TOTAL LIVING AREA	1553
LOWER LEVEL UNFINISHED	512
TOTAL	2065
GARAGE	526
TOTAL ALL AREAS	2591

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1840 NW 118th St, Suite 220
 Olybe, WA 98025
 515.254.1181

1553 Plan A

SMART Series
 Address Required for Permit

Builder:
Destiny Homes
 (515) 216.1015

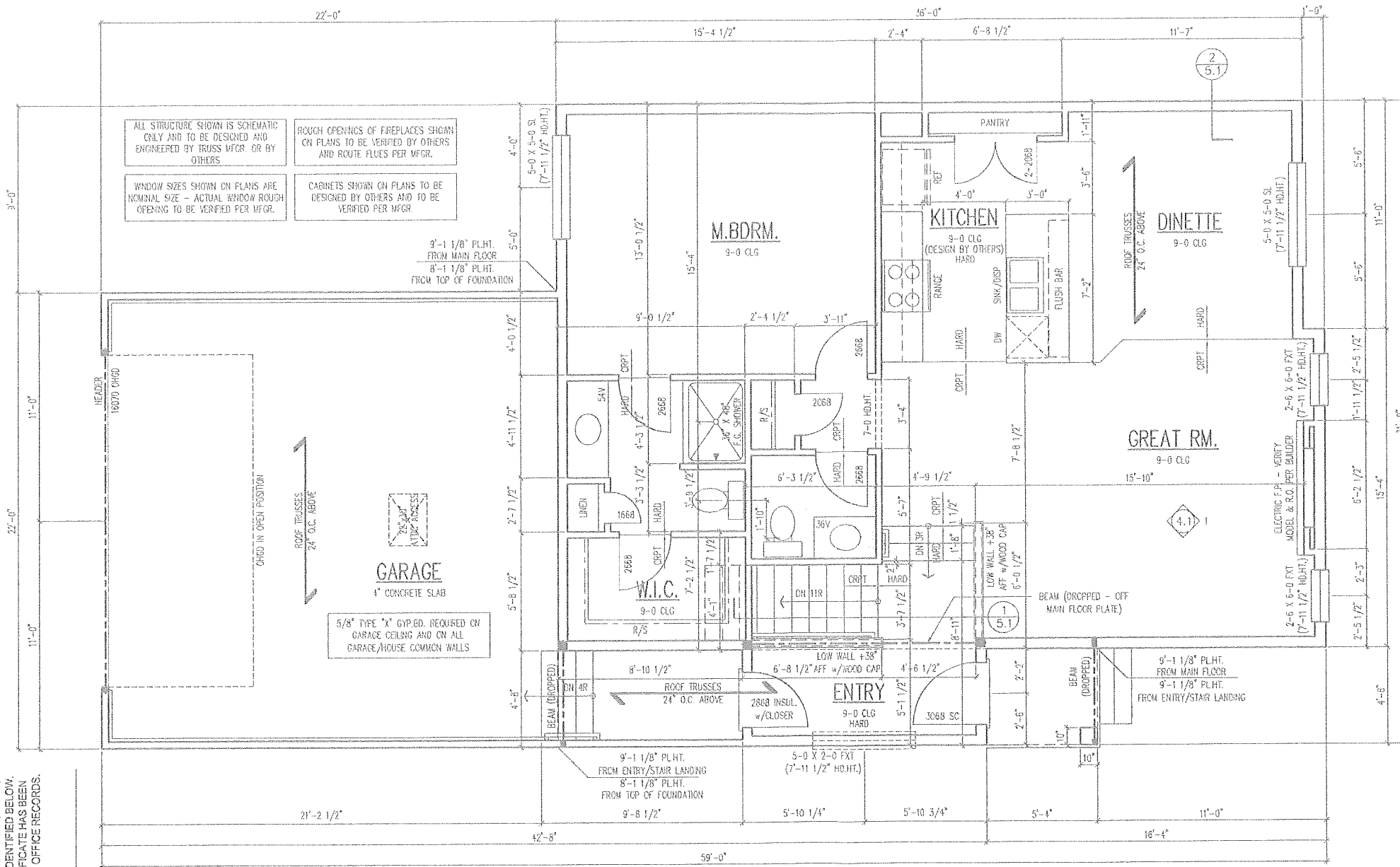
Project No.: 30209018
 Date: 05.04.18
 Drawn By: JA/SH
 Revisions: 08.29.18

Sheet Title:
 LOWER LEVEL PLAN

Sheet No.: 1.1

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REGISTRATION NUMBER: ---



TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
 - CEILING: FRAMED 16" O.C. = 1/2" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
 - B. EXTERIOR SIDING WALL CONSTRUCTION: SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW: 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O. INTERIOR: 1/2" GYPSUM WALL BOARD.
 - C. EXTERIOR MASONRY WALL CONSTRUCTION: BRICK VENEER w/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING. INTERIOR: 1/2" GYPSUM BOARD.
 - D. BASEMENT AND GARAGE FLOOR CONSTRUCTION: 4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - E. FRAME FLOOR CONSTRUCTION: FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON 1-2X6S ENGINEERED FLOOR SYSTEM, U.N.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR CEILING: 5/8" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD. FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
2. WINDOWS:
 - A. CASSEMENT WINDOWS: WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS. NOTED ON PLANS AS CSMT.
 - B. SLIDING WINDOWS: NOTED ON PLANS AS SL.
 - C. SINGLE HUNG WINDOWS: NOTED ON PLANS AS SH.
 - D. DOUBLE HUNG WINDOWS: NOTED ON PLANS AS DH.
3. DOORS:
 - A. WOOD JAMBS AND CASING: ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN. BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - B. GYPSUM BOARD OPENING: ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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1640 NW 15th St, Suite 220
Clerk, IA 50025
515.254.1101



1553 Plan A

SMART Series
Address Required for Permit

Builder:
Destiny Homes
(515) 216.1015

Project No.: 30209018
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.29.18

Sheet Title:
UPPER LEVEL PLAN
Sheet No.: 2.1

AREA SCHEDULE	
1553 Plan - Row House	
LOWER LIVING AREA	535
UPPER LIVING AREA	1018
TOTAL LIVING AREA	1553
LOWER LEVEL UNFINISHED	512
TOTAL	2065
GARAGE	526
TOTAL ALL AREAS	2591

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

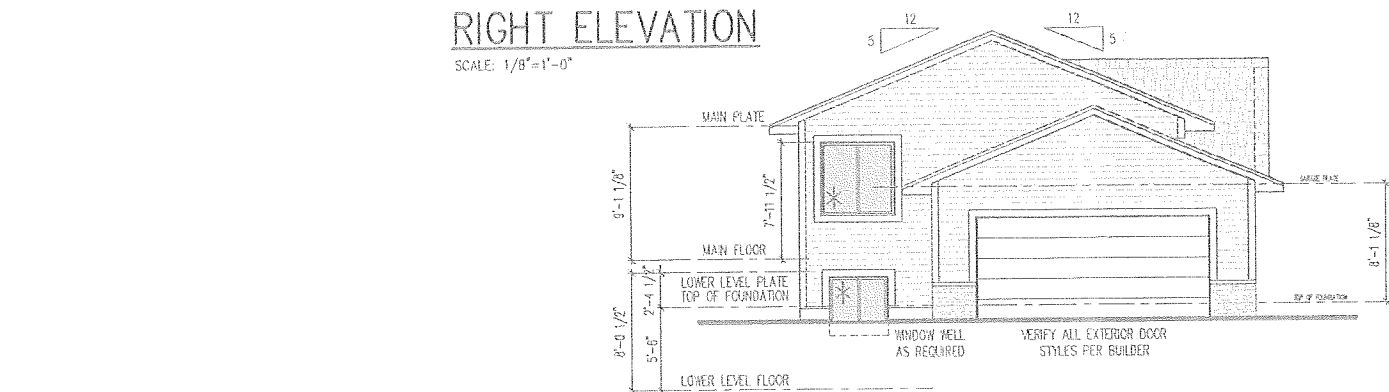
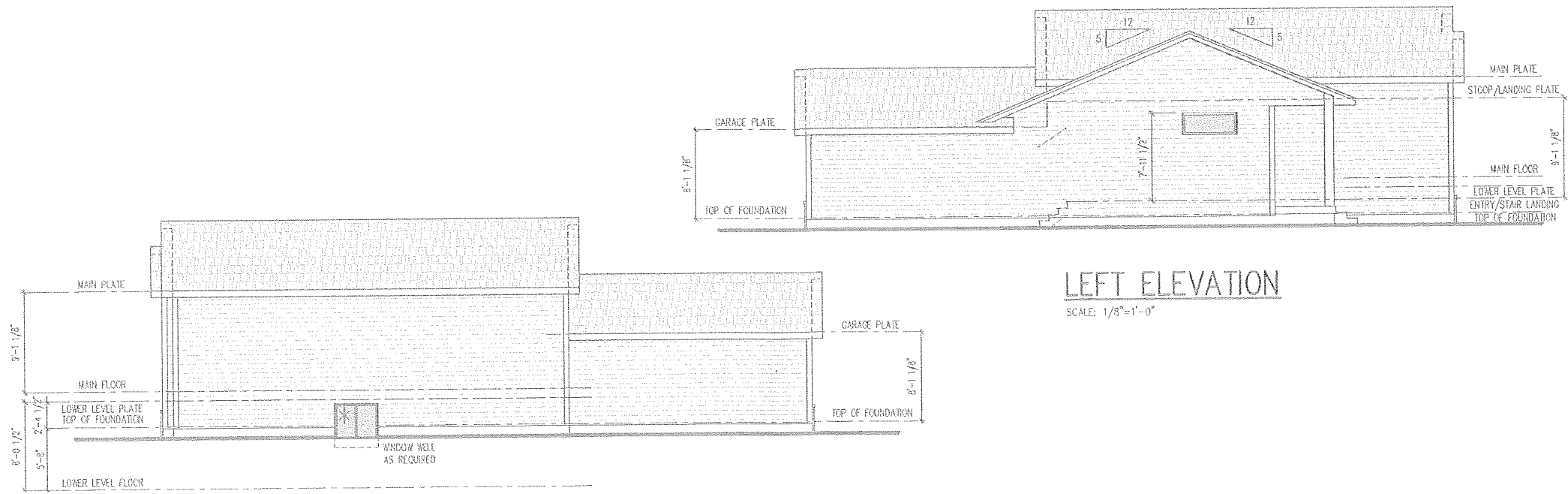
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UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

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REGISTRATION NUMBER: ---



* WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS

WALL SHEATHING ON ALL ELEVATIONS SHALL BE 1/2" O.S.B., U.N.O.

ALL FASCIA TO BE 2x6 w/METAL WRAP U.N.O.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE, THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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ALLER design group

1840 NW 11th St, Suite 220
 Chicago, IL 60625
 515.254.1171



1553 Plan A

SMART Series
 Address Required for Permit

Builder:
Destiny Homes
 [515] 216.1015

Project No.: 30209018
 Date: 05.04.18
 Drawn By: JA/SH
 Revisions: 08.29.18

Sheet Title:
 EXTERIOR ELEVATIONS

Sheet No.:
 3.1

S.M.A.R.T. Series of Row Homes



S.M.A.R.T. Series of Row Homes



S.M.A.R.T. Series of Row Homes



1553-A Plan

S.M.A.R.T. Series of Homes is a division of Destiny Homes LLC.
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1553-B Plan

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1553-C Plan

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PLACE LOWER LEVEL WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HGT. AND GRADE

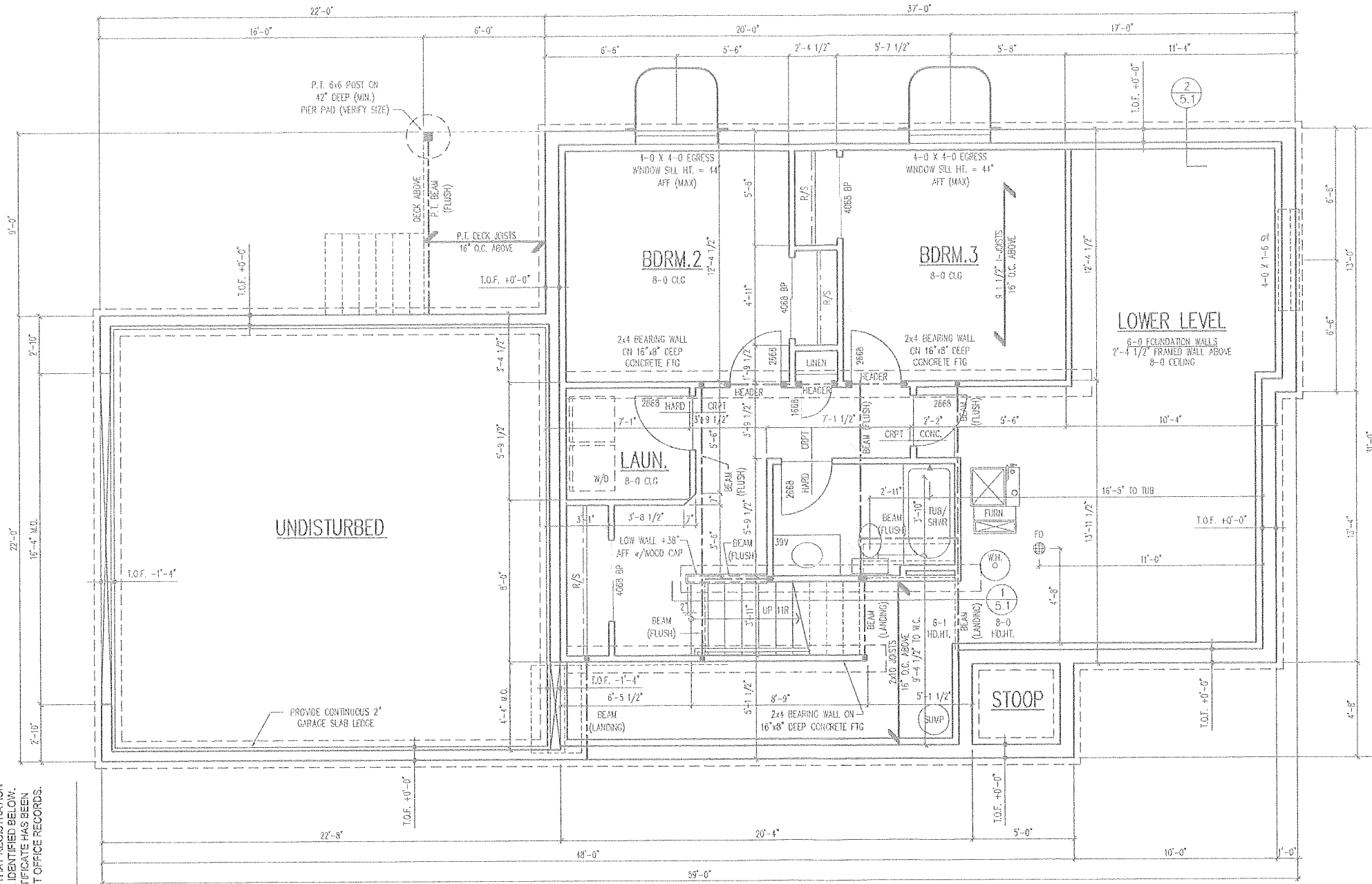
ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS.

VERIFY FOUNDATION ELEVATIONS FOR STEP DOANS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQUIRED.

CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.



TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES.
 - A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
 - CEILING: FRAMED 16" O.C. = 1/2" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
 - B. EXTERIOR SIDING WALL CONSTRUCTION: SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW: 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O. INTERIOR: 1/2" GYPSUM WALL BOARD.
 - C. EXTERIOR MASONRY WALL CONSTRUCTION: BRICK VENEER w/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING. INTERIOR: 1/2" GYPSUM BOARD.
 - D. BASEMENT AND GARAGE FLOOR CONSTRUCTION: 4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - E. FRAME FLOOR CONSTRUCTION: FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON 1-AXIS ENGINEERED FLOOR SYSTEM, U.N.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR CEILING: 5/8" GYPSUM BOARD. FRAMED 24" O.C. : 5/8" GYPSUM BOARD. FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
 - A. CASSEMENT WINDOWS: WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS. NOTED ON PLANS AS CSMT
 - B. SLIDING WINDOWS: NOTED ON PLANS AS SL
 - C. SINGLE HUNG WINDOWS: NOTED ON PLANS AS SH
 - D. DOUBLE HUNG WINDOWS: NOTED ON PLANS AS DH
3. DOORS
 - A. WOOD JAMBS AND CASING: ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN, BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - B. GYPSUM BOARD OPENING: ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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REGISTRATION NUMBER: --



LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

AREA SCHEDULE	
1558 Plan - Row House	
LOWER LIVING AREA	535
UPPER LIVING AREA	1023
TOTAL LIVING AREA	1558
LOWER LEVEL UNFINISHED	512
TOTAL	2070
GARAGE	526
TOTAL ALL AREAS	2596

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

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ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

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ALLER design group



1558 Plan B

SMART Series

Address Required for Permit

Builder: **Destiny Homes**
[515] 216.1015

Project No.: 30209118
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.31.18

Sheet Title:
LOWER LEVEL PLAN

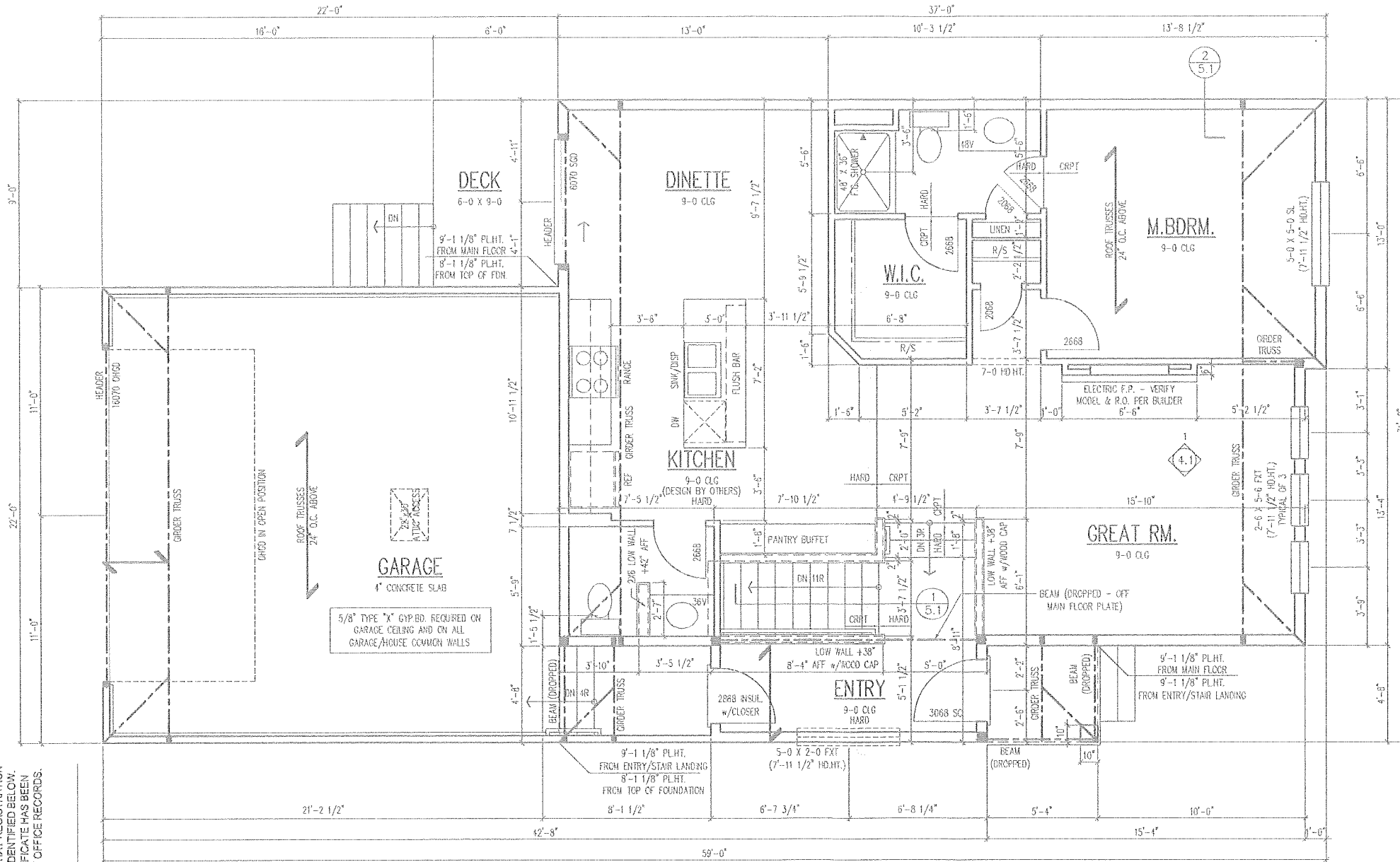
Sheet No.: 1.1

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFCR.

ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS.

CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MFCR.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFCR.



- TYPICAL NOTES:**
MFRS-10A
- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
CEILING: FRAMED 16" O.C. = 1/2" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
 - EXTERIOR SIDING WALL CONSTRUCTION:** SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW: 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O. INTERIOR: 1/2" GYPSUM WALL BOARD.
 - EXTERIOR MASCHRY WALL CONSTRUCTION:** BRICK VENEER w/ MASONRY RES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING. INTERIOR: 1/2" GYPSUM BOARD.
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:** 4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - FRAME FLOOR CONSTRUCTION:** FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON I-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR CEILING: 5/8" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD. FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
 - WINDOWS:** ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O. TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2" UNLESS NOTED OTHERWISE ON DRAWINGS.
 - CASEMENT WINDOWS:** WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS. NOTED ON PLANS AS CSMT.
 - SLIDING WINDOWS:** NOTED ON PLANS AS SL.
 - SINGLE HUNG WINDOWS:** NOTED ON PLANS AS SH.
 - DOUBLE HUNG WINDOWS:** NOTED ON PLANS AS DH.
 - DOORS:** DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
 - WOOD JAMBS AND CASING:** ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN. BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - GYPSUM BOARD OPENING:** ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

THIS CERTIFICATE ISSUED UNDER THE SEAL OF THE COPYRIGHT OFFICE IN ACCORDANCE WITH TITLE 17, UNITED STATES CODE, ATTESTS THAT REGISTRATION HAS BEEN MADE FOR THE WORK IDENTIFIED BELOW. THE INFORMATION ON THIS CERTIFICATE HAS BEEN MADE A PART OF THE COPYRIGHT OFFICE RECORDS.

REGISTRATION NUMBER: ---



UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

AREA SCHEDULE	
1558 Plan - Row House	
LOWER LIVING AREA	535
UPPER LIVING AREA	1023
TOTAL LIVING AREA	1558
LOWER LEVEL UNFINISHED	512
TOTAL	2070
GARAGE	526
TOTAL ALL AREAS	2596

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

THE OWNER AND OR CONTRACTOR OF THIS PLAN RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE, THE OWNER AND OR CONTRACTOR MUST CAREFULLY ASSESS ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUME RESPONSIBILITY FOR THE SAME.

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1558 Plan B
SMART Series
Address Required for Permit

Builder: **Destiny Homes**
(515) 216.1015

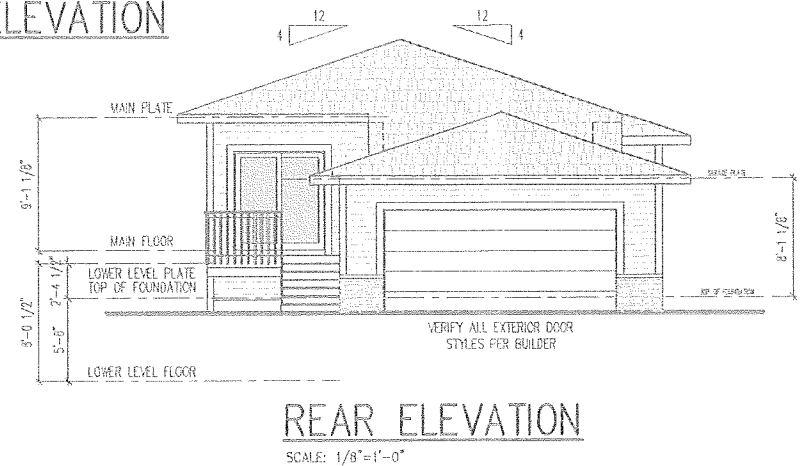
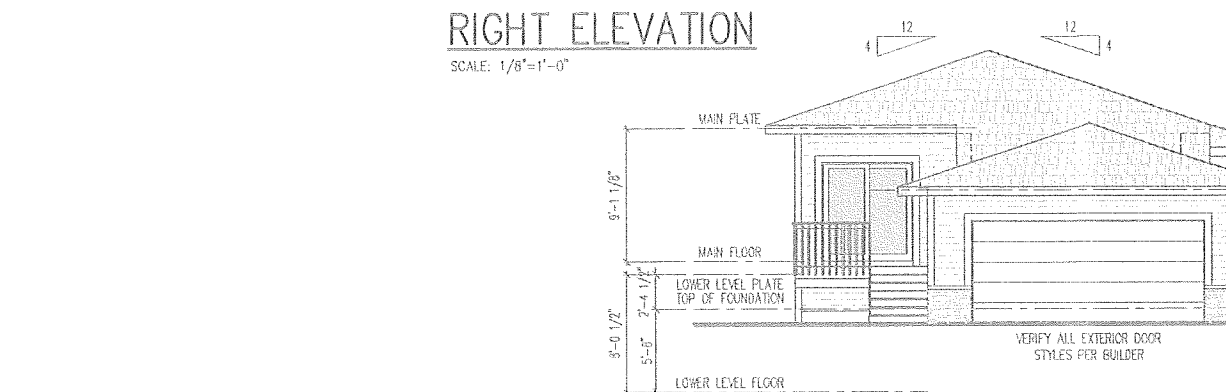
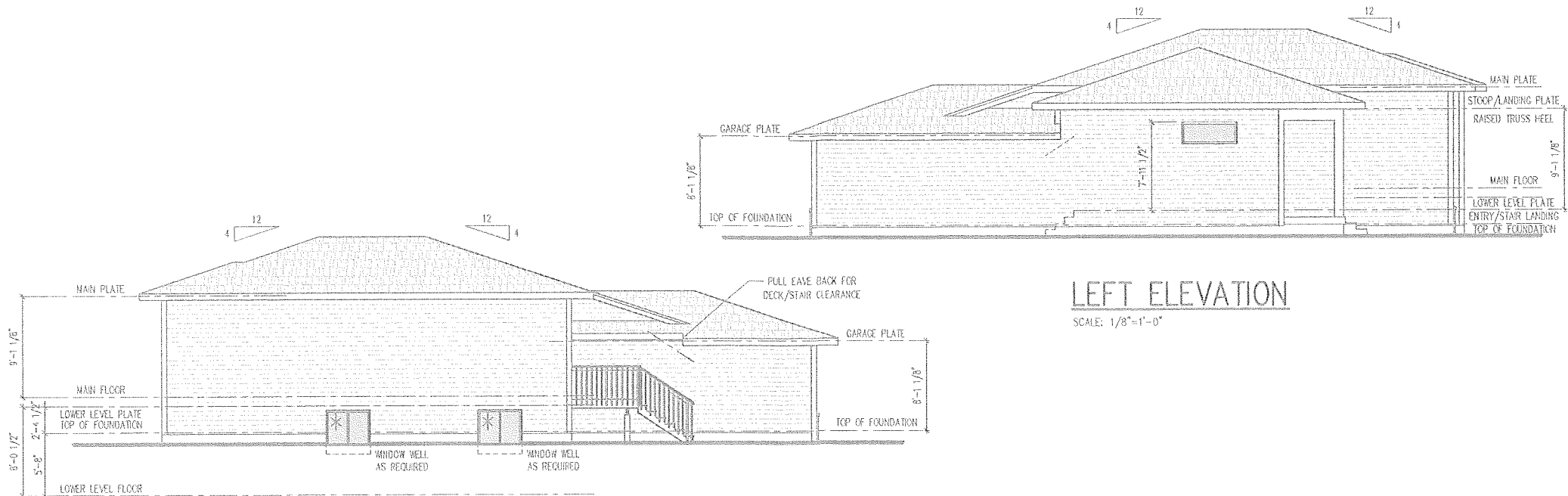
Project No.: 30209118
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.31.18

Sheet Title:
UPPER LEVEL PLAN

Sheet No.: 2.1

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REGISTRATION NUMBER: ---



* WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS

WALL SHEATHING ON ALL ELEVATIONS SHALL BE 1/2" O.S.B., U.N.O.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

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ALLER design group

1640 NW 119th St, Suite 220
Clond, IA 50225
515.254.1191



1558 Plan B

SMART Series
Address Required for Permit

Builder:
Destiny Homes
(515) 216.1015

Project No.: 30209118
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.31.18

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.: 3.1

S.M.A.R.T. Series of Row Homes



S.M.A.R.T. Series of Row Homes



S.M.A.R.T. Series of Row Homes



1558-A Plan

S.M.A.R.T. Series of Homes is a division of Destiny Homes LLC.
**All elevations and floorplans are for illustration purposes only. All representations, dimensions and specifications may vary from those depicted and are subject to revision, change and/or substitution without notice.



1558-B Plan

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1558-C Plan

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PLACE LOWER LEVEL WINDOW HEADERS IN RIM AS REQUIRED PER WINDOW HD.HT. AND GRADE

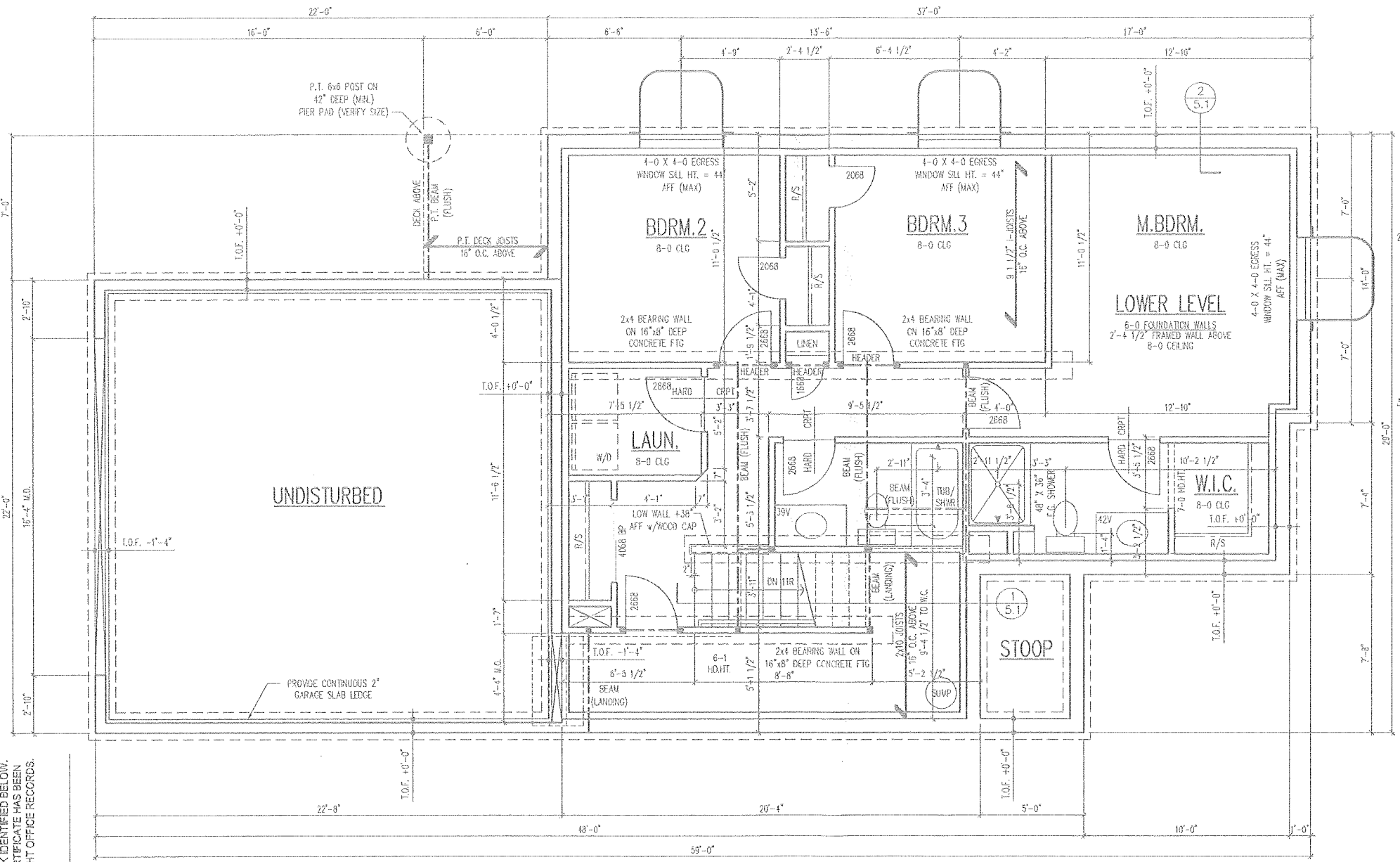
ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

ALL STRUCTURAL CONCRETE PIER PADS TO BE SIZED AND VERIFIED BY OTHERS

VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE. PLANS ARE CONCEPTUAL, ADJUST AS REQUIRED.

CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.



- TYPICAL NOTES:**
WTS-10A
- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
CEILING: FRAMED 16" O.C. = 1/2" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:** SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW. 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O. INTERIOR: 1/2" GYPSUM WALL BOARD.
 - EXTERIOR MASONRY WALL CONSTRUCTION:** BRICK VENEER w/ MASONRY RES 16" o.c. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING. INTERIOR: 1/2" GYPSUM BOARD.
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:** 4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - FRAME FLOOR CONSTRUCTION:** FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON 1-XISTS ENGINEERED FLOOR SYSTEM, U.N.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR CEILING: 5/8" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD. FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
 - WINDOWS:**
 - ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O. TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2" UNLESS NOTED OTHERWISE ON DRAWINGS.
 - CASEMENT WINDOWS:** WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS. NOTED ON PLANS AS CSMT
 - SLIDING WINDOWS:** NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:** NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:** NOTED ON PLANS AS DH
 - DOORS:**
 - DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
 - WOOD JAMBS AND CASING:**
 - ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN.
 - BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - GYPSUM BOARD OPENING:**
 - ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
 - ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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REGISTRATION NUMBER:



LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

AREA SCHEDULE	
1578 PLAN	
LOWER LIVING AREA	778
UPPER LIVING AREA	800
TOTAL LIVING AREA	1578
LOWER LEVEL UNFINISHED	149
UPPER LEVEL UNFINISHED	92
TOTAL	1819
GARAGE	526
TOTAL ALL AREAS	2345

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

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ALLER design group
1840 NW 11th St, Suite 220
Clerk, IA 50325
515.254.1191

1578 Plan - C
SMART Series
Address Required for Permit

Builder: **Destiny Homes**
[515] 216.1015

Project No.: 30209218
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.31.18

Sheet Title: **LOWER LEVEL PLAN**

Sheet No.: **1.1**

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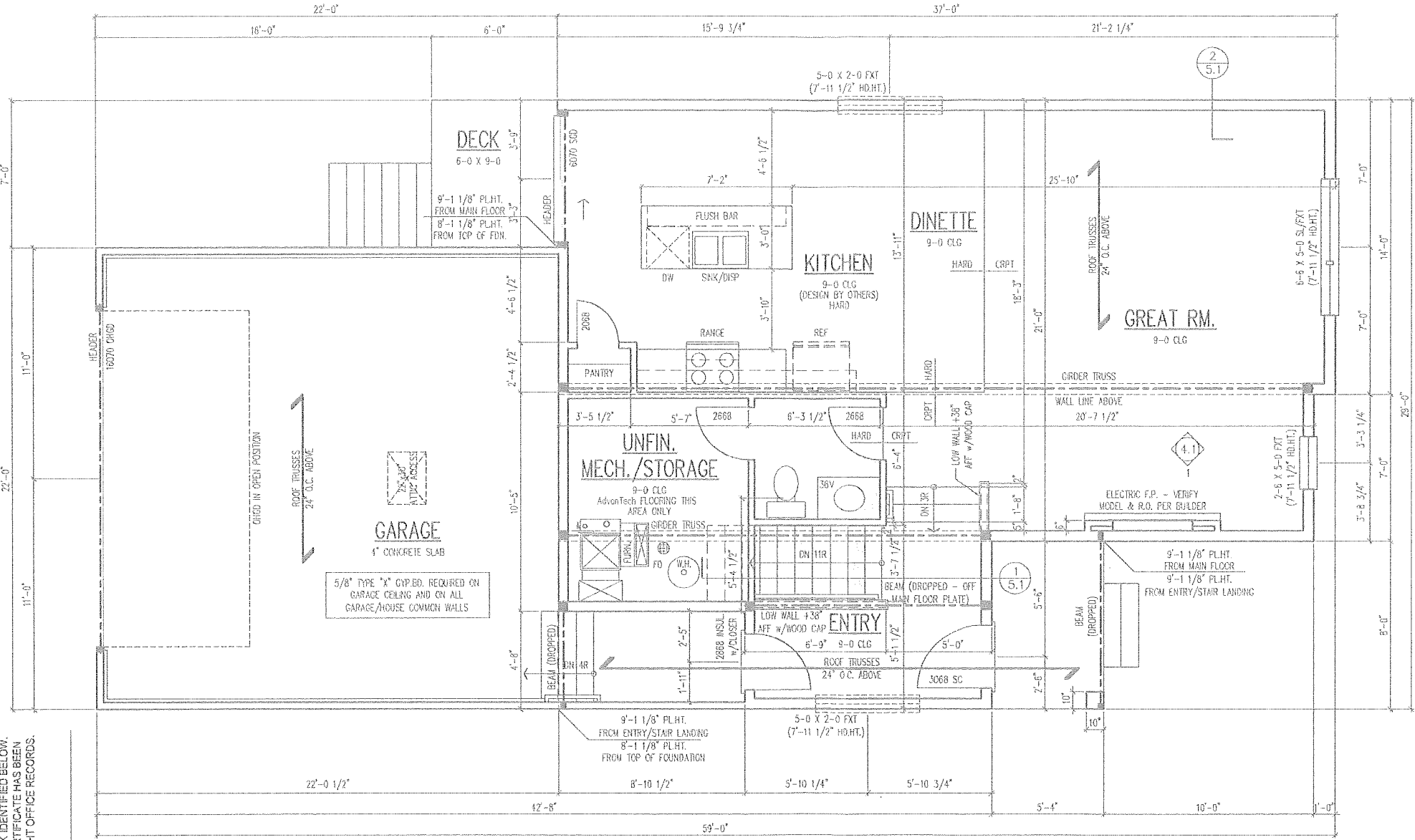


ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE DESIGNED AND ENGINEERED BY TRUSS MFR. OR BY OTHERS.

ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.

CABINETS SHOWN ON PLANS TO BE DESIGNED BY OTHERS AND TO BE VERIFIED PER MFR.



- TYPICAL NOTES:**
WTS-10A
- TYPICAL CONSTRUCTION ASSEMBLIES:**
 - ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
CEILING:
FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
 - EXTERIOR SIDING WALL CONSTRUCTION:**
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
1/2" OSB SHEATHING ON ALL ELEVATIONS, U.N.O.
INTERIOR: 1/2" GYPSUM WALL BOARD.
 - EXTERIOR MASONRY WALL CONSTRUCTION:**
BRICK VENEER w/ MASONRY TIES 16" O.C. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING.
INTERIOR: 1/2" GYPSUM BOARD.
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:**
4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - FRAME FLOOR CONSTRUCTION:**
FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON 1-JOISTS ENGINEERED FLOOR SYSTEM, U.N.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS).
MAIN FLOOR CEILING: 5/8" GYPSUM BOARD.
FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
FRAMED 16" O.C. = 1/2" GYPSUM BOARD.
 - WINDOWS:**
ROUGH OPENING OF WINDOW TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.N.O.
TYPICAL HEAD HEIGHT FOR WINDOWS TO BE 6'-11 1/2" UNLESS NOTED OTHERWISE ON DRAWINGS.
 - CASEMENT WINDOWS:**
WINDOW HINGE NOTED ON EXTERIOR ELEVATIONS.
NOTED ON PLANS AS CSMT
 - SLIDING WINDOWS:**
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:**
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:**
NOTED ON PLANS AS DH
 - DOORS:**
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11"
 - WOOD JAMBS AND CASING:**
ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE NOTED ON PLAN.
BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - GYPSUM BOARD OPENING:**
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

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ALLER design group
1840 NW 115th St, Suite 220
Clermont, FL 34705
352.254.1151

1578 Plan - C

SMART Series

Address Required for Permit

Builder:
Destiny Homes
[515] 216.1015

Project No.: 30209218
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.31.18

Sheet Title:
UPPER LEVEL PLAN

Sheet No.: 2.1

AREA SCHEDULE	
1578 PLAN	
LOWER LIVING AREA	778
UPPER LIVING AREA	800
TOTAL LIVING AREA	1578
LOWER LEVEL UNFINISHED	149
UPPER LEVEL UNFINISHED	92
TOTAL	1819
GARAGE	526
TOTAL ALL AREAS	2345

UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

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ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" THICK WALL SHEATHING

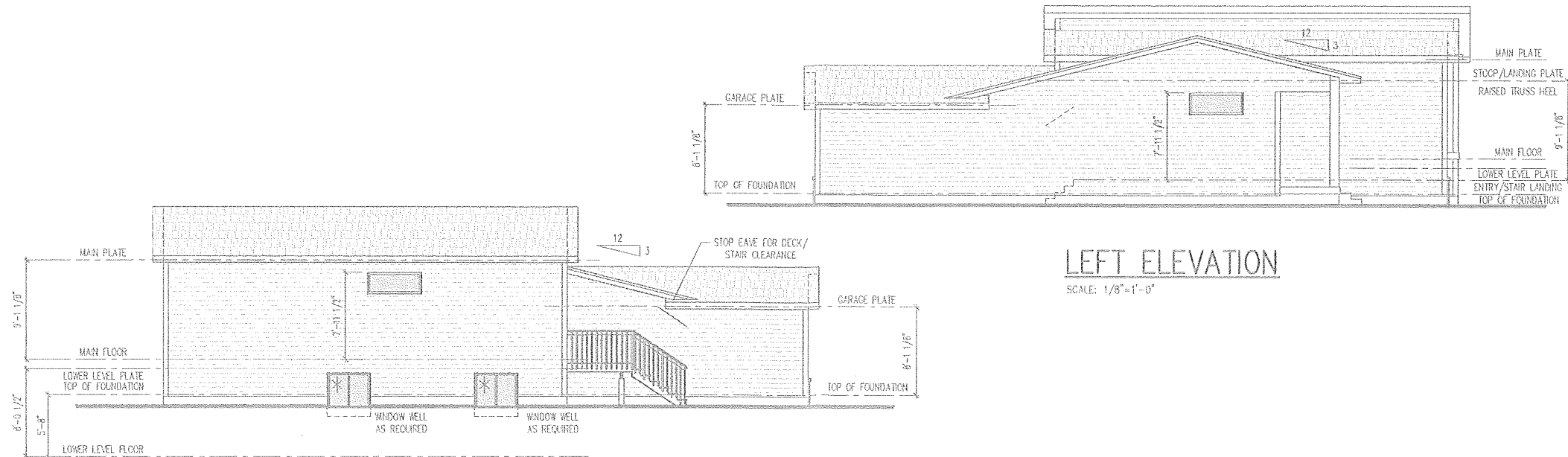
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

THIS CERTIFICATE ISSUED UNDER THE SEAL OF THE COPYRIGHT OFFICE IN ACCORDANCE WITH TITLE 17, UNITED STATES CODE, AT TESTS THAT REGISTRATION HAS BEEN MADE FOR THE WORK IDENTIFIED BELOW. THE INFORMATION ON THIS CERTIFICATE HAS BEEN MADE A PART OF THE COPYRIGHT OFFICE RECORDS.



REGISTRATION NUMBER:



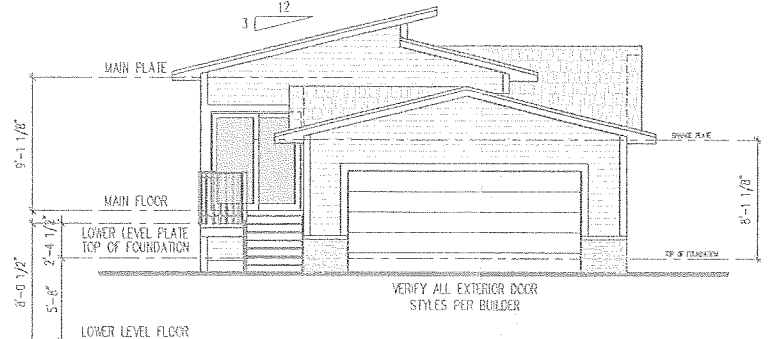
LEFT ELEVATION

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



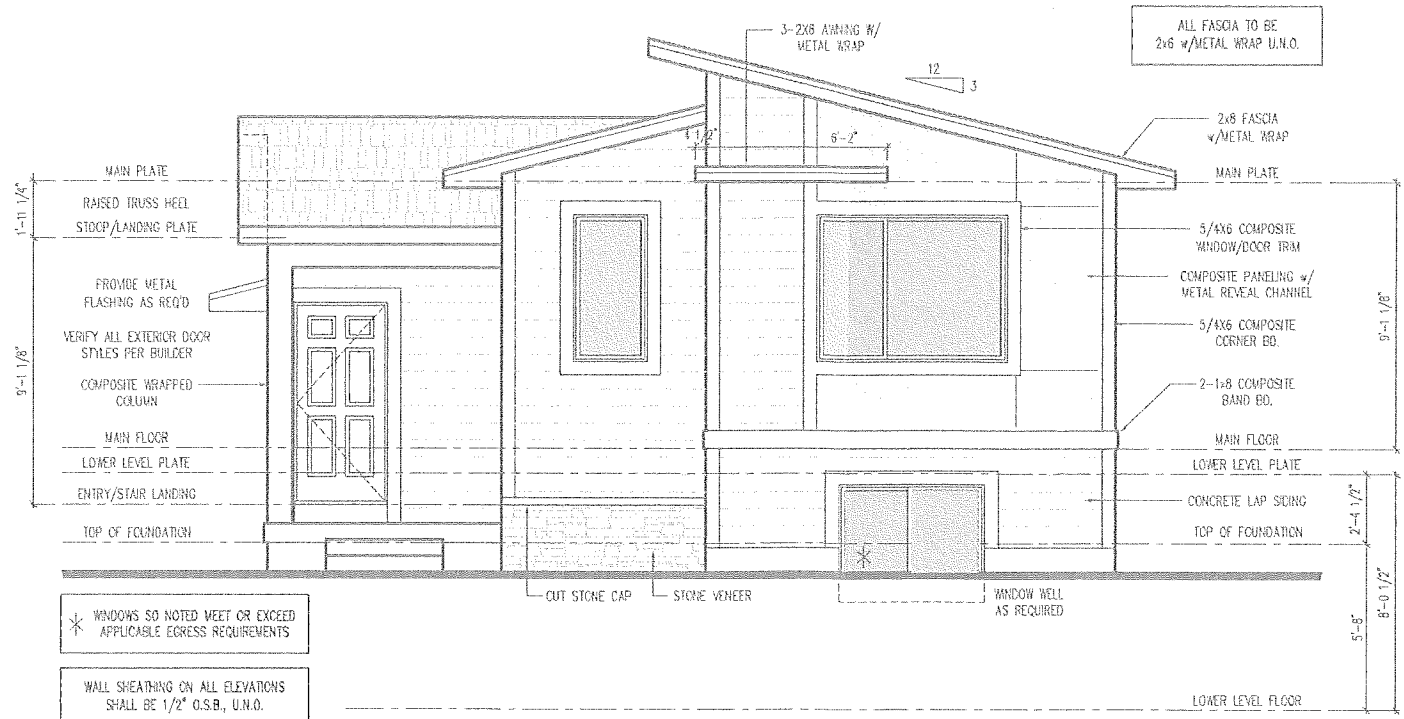
RIGHT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

* WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS

WALL SHEATHING ON ALL ELEVATIONS SHALL BE 1/2" O.S.B., U.N.O.

ALL EXTERIOR FRAME DIMENSIONS INCLUDE 1/2" BACK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEMS

HOLD ALL DOOR AND WINDOW ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

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1140 NW 11th St. Suite 220
Clerk, IA 50325
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1578 Plan - C

SMART Series

Address Required for Permit

Builder: **Destiny Homes**
[515] 216.1015

Project No.: 30209218
Date: 05.04.18
Drawn By: JA/SH
Revisions: 08.31.18

Sheet Title: **EXTERIOR ELEVATIONS**

Sheet No.: **3.1**

S.M.A.R.T. Series of Row Homes



S.M.A.R.T. Series of Row Homes



S.M.A.R.T. Series of Row Homes



1578-A Plan

S.M.A.R.T. Series of Homes is a division of Destiny Homes LLC.
**All elevations and floorplans are for illustration purposes only. All representations, dimensions and specifications may vary from those depicted and are subject to revision, change and/or substitution without notice.

1578-B Plan

S.M.A.R.T. Series of Homes is a division of Destiny Homes LLC.
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1578-C Plan

S.M.A.R.T. Series of Homes is a division of Destiny Homes LLC.
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ITEM #: 33b
DATE: 07-23-19

COUNCIL ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR SUNSET RIDGE SUBDIVISION, 9th ADDITION (130 WILDER AVENUE)**

BACKGROUND:

Hunziker Land Development, LLC is requesting approval of a Preliminary Plat for the Sunset Ridge Subdivision, 9th Addition, to plat 15 residential single-family lots. The proposed plat is in conjunction with the Planned Residence District (PRD) Amendment and Major Site Development Plan for this property. Approval of a plat is a recommended condition of approval of the PRD amendment.

The site totals 3.73 acres and is located at 130 Wilder Avenue in Sunset Ridge. (See *Attachment A, Location and Existing Zoning Map*). The site abuts single-family homes to the north, open space to the east, Lincoln Way to the south, and townhomes to the west across Wilder Avenue.

The proposed Preliminary Plat (See *Attachment B*) includes 15 single-family detached homes on individual lots. The building design is with front doors oriented to public space of streets or open space with rear access to 2-car garages. There is a single point of access into the development from Wilder Avenue with a private street (Wilder Lane) to the individual residential lots. The private street is contained in Outlot C. Each lot will have a two stall attached garage as well as parking on the driveways. An emergency access way out to Lincoln Way will enable a fire truck to exit the site, but it is not allowed for regular use by occupants of the site.

The units will have front entries facing Wilder Avenue for the interior row of units and facing the open space areas to the east of the development for the outer rows of units. All garage access will be off of the private streets interior to the development. The proposed grading of the site and design of the utilities generally conforms to the prior Major Site Development plan approval. Storm water is managed within the approved design of the prior approval.

As discussed with the PRD report, the project includes the use of a private street rather than a public street. The private street does not meet city standards for a public street in terms of its width or design. The street is 24 feet wide where as 26 feet is required. The construction of street will be with 7" thick Portland Cement Concrete (PCC). Sidewalk are proposed outside of the private street area to connect around the perimeter of the site.

The private street is approvable within the context of the PRD to allow for unique residential design and with assurance of maintenance by a homeowner's association. **The Planning and Zoning Commission and staff have recommended the private street width be modified to allow for additional guest parking.** This would require

widening the street by two feet to accommodate additional guest parking. With approval of the private street, it will allow for each lot to have frontage along a street to meet the requirements of the Zoning Ordinance. Additionally, the PRD allows for lot sizes to be smaller and customized to the development concept without meeting base zone minimum area standards.

PLANNING AND ZONING COMMISSION RECOMMENDATION: On July 17, 2019 the Planning and Zoning Commission considered the Preliminary Plat for Sunset Ridge Subdivision, 9th Addition. Per the Commission's recommendation for the PRD Amendment, the private street would need to be widened to 26 feet. No one from the public spoke at the hearing. The Commission recommended approval of the Preliminary Plat by a vote of 6 to 0.

ALTERNATIVES:

1. The City Council can approve the preliminary plat for Sunset Ridge Subdivision 9th Addition, subject to conformance to the design requirements of the PRD Amendment Major Site Development Plan, including the widening of the private street to 26 feet.
2. The City Council can deny the preliminary plat for Sunset Ridge Subdivision 9th Addition.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed project has achieved the lot development requirements of the Ames Subdivision and Zoning regulations and conforms to the Planned Residence District (PRD) Amendment and Major Site Development Plan for the proposed development. The unique component of the project per the Subdivision Code is the provision of the private street, which is permissible through the approval of the PRD.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 and approve the preliminary plat for Sunset Ridge Subdivision, 9th Addition.

ADDENDUM

Project Description.

The project site is located at the northeast corner of Lincoln Way and Wilder Avenue. It includes one lot totaling 3.73 acres. One vehicular access (Wilder Lane, proposed as a private street) is provided to the site from Wilder Avenue.

The project includes 15 detached single-family residential units with attached 2-car garages, on individual lots. The units will face out either to Wilder Avenue or to the common open space area on the east side of the development. Each unit is proposed with a foot print of approximately 31' by 59' feet.

Lots are rear-loaded, meaning that the garage is to the rear of the lot and accessed off of a private street. On-street parking is not provided on any of the adjacent streets and is not proposed for the private street. Parking is provided for each unit within a 2-car detached garage with additional area for parking up to four cars on each of the individual lot driveways.

Sidewalks will connect to the sidewalk network already in place and include a 5-foot sidewalk on the east side of Wilder Avenue and a 5-foot sidewalk wrapping around the west side of the common open space and connecting to prior phases of the Sunset Ridge development.

The Preliminary Plat includes 15 lots for development of Single-Family Detached Dwellings. Wilder Lane, proposed as a private street, provides access to the site from Wilder Avenue and aligns with Wilder Place across the street. Wilder Lane is proposed as a 24-foot wide paved private street within a 60' right of way and will include an emergency exit onto Lincoln Way, paved with Geoblock and overseeded with grass. The private street is located within Outlot C.

Outlot D is included on the plat and identified as open space and stormwater management and meets the majority of the minimum 40% open space required for the PRD. (See *Attachment C - Preliminary Plat*).

Density calculations are based on net area consistent with a base zone of medium density, by subtracting out of the gross lot area the total area to be held as outlots for private streets and public open space. With a total net area of 1.4 acres, the net density of 15 proposed single-family detached homes is 10.1 dwelling units per net acre. This meets the net density range of 7.26 to 22.31 dwelling units per net acre of a medium density base zone consistent with the approved PRD and Major Site Development Plan.

Public Improvements. Outlot C, which includes the private street, Wilder Lane, will be maintained by the Sunset Ridge 9th Addition Home Owners Association. The open area within Outlot D will be part of the development retained under the control of the Sunset Ridge Property Owners Association and will not become a City responsibility for maintenance.

Street Trees. A street tree planting plan has been submitted that includes street trees planted along the east side of Wilder Avenue, the north side of Lincoln Way and along the private street, Wilder Lane in accordance with Section 23.402. Trees are spaced at 30-50 on center to allow for the growth of the tree canopy. The plan has been reviewed and approved by the City Forester.

Open Space, Sidewalks, and Pedestrian Connections. The proposed development will be developed according to Medium Density Residential standards for open space in a PRD, which requires a minimum of 40% of the gross area of the site to be devoted to open space.

The proposed development is shown to provide the 41% of the site in open space (1.52 acres). This includes 64,300 SF (1.48 acres) of dedicated open space through the creation of Outlot D and another 2030 SF (.046 acre) of open space provided through an 10' open space easement along Lincoln Way, crossing Lots 7 & 8. The open space easement would preclude any future fencing within this area and will include groupings of shrubbery as illustrated in the Landscape Plan (page C5.0).

The highlight of the open space design is the large common open space adjacent to the Sunset Ridge Subdivision open space on the east side of the project. This creates a large "common green" for the area. Therefore, it is concluded that the minimum open space required for the development has been provided in the plan.

The proposed subdivision includes a 5-foot sidewalk on the east side of Wilder Avenue to connect to the existing sidewalk system. Internal sidewalks are also provided to the front entrance for each of residence, as well as to connect the development to the existing Sunset Ridge neighborhood by two connection points north to Durant Street. There is an existing 8-foot shared use path along Lincoln Way along the frontage of Sunset Ridge.

Infrastructure and Storm Water Management.

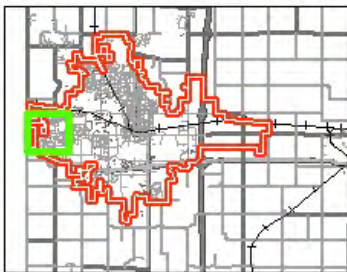
The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric services. Existing and proposed easements are shown on the Preliminary Plat as required by Public Works. All required easements will be recorded with the Final Plat for the subdivision.

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures.

Applicable Law. Laws pertinent to the proposal are described on *Attachment C – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302(3) and 23.302(4).

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, only inquiries have been received.



Attachment A: Location and Zoning Map




LOCATION & ZONING MAP 130 Wilder Avenue

0 125 250 500 Feet

Legend

-  Subject Property
-  PARCELS



Attachment B: Preliminary Plat Cover Sheet

SUNSET RIDGE PRELIMINARY PLAT

PRELIMINARY PLAT

SUNSET RIDGE SUBDIVISION 9TH ADDITION AMES, IA

LOCATION MAP

No.	Description
1	COVER SHEET/ LOCATION MAP/ LEGEND
2	PROPOSED LOT LAYOUT
3	SITE LAYOUT AND UTILITY PLAN
4	SITE GRADING PLAN
5	STREET TREE/ LANDSCAPING PLAN

INDEX OF SHEETS	
No.	Description

LEGEND

PROPOSED	<ul style="list-style-type: none"> Concept Paving Sidewalk Building
EXISTING	<ul style="list-style-type: none"> Utility Water Main Water Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service Storm Sewer Storm Sewer Service

PARKING CALCULATIONS:	
REQUIRED:	30 SPACES
PROVIDED:	3 SPACES PER UNIT
GARAGE SPACES PER UNIT DRIVEWAYS SPACES PER UNIT TOTAL SPACES PER UNIT	30 SPACES 30 SPACES 60 SPACES
AREA CALCULATIONS	
PRIVATE LOTS	42 %
OVER SPACE	41 %
OVER SPACE	100 %
SETBACKS	
FRONT	25'
SIDE	6'
REAR	6'
LOTS ADJOINING OUTLOT B	10'

PRELIMINARY PLAT DATA:

OWNERS/ APPLICANT	WINSTON ASBURY MANAGEMENT CO. LLC 105 S. 4TH ST. SUITE A AMES, IA 50010
PREPARED BY	FOX ENGINEERING, P.C. 130 WILDER AVE AMES, IA 50010 PH: (515) 232-0090
SITE ADDRESSES	130 WILDER AVE
LEGAL DESCRIPTION	LOT 1 OF SUNSET RIDGE SUBDIVISION, 3RD ADDITION
LOT AREAS	3.73 ACRES (132,460.3 S.F.)
SITE ZONING	PLANNED RESIDENCE (F-PDR)
DENSITY	15 UNITS/1.4 ACRES = 10.7 UNITS/ACRE
DATE OF PREPARATION	APRIL 23, 2019
REVISIONS	JUNE 13, 2019 JUNE 20, 2019

LOCATION MAP

GENERAL NOTE:

ALL UTILITIES AND ONLY UTILITIES LOCATED. ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION SHOULD BE REMOVED.

IOWA ONE CALL

1-800-292-8989
www.iowaonecall.com

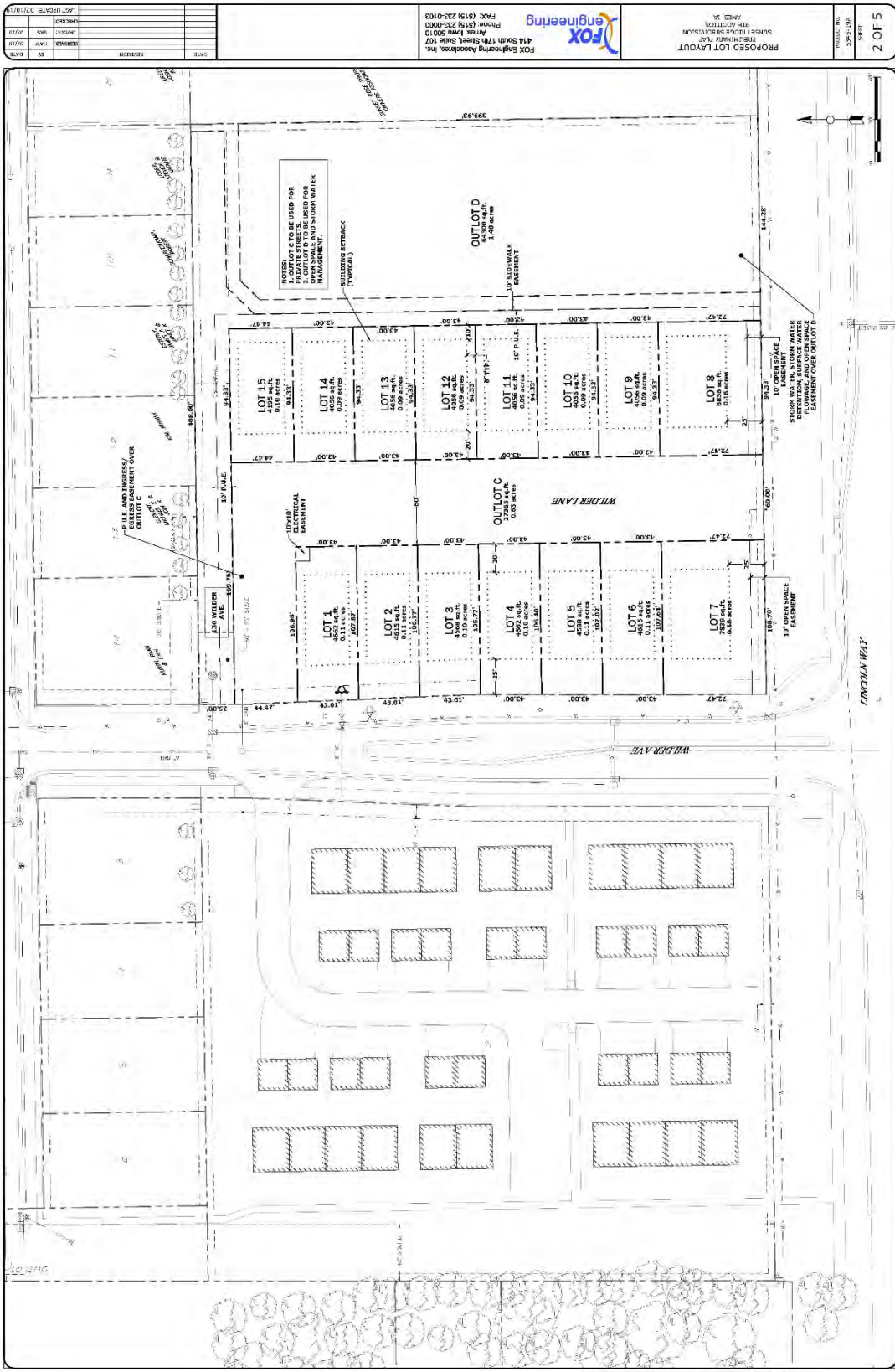
FOX Engineering
14 S. SOUTH 17th St., Suite 200
AMES, IA 50010
PHONE: (515) 232-0090
FAX: (515) 232-0103

COVER SHEET/ LOCATION MAP/ LEGEND
SUNSET RIDGE SUBDIVISION
3RD ADDITION
130 WILDER AVE
AMES, IA
DATE: APRIL 23, 2019

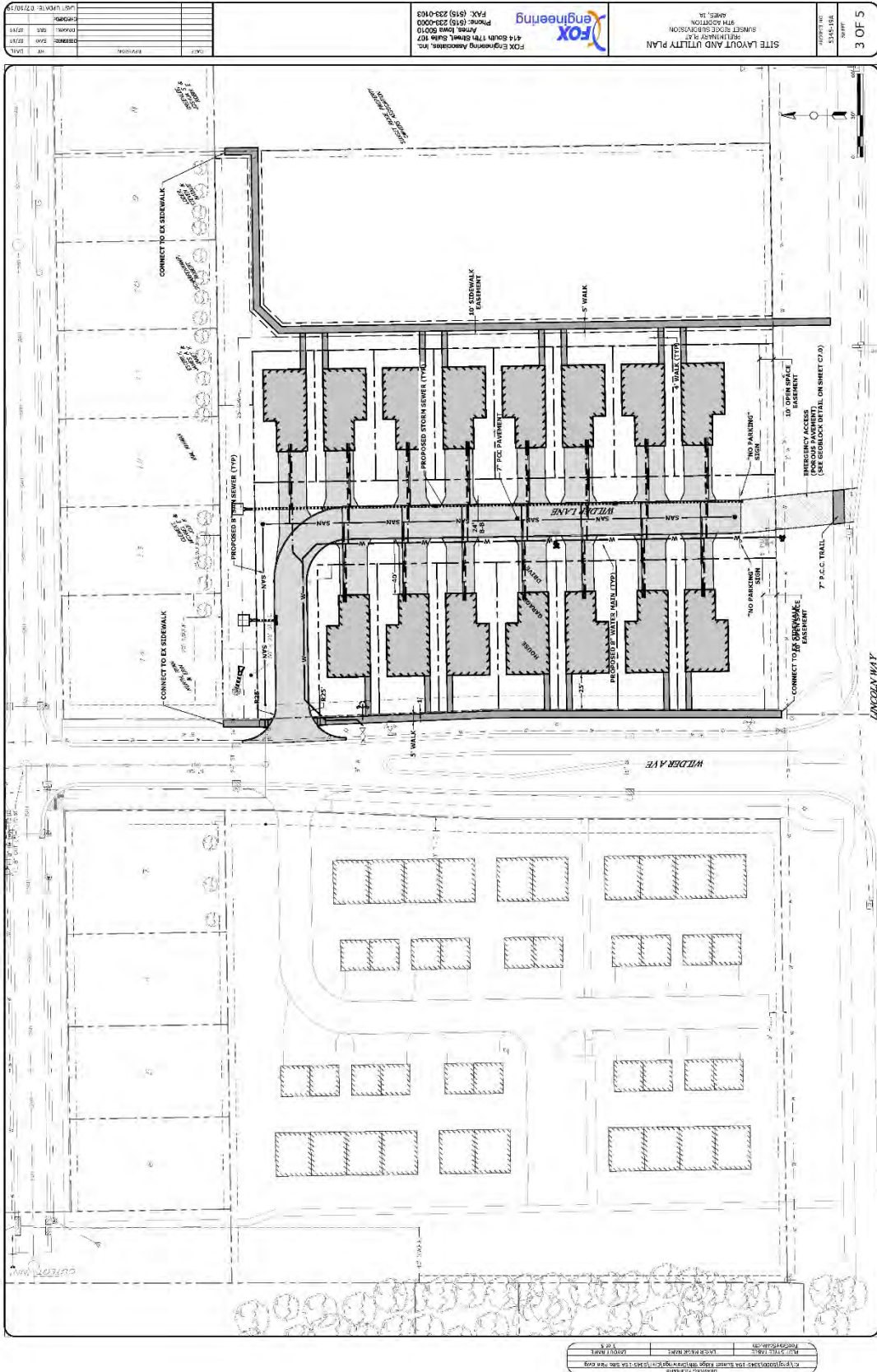
DATE: APRIL 23, 2019
SHEET NO.: 0342 13A
SCALE:

1 OF 5

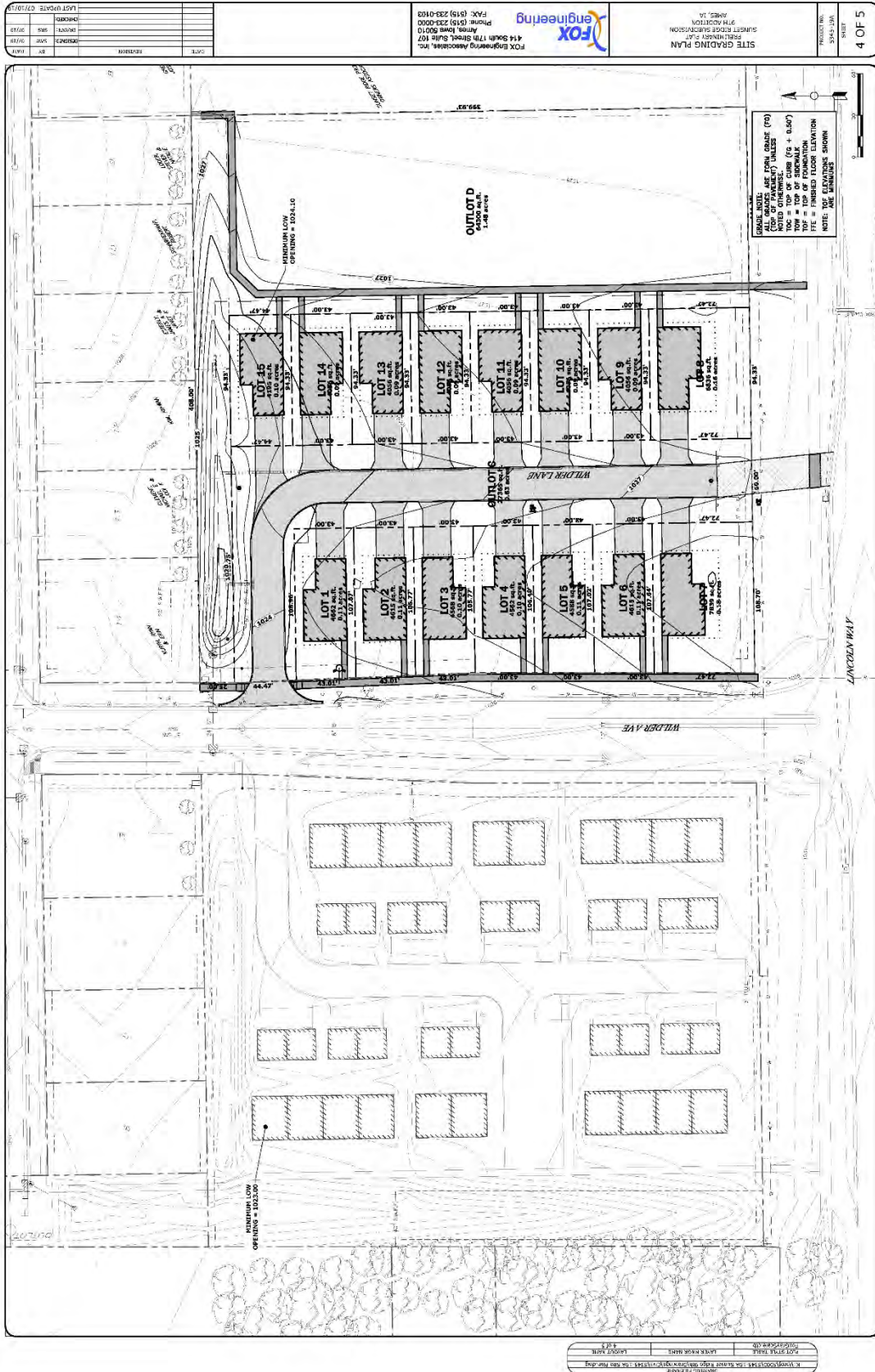
Attachment B, Lot Layout.



Attachment B, Site Layout and Utility



Attachment B, Grading Plan



Attachment C: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(5):

- (5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

- (6) *City Council Action on Preliminary Plat:*
- a. *Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
 - b. *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division IV, establishes requirements for public improvements and contains design standards.

COUNCIL ACTION FORM

SUBJECT: ASBESTOS REMEDIATION AND RELATED SERVICES AND SUPPLY CONTRACT FOR POWER PLANT

BACKGROUND:

On June 11, 2019, City Council approved preliminary plans and specifications for Asbestos Remediation and Related Services and Supply Contract for Power Plant. This contract involves the removal and proper disposal of asbestos insulation at the Power Plant, including Units 5 and 6 (both retired) and operating units 7 and 8. The two retired units and Unit 7 are primarily insulated with asbestos type insulation. Unit 8 is considered "asbestos free" excluding some steam pipe insulation around the turbine. In addition, there is other equipment and piping located in the Power Plant that has been insulated with asbestos type insulation.

The current contract for these services was bid in 2014 and there are no remaining renewal options. **These services include removal and disposal of asbestos containing insulation, and the remediation/encapsulation of identified areas or where an encapsulated surface is damaged.** Asbestos must be removed and disposed of per State and Federal regulations before retired equipment can be physically removed. In addition, asbestos should be removed or encapsulated where employees will be working.

The Power Plant benefits from having a service contract with a firm that provides routine and emergency asbestos remediation services. The benefits include consistency of work and quality from a single contractor, reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage, rapid contractor mobilization to start emergency repairs, and saved City staff time obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

Bid documents were issued to 31 firms and five plan rooms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities. On July 10, 2019, two bids were received. One bid from REW Services Corporation, Des Moines, Iowa and the other from Earth Services & Abatement (ESA) LLC., Des Moines, Iowa. **The bid tabulation is attached, indicating REW is the lower bidder.**

Because of the high concern for health and safety with asbestos removal, both company's references and Occupational Safety and Health Administration (OSHA) records were heavily researched. ESA has been working with the City of Ames Power

Plant for the last ten years and has never had a safety incident or OSHA violation while on site. ESA, according to the OSHA website, has had one violation statewide in the past five years.

The Power Plant has not worked with REW in the past, but REW has had 14 OSHA violations statewide, in the past five years. In order to ensure asbestos remediation is being performed correctly and safely, and with these OSHA violations in mind, Power Plant staff would like to award the contract to the higher bidder, ESA. As shown on the bid tabulation attachment, a typical work scenario between the two companies differs by slightly more than \$2,000. Staff believes the additional \$2,000 per work scenario is appropriate to retain safe and proper remediation services.

The approved FY 2019/20 Power Plant operating budget includes \$80,000 for asbestos removal. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Award contract for Asbestos Remediation and Related Services Contract for Power Plant to Earth Services & Abatement, LLC, for unit prices bid in a total amount not to exceed \$80,000.
2. Award the contract to the other bidder.
3. Reject all bids and purchase asbestos maintenance services on an as-needed basis

CITY MANAGER'S RECOMMENDED ACTION:

Asbestos removal and encapsulation must be performed by a contractor that comes with a clean safety record and experience that proves the contractor can be trusted and relied on to perform remediation correctly and safely. Removal and encapsulation will be an on-going cost, since most of the old equipment at the Power Plant was insulated with asbestos. **This contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service.**

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

ITB 2019-141 Asbestos Remediation and Related Services & Supply Contract for Power Plant

	REW Services Corp. Des Moines, Iowa			Earth Services & Abatement LLC Des Moines, Iowa		
DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$70.00	\$105.00	\$140.00	\$79.00	\$118.50	\$158.00
Apprentice	\$65.00	\$97.50	\$130.00			
Foreman						
Journeyman						
Technician						
Asbestos Worker				\$68.00	\$102.00	\$136.00
Subsistence:	0			\$70 per person per day		
Travel:	\$15 per day			\$50 per person		
Materials:	at cost + 0%			Cost + 10%		
Misc. Tools & Equipment Rates:						
	Description	Rate per U/M	Description	Rate per U/M		
	Scissor lift, 19' indoor	\$135/day; \$210/week; \$365/month	ACM Container	\$250/each		
	Scissor lift, 26' indoor	\$135/day; \$220/week; \$585/month	ACM Pull	\$250/each		
	Scissor lift, 27' outdoor	\$205/day; \$410/week; \$1150/month	ACM Landfill	\$140/ton		
	Scissor lift, 35' outdoor	\$225/day; \$450/week; \$1300/month	Rentals	Cost + 10%		
	Boom lift, 35'	\$285/day; \$640/week; \$1550/month	Small tools included in cost of labor			
	Boom lift, 40' indoor	\$305/day; \$760/week; \$1650/month				
	Boom lift, 40' outdoor	\$355/day; \$805/week; \$1810/month				
Proposed Price Increase for Renewal Periods:						
Labor Rates:	3% per renewal period			3% per year		
Travel & Subsistence:	5% per renewal period			3% per year		

SAMPLE JOB COST

**ITB 2019-141 Asbestos Remediation and Related Services & Supply Contract
for Power Plant**

SAMPLE JOB:	One crew consisting of a supervisor and two workers, working for 5 days, 8 hours per day:	
	REW Services Corp. Des Moines, Iowa	Earth Services & Abatement LLC Des Moines, Iowa
Crew makeup	1 supervisor @ \$70/hour	1 supervisor @ \$79/hour
	2 apprentice @ \$65/hour each	2 Asbestos workers @ \$68/hour each
Subsistence	0	\$70 per person per day
Travel	\$15/day	\$50/day
Labor Cost	\$ 8,000.00	\$ 8,600.00
Subsistence Cost	\$ -	\$ 1,050.00
Travel Cost	\$ 225.00	\$ 750.00
Total sample job cost	\$ 8,225.00	\$ 10,400.00

COUNCIL ACTION FORM

SUBJECT: NON-ASBESTOS INSULATION AND RELATED SERVICES AND SUPPLY CONTRACT FOR POWER PLANT

BACKGROUND:

On June 11, 2019, City Council approved preliminary plans and specifications for Non-Asbestos Insulation and Related Services and Supply Contract for Power Plant. This contract involves the removal, repair, and reinstallation of non-asbestos insulation at the Power Plant. It also includes installation of new insulation systems on pipes, ducts, equipment, vessels, boilers, and accessories throughout the Power Plant; repair and replacement of lagging systems; repair and replacement of jacketing systems and installation of new jacketing systems; fire-stopping insulation; and sound attenuation insulation.

The current contract for these services was bid in 2015 and there are no remaining renewal options. The Power Plant benefits from having a service contract with a firm that provides routine and emergency non-asbestos insulation services. The benefits include consistency of work and quality from a single contractor, reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage, rapid contractor mobilization to start emergency repairs, and saved City staff time obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

Bid documents were issued to 11 firms and five plan rooms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities. On July 10, 2019, two bids were received as shown on the attached bid report.

The approved FY 2019/20 Power Plant operating budget includes \$80,000 for non-asbestos insulation and related services and supplies. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Award contract for Non-Asbestos Insulation and Related Services and Supply Contract for Power Plant to the low bidder, HTH Companies, Inc., Union, Missouri, for unit prices bid in a total amount not to exceed \$80,000.
2. Award the contract to the other bidder.
3. Reject all bids and purchase non-asbestos insulation services on an as-needed basis.

CITY MANAGER'S RECOMMENDED ACTION:

Non-asbestos insulation maintenance will be an ongoing cost. This contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service.

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



ITB 2019-148 Non-Asbestos Insulation and Related Services & Supply Contract for Power Plant

	HTH Companies, Inc. Union Missouri			Total Insulation Mechn, Inc. Ames, Iowa		
DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$43.00	\$62.00	\$62.00	\$70.00	\$105.00	\$140.00
Apprentice	\$32.00	\$45.00	\$45.00	\$60.00	\$90.00	\$120.00
Foreman	\$43.00	\$62.00	\$62.00	\$70.00	\$105.00	\$140.00
Journeyman	\$38.00	\$55.00	\$55.00	\$70.00	\$105.00	\$40.00
Technician	\$32.00	\$45.00	\$45.00			
		Overtime after 8 hours or on weekend				
Subsistence:	\$85 per overnight			0		
Travel:	labor hourly rates			0		
Mileage:	lined through on bid form			0		
Materials	Cost + 7%			Cost + 30%		
Misc. Tools & Equipment Rates:						
	Description		Rate per U/M	Description		Rate per U/M
Proposed Price Increase for Renewal Periods:						
Labor Rates:	2% per year			not shown		
Travel & Subsistence:	2% per year			0%		

COUNCIL ACTION FORM

SUBJECT: SOUTH GRAND AVE – SOUTH 5TH TO SQUAW CREEK DR AND SOUTH 5TH ST – SOUTH GRAND AVE TO 600' WEST OF SOUTH DUFF AVE.

BACKGROUND:

This project is part of the extension of South Grand Avenue from S 3rd Street to S 16th Street and associated projects to extend S 5th Street and for intersection improvements at S 16th Street/S Duff Avenue. The projects have been 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).
- 3) Reconstruction and widening additional turn lanes at S. Duff Ave and S. 16th St.

This project includes extension of South 5th Street from South Grand Avenue to South Duff Avenue (Phase 1 described above).

Since this project funding source includes Iowa Department of Transportation (DOT) Surface Transportation Program (STP) and Federal/State Grant funds, the project must follow Iowa DOT letting policies and be let by Iowa DOT. On July 16, 2019, bids for the project were received as follows:

<i>Bidder</i>	<i>Bid Amount</i>
<i>Engineer's Estimate</i>	\$4,227,097.00
Peterson Contractors Inc.	\$3,159,304.15
Mcaninch Corporation & Affiliates	\$3,515,651.48
Concrete Technologies, Inc.	\$3,543,698.45
Absolute Concrete Construction, Inc.	\$3,569,437.70
Con-Struct, Inc.	\$3,639,983.25
Elder Corporation	\$3,670,000.00

A summary of revenues and projected expenses is shown below.

Activity	Expenses	Revenue
Engineering (overall total)	\$2,846,000.00	
Construction (this project)	\$3,159,304.15	
Construction (future phases)	\$10,000,000.00	
17/18 & 18/19 (GO Bonds)		\$7,700,000
17/18 & 18/19 (MPO/STP)		\$4,300,000
17/18 & 18/19 (Federal/State Grants)		\$3,450,000
IDALS Water Quality Grant		\$100,000
19/20 (GO Bonds)		\$2,000,000
TOTAL	\$16,005,304.15	\$17,550,000

ALTERNATIVES:

1. a. Accept the report of bids for the South Grand Ave – South 5th St. to Squaw Creek Dr. and South 5th St. – South Grand Ave. to 600’ west of South Duff Ave
- b. Approve the final plans and specifications for this project.
- c. Award the South Grand Ave – South 5th St. to Squaw Creek Dr. and South 5th St. – South Grand Ave. to 600’ west of South Duff Ave to Peterson Contractors Inc. (PCI) of Reinbeck, Iowa, in the amount of \$3,159,304.15, contingent upon receipt of Iowa DOT concurrence.
2. a. Accept the report of bids for the South Grand Ave – South 5th St. to Squaw Creek Dr. and South 5th St. – South Grand Ave. to 600’ west of South Duff Ave
- b. Reject award and direct staff to modify the project for a future Iowa DOT bid letting.
3. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project, it will be possible to start construction of the new 5th Street extension and the connection to future Grand Avenue Extension. Delay or rejection of this project could also delay the future Grand Avenue Extension project and possibly jeopardize the funding.

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

COUNCIL ACTION FORM

SUBJECT: **ENGINEERING FOR TRIPP STREET EXTENSION**

BACKGROUND:

The City of Ames was working with J-Corp to advance a partnering agreement for development of the former Ames Middle School site at 321 State Avenue. As a part of working towards this agreement, J-Corp retained FOX Engineering to design plans for the potential subdivision layout and infrastructure elements. In early 2018, it was decided that an agreement would not be pursued any further. City of Ames Engineering staff was then asked to develop plans and specifications for the extension of Tripp Street through the site.

At the December 18, 2018 City Council meeting, staff reported on the engineering effort for the 321 State Avenue development. At that time, it was stated in the report only that “City staff did use (the FOX design) in creating a vertical profile to fit the horizontal alignment of the roadway that staff had developed”. It was also noted that “the horizontal alignment of Tripp Street was generally approximate to the plans given by FOX”, however no staff time savings was noted for that effort. Following that City Council report, FOX Engineering requested a meeting with City staff to discuss similarities between the City’s Tripp Street design and the FOX design for the overall subdivision and infrastructure. The roadway alignment followed existing storm sewer and the vertical profile elements of the City plans matched those of FOX. Because of using the FOX alignment, it was pointed out that elements such as pedestrian ramp design inevitably matched, as well.

Both plans also included a pond and storm sewer at the lower east side of the project. While the pond in the City plans was initially utilized for providing roadway fill for the project rather than specifically for stormwater management, it was identical to the stormwater system designed by FOX. However, as the City moves forward with subdivision of this area, the pond will likely become a component of the stormwater management plan. Although other elements such as the western part of the storm sewer system and the water main design did not directly match the FOX plans, it was pointed out that these elements needed to be designed along with the engineering effort for those components that were a match between the two designs.

At the request of City staff, FOX has submitted timesheets showing its staff’s effort for project components such as preliminary plat, preliminary design, stormwater management, survey and construction plans, which totals \$57,339.05. Since FOX’s client on this project was J-Corp, not the City, an agreement has been drafted which provides for payment to J-Corp, which will subsequently transfer these funds to FOX. In turn, the City would own the work product outright and have it available for use on additional elements and phases as the project continues to move forward.

ALTERNATIVES:

1. Approve an agreement with J-Corp and authorize payment to J-Corp of \$57,339.05 from unobligated General Obligation Bond funds. According to the terms of the agreement, J-Corp will transfer these funds to FOX Engineering.
2. Do not approve the agreement

MANAGER'S RECOMMENDED ACTION:

This is an unusual situation, in which City staff is recommending the payment of funds for a work product it did not originally commission. Although the City does not have a contractual or legal obligation to pay these funds, it is in keeping with the City's commitment to the highest integrity that these plans be paid for. While there was no ill intent by City staff for unauthorized use of the FOX plans, certain elements in the City plans were direct matches with the design effort from FOX Engineering.

FOX staff has expressed that they understand that the events that led up to City Staff's use of FOX's design were out of the ordinary and, in retrospect, this situation may have resulted in a misunderstanding at the time by some City staff that FOX's design could be used by the City. However, FOX has rightly pointed out the overall effort required by their staff in the project design in order that these elements were accessible to City staff. Because the initial project relationships were between the City and J-Corp and then J-Corp and FOX, payment for the design effort of \$57,339.05 will be made to J-Corp and then transferred to FOX. The agreement and payment will then allow the City to utilize any additional design components as site development continues. Funding for this payment will come from unobligated G.O. Bond savings.

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

**AGREEMENT AND RELEASE BETWEEN
THE CITY OF AMES, IOWA, JCorp, INC., AND FOX ENGINEERING, INC.**

This agreement is entered into by the parties on this _____ day of July, 2019:

WHEREAS, the City of Ames, Iowa is a municipal corporation, JCorp, Inc. is a real-estate developer, and FOX Engineering, Inc. is an engineering firm; and,

WHEREAS, JCorp, at one time, was working toward an agreement to be the joint developer with the City of Ames, for a proposed housing project on City-owned property at 321 State Avenue, and had certain engineering plans prepared for the project by FOX Engineering; and,

WHEREAS, the City later relied upon and utilized significant portions of FOX Engineering's design, including the preliminary plat, stormwater management plan and design drawings; and

WHEREAS, the parties wish to settle this matter in an equitable and fair manner to all three parties;

THEREFORE, the parties agree to the following:

1. The City of Ames will make payment of \$57,339.05 to JCorp.
2. JCorp will, in turn, pay the full \$57,339.05 to FOX Engineering.
3. FOX Engineering agrees to transfer all work product, hard copy and electronic, for the 321 State Avenue project to the City of Ames. The City of Ames owns the entire work product and may use or transfer its use at the City's discretion. If the City of Ames uses or transfers the use of the work product, the City of Ames assumes all responsibility for interpretation of the work product and waives any claims against FOX Engineering that may be in any way connected thereto.
4. For the consideration set forth herein, FOX Engineering and JCorp hereby release the City of Ames, former and current members of the Ames City Council, City's department managers, and other employees, and City's other officers, agents, insurers, and other representatives of any kind, from any and all claims, demands, rights, liabilities and causes of action of any kind or nature, known or unknown, that arose prior to the Effective Date of this Instrument regarding the City's alleged prior use of the FOX Engineering plans referenced above. This release specifically includes, but is not limited to, a release of any and all claims pursuant to federal, state, or local statutes, laws or regulations of any kind, including any common law causes of action, such as claims for invasion of privacy, defamation, breach of express or implied contract, any tort, and any other claim.

Signatures on next page

The parties, by their signatures below, hereby indicate agreement with the above:

John A. Haila, Mayor
CITY OF AMES

ATTEST: _____
Diane Voss, City Clerk

Duane E. Jensen, P.E., Principal
JCORP, INC.

Keith Hobson, P.E., President
FOX ENGINEERING, INC.

Item No 38

To: Mayor and City Council
From: Tracy L. Warner P.E., Municipal Engineer
Date: July 16, 2019

SUBJECT: Flood Mitigation River Flooding (Carney property acquisition)

BACKGROUND:

On June 25, 2019 Ames City Council considered the request to acquire property located at 1008 and 1016 S. Duff Avenue. Direction was given to staff at the meeting “to inquire with (Iowa) Homeland (Security) about the finer points of the timing of an acquisition versus reimbursement for the FEMA Grant”.

The following update was received from Iowa Department of Homeland Security & Emergency Management:

“A verbal agreement is a conversation that, should the project be implemented, the city might/would purchase the property. FYI: Agreements should not be contingent upon FEMA award. They could be contingent upon implementation of the construction of the project.

As long as no costs associated with implementing the purchase of the property are incurred prior to award (No money has changed hands. i.e. The property is not purchased and/or no earnest money was provided.) the post-award purchase of the property would be an eligible expense for cost sharing (75% federal, 25% local).”

Thus, following this direction, City Council could commit to purchase of the property, contingent upon moving forward with construction, as a post-award grant eligible expense. Therefore, should the City Council

members desire to satisfy the property owners request to acquire a portion of 1016 S. Duff for \$356,000 rather than acquire an easement for \$156,000, 75% or \$267,000 could be reimbursed with federal funds should the City be successful in securing the federal grant in the future. If, however, the federal grant is not approved, the City would be liable to the property owner for the total \$356,000.

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. On December 10, 2013, the City Council approved a series of flood mitigation measures. These included elements targeted at: A.) Undertaking a stream bank 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.

FEMA GRANT UPDATE:

The stream bank 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. In working with Iowa Department of Homeland Security & Emergency Management, City staff and the engineering consultant submitted an application to FEMA for grant funding. **On June 19, 2019 staff was notified that this project has been 'Identified for Further Review', which means:**

An application which is listed as “identified for further review” is not a notification of award. This means that a subapplication has met the requirements. At this time, the applicants are required to work with a FEMA Regional Office to complete the pre-award activities for subapplications. Regional Offices will also complete the Environmental Planning and Historic Preservation (EHP) compliance review for projects prior to award. Applicant management costs will be awarded based on the planning and project subapplications that are “identified for further review” and will not be awarded in excess of 10 percent of the total grant award. Additionally, awards will be subject to the availability of funds. FEMA may, at its discretion, request additional information or documentation regarding administrative or procedural requirements and conduct additional programmatic reviews before making a final decision.

As part of the project, land acquisition is necessary in the S. Duff Avenue area, thus staff and the design consultant held several meetings with landowners.

PROPERTY OWNER POSITION:

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 landowner will not likely agree to just an easement on the front parcel (1016 S Duff) because they desire 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.

Staff brought this for City Council consideration in October 2018, however Mr. Winkleblack then requested that the item be postponed from consideration until they had their own appraisal completed. The landowner (Tom Carney and represented by Mr. Winkleblack) appraisal was submitted to staff on February 22, 2019 (See Attachment B).

The landowner has requested that the City purchase (Fee Simple Acquisition) the needed area located on 1016 S. Duff Avenue at a cost \$356,000 and obtain a permanent easement for the area located on 1008 S. Duff Avenue for \$6,840. The landowner has been asking whether or not he is able to sell the property as is or if it will be a smaller portion due to the City's acquisition. City Council referred this item to be placed on a City Council meeting agenda for consideration.

CITY APPRAISAL:

The City of Ames ordered an appraisal (Attachment C) 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. The limits of the impacted area have been staked on the parcel (using lathe), at the request of the property owner. At this time it is planned that the area would be graded

to increase flow capacity of the creek and a structural retaining wall would be placed within the area to maximize allowable developable land on the parcel. 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 D).

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. Most of this parcel is located within the floodway. 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 D).

The City's proposed 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 purchase the property (rather than by easement), any land development on the remaining southern portion of the front lot would not be able to utilize the acquisition area with their zoning requirements for green space/landscaping/setbacks. Therefore, the amount of buildable space that remains would be decreased. If the City were to acquire a permanent easement (rather than purchase), land development would be able to count the easement area toward their green space/landscape/setback requirements. Thus, this would allow a greater area on the remaining parcel to be built upon.

CITY'S LEGAL OPINION:

The Iowa Code does not require the City to buy the entire parcel outright **unless** the remnant parcel left is uneconomical. The eminent domain chapter of the Iowa Code indicates that "If the acquisition of only a portion of the property would leave the owner with an uneconomical remnant, the acquiring agency shall offer to buy that remnant." Iowa Code Section 6B.54 (8). **It further narrowly defines an "uneconomical remnant" as "a parcel of real property in which the owner is left with an interest after the partial acquisition of the owner's property, where the acquiring agency determines that the parcel has little or no value or utility to the owner."**

The property owner's own appraisal (done by Frandson) does not indicate that the remnant parcel is uneconomical, only that it is reduced in value by a proposed easement/flood wall. Moreover, staff believes that the failure in their appraisal to account for the existing drainage easement, which covers almost 1/3 of the total easement area for acquisition, is a major deficiency of their appraisal

The estimated construction cost for this project is \$5,040,000, including construction, engineering, and land acquisition. If approved for funding, the cost share basis for this project would be in amounts not to exceed 75% (\$3,780,000) from federal funds and the remaining 25% (\$1,260,000) from local funds. Funding for any land acquisition for this project was planned to be part of the application cost share (75% federal funds and 25% local funds)

ALTERNATIVES:

1. Direct staff to move ahead with the intent to acquire permanent easements for \$156,000 for the front property (1016 S. Duff) and \$6,840 for the rear property (1008 S. Duff).

This alternative will eliminate any uncertainty about the City's intent to use the property owner's land. However, it will pose a risk to the City if the purchase of the easements are made prior to confirmation of the federal grant award.

(Note: The property purchase would not be reimbursed nor be able to be used as a local match if done prior to grant award)

2. Direct staff to move ahead with the intent to acquire a fee simple acquisition for \$356,000 for the front property (1016 S. Duff) and a permanent easement for \$6,840 for the rear property (1008 S. Duff).

This alternative also will eliminate any uncertainty about the City's intent to use the property owner's land. However, it will pose a risk to the City if the purchases are made prior to confirmation of the federal grant award and is not needed for the City to complete its project.

(Note: The property purchases would not be reimbursed nor be able to be used as a local match if done prior to grant award)

3. Give no direction to staff at this time and continue to wait until the City receives final determination regarding the grant request.

This alternative would eliminate any risk and eliminate the need to use 100% local funds to accomplish the land acquisition. However, it will continue to cause uncertainty for the property owner regarding the City's intended to use the land.

MANAGER'S RECOMMENDED ACTION:

The landowner's representative stated that they are not willing to sign a permanent easement for the front property (1016 S Duff) and are only willing for the City to purchase the land area for the flood mitigation project. They are, however, willing to grant an easement on the rear property (1008 S Duff).

As supported by the preliminary design and the City's legal review, obtaining easements (rather than land purchase) is sufficient for completing the project. In order not to delay any longer 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. Even though there is some risk involved with this approach, the property owner has been more than patient in waiting for a definitive answer from City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, 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

A Before and After Analysis Prepared Under Jurisdictional Exception of

**Commercial Land
1016 South Duff Avenue
Ames, Iowa**

Valuation Date

February 4, 2019

Prepared for

**M K T M LLC
Mr. Charles Winkleblack, CRB
105 South 16th Street
Ames, Iowa 50010**

Prepared by

Ted R. Frandson, MAI, CCIM

**FRANDSON & ASSOCIATES, L.C.
THE FINANCIAL CENTER
666 WALNUT STREET, SUITE 1801
DES MOINES, IA 50309**

FRANDSON & ASSOCIATES, L.C.

COMMERCIAL REAL ESTATE APPRAISAL AND CONSULTING

Ted R. Frandson, MAI, CCIM

Tom P. Dowhan, MAI

Joseph M. Coffey

Don R. Vaske, MAI

February 13, 2019

M K T M LLC

Mr. Charles Winkleblack, CRB

105 South Duff Avenue

Ames, IA 50010

Subject: Commercial Land
1016 South Duff Avenue
Ames, Iowa

Dear Mr. Winkleblack:

At your request, Ted Frandson has on February 4, 2019, toured the above described property. The effective valuation date for this analysis is February 4, 2019. The complete legal description is found in the Addendum section of this report.

The purpose of the appraisal is to estimate the market value of the fee simple interest in the subject property immediately before and immediately after the acquisition of the right to construct a flood wall on a portion of the property, including all necessary easements, and extraordinary assumptions within this report, based on Iowa law, and any necessary jurisdictional exception, as of February 4, 2019. The intended use of this appraisal is for negotiation with public authorities for condemnation and compensation for the impact on the property. The client and only intended user of this report is M K T M, LLC.

The City of Ames is acquiring rights for the construction of a retaining wall on the north portion of the subject. Written acquisition easements have not been provided. This analysis is based on the extraordinary assumption that the flood wall will be installed on a permanent easement that will also provide a restricted path of access, primarily on the flood side for ongoing maintenance and any future repair or replacement. It is also assumed that all maintenance and future replacement will be entirely at the cost of the city. The wall will be constructed so that the property owner can fill the site south of the wall to at least 2 feet above the 100-year flood plain and build and improvement consistent with the highest and best use close to the new wall. Any deviation from these assumptions will require further analyses and will likely change the result of this appraisal. This analysis assumes that any temporary easement will have a duration of 18 months.

Based on the analysis summarized in this report, our opinion of the market value of the fee simple interest in the subject property immediately before the acquisition of the right to construct a flood wall on a portion of the property, including all necessary easements, and extraordinary assumptions within this report, based on Iowa Law, and any necessary jurisdictional exception, as of February 4, 2019, is:

ONE MILLION FIVE HUNDRED FORTY-SIX THOUSAND DOLLARS
\$1,546,000

Based on the analysis summarized in this report, our opinion of the market value of the fee simple interest in the subject property immediately after the acquisition of the property rights identified in this analysis, including all necessary easements, and extraordinary assumptions within this report, based on Iowa Law, and any necessary jurisdictional exception, as of February 4, 2019, is:

ONE MILLION ONE HUNDRED NINETY THOUSAND DOLLARS
\$1,190,000

Based on the analysis summarized in this report, our opinion of the difference in the market value of the fee simple interest in the subject property immediately before and after the acquisition of the property rights identified in this analysis, including all necessary easements, and extraordinary assumptions within this report, based on Iowa Law, and any necessary jurisdictional exception, as of February 4, 2019, is:

THREE HUNDRED FIFTY-SIX THOUSAND DOLLARS
\$356,000

This appraisal was prepared based on a definition of market value consistent with Iowa law and utilizing any necessary jurisdictional exception to USPAP.

This appraisal report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice. It presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended uses stated herein. The appraiser is not responsible for unauthorized use of this report.

The scope of this analysis includes the development of the Sales Comparison Approach. The scope of work was adequate to produce a credible appraisal result.

This appraisal report is subject to the attached Assumptions and Limiting Conditions, including the Hazardous Material and Liability and Dispute disclaimers. Do not utilize this report unless you accept these assumptions and limiting conditions.

This appraisal complies with the Uniform Standards of Professional Appraisal Practice (USPAP) guidelines.

This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and Addendum.

We appreciate the opportunity to provide this real estate service.

Respectfully,

FRANDSON & ASSOCIATES, L.C.



Ted R. Frandson, MAI, CCIM

TABLE OF CONTENTS

Preface

Letter of Transmittal
Table of Contents

Contents

Summary	1
Location Map	11
Plat Map	13
Aerial Map	14
Zoning Map.....	15
Flood Plain Map.....	16
Plats.....	17
Photographs of the Subject Property.....	20
Valuation Process.....	23
Assumptions and Limiting Conditions	24
Highest and Best Use	28
Land Valuation Before Acquisition	31
Land Valuation After Acquisition	34
Land Sales Map.....	37
Land Sales.....	38
Reconciliation	42
Certification	43

Addendum

Legal Description
Qualifications of the Appraisers

Summary

Property Identification

Location	- 1016 South Duff Avenue Ames, Iowa
Legal Description	- See Addendum
Property ID	- 09-11-401-050

Ownership History (Three Years)

Current Owner	- M K T M, LLC
Transfer Date	- The subject parcel has been under similar ownership for an extended period of time (June 2011).
Offers	- Discount Tire as well as other end users have expressed interest but have declined due to the pending acquisition and uncertainty of wall construction.
Listings	- The site has been priced to end users at \$1,600,000 before fill.
Leases	- None

Purpose and Intended Use of the Appraisal

The purpose of the appraisal is to estimate the market value of the fee simple interest in the subject property immediately before and immediately after the acquisition of the right to construct a flood wall on a portion of the property, including all necessary easements, and extraordinary assumptions within this report, based on Iowa law, and any necessary jurisdictional exception, as of February 4, 2019. The intended use of this appraisal is for negotiation with public authorities for condemnation and compensation for the impact on the property. The client and only intended user of this report is M K T M, LLC.

Definition of Market Value

STATE OF IOWA DEFINITION

2500.4 Fair and Reasonable Market Value. The term “fair and reasonable market value” means the cash sales price between a voluntary, willing seller who is not forced to sell, and a voluntary, willing buyer who is not forced to buy. It assumes a buyer and seller are bargaining freely in the open market for the purchase and sale of real estate.

The term does not mean a value under circumstances where greater than its fair price would be obtained, nor does it mean the price which the property would bring at a forced sale. Also, it does not mean what the property is worth to the [owner] [contract purchaser] [tenant] nor what the acquiring agency can afford to pay.

Authority

Hamer v. Iowa State Highway Commission, 250 Iowa 1228, 98 N.W.2d 746 (1959)
Stortenbecker v. Iowa Power & Light Co., 250 Iowa 1073, 1080, 96 N.W.2d 205 (1963)
Comstock v. Iowa State Highway Commission, 254 Iowa 1301, 121 N.W.2d 205 (1963)
Nedrow v. Michigan-Wisconsin Pipe Line Co., 245 Iowa 763, 61 N.W.2d 687 (1954)
Korf v. Fleming, 239 Iowa 501, 32 N.W.2d 85, 3 A.L.R.2d 270 (1948)
29A C.J.S. Eminent Domain, Section 136(3)

Comment

Note: If the condemnation is of a limited special use property for which there is no ascertainable market value, the jury must find the fair and reasonable intrinsic value of the property. Instructions used in such a case should reflect this change in terminology. See Nichols, The Law of Eminent Domain, (Rev. 3rd Ed.) Section 232.

2500.6 Valuation Factors. Factors you may consider in determining the fair and reasonable market value of the property are:

1. The location and topography of the property.
2. The size and shape of the property.
3. The improvement made on the property since it was purchased.
4. The quality, age, and construction of the buildings and their location as to the highway boundary line.
5. Comparable sales of other property.
6. Loss of reasonable and convenient access to the adjoining property resulting from the highway construction.
7. The extent of the land actually taken.
8. Any inconvenience resulting from the taking.
9. The character of the neighborhood.
10. The use and capability of the property.
11. Other circumstances disclosed by the evidence which tend to show the fair and reasonable market value of the property.

Authority

Iowa Development Co. v. Iowa State Highway Commission, 252 Iowa 978, 108 N.W.2d 487 (1961)
Ranck v. Cedar Rapids, 134 Iowa 563, 111 N.W. 1027 (1907)
Iowa Code section 6B.21 (as amended)

2500.8 Controlled Access. The acquiring agency, (name) has the authority to put in a controlled access highway.

The [owner] [contract purchaser] [tenant]s of the property next to the controlled access highway are not entitled to get to their property at any and all points between it and the highway. They are entitled only to reasonable and convenient access to their property; however, if there is a substantial interference with the right of access, the property [owner] [contract purchaser] [tenant] adjoining the controlled access highway is entitled to fair and just compensation.

In determining whether the [owner] [contract purchaser] [tenant] has lost reasonable and convenient access to the property, you may consider the following factors:

1. The condition, situation, location and use of the property.
2. Its normal access requirements in ordinary use.
3. The location of any present access point or points available to the [owner] [contract purchaser] [tenant], and the extent to which the existing access point or points may be used by the [owner] [contract purchaser] [tenant] in entering and leaving the property.
4. The nature and extent of restrictions to the access point or points on the property.

If you find a substantial interference with access to the [owner] [contract purchaser] [tenant]'s property from (highway/street) as it was before the condemnation [or as relocated], this would be a factor in determining the value of the property after condemnation.

Authority

Iowa Code chapter 306A, Controlled Access Highways
Belle v. Iowa State Highway Commission, 256 Iowa 43, 126 N.W.2d 311,314 (1964)
Lehman v. Highway Commission, 251 Iowa 77, 99 N.W.2d 404 (1959)
Wilson v. Highway Commission, 249 Iowa 994, 90 N.W.2d 161 (1958)
Iowa State Highway Commission v. Smith, 248 Iowa 869, 82 N.W.2d 755 (1957)

2500.10 Measure of Damage Re Leasehold. The tenant, (name), had a lease on the property. The lease was to run to (date) and the tenant was operating a (business) on the leased property. The tenant's interest has been condemned by the acquiring agency.

The measure of the tenant's damages is the fair and reasonable market value of the unexpired term of lease immediately before the condemnation, taking into account the building, fixtures, and personal property on the premises, less the future rent to be paid, and the reasonable value of personal property removed by the tenant after the date of the condemnation.

The following factors may be considered in determining value:

1. The location of the premises, its surroundings and its accessibility.
2. The use to which the premises has been put.
3. Improvements to the premises.
4. The nature, character, type and general construction of the building and fixtures located on the premises.
5. The depreciation of the buildings, fixtures, and personal property since their construction or purchase.
6. Any other pertinent facts disclosed by the evidence.

Authority

Iowa Code section 6B.21 (as amended)

Estelle v. Iowa State Highway Commission, 254 Iowa 1238, 119 N.W.2d 900 (1963) In this opinion, the Court states:

“And whereas here there is more than one tract under the same lease and separated by a highway, it is the use and operation of the land that determine whether damages should be assessed to the entire leasehold or to the part taken.”

Des Moines Laundry v. City, 197 Iowa 1082, 198 N.W.486, 34 A.L.R. 1517 (1924)

2500.12 Separate Tracts Operated As One. The [owner] [contract purchaser] [tenant] claims the condemned property was used with other property owned by (name), which is not being condemned. This is denied by the acquiring agency.

You may consider the following factors in deciding if separate parcels of land were used for one operation:

1. The location of and the relation between the parcels of real estate.
2. The kind and character of the improvements.
3. The type of [business/farming] being carried on.
4. The ownership of and the location of personal property [farming equipment] used.
5. The length of time the use has been and would be in operation.
6. Any other factors and circumstances shown by the evidence.

If you find that just before the condemnation, [both] [all] parcels were [used] [operated] as a single [business] [farming] operation, then you may consider this in determining the fair market value of the condemned property.

Authority

Crist v. Iowa State Highway Commission, 255 Iowa 615, 123 N.W.2d 424 (1963)

Stortenbecker v. Iowa Power and Light Company, 250 Iowa 1073, 96 N.W.2d 468 (1959)

Paulson v. State Highway Commission, 210 Iowa 651, 231 N.W.296 (1930)

2500.15 Eminent Domain – Highest and Best Use – Zoning Classification. The most valuable legal use for which the property was reasonably suited immediately before and after the condemnation must be [a use allowed by the zoning ordinance in effect on (date of condemnation).] [a use permitted by a different zoning classification if there was a reasonable probability that a change to the different zoning classification would be made soon. The [owner] [contract purchaser] [tenant] must prove there was, on (date), a reasonable probability of a zoning change in the near future.]

Authority

Dolezal v. City of Cedar Rapids, 209 N.W.2d 84, 88-89 (Iowa 1973)

Jones v. Iowa State Highway Commission, 259 Iowa 616, 625-626, 144 N.W.2d 277, 282-283 (1966)

The zoning classification can also be disregarded when there is substantial evidence demonstrating the illegality of a restrictive zoning ordinance and the zoning authority's failure to rezone while considering acquisition of the subject property. Business Ventures, Inc. v. Iowa City, 234 N.W.2d 376 (Iowa 1975).

The determination of "Market Value" may not consider or reflect any enhancement or diminution in value of the subject, caused by the building of the project which has prompted the taking. (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.) *Uniform Jury Instruction 14.3 and Socony Vacuum Oil Co. v State of Iowa*, 170 N.W.2d 378. (Iowa 1969).

Scope of the Appraisal

The scope of the appraisal assignment involves a physical tour of the property, review and analysis of its sale and operating history, researching comparable sales and rentals, and analyzing all information to determine the market value defined in the appraisal report.

The subject property is identified using information provided by the owner or related party, and ownership information is verified through documents of public record. The property is then physically toured by the appraiser, which includes examining the size, shape, topography, and accessibility of the subject site as well as other factors affecting its value. Zoning, access to public utilities, and other public influences are also researched. The building improvements are inspected to determine size, construction quality, finish, functional utility, and current condition. Physical characteristics of the land and improvements are verified through public record and building plans, when available. A general inspection of the subject neighborhood is also completed to determine any characteristics which may affect the property. Demographic and economic information pertaining to the subject neighborhood and surrounding area is gathered using Census reports and economic publications.

Engineering analysis by Bolton and Menk is considered in this analysis.

Information regarding the previous sales of the subject property is obtained using public records and interviewing the present owner or related party. The subject neighborhood and other neighborhoods considered to be comparable are researched for comparable land and building sales, comparable rentals, and market rates which are pertinent to the appraisal assignment. Sales and rental information is verified through interviews with market participants and brokers as well as public sources. Additional market information is available through in-house data collected from previous assignments of similar properties.

All of the information is then used in determining the highest and best use of the property and the completion of the appropriate approaches to value. The Sales Comparison Approach is the primary analysis used in the valuation of land, however, income based methods may be used in the valuation process when applicable. The three approaches used in the valuation of land and improvements are the Cost Approach, Sales Comparison Approach, and Income Approach. Any arm's length lease agreements are analyzed and a leased fee value consideration is made when appropriate.

The final reconciliation of value is then based upon the analysis, with more consideration given to the valuation approaches that include the best market data and more conclusive analysis.

Based on the proposed acquisition, plats, easements, and information from the condemning authority the property is analyzed using all applicable approaches to value as it will be after the acquisition.

The scope of this analysis includes the development of the Sales Comparison Approach. The scope of work was adequate to produce a credible appraisal result.

Property Rights Defined

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. *The Dictionary of Real Estate Appraisal, Fifth Edition.*

Leased Fee Estate – The ownership interest that the landlord or lessor maintains in a property under a lease with the rights of use and occupancy being conveyed or granted to a tenant or lessee. The ownership interest in a leased property. *The Dictionary of Real Estate Appraisal, Fifth Edition.*

Leasehold Estate – The interest which a tenant or lessee acquires under a lease including rights of use and occupancy for a stated term under certain conditions (e.g., the payment of a premium and/or rent). Leaseholds may be of various duration such as 25 years, 60 years, and 99 years, etc. *The Dictionary of Real Estate Appraisal, Fifth Edition.*

Property Rights Appraised

Fee Simple / Fee Simple subject to acquisition

Date of Inspection

February 4, 2019

Date of Valuation

February 4, 2019

Site Summary Before Acquisition

Source: Bolton & Menk Engineers

Buildable Area	- 1.31 Acres	57,246 SF
Floodway Fringe	- 0.50 Acres	21,608 SF
Floodway	<u>- 0.91 Acres</u>	<u>39,693 SF</u>
Total Area	- 2.72 Acres	118,547 SF

Shape	- Irregular
Frontage	- The subject has frontage along and access from South Duff Avenue.
Topography	- The southwest part of the subject is generally at street grade. The site falls to the north and east into the floodway of Squaw Creek. The engineer has identified that 8,100 cubic yards of fill is needed to elevate the buildable area one foot above the flood plain to allow construction on the buildable area. This would elevate the entire buildable area, not just the building pad. The floodway fringe could be used for some site improvements.
Street	- Paved, 4-lane
Accessibility	- Good. The subject has direct public full access from South Duff Avenue, which is a major north/south arterial that traverses Ames. There is no median in South Duff Avenue at the entrance to the subject.
Soil/Subsoil	- Although we have conducted no soil tests, the soil and subsoil are assumed to be adequate to support improvements which would represent the highest and best use of the subject site.
Utilities	- All public
Environmental Hazards/ Visible Contaminants	- This appraisal report is subject to the attached Assumptions and Limiting Conditions, including the hazardous material disclaimer.
Easements/Encroachments/ Restrictions	- Other than typical utility easements, no adverse easements or encroachments appear to affect the property. As set forth in the Assumptions and Limiting Conditions, a title report has not been performed to determine if any deed restrictions exist.
Flood Hazard	- The subject site is located at the edge of a flood zone. A portion of the subject is within the floodway, and floodway fringe. Panel No. 1916590163F, dated October 16, 2014. Engineering drawings by Bolton & Menk are included in this report.

Zoning Classification	- HOC; Highway Oriented Commercial District
Zoning Authority	- City of Ames
Zoning Requirements	- Various commercial uses are permitted including those that benefit the traveling public. Please refer to zoning ordinance for additional details.

Highest and Best Use, As Vacant, Before the Acquisition, Considering Iowa Law for Condemnation

After considering the legally permissible, physically possible, and financially feasible improvement alternatives it appears that the maximally productive use of the subject site as vacant is commercial. The adjacent parcel to the east is under similar ownership. This tract has little visibility, and also has a different highest and best use than the subject. Consequently, it is not considered as part of the subject property before the acquisition. It is possible however, to take some fill material from this tract to use on the subject property, potentially lowering the cost to fill the subject.

Description of Proposed Project and Acquisition

The proposed project is the construction of a flood wall structure in the area of the subject along Squaw Creek and includes a wall on the subject property. As of this analysis we have not been provided with the easement language, easement boundaries or any other final documents.

This analysis is based on the extraordinary assumption that the flood wall will be installed on a permanent easement that will also provide a restricted path of access, primarily on the flood side for ongoing maintenance and any future repair or replacement. It is also assumed that all maintenance and future replacement will be entirely at the cost of the city. The wall will be constructed so that the property owner can fill the site south of the wall to at least 2 feet above the 100-year flood plain and build and improvement consistent with the highest and best use close to the new wall. Any deviation from these assumptions will require further analyses and will likely change the result of this appraisal. This analysis assumes that any temporary easement will have a duration of 18 months.

Site Summary After Acquisition

The acquisition includes no fee taking. The easement area has not yet been defined. With the Above assumptions the primary impact on the subject will be a reduction in the useable/buildable area. The engineers Bolton & Menk have analyzed the useable area both before and after. Their analysis is included in this report. In addition to the reduction in useable area the building will have to be set back from the wall further reducing the utility of the site after the acquisition.

The following summarizes the useable site after the acquisition.

Buildable Area	- 1.01 Acres	44,089 SF
Area Between Wall & Fringe	- 0.16 Acres	6,997 SF
Setback From Wall	- 0.14 Acres (estimated)	6,160 SF (estimated)
Floodway Fringe	- 0.50 Acres	21,608 SF
Floodway	- <u>0.91 Acres</u>	<u>39,693 SF</u>
Total Area	- 2.72 Acres	118,547 SF

Highest and Best Use, After Acquisition, considering Iowa Law for Condemnation

After analyzing the proposed construction of a flood wall and any associated temporary construction easements, the locational attributes and physical characteristics of the subject property, area developments, and considering the subject property will have reduced buildable area, and the highest and best use, after acquisition, is for a commercial use similar to the types of commercial use in its before acquisition considering the extraordinary assumptions within this report.

Environmental Problems

See Assumption and Limiting Conditions

Approaches to Value

Before the Acquisition, Sales Comparison Approach	\$1,546,000
After the Acquisition, with Extraordinary Assumptions Sales Comparison Approach	\$1,190,000

Final Estimate of Market Value

Before the Acquisition	\$1,546,000
After the Acquisition, with Extraordinary Assumptions	\$1,190,000
Difference Between Before and After Acquisition	\$356,000

Exposure Period

The above estimates of market value for the subject property are based on a reasonable exposure period of 6 to 12 months. An exposure period of 6 to 12 month appears reasonable considering recent market activities in the subject's area and the physical characteristics and locational attributes of the subject property. This assumes the subject is marketed by a professional real estate broker at or near the appraised value.

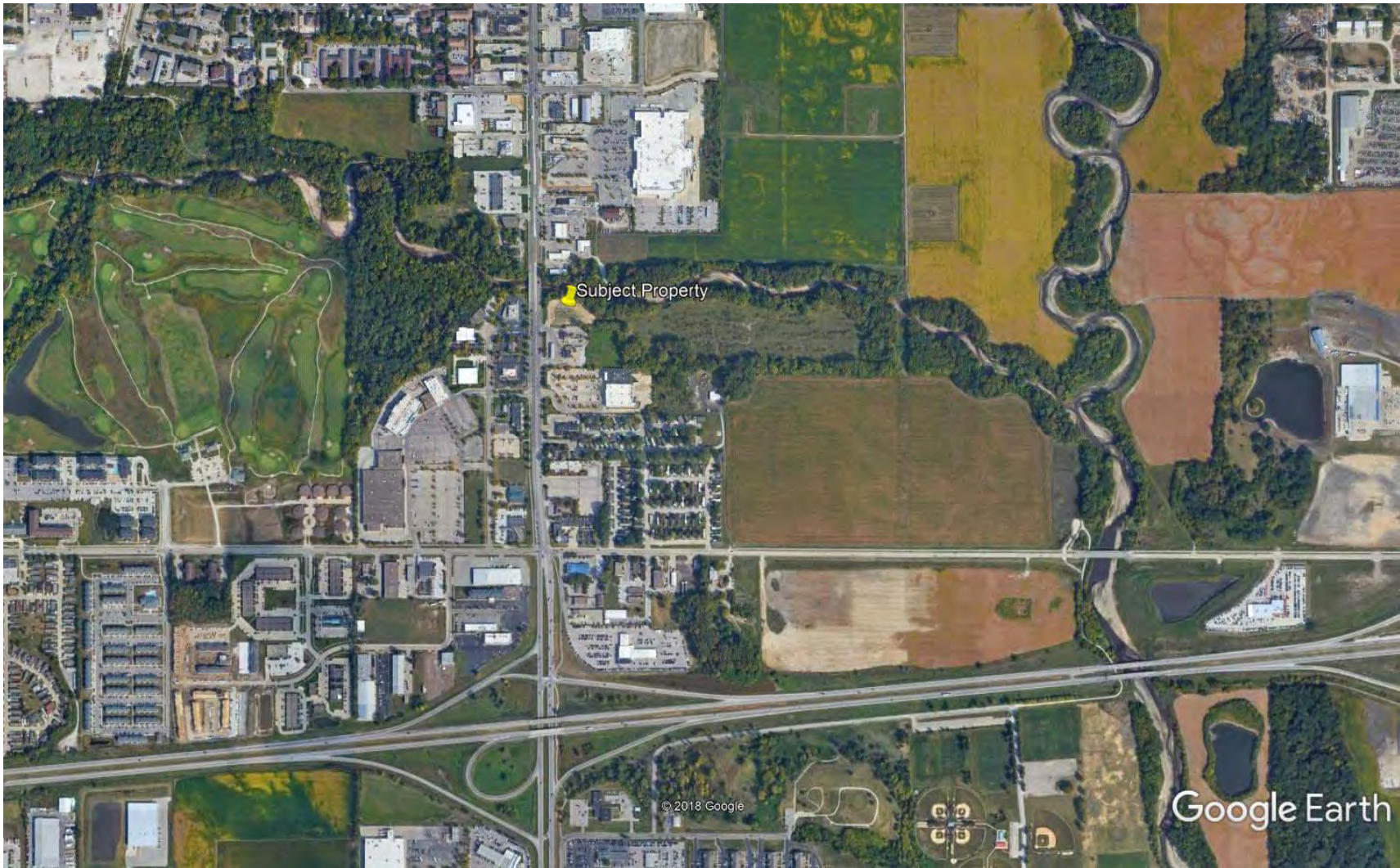
Exposure Time Definition

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. (Appraisal Standards Board of The Appraisal Foundation, Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions").

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. In the case of disposition value, the time frame allowed for marketing the property rights is somewhat limited, but the marketing effort is orderly and adequate. With liquidation value, the time frame for marketing the property rights is so severely limited that an adequate marketing program cannot be implemented. (The Report of the Appraisal Institute Special Task Force on Value Definitions qualifies exposure time in terms of the three above-mentioned values.) See also marketing time.

*Source: The Appraisal Institute
The Dictionary of Real Estate Appraisal, 5th Edition*

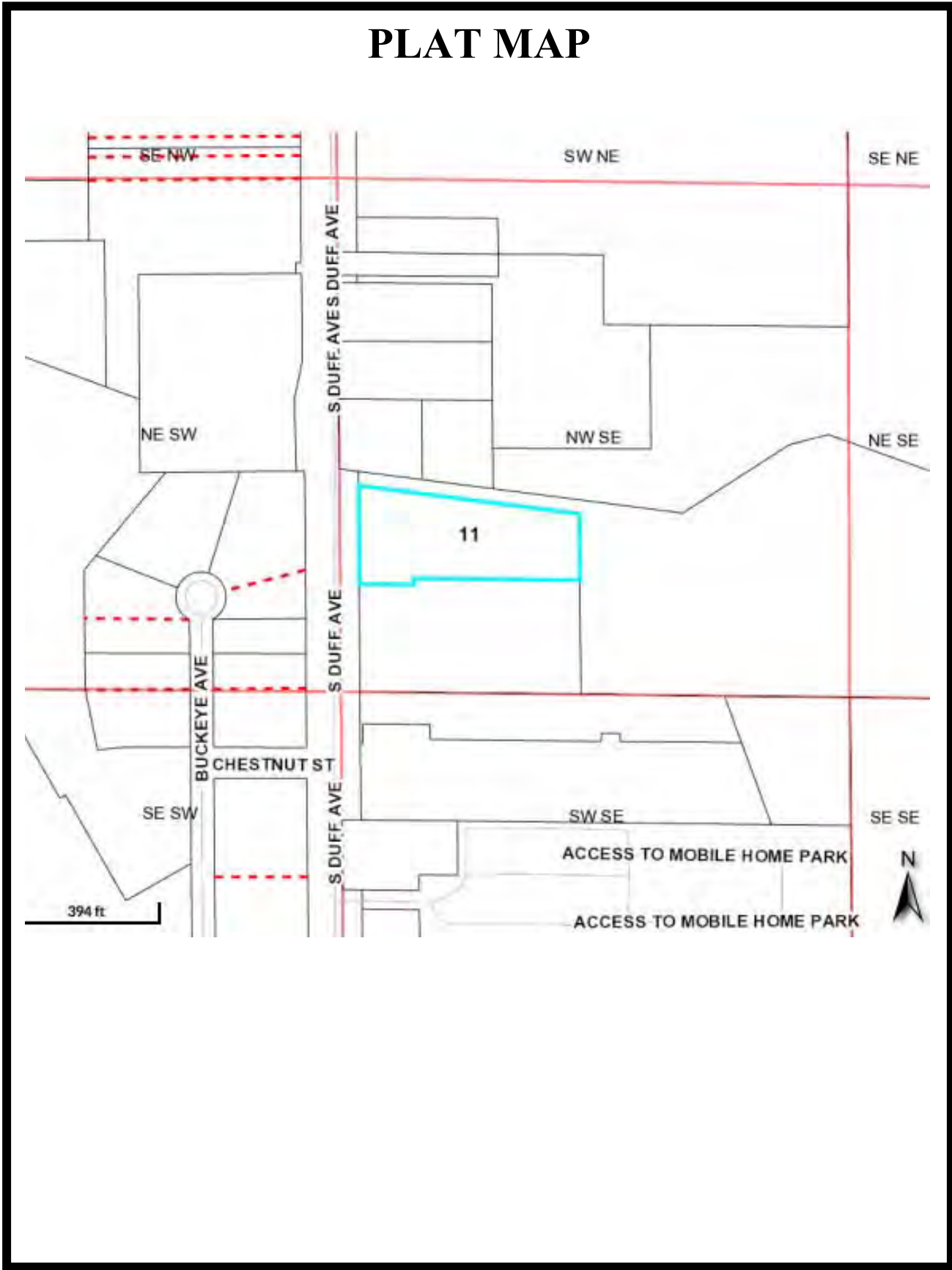
LOCATION MAP



LOCATION MAP WITH BUSINESSES



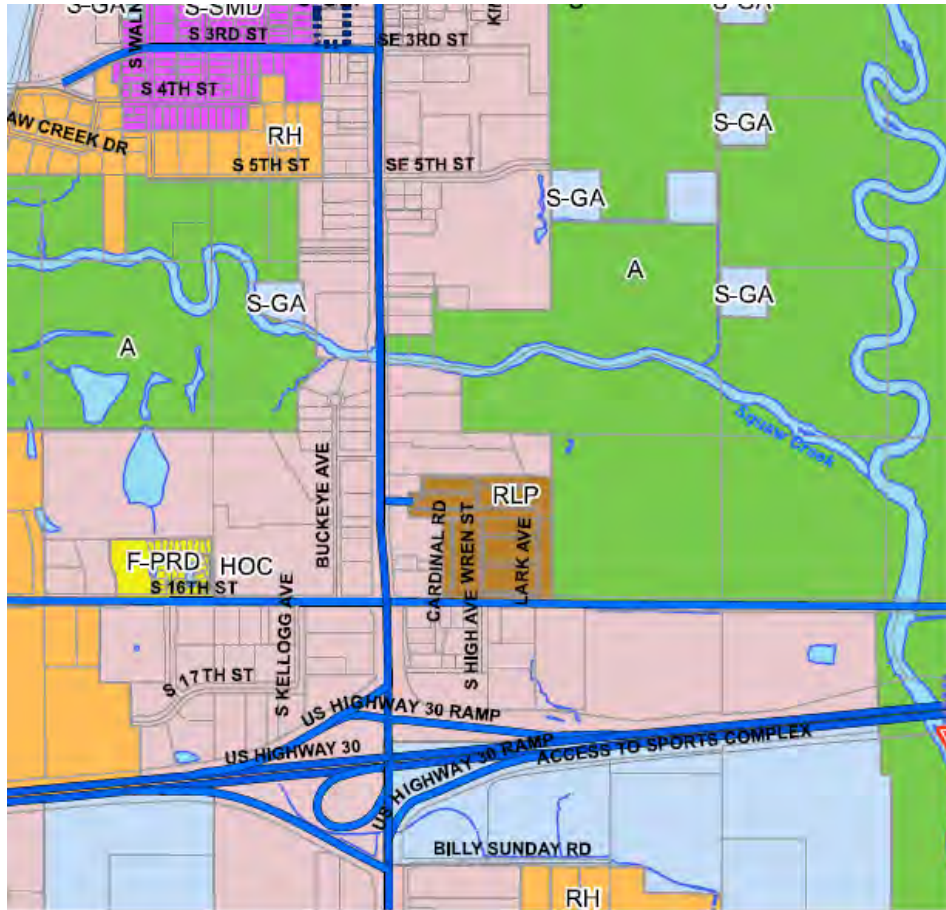
PLAT MAP



AERIAL MAP



ZONING MAP



LEGEND

Agriculture

- Agricultural Zone "A" (sec 29.603)

Residential

- Residential Low Density Zone "RL" (sec 29.701)
- Residential Medium Density Zone "RM" (sec 29.702)
- Urban Core Residential Medium Density Zone "UCRM" (sec 29.703)
- Residential High Density Zone "RH" (sec 29.704)
- Residential Low Density Park Zone "RLP" (sec 29.705)

Commercial

- Neighborhood Commercial Zone "NC" (sec 29.801)
- Community Commercial Node "CCN" (sec 29.802)
- Highway-Oriented Commercial Zone "HOC" (sec 29.804)
- Harmed Regional Commercial Zone "HRC" (sec 29.805)
- Community Commercial/Residential "CCR" (sec 29.807)
- Convenience Commercial Node "CCNM" (sec 29.807)
- Downtown Service Center "DSC" (sec 29.808)
- Campusown Service Center "CSC" (sec 29.809)
- Convenience General Service "CGS" (sec 29.809)

Industrial

- General Industrial Zone "GI" (sec 29.901)
- Harmed Industrial Zone "HI" (sec 29.902)

Special Purpose

- Hospital/Medical District "S-HM" (sec 29.1001)
- Government/Airport District "S-GA" (sec 29.1002)
- South Lincoln Mixed-Use District "S-SMD" (sec 29.1003)

Floating Zones

- Village Residential District "V-RD" (sec 29.1004)
- Suburban Residential Zone Residential Low Density "SR-RL" (sec 29.1202(4)-1)
- Suburban Residential Zone Residential Medium Density "SR-RM" (sec 29.1202(4)-2)
- Harmed Residence District "H-RD" (sec 29.1005)

Overlay Zones

- Single Family Conservation Overlay "O-SFC" (sec 29.1101)
- Historical Preservation Overlay "O-H" (sec 29.1102)
- South Lincoln Fringe Overlay "O-SLF" (sec 29.1106)
- Southeast Entryway Gateway Overlay District "O-GSE" (sec 29.1107)
- East University Impacted District "O-UIC" (sec 29.1110)
- West University Impacted District "O-UW" (sec 29.1111)
- Northeast Gateway Overlay District "O-GNE" (sec 29.1109)
- Southwest Entryway Gateway Overlay District "O-GSW" (sec 29.1112)
- SR-OD and Historical Preservation Overlay "O-SFC" and "O-H"

Roads (Not a Functional Classification)

- Interstates, Highways, Arterials, Some Collectors
- Other Paved Roads
- Other Rural and Local Roads

DISTRICTS

- UNIVERSITY DISTRICT
- FRANSON DISTRICT

This map is representative of the Official Zoning Map, pursuant to Municipal Code Section 29.30.1, held within the Aims City Clerk's Office, containing map amendments through May 11, 2010 (Ordinance 4038 published May 18, 2010).

0 25.00 5,000 Feet

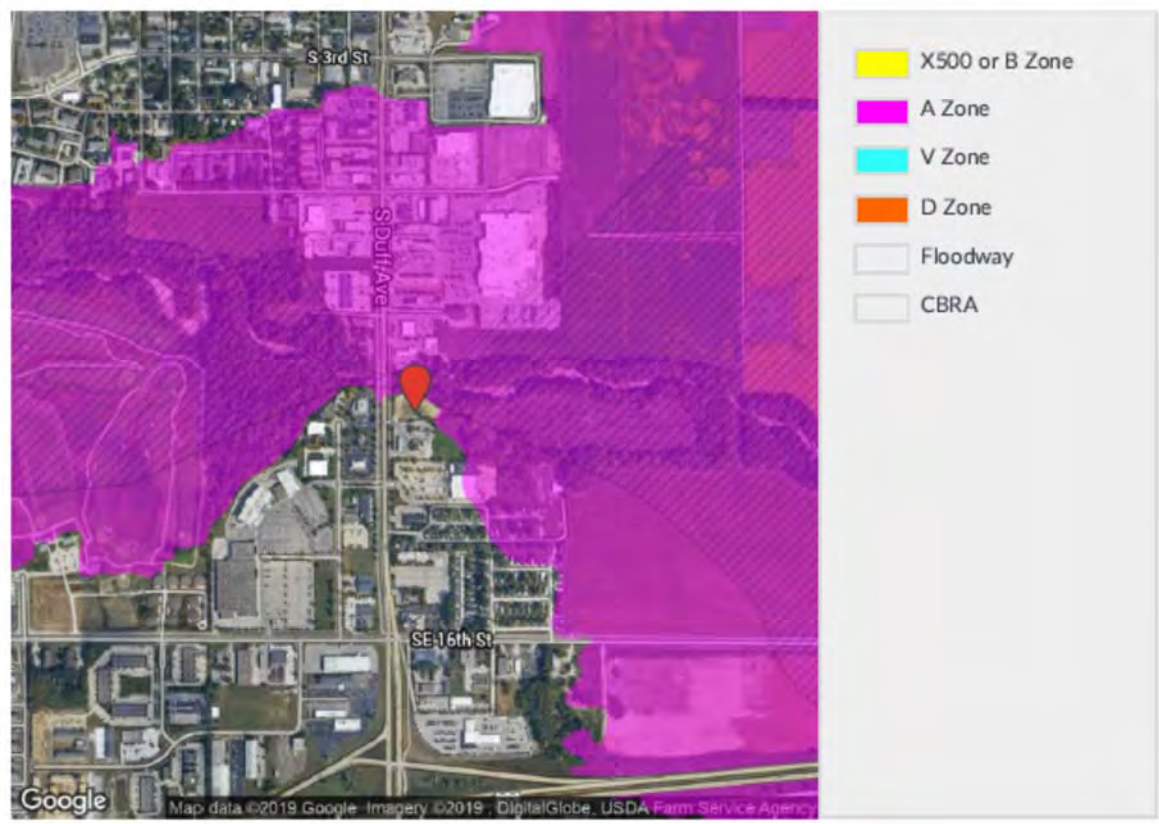
FLOOD MAP

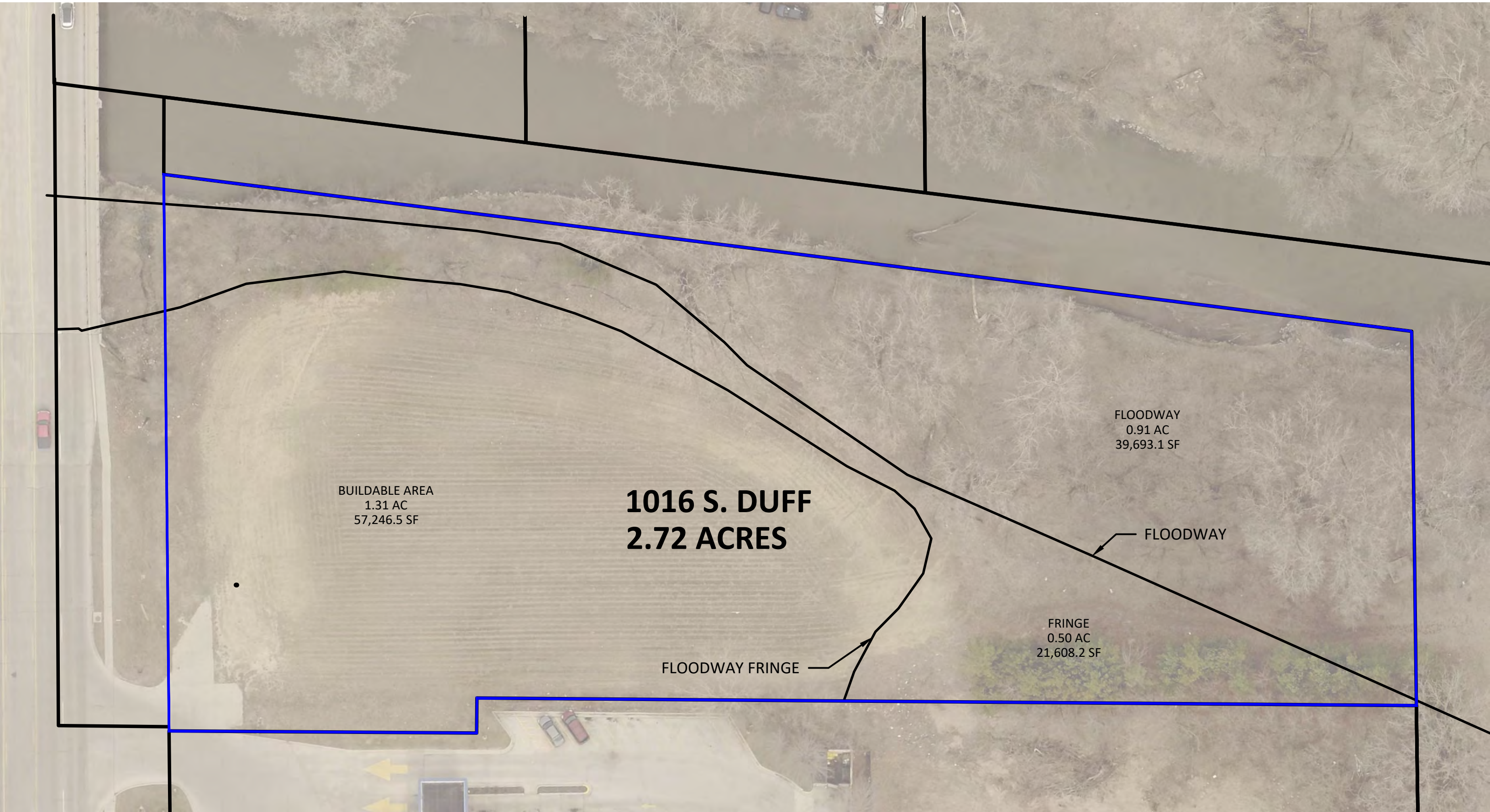
PANEL DATE

October 16, 2014

MAP NUMBER

191690163F





BUILDABLE AREA
1.31 AC
57,246.5 SF

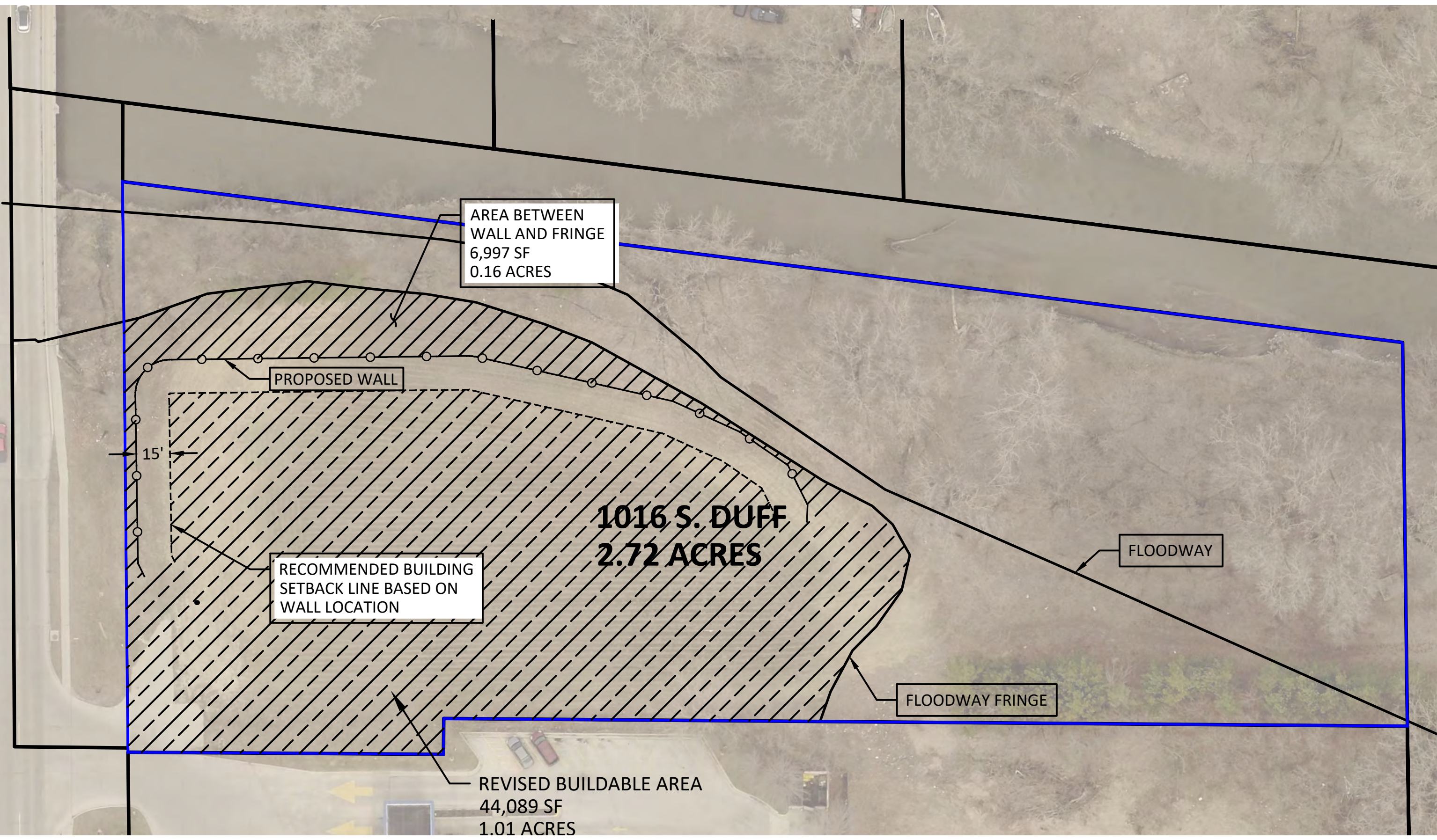
1016 S. DUFF 2.72 ACRES

FLOODWAY FRINGE

FLOODWAY
0.91 AC
39,693.1 SF

FLOODWAY

FRINGE
0.50 AC
21,608.2 SF



AREA BETWEEN
WALL AND FRINGE
6,997 SF
0.16 ACRES

PROPOSED WALL

15'

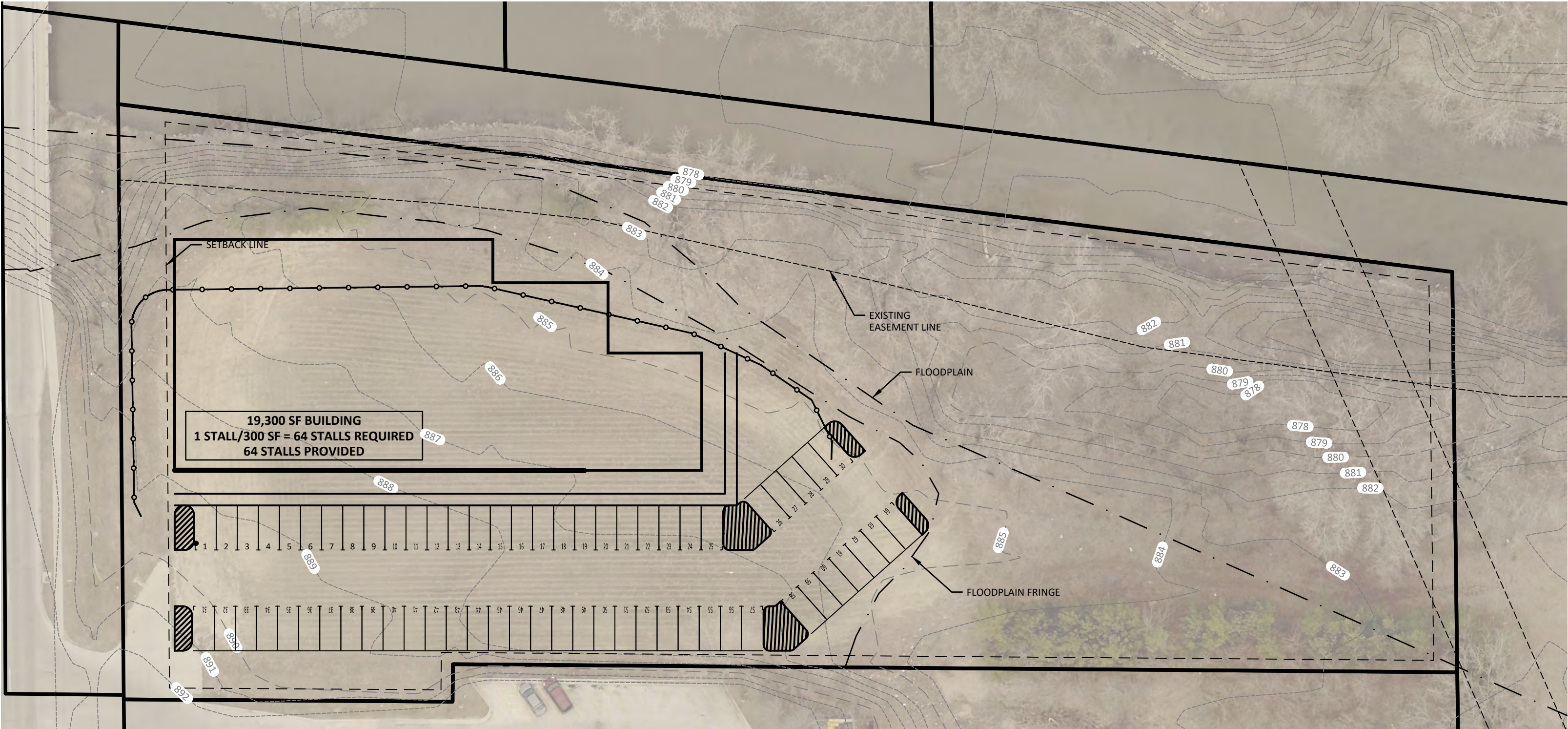
RECOMMENDED BUILDING
SETBACK LINE BASED ON
WALL LOCATION

1016 S. DUFF
2.72 ACRES

FLOODWAY

FLOODWAY FRINGE

REVISED BUILDABLE AREA
44,089 SF
1.01 ACRES



NEIGHBORHOOD PHOTOGRAPHS



SOUTH DUFF AVENUE LOOKING NORTH FROM SUBJECT



ADJACENT PROPERTY SOUTH

NEIGHBORHOOD PHOTOGRAPHS



LOOKING WEST ACROSS SOUTH DUFF AVENUE



SOUTH DUFF AVENUE LOOKING SOUTH FROM SUBJECT

PHOTOGRAPHS OF THE SUBJECT PROPERTY



SUBJECT LOOKING EAST FROM SOUTH DUFF



SUBJECT LOOKING NORTHEAST FROM ENTRANCE

VALUATION PROCESS

The valuation process is a systematic generalized procedure developed to produce well-researched and well-supported estimates of real property value. The process consists of a progressive series of steps, beginning with the definition of the valuation problem. The process proceeds through the collection of data pertinent to the problem's solution, the selection and application of appropriate analytical approaches and the reconciliation of value indications, into the final estimate of value. It is completed when the value conclusion is reported to the client. The steps in the process and the methods of analysis are adaptable to many appraisal situations. Although the valuation process is designed primarily for market value appraisals, it provides a general framework for most valuation assignments.

The valuation process consists of seven basic steps, which are illustrated below: (Source: *The Appraisal of Real Estate*, 14th edition)

Definition of the Problem					
<i>Identification of Real Estate</i>	<i>Identification of Property Rights to Be Valued</i>	<i>Date of Value Estimate</i>	<i>Use of Appraisal</i>	<i>Definition of Value</i>	<i>Other Limiting Conditions</i>
Preliminary Analysis and Data Selection and Collection					
<i>General Data</i>			<i>Specific Data (Subject and Comparables)</i>		
<i>Social</i>			<i>Site Improvements</i>		
<i>Economic</i>			<i>Sales and Listings</i>		
<i>Government</i>			<i>Cost and Depreciation</i>		
<i>Environmental</i>			<i>Income/Expenses and Capitalization Rate</i>		
Highest and Best Use Analysis					
<i>Land As Though Vacant Property Property As Improved</i>					
Land Value Estimate					
Application of the Three Approaches					
<i>Cost Approach</i>		<i>Sales Comparison Approach</i>		<i>Income Capitalization</i>	
Reconciliation of Value Indications and Final Value Estimate					
Report of Defined Value					

ASSUMPTIONS AND LIMITING CONDITIONS

General Conditions

Do not use this report unless you accept these assumptions and limiting conditions.

This appraisal is good for the date of the appraisal report only.

This appraisal report is intended to comply with the reporting requirements set forth under of the Uniform Standards of Professional Appraisal. It presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended uses stated herein. The appraiser is not responsible for unauthorized use of this report.

The date of the report on which the opinions are expressed in this report is set forth in the Letter of Transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.

The scope of work utilized in the appraisal is adequate to develop a creditable valuation analysis and opinion of value.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with detailed analysis of the requirements of the ADA could 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 effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although, such matters may be discussed in the report.

No opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

Maps, plats, and exhibits included herein are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

The contract for the appraisal of said premises is fulfilled by the signer upon the delivery of this appraisal executed. Disclosure of the contents of this appraisal report is governed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. 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 he is connected; or any reference to the Appraisal Institute and the MAI or SRA designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communications without the prior written consent and approval of the undersigned. This consent and approval does not apply to government agencies which disclose appraisals and appraised values through their normal business functions.

Liability and Dispute

The extent of the firm and appraiser's liability in any dispute is limited to the amount of the fee charged by the firm for the services.

If there is a dispute the client agrees to utilize mediation or arbitration to settle the dispute.

Hazardous Material

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, in, or near the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

For Court or Hearing Testimony

Testimony or attendance in court or at any other hearing or disposition is not required by reason of rendering this appraisal. If the appraiser agrees to attend arrangements must be made a reasonable time in advance.

The appraiser shall be compensated for his or her time and expensed based on the current appraiser's rate at the time.

Because the date of value used herein is not the date of trial, the appraiser reserves the right to consider and evaluate additional data that becomes available between the date of this report and the date of trial and to make any adjustment to the value opinions that may be required.

For Title Report Non-Availability

Because no title report was made available to the appraiser, he/she assumes no responsibility for such items of record not disclosed by his/her normal investigation.

For Questionable Soil or Geologic Conditions

No detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been considered consistent with information available to the appraiser.

Plans and Specifications

This appraisal report is based in part on plans, specifications, and documentation provided to the appraiser. The general plans and specifications are considered to be a part of this real estate appraisal report.

For Partial Taking

This project will be constructed in the manner proposed as described briefly in this report and in detail in the condemnor's construction plans.

During the proposed construction, existing utilities will remain usable by properties presently dependent upon them or they will be rerouted without disruption in service during the proposed construction, after which they will be replaced to provide usage equal to or better than previously existed unless so stated.

Jurisdictional Exception

This appraisal was prepared based on a definition of market value consistent with Iowa law and utilizing any necessary jurisdictional exception to USPAP.

Extraordinary Assumption

This appraisal report is based on an extraordinary assumption. An extraordinary assumption is an underlying premise of the assignment, something that is believed to be true for the sake of the analysis, but whether or not it is in fact true is uncertain. Extraordinary assumptions differ from the general assumptions that are often made and reported in all assignments. An extraordinary assumption is specific to the assignment at hand. Further, if an extraordinary assumption is contrary to the truth, the assignment results would be affected.

HIGHEST AND BEST USE ANALYSIS

Highest and best use may be defined as:

The reasonably probable use that produces the most benefits and highest land value at any given time. (*Appraisal Institute, The Appraisal of Real Estate, Fourteenth Edition, 2013, Page 333.*)

In cases where a site has existing improvements, the highest and best use may be different from the existing use. The existing use will continue until the land value, as if vacant, exceeds the total value of the property net of the cost to remove the improvements.

The highest and best use of a specific parcel of land or improved property is not determined through subjective analysis by the property owner, the developer, or the appraiser; rather, highest and best use is shaped by the competitive forces within the market where the property is located. Therefore, the analysis and interpretation of highest and best use is an economic study of market forces focused on the subject property. The highest and best use of the land and improvements becomes the basis for estimating value in each valuation section of this report. The use that maximizes the value represents the highest and best use.

The highest and best use of both land, as though vacant, and property, as improved, must meet four criteria. The highest and best use must be legally permissible, physically possible, financially feasible and maximally productive.

Legally Permissible - Private restrictions, zoning, building codes, historic district controls and environmental regulations that may limit or preclude many potential uses are examined. Private restrictions and deed restrictions relate to the covenants under which properties are acquired and may prohibit certain uses or may require building set-backs, building heights, or types of materials. The highest and best use must be a legally permitted use. Potential zoning changes and long-range land use plans are also considered.

Physically Possible - The size, shape, area, topography, accessibility, and risk of natural disasters such as floods or earthquakes affect the uses to which the subject can be developed. However, the location of the property is typically the primary factor to be considered and can have the greatest impact on property value and highest and best use. The capacity and availability of public utilities must also be considered.

The highest and best use of a property, as improved, also depends on physical considerations such as size, design, condition and functional utility. Part of the analysis, as improved, considers whether the existing improvements contribute to the value of the whole property or whether the improvements are completely obsolete. (The basic test is if the value of the land exceeds the value of the property, as improved, less demolition cost then the highest and best use, as improved is likely for an alternative use.)

Financially Feasible - To determine financial feasibility the net income from the proposed improvements, and land is estimated. This is compared with other possible improvements or alternate investments providing similar risk and liquidity. If the net revenue capable of being generated from a use is sufficient to satisfy the market required rate of return on the investment and provide the required return on the land, the use is considered financially feasible.

Maximally Productive - The financially feasible use that produces the highest residual land value is the highest and best use. Financially feasible uses are compared with each other and against alternate investments providing similar risk and liquidity. It is necessary to determine the appropriate rate of return that reflects the associated risk inherent in various types of developments.

Highest and Best Use, As If Vacant, Before the Acquisition, Considering Iowa Law for Condemnation

Legally Permissible - The subject is currently zoned HOC; Highway Oriented Commercial District within the city of Ames. The HOC district is intended to allow auto-accommodating commercial development in areas already predominantly developed for this use. The zone allows a full range of retail and service businesses with a large local or citywide market. Development is expected to be generally auto-accommodating, with access from major traffic ways. The zone's development standards are intended to promote an open and pleasant street appearance; development that is aesthetically pleasing for motorists, pedestrians and the businesses themselves; and compatibility with adjacent residential areas. in the C-2 district. The zoning restrictions on the subject site would provide and allow for a wide variety of commercial type uses.

Physically Possible - When analyzing the highest and best use of a site, consideration must be given to what is physically possible on the site. Typically, the larger the parcel, the greater its flexibility and development potential, depending on its amount of frontage, size/shape and topography.

The subject site is located along South Duff Avenue, with full access. South Duff Avenue is one of the main north/south arteries through the Ames community. The subject site is 2.72 acres and is irregular in shape with mostly level topography at the buildable site. The subject is at the edge of an area that floods. A portion of the subject is in the floodway and flood fringe area. The buildable area of the site is 57,246 square feet and some fill is needed. All public utilities are available to the subject site. The subject site's size, shape and topography allow for various commercial uses.

Financially Feasible – The subject neighborhood is the commercial corridor along South Duff Avenue. This area contains predominantly retail and service commercial uses. There has been significant redevelopment in recent years including new retail uses replacing older retail uses. Considering the subject's location along a high traffic arterial, a commercial use is likely.

Maximally Productive - After considering the legally permissible, physically possible, and financially feasible improvement alternatives it appears that the maximally productive use of the subject site as vacant is for commercial use.

Highest and Best Use, As If Vacant, After the Acquisition, Considering Iowa Law for Condemnation

The project includes construction of a floodway wall which will sever some of the buildable land from the main/front site. This barrier may also preclude using non-buildable area as side yard, and accessible area.

The acquisition will allow construction on the front of the site so the highest and best use continues to be for commercial development.

LAND SALES COMPARISON APPROACH BEFORE ACQUISITION

The purpose of this section is to estimate the market value of the subject site, as if vacant and ready for development, to its highest and best use.

The Sales Comparison Approach is used to estimate the market value of the site and any minor improvements. This approach compares other similar vacant land parcels that have recently sold. This involves the principle of substitution which states that a prudent purchaser would not pay more for a property than it would cost to buy an equally desirable substitute.

The following factors are considered most important in arriving at an estimate of market value:

- Financing and terms of sale
- Date of sale
- Location
- Size/Shape
- Topography
- Improvements
- Other

After researching the market the following sales have been selected as being most comparable with the subject. Details of each are included at the end of this section. The Market Data Adjustment Table summarizes the sales and the appropriate adjustments as they relate to the subject.

Description of Sales

We have researched the market and selected four sales for the land analysis as vacant. The four sales are located in Ames on the commercial corridors of South Duff Avenue and Lincoln Way.

The following sales have been selected as being most comparable with the subject. Details of each are included at the end of this section. The Market Data Adjustment Table summarizes the sales and the appropriate adjustments as they relate to the subject.

Land Sales Adjustment Table - Before Acquisition

Sale	Subject	One		Two		Three		Four	
		329 - 403 Lincoln Way Ames		419 Lincoln Way Ames		705&713 South Duff Ave Ames		551 South Duff Avenue Ames	
Sale Date	N/A	Apr-18		Sep-18		Jun-13		Jul-12	
Cash Equivalent Sale Price	N/A	\$1,290,000		\$505,000		\$1,850,000		\$725,000	
Buildable Square Feet	57,246	47,090		12,500		130,000		44,936	
Sale Price per Square Foot	N/A	\$27.39		\$40.40		\$14.23		\$16.13	
Market Conditions Adjustment		2.00%		2.00%		30.00%		30.00%	
Sale Price per Square Foot Adjusted for Market Conditions		\$27.94		\$41.21		\$18.50		\$20.97	
Other Adjustments									
Location / Zoning / Access	S. Duff / HOC / Avg	Simlr / Simlr / Simlr		Supr / Simlr / Simlr	-10.0%	Simlr / Simlr / Simlr		Simlr / Simlr / Simlr	
Size / Shape	57,246 SF / Irregular	Similar / Inferior	10.0%	Smaller / Supr	-10.0%	Larger / Inferior	25.0%	Similar / Inferior	30.0%
Topography	Gen Level - fill needed	Superior	-5.0%	Superior	-3.0%	Superior	-8.0%	Superior	-5.0%
Improvements	None	Similar		Similar		Similar		Similar	
Other									
Net Adjustments		5.0%		-23.0%		17.0%		25.0%	
Adjusted Value per Buildable SF		\$29.34		\$31.73		\$21.65		\$26.21	

Analysis and Adjustments

Financing - The financing adjustment is the first adjustment to be considered. Since the value estimate is made on a cash-equivalent basis, those sales with favorable financing have been adjusted to also reflect a cash-equivalent price. The indicated sales price on the Market Data Adjustment Table reflects this cash equivalent sales price.

Market Conditions - The market conditions adjustment is based upon changes in market conditions between the date of the comparable sales and the valuation date of the subject property. All subsequent adjustments will be made to the market conditions adjusted sales price.

Location/Zoning/Access - The location adjustment considers a variety of factors such as area development, access to utilities and support facilities, visibility, accessibility, the demand for the area, etc. This adjustment also considers differences in zoning or permitted land uses.

Size/Shape - The size adjustment is based upon the principle that typically, the larger the area, the lower the sales price per unit of comparison. The shape adjustment takes into consideration such factors as frontage to depth ratios and overall utility. Size adjustments were made to sales two and three.

Topography - The topography adjustment considers such factors as acceptable grade level, drainage, flood plain, and accessibility. The subject is valued as is with some fill needed to be buildable.

Improvements - The improvements adjustment considers differences in contributory value of minor improvements between the sales and the subject.

Conclusion - Before the Acquisition

The indicated value immediately before the acquisition ranges from \$21.65 to \$31.73 per square foot. Sale one was available for sale as a land parcel and was exposed to the market, while the grantee has continued to assemble adjoining properties at higher cost, plus demolition. This sale was the first tract marketed and sold as a land parcel. This recent comparable sale was for \$27.39 per square foot. Some consideration will be given to each of the Sales. The estimated market value of the subject property immediately before the acquisition based on Iowa Law is \$27.00 per square foot.

Buildable Area:	57,246 SF
Unit Value:	\$27.00
Total Value:	\$1,545,642
Rounded:	\$1,546,000

LAND SALES COMPARISON APPROACH AFTER ACQUISITION

As determined in the highest and best use, after acquisition, some of the buildable land from the main/front site will be severed. The acquisition will allow construction on the front of the site so the highest and best use, after acquisition continues to be for commercial development.

The above discussed factors are considered in analyzing the subject property and its land value, after acquisition.

The primary physical change to the property resulting from the proposed floodway wall is that it will reduce the size of the buildable area from 57,246 square feet to 44,089 square feet.

Written acquisition easements have not been provided. This analysis is based on the extraordinary assumption that the flood wall will be installed on a permanent easement that will also provide a restricted path of access, primarily on the flood side for ongoing maintenance and any future repair or replacement. It is also assumed that all maintenance and future replacement will be entirely at the cost of the city. The wall will be constructed so that the property owner can fill the site south of the wall to at least 2 feet above the 100-year flood plain and build and improvement consistent with the highest and best use close to the new wall. Any deviation from these assumptions will require further analyses and will likely change the result. This analysis assumes that any temporary easement will have a duration of 18 months.

This is considered when analyzing the value of the subject property, after acquisition.

Based on the research analyzed and discussed, sales one through four, discussed in the market value of the subject property, before acquisition are considered most comparable and applicable in analyzing the subject property, after acquisition. The following market data adjustment table summarizes sales one through four and their appropriate adjustments to account for their differences with the subject property, after acquisition. The above discussed acquisition and impact on the subject property are considered and applied in the adjustments. Also, the useable area is reduced consistent with the useable/buildable area determined by the engineer.

Land Sales Adjustment Table - After Acquisition

Sale		One		Two		Three		Four	
	Subject	329 - 403 Lincoln Way Ames		419 Lincoln Way Ames		705&713 South Duff Ave Ames		551 South Duff Avenue Ames	
Sale Date	N/A	Apr-18		Sep-18		Jun-13		Jul-12	
Cash Equivalent Sale Price	N/A	\$1,290,000		\$505,000		\$1,850,000		\$725,000	
Buildable Square Feet	44,089	47,090		12,500		130,000		44,936	
Sale Price per Square Foot	N/A	\$27.39		\$40.40		\$14.23		\$16.13	
Market Conditions Adjustment		2.00%		2.00%		30.00%		30.00%	
Sale Price per Square Foot Adjusted for Market Conditions		\$27.94		\$41.21		\$18.50		\$20.97	
Other Adjustments									
Location / Zoning / Access	S. Duff / HOC / Avg	Simlr / Simlr / Simlr		Supr / Simlr / Simlr		Simlr / Simlr / Simlr		Simlr / Simlr / Simlr	
Size / Shape	44,089 SF / Irregular	Similar / Inferior		Smaller / Supr		Larger / Inferior		Similar / Inferior	
Topography	Gen Level - fill needed	Superior		Superior		Superior		Superior	
Improvements	None	Similar		Similar		Similar		Similar	
Other									
Net Adjustments		5.0%		-23.0%		17.0%		25.0%	
Adjusted Value per Buildable SF		\$29.34		\$31.73		\$21.65		\$26.21	

Analysis and Adjustments

Financing - The financing adjustment is the first adjustment to be considered. Since the value estimate is made on a cash-equivalent basis, those sales with favorable financing have been adjusted to also reflect a cash-equivalent price. The indicated sales price on the Market Data Adjustment Table reflects this cash equivalent sales price.

Market Conditions - The market conditions adjustment is based upon changes in market conditions between the date of the comparable sales and the valuation date of the subject property. All subsequent adjustments will be made to the market conditions adjusted sales price.

Location/Zoning/Access - The location adjustment considers a variety of factors such as area development, access to utilities and support facilities, visibility, accessibility, the demand for the area, etc. This adjustment also considers differences in zoning or permitted land uses. The location is similar in both the before and after valuation.

Size/Shape - The size adjustment is based upon the principle that typically, the larger the area, the lower the sales price per unit of comparison. The shape adjustment takes into consideration such factors as frontage to depth ratios and overall utility.

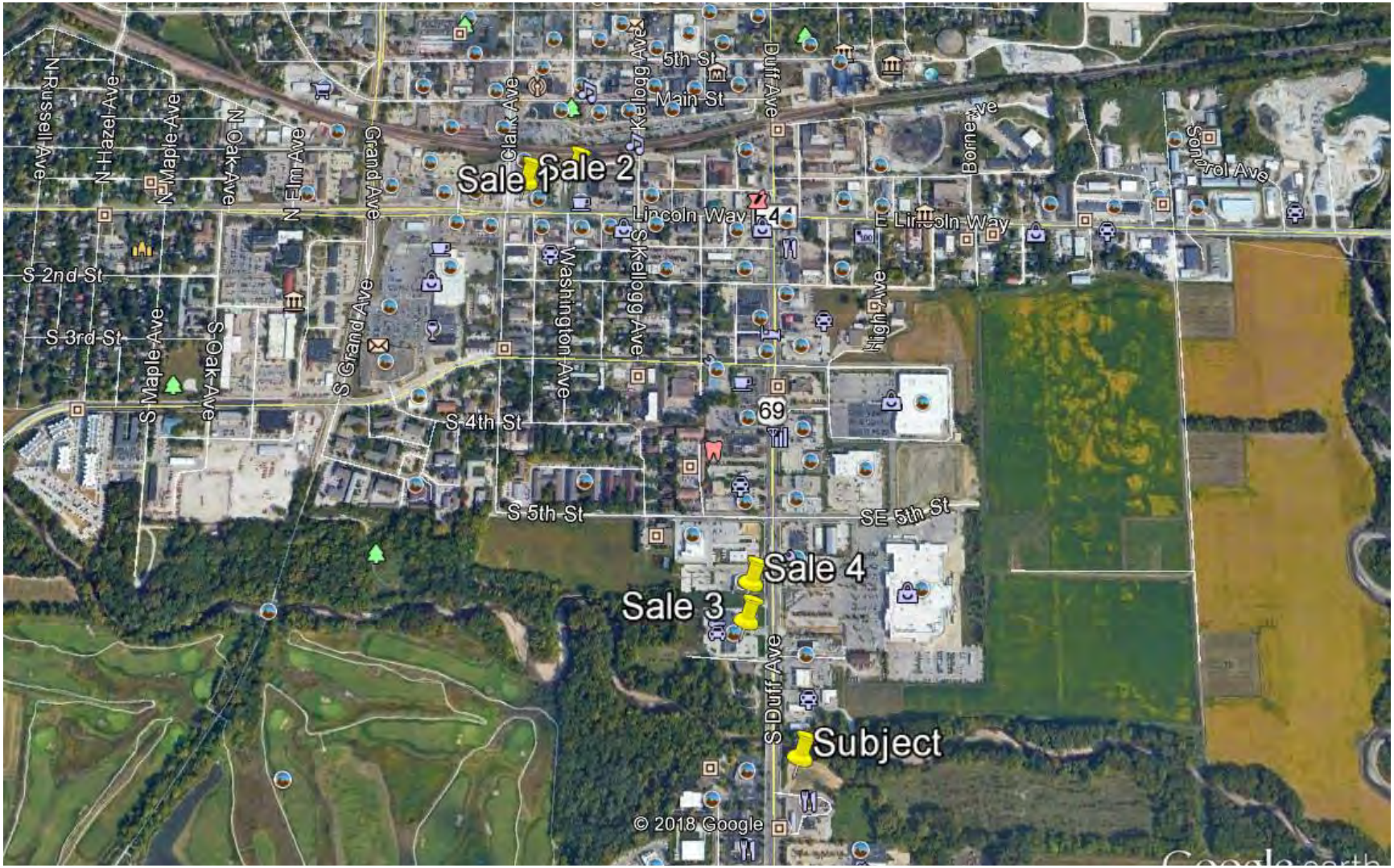
Topography - The topography adjustment considers such factors as acceptable grade level, drainage, flood plain, and accessibility. The subject is valued with some fill needed to be buildable.

Conclusion - After the Acquisition

The indicated value immediately after the acquisition ranges from \$21.65 to \$31.73 per square foot. Some consideration will be given to each of the Sales. The estimated market value of the subject property immediately after the acquisition based on Iowa Law is \$27.00 per square foot.

Area:	44,089 SF
Unit Value:	\$27.00
Total Value:	\$1,190,403
Rounded:	\$1,190,000

LAND SALES MAP





Address:	329 - 403 Lincoln Way	Sale Price:	\$1,195,000	Date:	4/18
City:	Ames	State:	Iowa	Instrument:	Warranty Deed
Frontage:	Lincoln Way	Recorded Book/Page:	2018/02583	Terms:	Cash to seller
Shape:	Irregular	Adjustment for Terms:	None		
Area SF:	47,090	Demolition Cost:	\$95,000	Adj Sale Price:	\$1,290,000
Topography:	Generally level	S P per SF:	\$27.39		
Zoning:	HOC: Highway Oriented Commercial	Grantor:	Wayne Harris		
Utilities:	All public	Grantee:	Hunziker Development Company		
Street:	Paved	Verified by:	Public records/Grantor/Grantee		
Highest and Best Use:	Commercial	Exposure Period:	Property has been known to be available for an extended period.		
Parcel ID #:	09-02-358-130, et al.	Remarks:	Grantee razed older improvements at a cost of \$95,000 including some asbestos abatement. Assessed value was \$927,800 at the time of sale. A mixed use development is planned for this site and the tracts to the west which are being assembled with this sale. This is the first sale in assemblage, marketed as a land reuse. Additional parcels assembled at greater cost/SF.		
Legal Description:	Long legal on file.				
Reference No:	n5699land				
Property Category:	Retail				
Region:	Ames				



Address:	419 Lincoln Way	Sale Price:	\$460,000	Date:	9/18
City:	Ames	State:	Iowa	Instrument:	Warranty Deed
Frontage:	Lincoln Way: 100 feet Clark Ave.: 125 feet	Recorded Book/Page:	2018/08368	Terms:	Cash to seller
Shape:	Rectangle	Demolition Cost:	\$45,000	Adj Sale Price:	\$505,000
Area SF:	12,500	S P per SF:	\$40.40	Grantor:	Norma Campbell
Topography:	Generally level	Grantee:	Hunziker Development Company LLC	Verified by:	Public records/Grantee
Zoning:	HOC; Highway Oriented Commercial	Exposure Period:	Approximately 12 months. Listed by local broker.	Remarks:	Small convenience store was razed by the Grantee after the sale at a cost of \$45,000: No contamination was present. Grantee is attempting to assemble additional parcels in this area.
Utilities:	All public				
Street:	Paved				
Highest and Best Use:	Commercial				
Parcel ID #:	09-02-358-170				
Legal Description:	The South 125 feet of Lot 5 in Block 49, 4th Addition to Ames, Story County, Iowa.				
Reference No:	n5694land				
Property Category:	Retail				
Region:	Ames				



Address:	705 & 713 South Duff Avenue	Sale Price:	\$1,650,000	Date:	6/13
City:	Ames	State:	Iowa	Instrument:	Contract
Frontage:	245 LF	Recorded Book/Page:	2013-00007352	Terms:	\$400,000 down payment, 5.5% interest, semi-annual payments of \$82,710.44, balloon payment due July 10, 2023.
Shape:	Rectangular	Adjustment for Terms:	None		
Area SF:	156,627 SF total; 130,000 usable SF	Demolition Cost:	\$200,000 (Demo & Fill)		
Topography:	Site is located in the flood plain. South portion is low and not usable. Several feet (6-7) of fill needed at an estimated cost of \$175,000.	Adj Sale Price:	\$1,850,000		
Zoning:	HOC	S P per SF:	\$14.23 per usable SF		
Utilities:	All public at site	Grantor:	Douglas & Wendy Livy		
Street:	Paved four-lane arterial	Grantee:	E-M Hunziker, LLC		
Highest and Best Use:	Retail	Verified by:	Records/Grantee		
Parcel ID #:	09-11-325-010 & 09-11-325-020	Exposure Period:	Grantee approached grantor		
Legal Description:	Part of the SW 1/4, 83-24-11, Story County, Iowa.	Remarks:	Former Quality Motors used car sales location. Address of 705 South Duff was the building site and large parking lot. Address of 713 South Duff was the smaller adjacent parking lot to the south. Building was vacant at the time of sale, proprietor retired. This site was assembled with the former Happy Joe's site to the north to develop Southpointe Centre, an 18,825 SF retail & restaurant center, up to ten bays w/ 158 parking stalls, 26,900 daily traffic count. (Center is 55% preleased as of Dec. 20, 2014.) Grantee based purchase on approximately \$20.00 per SF of marketable and usable area with Duff Avenue frontage.		
Reference No:	n5067land				
Property Category:	Retail				
Region:	Ames				



Address:	551 South Duff Avenue	Sale Price:	\$675,000	Date:	7/12
City:	Ames	State:	Iowa	Instrument:	Warranty Deed
Frontage:	551 LF: South Duff Avenue	Recorded Book/Page:	2012-8698	Terms:	Cash to seller
Shape:	Rectangular	Adjustment for Terms:	\$50,000 Fill	Adj Sale Price:	\$725,000
Area SF:	44,936 SF	S P per SF:	\$16.13	Grantor:	Pizzas On Duff, LLC
Area Acres:	1.032	Grantee:	Blue Sky Properties, LLC (Chuck Winkleblack)	Verified by:	Records/Grantee
Topography:	Level. Located in flood plain. Several feet of fill needed at an approximate cost of \$50,000.	Exposure Period:	Actively listed for sale	Remarks:	This site and 705 & 713 South Duff were assembled to build Southpointe Center with 18,825 SF of retail & restaurant space, up to 10 bays, 158 parking stalls, 26,900 daily traffic count. Construction underway in Dec. of 2014. This is the site of the former Happy Joe's Pizza restaurant. Building was demolished prior to this sale. Approximately six feet of fill was added by the Grantee to part of the site. Grantee based purchase on approximately \$20.00 per SF of marketable and usable area with Duff Avenue frontage.
Zoning:	HOC				
Utilities:	All public				
Street:	Paved, four lane arterial				
Highest and Best Use:	Retail				
Parcel ID #:	09-11-176-080				
Legal Description:	Cayler's 2nd Addition, Lot 20 & South 22 feet of Lot 19, City of Ames, Story County, Iowa.				
Reference No:	n5068land				
Property Category:	Retail				
Region:	Ames				

RECONCILIATION AND FINAL VALUE ESTIMATE

The following is a summary of the before acquisition and after acquisition market values developed within this appraisal based on the extraordinary assumptions within this report and any jurisdictional exceptions.

Fee Simple Interest

Before Acquisition	\$1,546,000
After Acquisition	<u>\$1,190,000</u>
Difference Between Before and After Acquisition	\$356,000

CERTIFICATION

I certify that to the best of my knowledge and belief:

I have the knowledge and experience necessary to complete the assignment competently.

The statements of fact contained in this report are true and correct.

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to, the property that is the subject of this report or to the parties involved.

Neither my engagement to make this appraisal nor any compensation therefore are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report.

The reported analysis, opinions, and conclusions were developed; and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, FIRREA Guidelines, and the Code of Professional Ethics and the Standards of Professional 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.

I have made a personal tour of the property that is the subject of this report.

I have not provided services regarding this property in the last three years.

No one provided significant professional assistance to the persons signing this report.

Neither the appraiser nor this appraisal firm, have been sued for fraud or negligence.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

As of the date of this report, I, Ted R. Frandson, MAI, have completed the continuing education program for Designated members of the Appraisal Institute.

As of the date of this report I certify that I am currently a Certified General Real Property Appraiser in the State of Iowa, State License Number CG 01131. Expires June 30, 2020.

Date of Report

February 13, 2019

Appraiser:

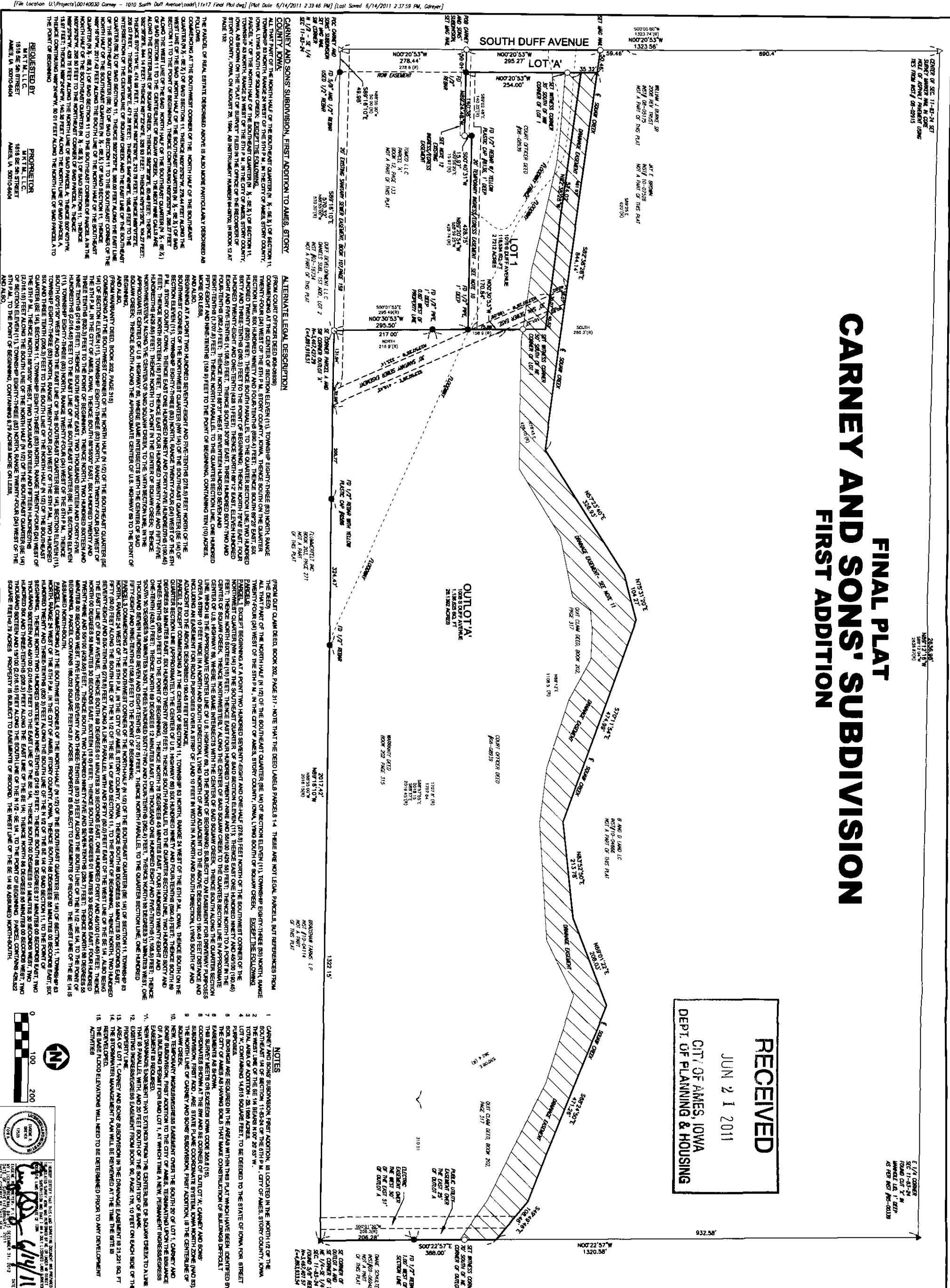


Ted R. Frandson, MAI, CCIM

Instrument: 2011-00006037
Date: Jun 30, 2011 12:29:26P
Rec Fee: 50.00 E-Com Fee: 3.00
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 Kamp, County Recorder

CARNEY AND SONS' SUBDIVISION FIRST ADDITION

RECEIVED
JUN 21 2011
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



REQUESTED BY
MKT M, LLC
1818 26th Street
Ames, IA 50010-6404

PROFESSIONAL
MKT M, LLC
1818 26th Street
Ames, IA 50010-6404

FROM CLAM DEED, BOOK 202, PAGE 317. NOTE THAT THE DEED LABELS PARCELS 1-4. THESE ARE NOT LEGAL PARCELS, BUT REFERENCES FROM THE DEED.

NOTES
1. CARNEY AND SONS' SUBDIVISION, FIRST ADDITION, IS LOCATED IN THE NORTH 1/2 OF THE SOUTH 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA.
2. THE WEST LINE OF THE BE 1/4 BEARING NORTH 29° 55' W.
3. THE WEST LINE OF THE BE 1/4 BEARING NORTH 29° 55' W.
4. LOT 1, CONTAINING 14,819 SQUARE FEET, TO BE DEeded TO THE STATE OF IOWA FOR STREET PURPOSES.
5. BOUNDARIES ARE REQUIRED IN THE AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS EXISTING BOUNDARIES THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
6. DRAINAGE EASEMENTS ARE REQUIRED IN THE AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS EXISTING DRAINAGE EASEMENTS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
7. COORDINATE SYSTEM: STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE (NAD 83).
8. SUBDIVISION, FIRST ADDITION, IS THE STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE (NAD 83).
9. THE NORTH LINE OF CARNEY AND SONS' SUBDIVISION, FIRST ADDITION, IS THE CENTERLINE OF SQUAW CREEK.
10. NEW TEMPORARY IMPROVEMENTS EASEMENT OVER THE SOUTH 20' OF LOT 1, CARNEY AND SONS' SUBDIVISION, FIRST ADDITION, TO THE CITY OF AMES, TERMINATING UPON THE RESURFACE OF ALLIUM DRIVE, FIRST ADDITION, LOT 1, AT WHICH TIME THE AGENY, PERMANENT IMPROVEMENTS EASEMENT IS REQUIRED.
11. NEW TEMPORARY IMPROVEMENTS EASEMENT FROM THE CENTERLINE OF SQUAW CREEK TO A LINE PARALLEL WITH, AND 20 FEET SOUTH OF, THE SOUTH TOP OF BANK.
12. EXISTING IMPROVEMENTS EASEMENT FROM BOOK 202, PAGE 110, 10 FEET ON EACH SIDE OF THE CENTERLINE OF SQUAW CREEK.
13. THE BASE FLOOD ELEVATION WILL BE DETERMINED PRIOR TO ANY DEVELOPMENT ACTIVITIES.
14. THE STORMWATER MANAGEMENT PLAN WILL BE DETERMINED AT THE TIME THE SITE IS DEVELOPED.
15. THE BASE FLOOD ELEVATION WILL BE DETERMINED PRIOR TO ANY DEVELOPMENT ACTIVITIES.

NO.	DATE	DESCRIPTION
1	6/30/11	ISSUED

CARNEY AND SONS' SUBDIVISION
FIRST ADDITION
AMES, IOWA

FINAL PLAT

benesch
engineers • scientists • planners

Attn: Benesch & Company
223 South Walnut Avenue, Suite C
Ames, Iowa 50010
515-232-1103 Job No. -

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
MAIL TAX STATEMENT TO:	MKTM, L.L.C.; 1816 SE 5 th Street, Ames IA 50010

CONSENT AND DEDICATION

KNOW ALL PERSONS BY THIS INSTRUMENT: That the undersigned, MKTM, L.L.C. is the sole, lawful owners of the real property located in Story County, Iowa, and legally described as follows:

All that part of the North Half of the Southeast Quarter (N ½ - SE ¼) 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 ½ - SE ¼) 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 26, 1994, as Instrument Number 94-09700, in Book 12 at Page 133.

As owner of said real property, pursuant to section 354.11 of the Code of Iowa, the undersigned does hereby acknowledge and declare that the subdividing of said real property as it appears on the plat attached hereto is done with its free consent and in accordance with its desire. The plat of said real property is to be known as:

Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa.

In accordance with sections 354.11 and 354.19 of the Code of Iowa, the undersigned hereby dedicate to the State of Iowa, and to the public all lands within the plat that are designated for streets and which are described as:

Lot A.

Pg. 2

IN WITNESS WHEREOF the undersigned has executed this instrument on June 21, 2011.
MKTM, L.L.C.

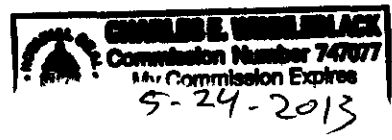
By *Thomas Carney*
Thomas Carney, Member

By *Matt Carney*
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.

Charles E. Winchell
Notary Public



ATTORNEY'S TITLE OPINION

I, David W. Benson, the undersigned, state:

1. I am an attorney licensed to practice in the State of Iowa and my principal place of business is located at 1416 Buckeye Ave., Suite 2000 Ames, IA 50010-8070 (Telephone: 515-956-3900).

2. Pursuant to section 354.11 of the Code of Iowa, I have examined the abstract of title to the real property described in the attached subdivision plat to be known as Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa.

3. Based on such examination, I find that fee simple title to said real property is vested in:

MKTM, L.L.C.

4. Based on such examination, I find that there are no holders of mortgages, liens, or other encumbrances on said real property being platted.

Dated June 14, 2011.

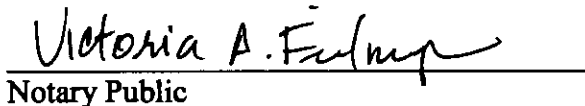


David W. Benson, Attorney

STATE OF IOWA, COUNTY OF STORY, SS:

This instrument was acknowledged before me on June 14, 2011, by David W. Benson.




Notary Public

Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa:

All that part of the North Half of the Southeast Quarter (N ½ - SE ¼) 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 ½ - SE ¼) 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 26, 1994, as Instrument Number 94-09700, in Book 12 at Page 133.

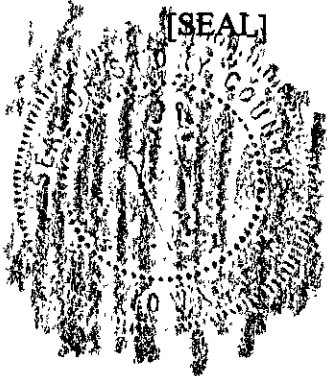
Attachment No. _____
Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa

TREASURER'S CERTIFICATE

I, Renee Twedt, Treasurer of Story County, Iowa, pursuant to section 354.11 of the Code, hereby certify that the real property described in the attached subdivision plat to be known as Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa (Tax Parcel Numbers 09-11-401-005; 09-11-401-030; and 09-11-401-015, is free from certified taxes and certified special assessments.

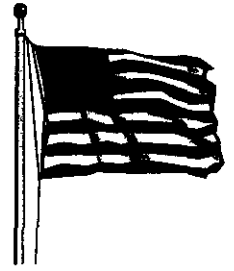
Dated this 21st day of June, 2011.

Renee Twedt, Treasurer
Care M. Evans, Deputy
RENEE TWEDT, Treasurer





LUCY MARTIN
Story County Auditor
and
Commissioner of Elections



Approval of Subdivision Plat Name by Story County Auditor

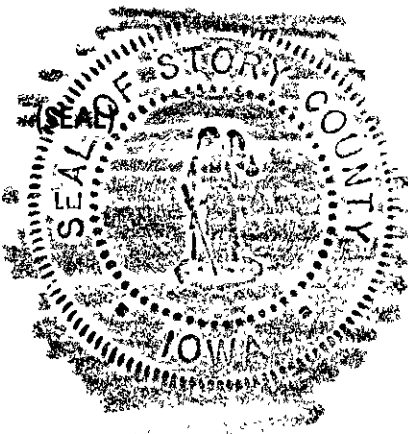
Date 06/30/11

The Story County Auditor's Office has reviewed the final plat of:

Carney & Sons' Subdivision

Pursuant to Iowa Code §354.6(2) and §354.11(5), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed _____
County Auditor of Story County, Iowa



CITY OF AMES, IOWA
RESOLUTION NO. 11-313

Accepting final plat of Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa and accepting the dedication of certain land for street purposes and utility easements.

WHEREAS, there has been submitted to the City Council of the City of Ames, Iowa, a plat of the real property hereinafter described and designated as "Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa";

WHEREAS, MKTM, L.L.C., the sole owner of said real property, has executed and acknowledged an instrument consenting to said plat;

WHEREAS, it appears that said plat complies with all requirements of chapters 354 and 355 of the Code of Iowa and the platting ordinance of the City of Ames, Iowa;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Ames, Iowa:

1. The City Council accepts and approves as an official subdivision plat to be known as "Carney and Sons' Subdivision, First Addition to Ames, Story County, Iowa", the subdivision plat of the real property situated in Story County, Iowa, described as:

All that part of the North Half of the Southeast Quarter (N ½ - SE ¼) 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 ½ - SE ¼) 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 26, 1994, as Instrument Number 94-09700, in Book 12 at Page 133.

2. The City Council does hereby accept for street right-of-way purpose that certain tract of land designated on said plat and described as:

Lot A, dedicated to the State of Iowa for public road purposes.

3. The City Council does hereby accept for utility purposes all other land designated on said plat for easement purposes.

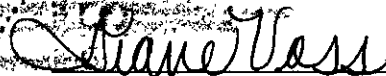
4. The Mayor and Clerk are authorized and directed to certify and affix to said plat a true copy of this resolution in accordance with sections 354.8 of the Code of Iowa.

APPROVAL BY MAYOR

The foregoing Resolution having been adopted this date by the City Council, I hereby approve the same by affixing my signature as Mayor on this 28th day of June, 2011.


Ann H. Campbell, Mayor

ATTEST:


Diane Voss, City Clerk

**RECORD OF COUNCIL PROCEEDINGS
FOR RESOLUTION NO. 11-313**

The City Council of Ames, Iowa, met in regular session in the council chambers, City Hall, Ames, Iowa, at 7:00 P.M., on June 28, 2011, with the Mayor presiding and the following Council Members present and absent:

Present: Davis, Goodman, Larson, Mahayni, Orazem, Wacha.
Absent: None.

Council Member Mahayni introduced the resolution and moved its adoption. Council Member Davis seconded the motion to adopt. Upon consideration, the Mayor put the question on the motion. The roll was called and the Council Members voted as follows:

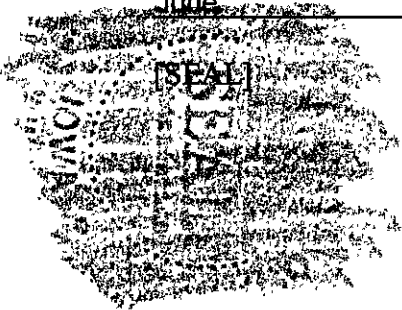
Yes: Davis, Goodman, Larson, Mahayni, Orazem, Wacha.
No: None.
Not voting: None.

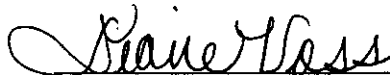
The Mayor declared the resolution adopted.

CLERK'S CERTIFICATE

I, the undersigned, the duly appointed, qualified and acting City Clerk of the City of Ames, Iowa, do hereby certify that the foregoing Resolution is a true and exact copy of Resolution No. 11-313; that the Resolution was duly adopted by the City Council of Ames, Iowa, at a meeting thereof as stated in the foregoing Record of Council Proceedings.

WITNESS my signature and the seal of the City of Ames, Iowa, on this 28 day of June, 2011.





DIANE VOSS, City Clerk

FRANDSON & ASSOCIATES, L.C.

COMMERCIAL REAL ESTATE APPRAISAL AND CONSULTING

Ted R. Frandson, MAI, CCIM Principal & Real Estate Appraiser

Experience

Ted has been the Principal of Frandson and Associates (formerly Frandson, Knapp & Associates) since 1995. Professional experience includes joining Carlson, McClure & McWilliams, Inc. in 1987, as a Commercial Real Estate Appraiser, appraising all types of industrial, office, multi-tenant/multi-family, special use, and agricultural properties.

Prior experience includes being co-owner of Frandson, Knapp Properties, L.C., a Research Assistant at Iowa state University – Department of Economics in Ames, Iowa, as well as Broker/Owner of Frandson Real Estate and Management in Des Moines, Iowa.

General Appraisal and Consulting Experience includes:

- District Court testimony, presentations at PAAB, condemnation hearings, and Board of Review
- Eminent Domain Acquisition under both Iowa and Federal Law concepts presentation before state, county, and municipal compensation commissions
- Testified as an expert witness in Iowa and California District Courts
- Property tax assessment valuation and consultation for assessors and for property owners.
- Mortgage lending narrative appraisals meeting USPAP and FIRREA guidelines
- Multi-Family Financing Appraisals prepared for HUD
- Independent Appraisal Review for public acquisition
- Discounted cash flow analysis of large multitenant properties using Argus
- Feasibility and market studies
- Market rent and location consultation
- Market rent studies prepared for HUD
- Appraisal Management Services

Education

Iowa State University

Bachelor of Science

Major: Agricultural Business and Economics

Course Work Includes:

Capitalization Theory, Part A, Part B	Real Estate Finance, Value, and Investment Performance
Case Studies in Real Estate Valuation	Report Writing and Valuation Analysis
Cash Equivalency	Standards of Professional Practice
Contract or Effective Rent: Finding the Real Rent	USPAP Update
Decision Analysis for Commercial Real Estate	
Eminent Domain & Condemnation	
Financial Analysis for Commercial Investment Real Estate	
Market Analysis for Commercial Investment Real Estate	

Professional Organization

Designated Member of the Appraisal Institute, MAI

Designated Member of the Commercial Investment Real Estate Institute, CCIM

State of Iowa - Certified General Real Property Appraiser

Boards and Organizations

Story County Board of Adjustment 1994 to 2003

Story County Compensation Commission

Six Year Member, Judicial Nominating Commission, District 2B, State of Iowa

Certification Statement

As of the date of this report, Ted R. Frandson is a Certified General Real Property Appraiser in the State of Iowa. (CG01131)



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

1707 High Street
Des Moines, Iowa 50309-3313
Tel (515) 283-0146 fax (515) 283-0558
iarc@iowaappraisal.com www.iowaappraisal.com



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.

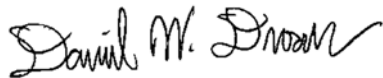
"The opinion of just compensation arrived at in this value finding appraisal report reflects the appraiser's opinion of the difference between the before and after values. Our opinion of just compensation is no different than if doing a before and after appraisal."

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 RATES ⁴					TOP EMPLOYERS ⁵		
Year	Ames	Story Co.	Iowa	U.S.	Employers	Industry	Employees
2006	2.4%	2.6%	4.0%	4.6%	Iowa State University	Education	>10,000
2007	2.5%	2.8%	3.8%	4.6%	Iowa Department of Transportation	Government	2,000-5,000
2008	2.9%	3.2%	4.1%	5.8%	Mary Greeley Medical Center	Health Care	1,000-2,000
2009	4.2%	4.8%	6.2%	9.3%	McFarland Clinic PC	Health Care	1,000-2,000
2010	3.7%	4.2%	6.3%	9.6%	Danfoss	Manufacturing	1,000-2,000
2011	3.6%	3.9%	5.9%	8.9%	Ames Community School	Education	500-1,000
2012	3.3%	3.6%	5.2%	8.1%	City of Ames	Government	500-1,000
2013	3.1%	3.3%	4.7%	7.4%	National Centers for Animal Health	Scientific	500-1,000
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%			

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 SECTOR ⁶			
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

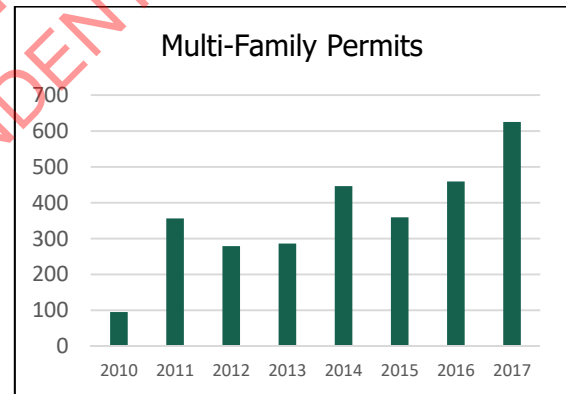
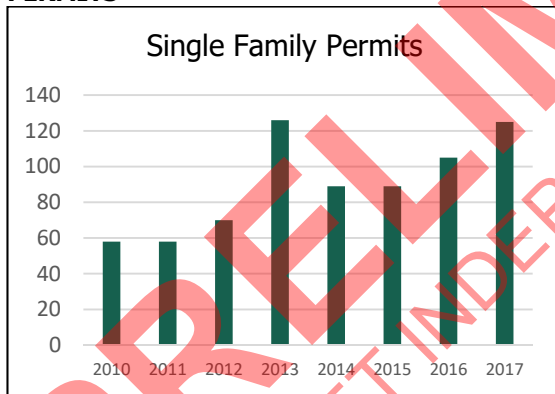
Year	Enrollment	% Chg.
2010	28,682	-
2011	29,887	4.2%
2012	31,040	3.9%
2013	33,241	7.1%
2014	34,732	4.5%
2015	36,001	3.7%
2016	36,660	1.8%
2017	36,321	-0.9%

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

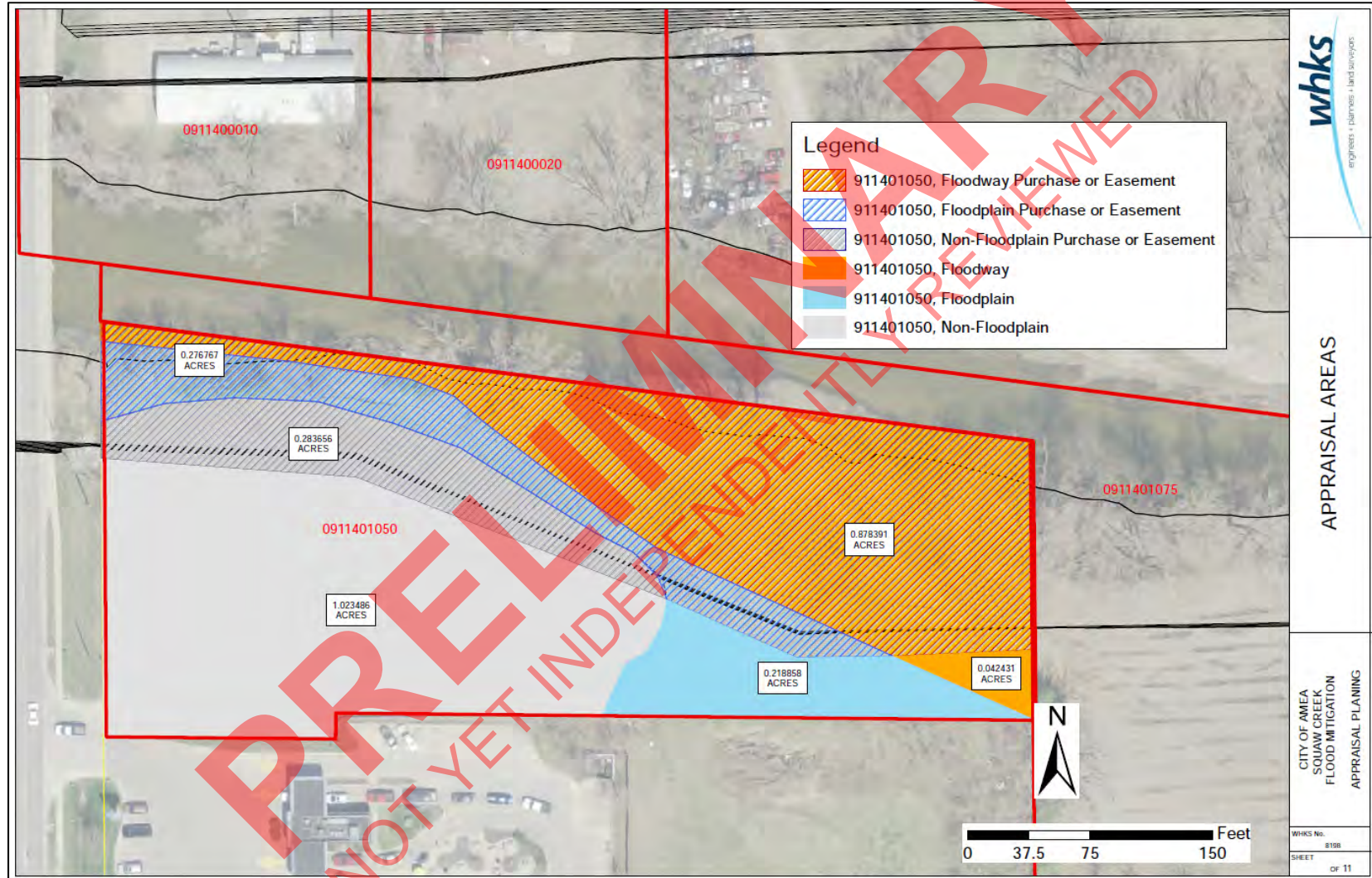


PHOTO 3: 1016 S DUFF AVE, LOOKING EAST OVER ACQUISITION AREA

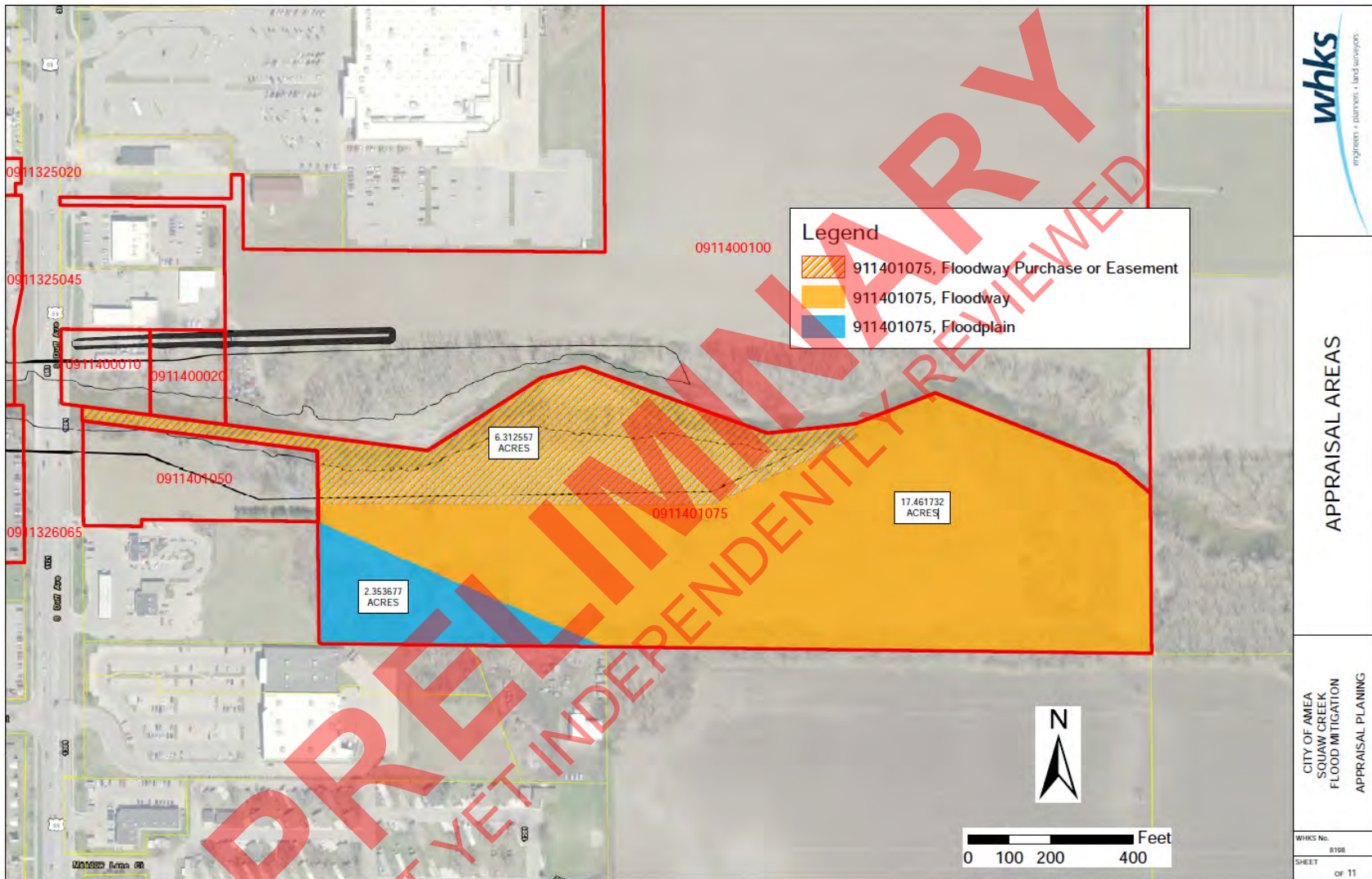


PHOTO 6: 1008 S DUFF AVE, LOOKING EAST

AERIALS WITH ACQUISITION OVERLAY



Shown above is an aerial photo with acquisition overlay of 1016 S Duff Ave

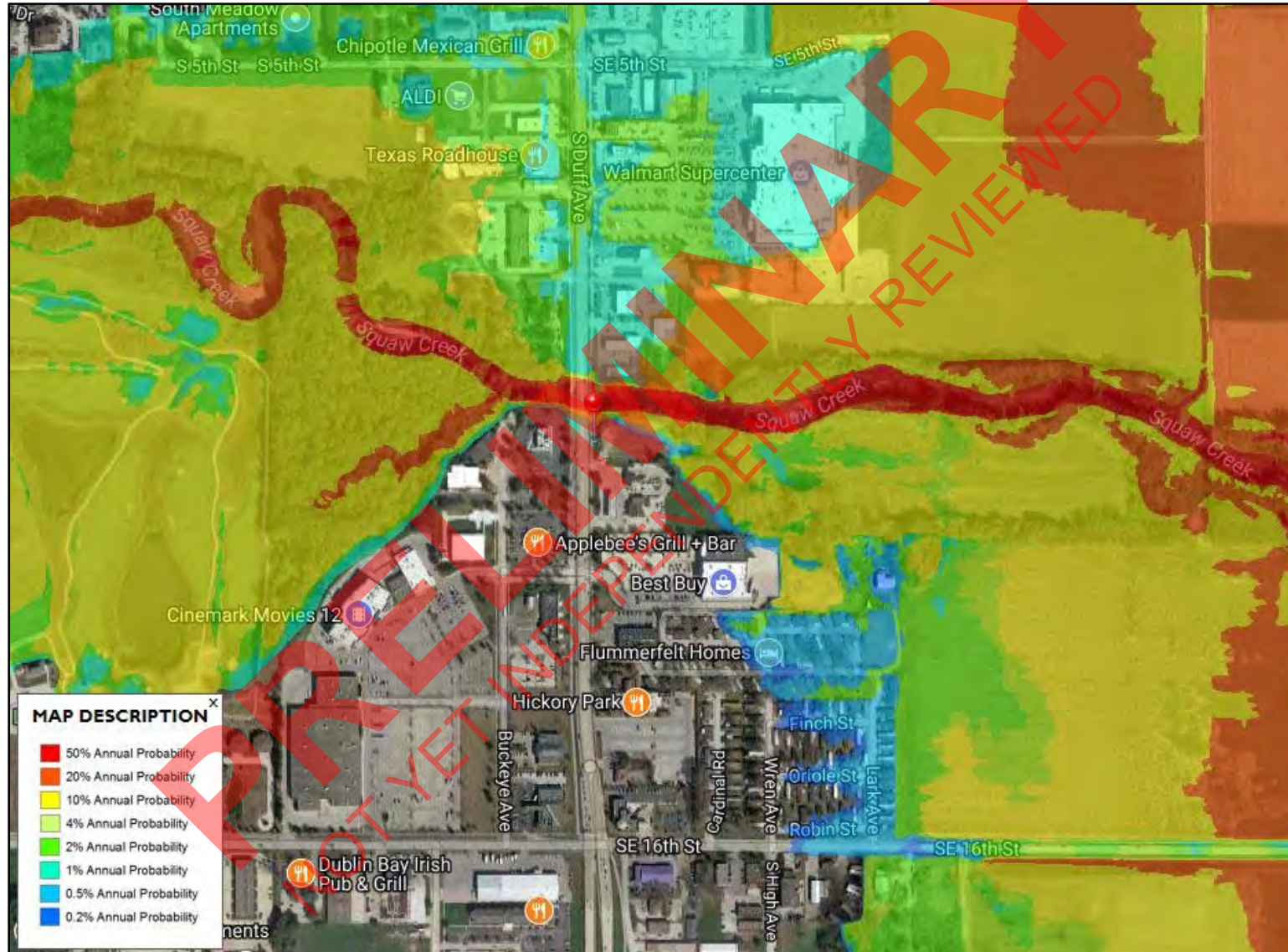


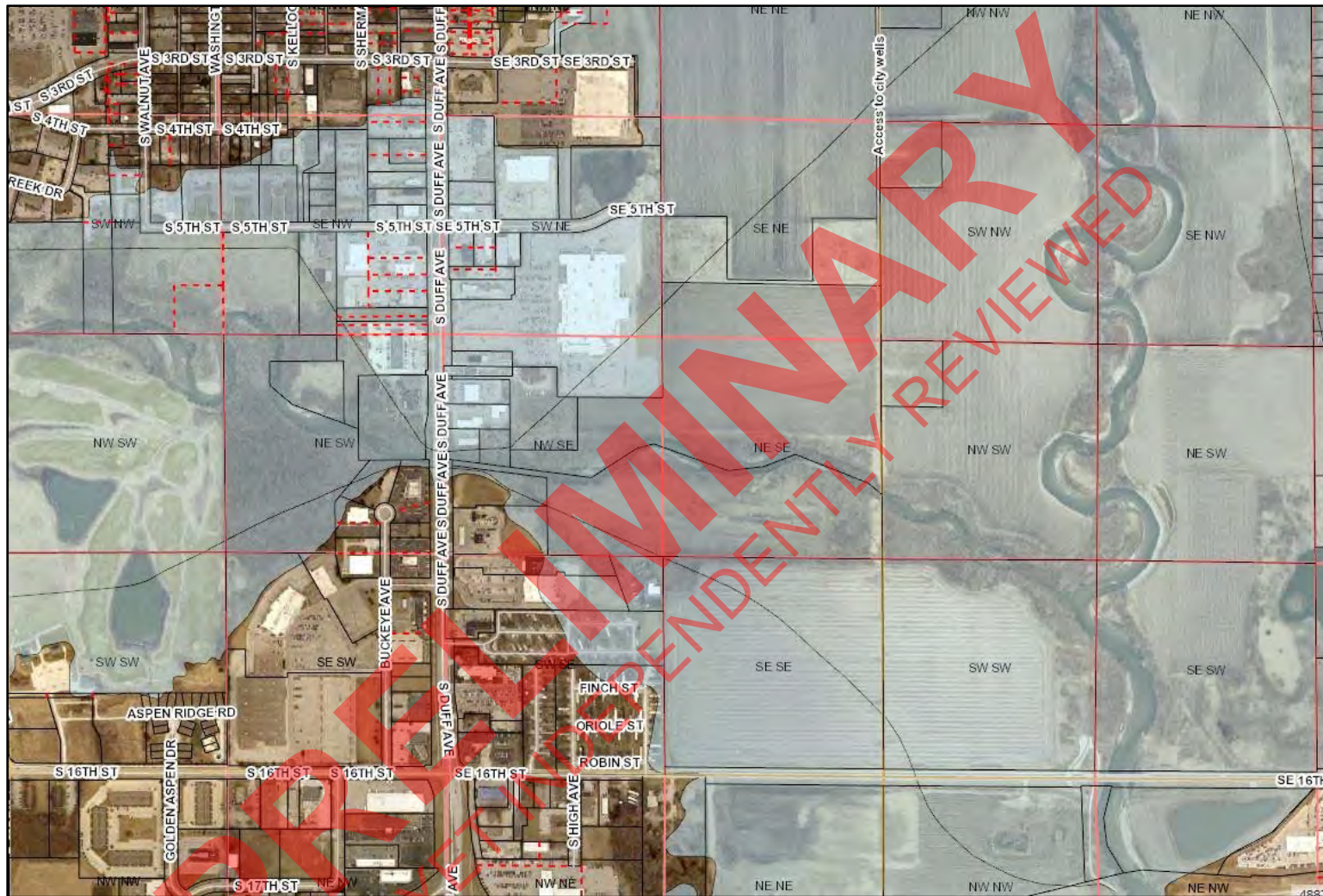
Shown above is an aerial photo with acquisition overlay of 1008 S Duff Ave

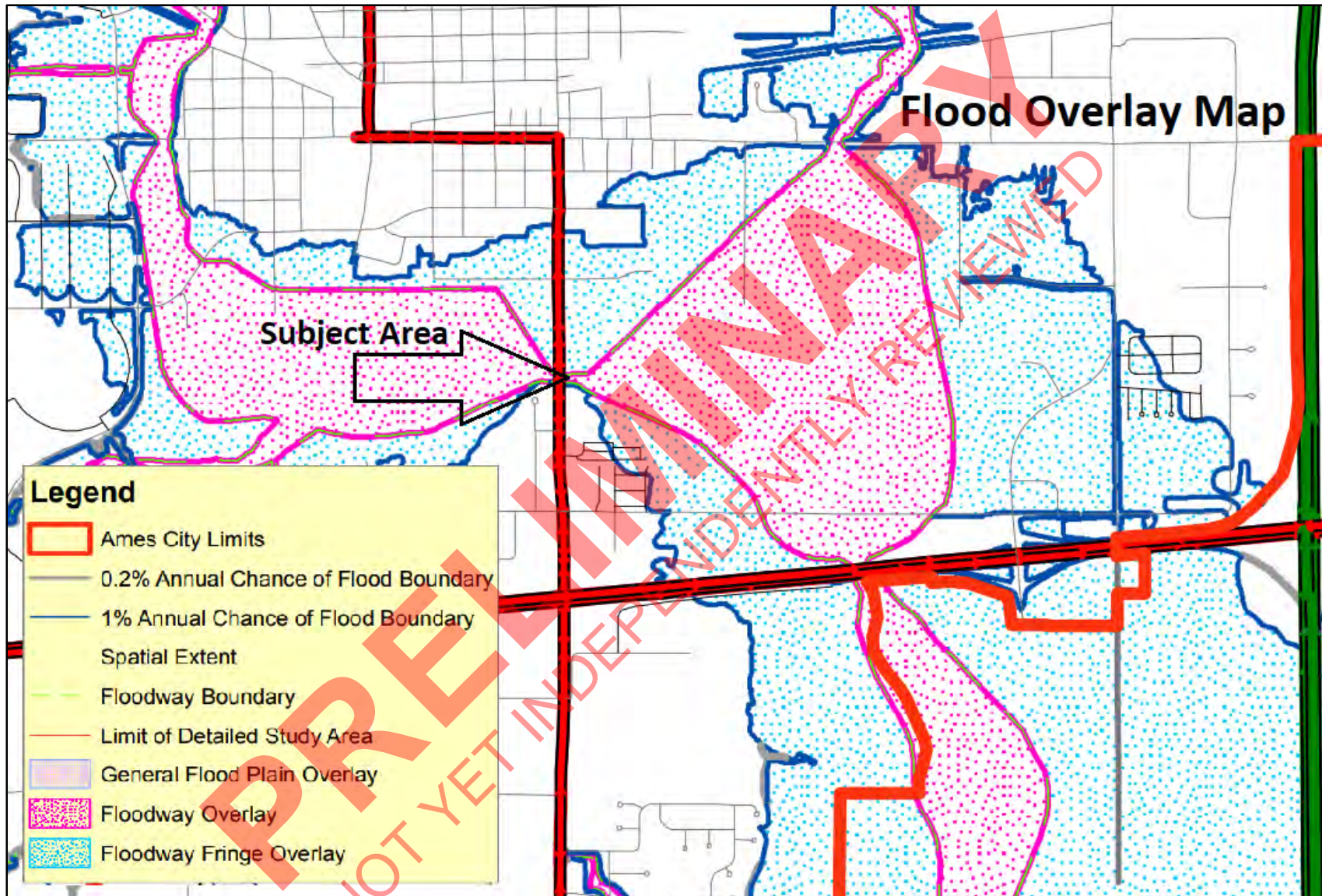
AERIAL MAP



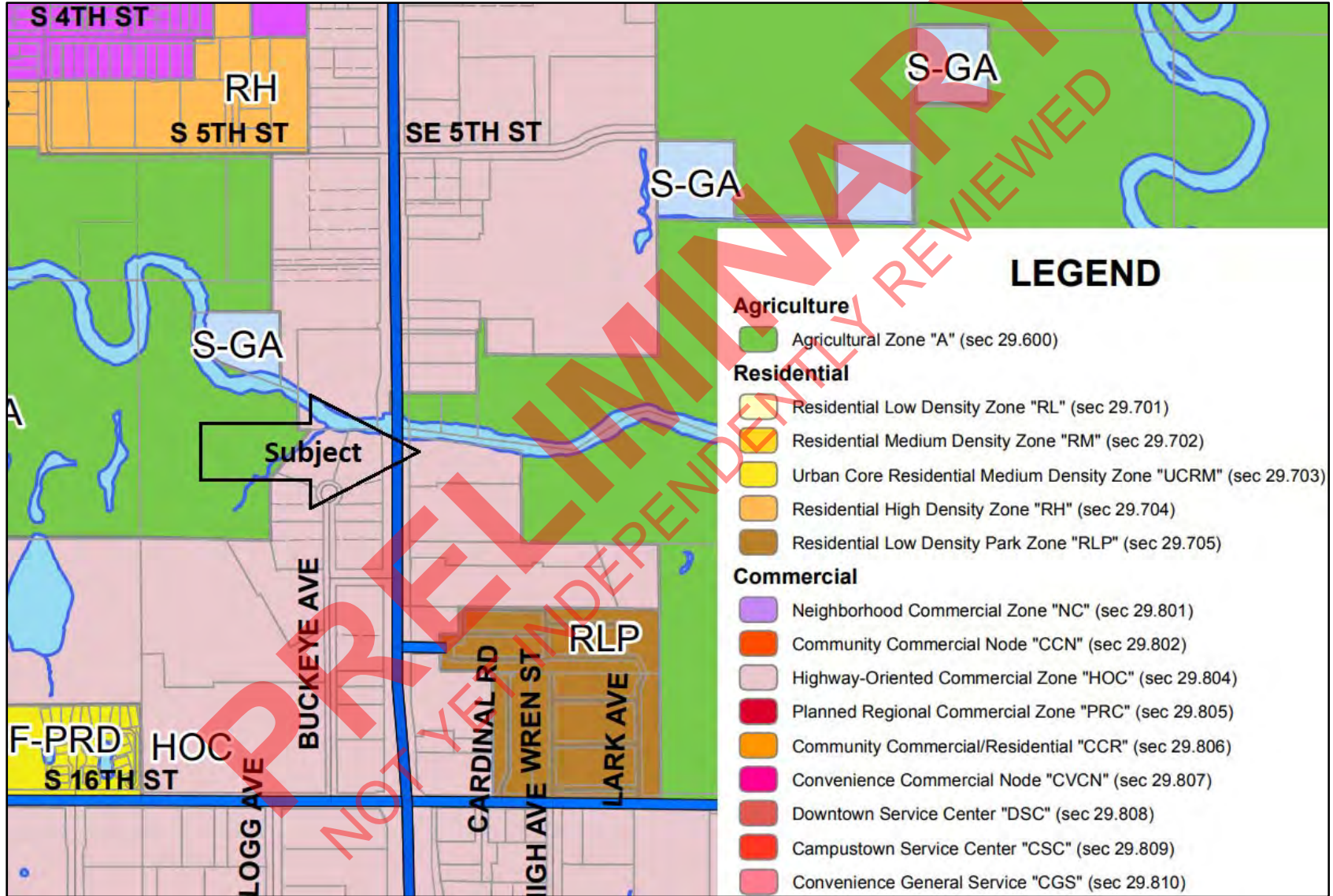
FLOOD MAPS







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.

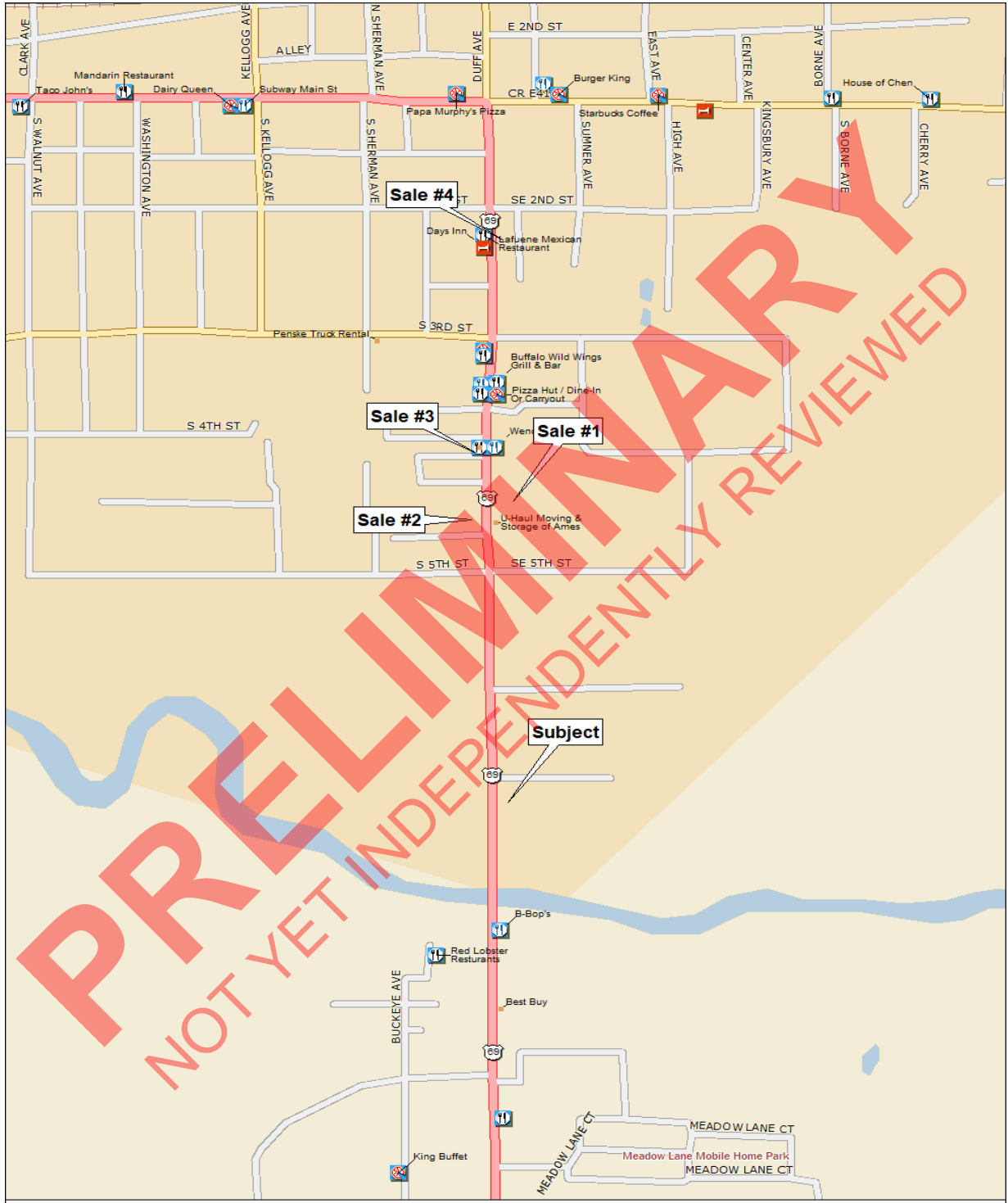


Daniel W. Dvorak, MAI
Vice President
State #CG02880

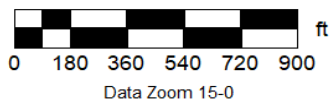
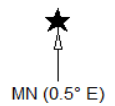


Nelson J. Jerabek
Associate Real Estate Appraiser
State #AG03441

COMPARABLE LAND SALES MAP 1016 Duff Avenue



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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.		



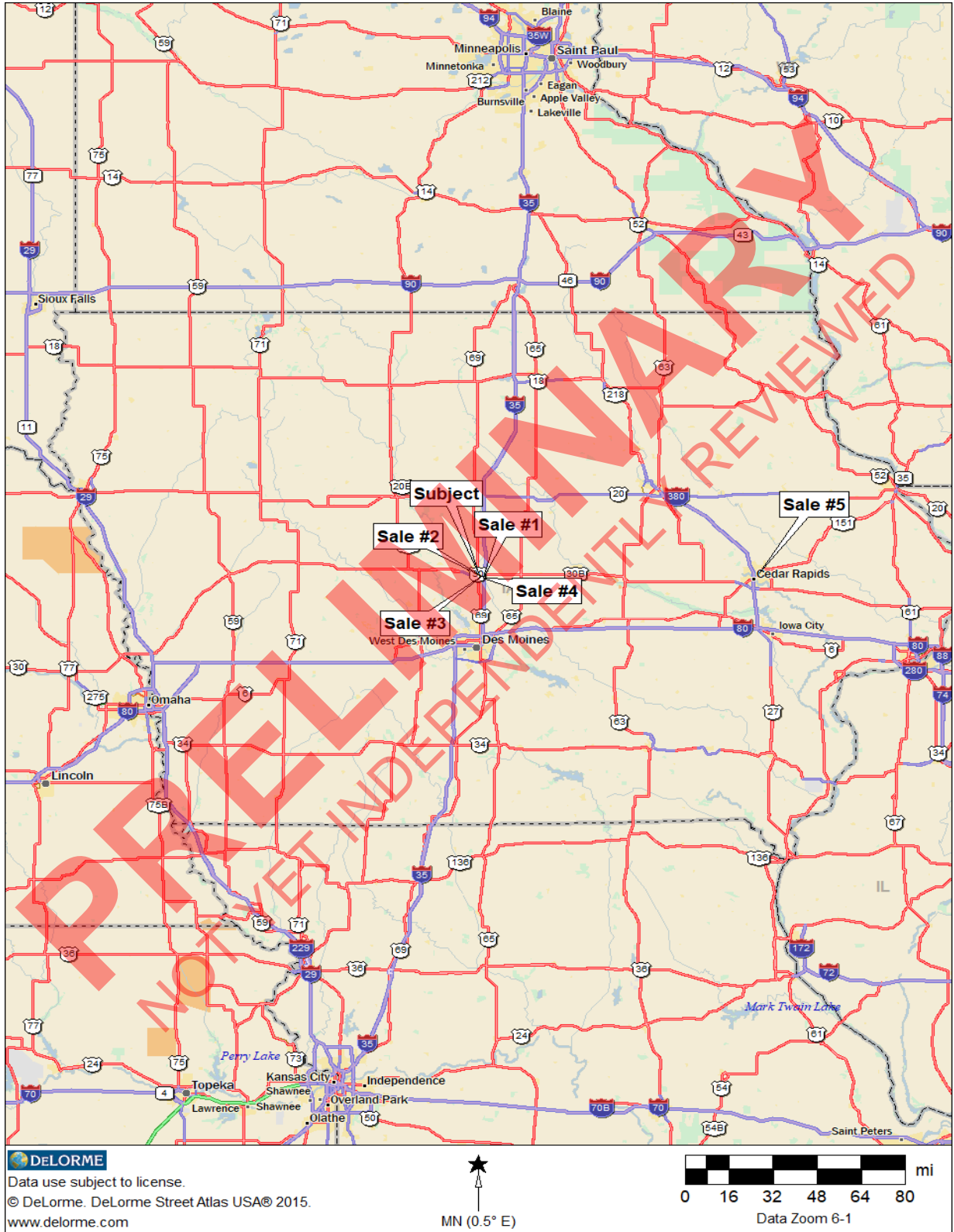
Comparable Land Sale 4

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



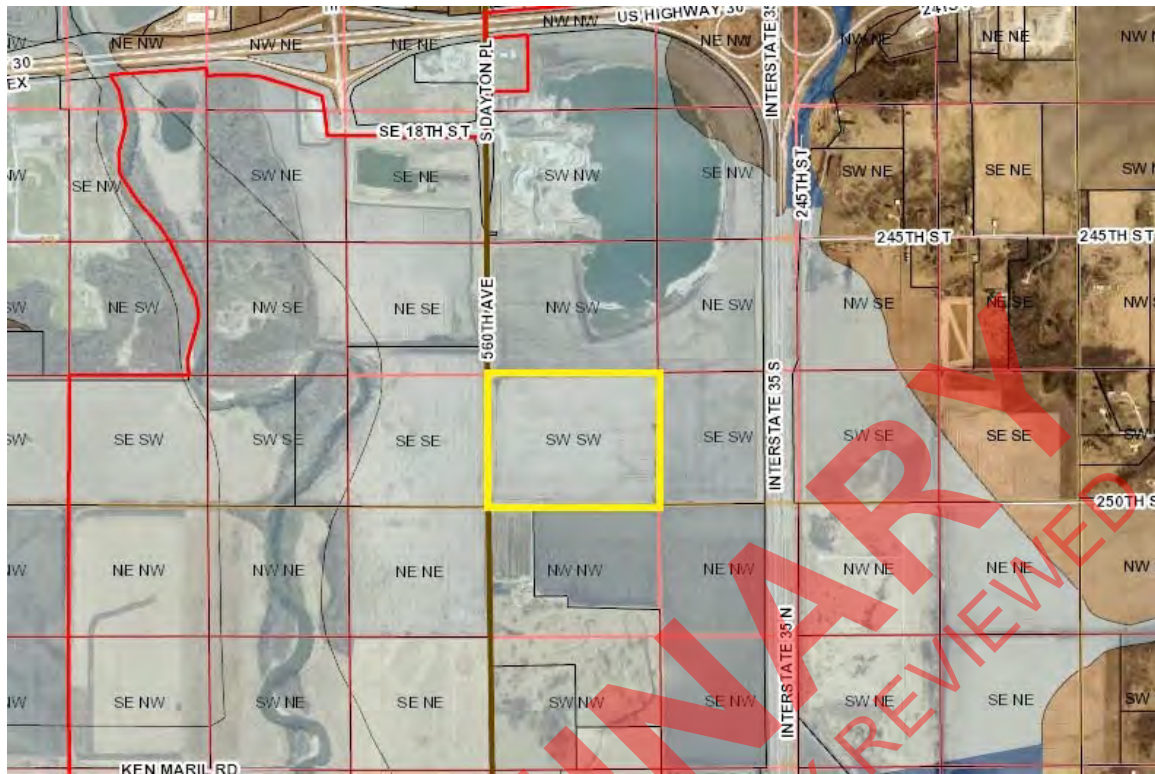
DeLORME

Data use subject to license.
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www.delorme.com

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MN (0.5° E)

0 16 32 48 64 80 mi
Data Zoom 6-1

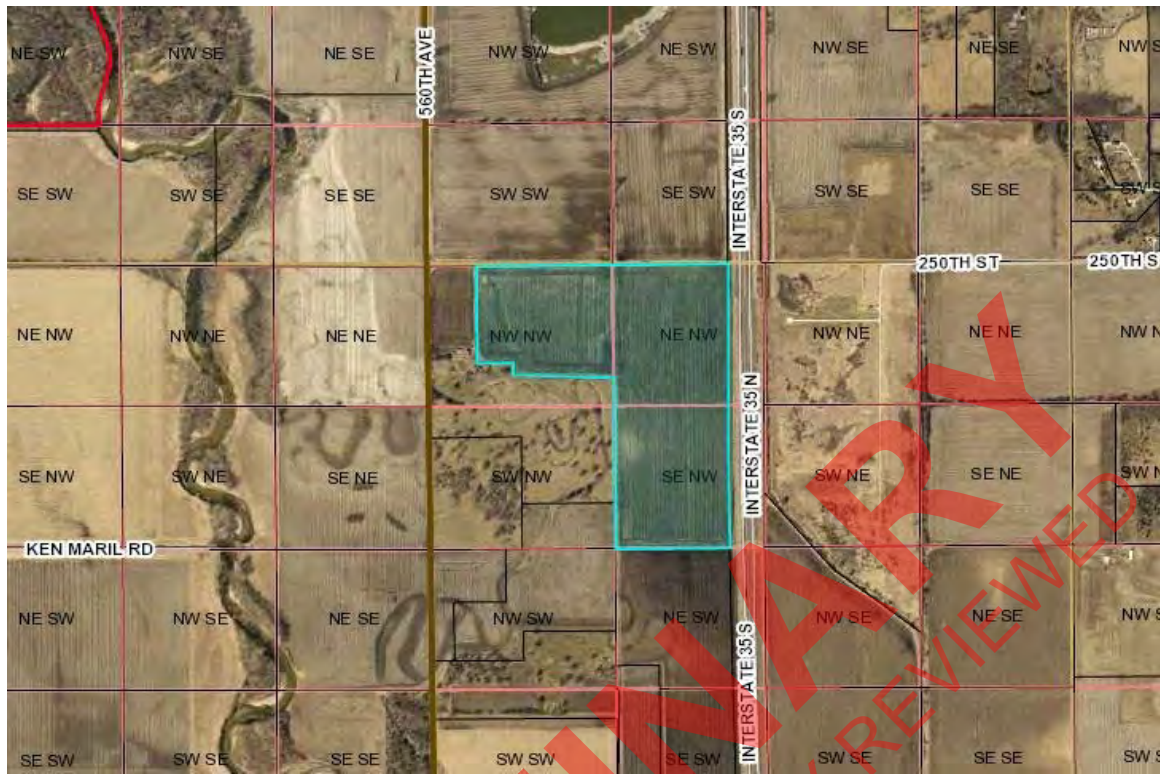
Comparable Land Sale 1



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



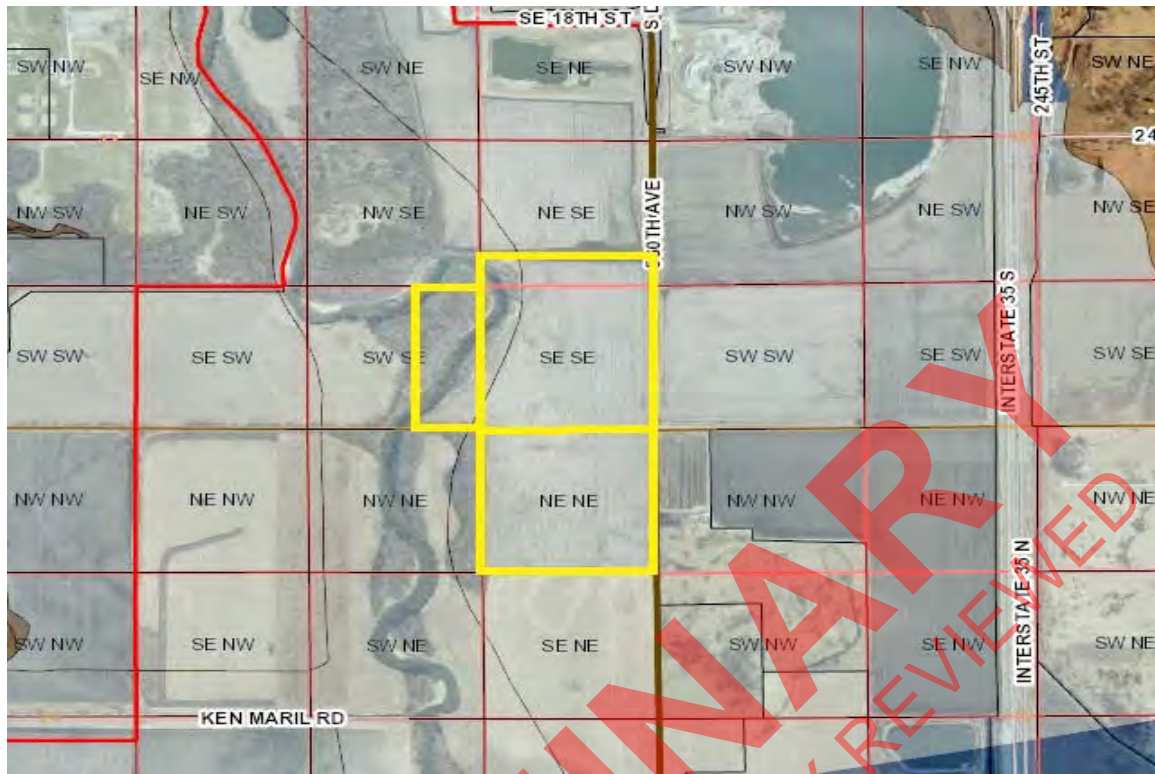
Comparable Land Sale 2

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



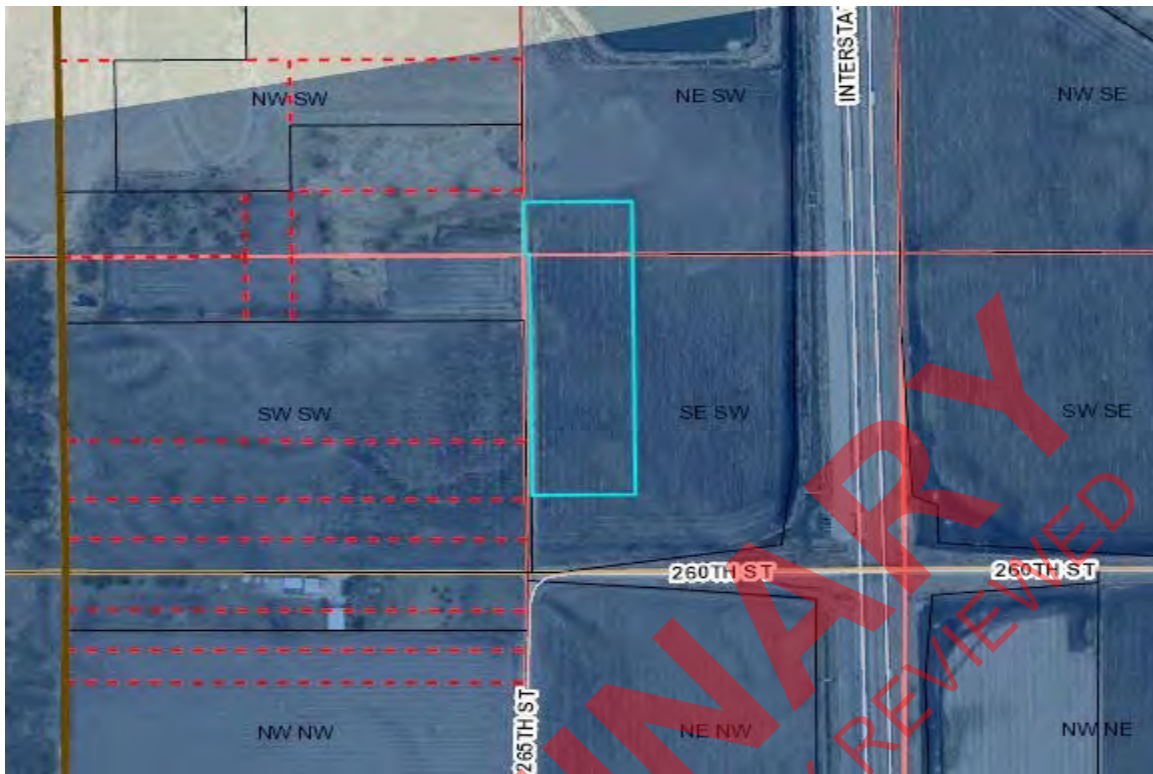
Comparable Land Sale 3



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:	<p>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.</p>		

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



✓ ad
 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
 X 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 (2111) <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.

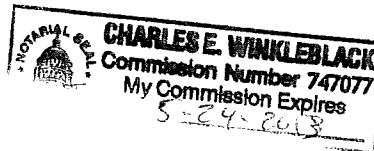
By [Signature]
Thomas Carney, Member

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°38'28"W, 40.52 feet along the North line of said Lot 1 to the Point of Beginning; Thence S23°50'28"E, 101.37 feet to the East line of said Lot 1; Thence S00°30'53"E, 75.89 feet along the East line of said Lot 1; Thence N23°50'28"W, 189.09 feet to the North line of said Lot 1; Thence S82°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°38'28"E, 481.79 feet along the North line of said Outlot A to the Point of Beginning; Thence continuing S82°38'28"E, 35.07 feet long the North line of said Outlot A; Thence S23°50'28"E, 40.92 feet to the North line of Lot 1; Thence N82°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**

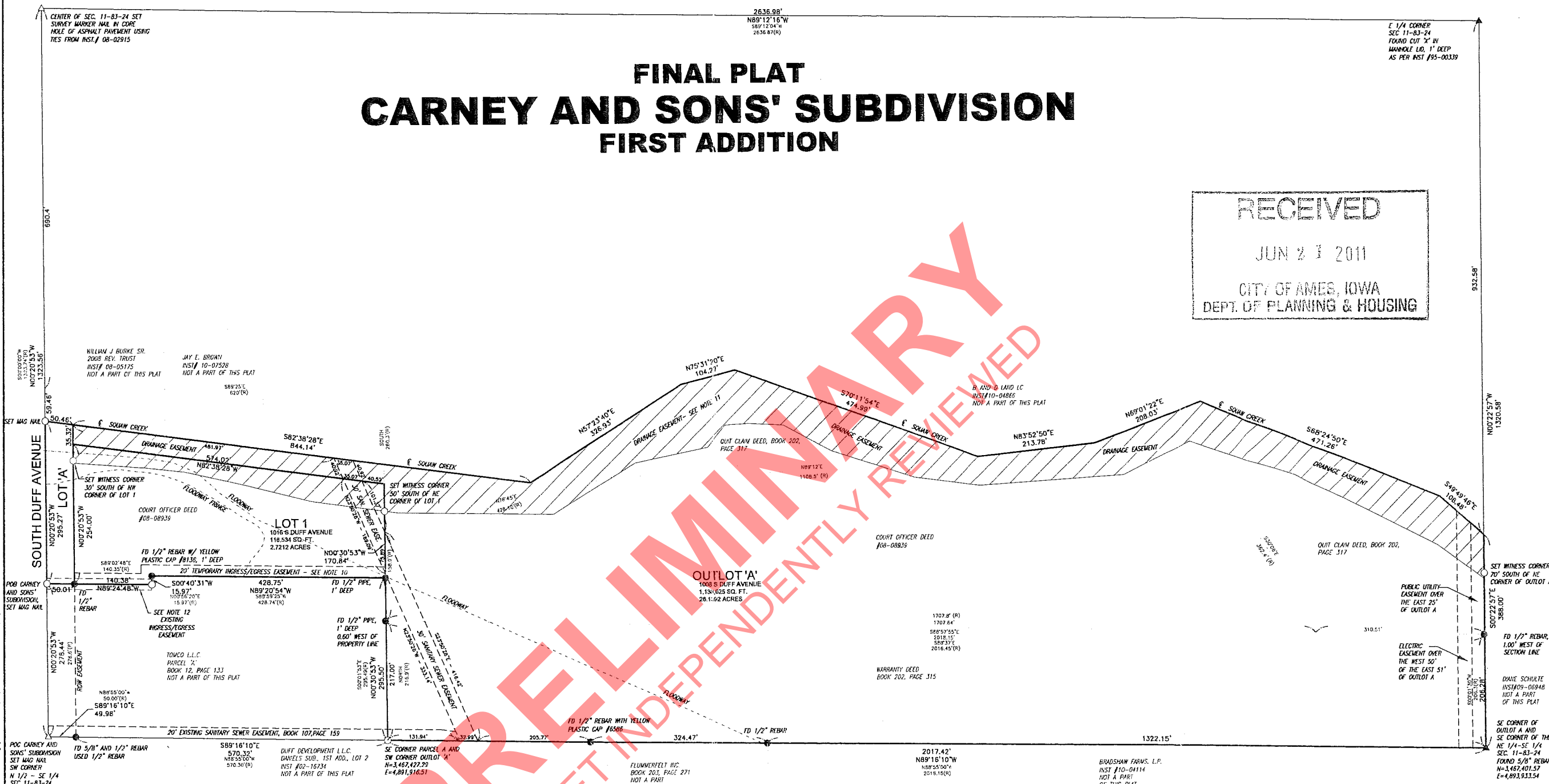
Lot A, Public Street (South Duff Avenue) to the State of Iowa.

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: 3.00
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 20°03'51"W, 218.44 FEET ALONG THE WEST LINE OF THE SAID NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°20'53"W, 265.27 FEET ALONG THE WEST LINE OF THE SAID NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11 TO THE CENTERLINE OF SQUAW CREEK; THE NEXT NINE CALLS ARE ALONG THE CENTERLINE OF SQUAW CREEK; THENCE S82°38'28"E, 50.40 FEET; THENCE S83°38'09"E, 84.14 FEET; THENCE N57°23'40"E, 328.83 FEET; THENCE N75°31'20"E, 104.27 FEET; THENCE S70°11'54"E, 474.50 FEET; THENCE N83°52'50"E, 213.78 FEET; THENCE N89°01'22"E, 208.03 FEET; THENCE S88°24'50"E, 471.26 FEET; THENCE S49°48'46"E, 108.40 FEET TO THE INTERSECTION OF THE CENTERLINE OF SQUAW CREEK AND THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 11; THENCE S00°22'57"E, 388.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 11 TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11; THENCE N89°01'22"E, 208.03 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11 TO THE SOUTHWEST CORNER OF PARCEL A IN THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 - SE 1/4) OF SAID SECTION 11; THENCE N00°30'53"W, 265.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE N89°20'54"W, 428.75 FEET ALONG THE NORTH LINE OF SAID PARCEL A; THENCE S00°40'31"W, 15.97 FEET; THENCE N89°24'48"W, 140.38 FEET ALONG THE NORTH LINE OF SAID PARCEL A; THENCE CONTINUING N89°24'48"W, 50.01 FEET ALONG THE NORTH LINE OF SAID PARCEL A TO THE POINT OF BEGINNING.

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; THENCE SOUTH ON THE QUARTER SECTION LINE, SIX HUNDRED NINETY AND FOUR-TENTHS (690.4) FEET; THENCE SOUTH 89°25' EAST, SIX HUNDRED TWENTY (620) FEET; THENCE SOUTH PARALLEL TO THE QUARTER SECTION LINE, TWO HUNDRED SIXTY AND THREE-TENTHS (260.3) FEET TO THE POINT OF BEGINNING; THENCE NORTH 78°48' EAST, FOUR HUNDRED TWENTY-EIGHT AND ONE-TENTH (428.1) FEET; THENCE NORTH 89°12' EAST, ELEVEN HUNDRED EIGHT AND FIVE-TENTHS (1,108.5) FEET; THENCE SOUTH 89°08' EAST, THREE HUNDRED SIXTY-TWO AND FOUR-TENTHS (362.4) FEET; THENCE NORTH 88°37' WEST, SEVENTEEN HUNDRED SEVEN AND EIGHT-TENTHS (1,707.8) FEET; THENCE NORTH PARALLEL TO THE QUARTER SECTION LINE, ONE HUNDRED FIFTY-EIGHT AND NINE-TENTHS (158.9) FEET TO THE POINT OF BEGINNING, CONTAINING TEN (10) ACRES, MORE OR LESS;
AND ALSO,
BEGINNING AT A POINT TWO HUNDRED SEVENTY-EIGHT AND FIVE-TENTHS (278.5) FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA; THENCE EAST ONE HUNDRED NINETY AND FIFTY-FIVE HUNDRETHS (190.45) FEET; THENCE NORTH SIXTEEN (16) FEET; THENCE EAST FOUR HUNDRED TWENTY-NINE AND FIFTY-FIVE HUNDRETHS (429.55) FEET; THENCE NORTH TO A POINT IN THE CENTER OF SQUAW CREEK; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID SQUAW CREEK, TO THE 1/4TH SECTION LINE, IN THE APPROXIMATE CENTER OF U.S. HIGHWAY 69, WHERE THE SAME INTERSECTS WITH THE CENTER OF SAID SQUAW CREEK; THENCE SOUTH ALONG THE APPROXIMATE CENTER OF U.S. HIGHWAY 69 TO THE POINT OF BEGINNING;
AND ALSO,
(FROM WARRANTY DEED, BOOK 202, PAGE 315)
COMMENCING AT THE SOUTHWEST CORNER 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, IOWA; THENCE SOUTH 88°58'00" EAST, SIX HUNDRED TWENTY AND THREE TENTHS (620.3) FEET TO THE POINT OF BEGINNING; THENCE NORTH, TWO HUNDRED SIXTEEN AND THREE TENTHS (2,018.15) FEET ALONG THE SOUTH LINE 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., TO THE POINT OF BEGINNING, CONTAINING 9.79 ACRES MORE OR LESS, AND ALSO,

(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 1, EXCEPT BEGINNING AT A POINT TWO HUNDRED SEVENTY-EIGHT AND ONE-HALF (278.5) FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION ELEVEN (11); THENCE EAST ONE HUNDRED NINETY AND FIFTY-FIVE HUNDRETHS (190.45) FEET; THENCE NORTH SIXTEEN (16) FEET; THENCE EAST FOUR HUNDRED TWENTY-NINE AND FIFTY-FIVE HUNDRETHS (429.55) FEET; THENCE NORTH TO A POINT IN THE CENTER OF SQUAW CREEK; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID SQUAW CREEK TO THE QUARTER SECTION LINE IN APPROXIMATE CENTER OF U.S. HIGHWAY 69, WHERE THE SAME INTERSECTS WITH THE CENTER OF SAID SQUAW CREEK; THENCE SOUTH ALONG THE QUARTER SECTION LINE, WHICH IS THE APPROXIMATE CENTER LINE OF U.S. HIGHWAY 69, TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES OVER A STRIP 10 FEET WIDE IN A NORTH AND SOUTH DIRECTION, LYING NORTH OF AND ADJACENT TO THE ABOVE DESCRIBED 190.45 FEET DISTANCE AND ADJACENT TO THE ABOVE DESCRIBED 190.45 FEET DISTANCE;
PARCEL 2, EXCEPT COMMENCING AT THE CENTER OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IOWA; THENCE SOUTH ON THE QUARTER SECTION LINE (APPROXIMATELY THE CENTER OF U.S. HIGHWAY 69) SIX HUNDRED NINETY AND FOUR-TENTHS (690.4) FEET; THENCE SOUTH 89 DEGREES 25 MINUTES EAST, SIX HUNDRED TWENTY (620) FEET; THENCE SOUTH PARALLEL TO THE QUARTER SECTION LINE, TWO HUNDRED SIXTY AND THREE-TENTHS (260.3) FEET TO THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 45 MINUTES EAST, FOUR HUNDRED TWENTY-EIGHT AND ONE-TENTH (428.1) FEET; THENCE NORTH 89 DEGREES 12 MINUTES EAST, ONE THOUSAND ONE HUNDRED EIGHT AND FIVE-TENTHS (1,108.5) FEET; THENCE NORTH 88 DEGREES 37 MINUTES WEST, ONE THOUSAND SEVEN HUNDRED SEVEN AND EIGHT-TENTHS (1,707.8) FEET; THENCE NORTH PARALLEL TO THE QUARTER SECTION LINE, ONE HUNDRED FIFTY-EIGHT AND NINE-TENTHS (158.9) FEET TO THE POINT OF BEGINNING;
PARCEL 3, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH-HALF (N 1/2) OF THE SOUTHEAST QUARTER (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; THENCE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS EAST, SEVEN FIFTY (50) FEET ALONG THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING; THENCE NORTH, TWO HUNDRED SEVENTY-EIGHT AND FIVE-TENTHS (278.5) FEET ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS WEST, TWO THOUSAND SIXTEEN AND FORTY-FIVE HUNDRETHS (2,018.15) FEET ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 45 MINUTES EAST, FOUR HUNDRED TWENTY-EIGHT AND ONE-TENTH (428.1) FEET; THENCE NORTH 89 DEGREES 12 MINUTES EAST, ONE THOUSAND ONE HUNDRED EIGHT AND FIVE-TENTHS (1,108.5) FEET; THENCE NORTH 88 DEGREES 37 MINUTES WEST, ONE THOUSAND SEVEN HUNDRED SEVEN AND EIGHT-TENTHS (1,707.8) FEET; THENCE NORTH PARALLEL TO THE QUARTER SECTION LINE, ONE HUNDRED FIFTY-EIGHT AND NINE-TENTHS (158.9) FEET TO THE POINT OF BEGINNING; PARCEL CONTAINS 428.52 SQUARE FEET=9.79 ACRES. PROPERTY IS SUBJECT TO EASEMENTS OF RECORD. THE WEST LINE OF THE SE 1/4 IS ASSUMED NORTH-SOUTH.
PARCEL 4, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH-HALF (N 1/2) OF THE SOUTHEAST QUARTER (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; THENCE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS EAST, SIX HUNDRED TWENTY AND THREE TENTHS (620.3) FEET ALONG THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING; THENCE NORTH, TWO HUNDRED SIXTEEN AND FORTY-FIVE HUNDRETHS (2,018.15) FEET ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS WEST, TWO THOUSAND SIXTEEN AND FORTY-FIVE HUNDRETHS (2,018.15) FEET ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 11, TO THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 45 MINUTES EAST, FOUR HUNDRED TWENTY-EIGHT AND ONE-TENTH (428.1) FEET; THENCE NORTH 89 DEGREES 12 MINUTES EAST, ONE THOUSAND ONE HUNDRED EIGHT AND FIVE-TENTHS (1,108.5) FEET; THENCE NORTH 88 DEGREES 37 MINUTES WEST, ONE THOUSAND SEVEN HUNDRED SEVEN AND EIGHT-TENTHS (1,707.8) FEET; THENCE NORTH PARALLEL TO THE QUARTER SECTION LINE, ONE HUNDRED FIFTY-EIGHT AND NINE-TENTHS (158.9) FEET TO THE POINT OF BEGINNING; PARCEL CONTAINS 428.52 SQUARE FEET=9.79 ACRES. PROPERTY IS SUBJECT TO EASEMENTS OF RECORD. THE WEST LINE OF THE SE 1/4 IS ASSUMED NORTH-SOUTH.

NOTES
1. 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
2. THE WEST LINE OF THE SE 1/4 BEARS N 00° 20' 53" W.
3. TOTAL AREA OF ADDITION - 28,195.8 ACRES.
4. LOT "A", CONTAINING 14,615 SQUARE FEET, TO BE DEEDED TO THE STATE OF IOWA FOR STREET PURPOSES.
5. 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.
6. EASEMENTS AS SHOWN.
7. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8 (115).
8. 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).
9. THE NORTH LINE OF CARNEY AND SONS' SUBDIVISION, FIRST ADDITION, IS THE CENTERLINE OF SQUAW CREEK.
10. NEW TEMPORARY INGRESS/EGRESS EASEMENT OVER THE SOUTH 20' OF LOT 1, CARNEY AND SONS' SUBDIVISION, FIRST ADDITION TO THE CITY OF AMES, TERMINATING UPON THE ISSUANCE OF A BUILDING PERMIT FOR SAID LOT 1, AT WHICH TIME A NEW, PERMANENT INGRESS/EGRESS EASEMENT IS REQUIRED.
11. 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.
12. EXISTING INGRESS/EGRESS EASEMENT FROM BOOK 90, PAGE 176, 10 FEET ON EACH SIDE OF THE PROPERTY LINE.
13. AREA OF LOT 1, CARNEY AND SONS' SUBDIVISION IN THE DRAINAGE EASEMENT IS 21,221 SQ. FT.
14. THE STORMWATER MANAGEMENT PLAN WILL BE REVIEWED AT THE TIME THE SITE IS REDEVELOPED.
15. THE BASE FLOOD ELEVATIONS WILL NEED TO BE DETERMINED PRIOR TO ANY DEVELOPMENT ACTIVITIES.

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

Alfred Benesch & Company
223 South Walnut Avenue, Suite C
Ames, Iowa 50010
515-232-1103 Job No. _____
benesch
engineers • scientists • planners



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

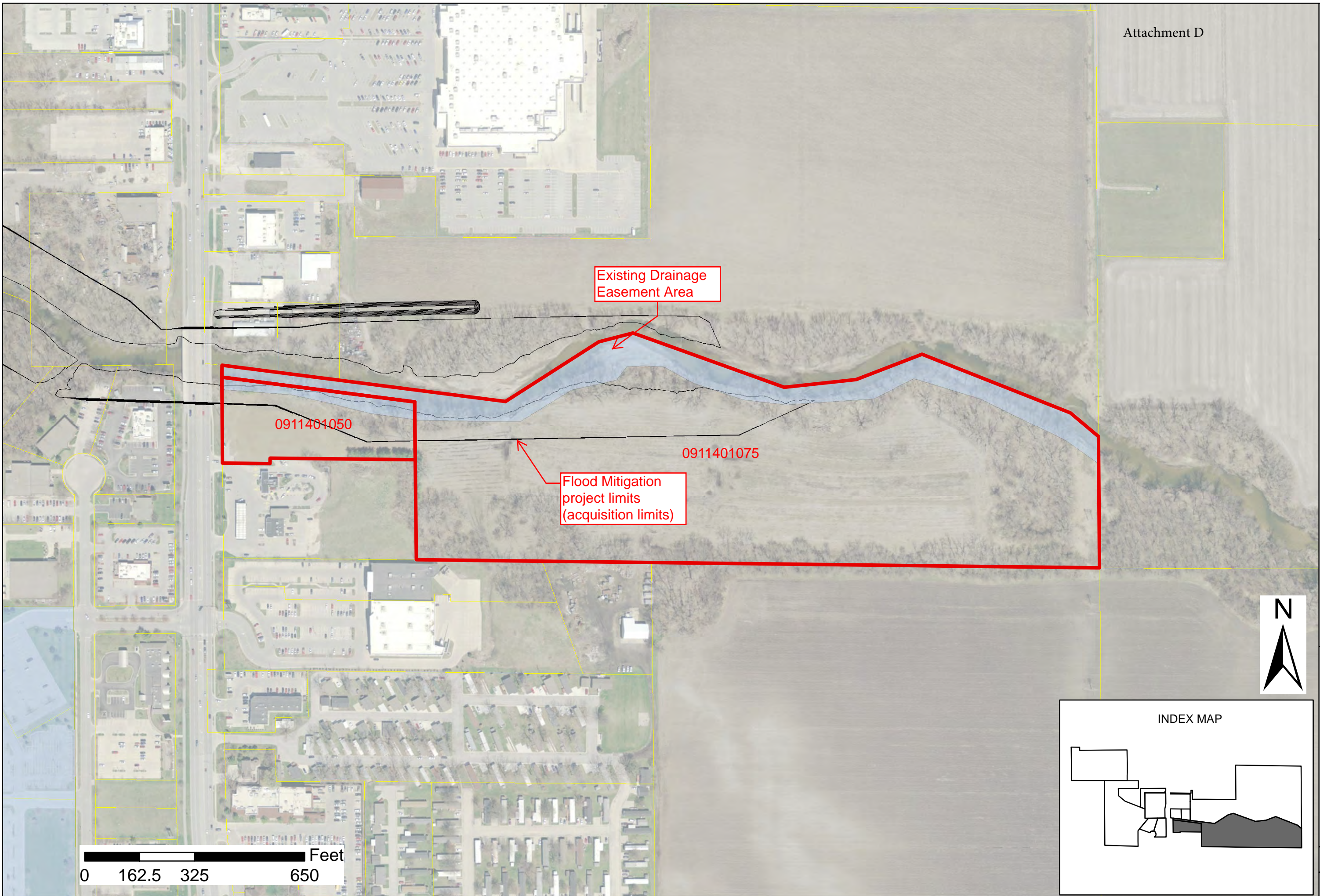
Some information collected by us is provided by you, your lender, your attorney or CPA. We receive copies of purchase agreements, copies of income and expense information, copies of building costs and other pertinent information. We also obtain information from public sources, multiple listing services 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

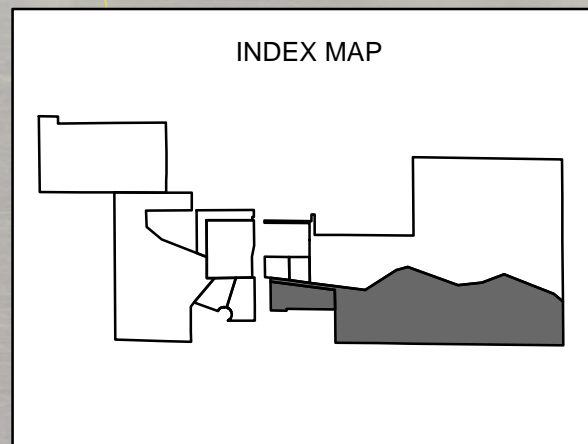


Existing Drainage Easement Area

0911401050

0911401075

Flood Mitigation project limits (acquisition limits)



0 162.5 325 650 Feet

Item No 39

TO: City Council

FROM: Department of Planning and Housing

DATE: July 12, 2019

SUBJECT: Zoning Text amendment Related to Multiple Principal Buildings on Single Lots

At the July 9, 2019 meeting, Council approved First Reading of the text amendment to Sec. 29.401.(5)., Multiple Principal Buildings on Single Lots.

A concern was raised regarding the implications of the text amendment upon the “S-HM” Hospital-Medical District for multiple single-family dwellings on a lot. As a result, City Council gave direction to modify the proposed ordinance prior to second reading to include an exception for S-HM zoning that was consistent with the South Lincoln Mixed Use District limitations.

Subsequently, staff reviewed the permitted uses within the “S-HM” Hospital-Medical District in the context of the concerns expressed on June 9th. The concern for permitting additional single-family dwellings was unfounded as **Residential Uses as a principal use are not allowed in the zoning district (Table 29.1001). Therefore, it is not permissible to add an additional building for the use to a lot regardless of the allowance for multiple buildings.**

Because of this limitation on use, the three private residential properties and dwellings located within S-HM clustered at 11th St. & Carroll Avenue are nonconforming uses and would not have the ability to add an additional dwelling unit as an expansion of the use.

With the review of the circumstances, staff does not recommend adding the language as directed by Council on the 9th. Therefore, staff will bring back the ordinance for second reading without any changes beyond the scrivener’s error correction. If City Council has concerns about the ordinance language, it can direct staff how to proceed at the time of the second reading on July 23rd.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.401(5) THEREOF, FOR THE PURPOSE OF ALLOWING MULTIPLE PRINCIPLE BUILDINGS ON A SINGLE LOT; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Section 29.401(5) as follows:

“Sec. 29.401(5) Multiple Principal Buildings on Single Lots.

- (a) More than one ~~commercial, industrial, hospital, institutional or public~~ principal building may be erected on a lot in an agricultural, commercial, industrial or special purpose zoning district, where such uses are permitted, provided that all setbacks from the exterior property lines otherwise required for a single principal building are observed. The distances between buildings internal to the site shall be determined by the provisions of the City Building and Fire Codes.
 - (i) Exception. Within an Agricultural zone, only one single-family dwelling is permitted on a lot with or without additional principal buildings for permitted uses within the zone.
 - (ii) Exception. In the South Lincoln Mixed-Use District (S-SMD), no more than one single-family [or two-family] home is permitted on a lot and no other principal buildings are permitted on that lot.
- (b) Within a residential zoning district, only one principal building is permitted on a lot except as authorized in this section.
 - (i) ~~(b)~~ More than one apartment building is permitted on a lot, provided that all area and setback requirements are calculated as if each structure were on its own individual lot.
 - (ii) A principal use of Group Living within multiple buildings on a site may occur within medium and high density residential zoning districts, provided that all area and setback requirements are calculated and applied to each building.
 - (iii) Institutional uses may include multiple buildings provided that all area and setback requirements are calculated and applied to each building.
 - (iv) A mixed-use building with Office or Trade uses and apartment dwellings shall be permitted to have multiple buildings on a lot subject to the standards of apartment buildings.
 - (v) A combination of principal uses within multiple buildings is permitted for uses described above, subject to the standards described for area and setbacks requirements.
 - (vi) Within a F-PRD zoning district, multiple principal buildings are permitted subject to approval of a Major Site Development Plan.
- (c) In cases where a Residential Use, as categorized within this ordinance, exists as a non-conforming use on a lot, additional principal buildings for a permitted use are not allowed.”

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

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor