

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL*
APRIL 13, 2021

***DUE TO THE COVID-19 PANDEMIC, THIS CITY COUNCIL MEETING WILL BE CONDUCTED AS AN ELECTRONIC MEETING. IF YOU WISH TO PROVIDE INPUT ON ANY ITEM, YOU MAY DO SO AS A VIDEO PARTICIPANT BY GOING TO:**

<https://zoom.us/j/826593023>

OR BY TELEPHONE BY DIALING: US:1-312-626-6799 or toll-free: 1-888-475-4499
Zoom Meeting ID: 826 593 023

YOU MAY VIEW THE MEETING ONLINE AT THE FOLLOWING SITES:

<https://www.youtube.com/ameschannel12>

<https://www.cityofames.org/channel12>

or watch the meeting live on Mediacom Channel 12

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. If you wish to speak, please see the instructions listed above. 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.

CALL TO ORDER: 6:00 p.m.

PROCLAMATIONS:

1. Proclamation for “Fair Housing Month,” April 2021

PRESENTATION:

2. Presentation of “The Home for Everyone” Awards by Ames Human Relations Commission

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

3. Motion approving payment of claims
4. Motion approving Minutes of the Regular Meeting held March 23, 2021, and the Special Meetings held March 17, March 30, and April 2, 2021
5. Motion approving Report of Change Orders for period March 16 - March 31, 2021
6. Motion certifying Civil Service candidates
7. Motion approving New 12-Month Class B Beer (BB) (Includes Wine Coolers) & Sunday Sales - Mongolian Buffet 1620 S Kellogg Ave #103
8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Outdoor Service & Sunday Sales - Brick City Grill 2704 Stange

Road

- b. Class C Liquor License with Catering Privilege, Outdoor Service & Sunday Sales - Cyclone Experience Network 1705 Center Dr, Hilton Coliseum
 - c. Class C Liquor License with Catering Privilege, Outdoor Service & Sunday Sales - Perfect Games Inc 1320 Dickinson Ave
 - d. Class C Liquor License with Catering Privilege, Outdoor Service & Sunday Sales - Provisions Lot F 2400 North Loop Dr
 - e. Class C Beer Permit with Class B Wine Permit & Sunday Sales - Hy-Vee Gas #5018 636 Lincoln Way
9. Request from Campustown Action Association for Summerfest in Campustown on Saturday, June 5th:
- a. Motion approving blanket Temporary Obstruction Permit
 - b. Motion approving blanket Vending License
 - c. Resolution approving waiver of Vending License fee
 - d. Resolution approving closure of the 200 block of Welch Avenue and Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
 - e. Resolution approving closure of parking spaces in the 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
 - f. Resolution approving waiver of parking meter fees
 - g. Resolution authorizing access to City-owned electrical outlets and approving a waiver of fees for the electricity used
10. Resolution approving Amendment No. 2 to Story Theater Company's Fall 2020 Special Project Grant to allow the substitution of Young Sherlock for the original planned production
11. Resolution authorizing Ames Community Arts Council to receive reimbursement for construction expenses related to the mobile music stage under the existing FY 2020/21 COTA Spring Special Project Grant and FY 2020/21 COTA Annual Grant
12. Resolution approving Hold Harmless Agreement between Iowa State Fire Marshal Fire Service Training Bureau and the City of Ames for Summer Fire School
13. Field Technical Services for Unit #8 Turbine-Generator:
- a. Resolution waiving City's Purchasing Policies regarding formal bidding procedures and allow for single-source purchasing
 - b. Resolution awarding contract to provide Field Technical Services for the Unit 8 Turbine-Generator Overhaul to General Electric Steam Services, Inc., of Midlothian, Virginia, in the estimated amount of \$242,800
14. Resolution approving Amendment No. 1 to Professional Services Agreement for Teagarden Area Letter of Map Revision with WHKS & Co., of Ames, IA, in the amount of \$9,000
15. Resolution approving preliminary plans and specifications for Auditorium HVAC Replacement; setting May 12, 2021 as bid due date and May 25, 2021 as date of public hearing
16. Resolution approving renewal of contract for Professional Services for Power Plant Fire Risk Mitigation with Burns & McDonnell of Chesterfield, Missouri, in an amount not to exceed \$50,000
17. Resolution awarding contract to Maxim Trucking & Materials of Pella, Iowa, for FY 2021/22 Concrete and Asphalt Crushing for Public Works Department in the amount of \$69,250
18. Resolution approving contract for FY 2021/22 Purchase of Rock Salt requirements for Public

- Works with Independent Salt Co., of Kanopolis, Kansas, in the amount of \$76.08 per ton
19. Electric Distribution Line Clearance Program:
 - a. Resolution approving contract renewal with Wright Tree Services, of Des Moines, Iowa for Electric Distribution Line Clearance Program, from July 1, 2021 through June 30, 2022
 - b. Resolution approving Performance Bond in the amount of \$347,378
 20. Resolution approving contract renewal with ABM of Des Moines, Iowa, for FY 2021/22 Custodial Services for the Ames Public Library in the amount of \$91,857
 21. Resolution approving renewal of contract with Pitts Lawn & Tree Service of Huxley, Iowa, for FY 2021/22 Tree Trimming & Removal Program for the Parks & Recreation Department in an amount not-to-exceed \$85,000
 22. Resolution renewing contract for FY 2021/22 Hauling and Related Services for the Resource Recovery Plant with Waste Management of Ames, IA, in the amount of \$15.15 per ton
 23. Resolution approving contract and bond for 2020/21 Collector Street Pavement Improvements (E. 20th Street)
 24. Resolution approving contract and bond for 2020/21 CyRide Route Pavement Improvements (9th Street)
 25. Resolution approving contract and bond for City Access Control System

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.

PARKS & RECREATION:

26. Splash Pad:
 - a. Resolution approving Splash Pad location in Daley Park
 - b. Motion directing staff to draft a Parking Ordinance Change from parking on the west side to the east side of Wilder Boulevard from Thackeray Drive to the northern boundary of the Daley Greenbelt

PLANNING & HOUSING:

27. Staff Report regarding the request for an Ames Urban Fringe Plan Map Amendment pertaining to the Verbio property
28. Resolution approving Consent to Deed Restriction on behalf of Mainstream Living for the property located at 1417 Douglas Avenue
29. Staff Report regarding Chapter 23 (Subdivision) and Chapter 29 (Zoning) Text Amendments
30. Staff Report regarding Ames Comprehensive Historic Preservation Plan Amendments

ADMINISTRATION:

31. Resolution authorizing staff to reimburse 660 Euro (approximately \$777) in fees for three student registrations to the International Conference on Computational Urban Planning and Urban Management (CUPUM) from the funds budgeted for the Community and Regional Planning class

project

FINANCE:

32. Resolution approving Comprehensive Annual Financial Report for Fiscal Year ended June 30, 2020

HEARINGS:

33. Hearing on sale of City-owned property at 1126 Grand Avenue to Habitat for Humanity of Central Iowa:
 - a. Resolution approving Plat of Survey
 - b. Resolution approving sale
34. Hearing on approving Easement Agreement between the City and Iowa State University to allow a pedestrian bridge to be located within and over top of the City's right-of-way on University Boulevard:
 - a. Resolution approving Easement Agreement
35. Hearing on Fire Station #1 HVAC Replacement:
 - a. Resolution approving plans and specifications and awarding contract to Mechanical Comfort, Inc., of Ames, Iowa, in the amount of \$114,434
36. Hearing on 2020/21 Asphalt Street Pavement Improvements & Water System Improvements (McKinley Drive, Jensen Drive, Luther Drive):
 - a. Resolution approving plans and specifications and awarding contract to Manatt's Inc., of Ames, Iowa, in the amount of \$1,799,294.43
37. Hearing on 2020/21 Concrete Pavement Improvements (8th Street from Northwestern to Duff):
 - a. Resolution approving plans and specifications and awarding contract to Manatt's Inc., of Ames, Iowa, in the amount of \$1,256,246.21

ORDINANCES:

38. First passage of ordinance amending Section 22.32 of *Municipal Code* pertaining to Sidewalk Cafes
39. First passage of ordinance naming the access road on South Riverside Drive "Aviation Way"
40. Second passage of ordinance to increase water rates by 6%, effective July 1, 2021
41. Second passage of ordinance adopting by reference the 2020 Edition of the *National Electric Code* with two State of Iowa amendments and one local amendment (Third passage and adoption requested)

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

AMES, IOWA

MARCH 23, 2021

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

Mayor Haila announced that it was impractical to hold an in-person meeting due to the COVID-19 pandemic. Therefore, this meeting was being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting, which was being held electronically, was called to order by Ames Mayor and voting member John Haila at 6:02 p.m. on the 23rd day of March, 2021. Other voting members brought into the meeting were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; David Martin, City of Ames; Jacob Ludwig, Transit Board; Bill Zinnel, Boone County Supervisor; and Jon Popp, Mayor of Gilbert. Story County Supervisors were not represented.

CONSENT AGENDA: Moved by Zinnel, seconded by Betcher, to approve the following items on the AAMPO Consent Agenda.

1. Motion approving Annual Self-Certification for FY 2022
2. Motion approving updated freight targets
3. Motion approving transit safety targets
4. Motion approving updated transit asset management targets
5. RESOLUTION NO. 21-126 approving formal request to FHWA to update the Federal Aid eligibility of roadway segments
6. Motion setting May 25, 2021, as date of public hearing regarding amendments to the FFY 2021-2024 Transportation Improvement Program (TIP)

Vote on Motion: 10-0. Motion declared carried unanimously.

DRAFT FY 2022 TRANSPORTATION PLANNING WORK PROGRAM (TPWP) AND SETTING MAY 25, 2021, AS DATE OF PUBLIC HEARING: Transportation Planner Kyle Thompson explained that every fiscal year, the Ames Area Metropolitan Planning Organization (AAMPO) is federally required to develop a Transportation Planning Work Program (TPWP). The Work Program is to outline all the AAMPO planning activities and efforts for the fiscal year, which dictates what programs are eligible for reimbursement. Mr. Thompson stated that the TPWP is separated into six different work activities, which were described in detail on pages 11-18 of the Draft TPWP. He highlighted some of the major planning activities/products that will be done in FY 2022. The current proposed FY 2022 AAMPO budget (shown on Page 19 of the Draft TPWP) totals \$205,000 (\$164,000 in Federal funds and \$41,000 in local funds). There is \$63,717 in unobligated funds that could be programmed in future fiscal years. The Technical Committee met on March 4,

2021, and unanimously recommended approval. A public comment period will start on March 24, 2021, and run through April 30, 2021. A public input session will be held virtually via Microsoft Teams on March 25, 2021. Mr. Thompson commented that the Draft TPWP is due to be reviewed for feedback from Federal and State partners from April 1 through April 30, 2021. A final public hearing will be held May 25 for final approval.

Moved by Ludwig, seconded by Beatty-Hansen, to approve the Draft FY 2022 Transportation Planning Work Program (TPWP) and set May 25, 2021, as the date of public hearing.
Vote on Motion: 10-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: No comments were made.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the Ames Area Metropolitan Planning Organization Transportation Policy Committee meeting at 6:08 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:10 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Nicole Whitlock was also present.

Mayor Haila stated that it was impractical to hold an in-person Council meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting was being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

10-YEAR WATER QUALITY MONITORING PLAN WITH PRAIRIE RIVERS OF IOWA: Municipal Engineer Tracy Peterson mentioned that this was a unique opportunity for the City of Ames to partner with other municipalities and stakeholders in the Story County area.

Dan Haug with Prairie Rivers of Iowa went over the presentation on the Story County Water Monitoring and Interpretation Plan. He noted that a lot of people and paddlers use the creeks in Ames, and they want to make sure it is safe for them to do so. Mr. Haug mentioned that the Purpose Statement is “To collect and analyze water sampling data. To increase residents’ knowledge and understandings and identify problems in our watersheds. To support and improve water quality.” The Plan contains four pages of goals with 80 pages of supporting material. Mr. Haug briefly discussed the six chapters of the Plan. The goals and strategies for 2021-2030 are to: 1) to increase awareness of water quality in Indian Creek and South Skunk River, recognize progress, and engage stakeholders, who can positively impact those watersheds, 2) to expand monitoring efforts to cover more of the county, 3) to identify and promote actions that improve and sustain the water quality and system resiliency of the lakes and rivers through which water travels, and 4) strengthen the working relationships among current and future partners and implement the monitoring plan.

Council Member Betcher asked if the name of Squaw Creek will be changed throughout the Plan to Ioway Creek before it is released to the public. Mr. Haug stated he would double check on that.

Mayor Haila inquired if the E-Coli that is in the water was due to the spread of animal by products surface runoff from farm fields. Ms. Peterson mentioned it could be from a lot of sources. It has been discussed on finding a way to determine the source of the E-Coli, but the State lab has been behind due to COVID, this is something staff will continue to explore.

CONSENT AGENDA: Council Member Gartin requested to pull Item No. 11: Resolution setting date of public hearing for April 13, 2021, regarding sale of City-owned property at 1126 Grand Avenue to Habitat for Humanity.

Moved by Corrieri, seconded by Beatty-Hansen, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of March 9, 2021
3. Motion approving Report of Change Orders for period March 1 - March 15, 2021
4. Motion approving ownership change for Class C Liquor License with Sunday Sales - Dangerous Curves, 111-5th Street
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Special Class C Liquor License with Sunday Sales - Mongolian Buffet 1620 S Kellogg Ave #103 **pending Dram Shop Insurance**
 - b. Class C Liquor License with Sunday Sales - Dangerous Curves 111 5th St,
 - c. Class C Liquor License with Sunday Sales - Cinemark Movies 12 1317 Buckeye Ave,
 - d. Class C Liquor License with Outdoor Service & Sunday Sales - Cornbred BBQ 525 Main Street ste 106
 - e. Class B Liquor License with Sunday Sales - Radisson Ames 2609 University Blvd
6. RESOLUTION NO. 21-127 approving and adopting Supplement No. 2021-2 to *Municipal Code*
7. RESOLUTION NO. 21-128 appointing Ed Gillett to serve on ASSET
8. RESOLUTION NO. 21-129 authorizing Public Art Commission to enter into agreements with artists for 2021/22 Ames Annual Outdoor Sculpture Exhibition selections
9. RESOLUTION NO. 21-130 authorizing Public Art Commission to acquire sculptures for 2021 Neighborhood Sculpture Program in the amount of \$13,500
10. RESOLUTION NO. 21-132 setting date of public hearing for April 13, 2021, regarding granting easement for ISU Pedestrian Bridge over University Boulevard
11. RESOLUTION NO. 21-133 dedicating right-of-way from 2520 Airport Drive and 3300 S. Riverside Drive to allow access for a public right-of-way and direct the City Attorney to draft an Ordinance that names the access road “Aviation Way”
12. RESOLUTION NO. 21-134 approving ten-year Agreement among the City of Ames, Iowa State University, and the Iowa State University Student Government for CyRide Transit

Services beginning July 1, 2021, contingent upon approval by Iowa State University and the Iowa Board of Regents

13. Human Service Agency Contracts:
 - a. RESOLUTION NO. 21-135 approving revisions to FY 2021/22 Contracts
 - b. RESOLUTION NO. 21-136 approving revision to FY 2021/22 HIRTA Contract to clarify public purpose description
 14. RESOLUTION NO. 21-137 awarding contract to NOVA Bus of Plattsburg, New York, for one 60-foot CyRide Articulated Bus Purchase in an amount not to exceed \$860,903
 15. RESOLUTION NO. 21-138 approving Plat of Survey for 119 Washington Avenue
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

SETTING DATE OF PUBLIC HEARING FOR APRIL 13, 2021, REGARDING SALE OF CITY-OWNED PROPERTY AT 1126 GRAND AVENUE TO HABITAT FOR HUMANITY: Council Member Gartin advised that he had pulled this item to allow him to abstain from voting because of his conflict of interest.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 21-131 setting the date of public hearing for April 13, 2021, regarding the sale of City-owned property at 1126 Grand Avenue to Habitat for Humanity.

Roll Call: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting Nay: None. Abstaining due to conflict of interest: Gartin.

Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened Public Forum. No one requested to speak, so he closed Public Forum.

DIRECTING STAFF ON SIDEWALK INFILL FOR 2019/20 CONCRETE PAVEMENT IMPROVEMENT PROGRAM (E. 3RD STREET, E. 2ND STREET, DES MOINES AVENUE, AND CENTER AVENUE):Public Works Director John Joiner stated that this project is to redo some concrete streets that are north of Lincoln Way and east of Duff Avenue.

Staff wanted to present its infill plan with the Council before coming back to the Council with the plans and specifications.

Municipal Engineer Tracy Peterson mentioned that Abdelhafiz Ibrahim is one of the engineers that has been working with the neighborhood, speaking with landowners, and analyzing the area for sidewalk infill.

Public Works Engineer Abdelhafiz Ibrahim presented a map that gave an overview of the entire project. It showed where existing sidewalks are, where new sidewalk infill would be placed, and where no new sidewalk infill will be done. When the project was being designed, staff was trying

to make sure there was connectivity of sidewalks on at least one side of the street. Mr. Ibrahim provided further details on each area of the project. Due to challenging grades, property access needs, and lack of available right-of-way, it was being recommended that sidewalk infill be implemented on all streets of the project except the following:

1. Both sides of the street along Des Moines Avenue (E 2nd Street to E 3rd Street)
2. The east side of Des Moines Avenue (E Lincoln Way to E 2nd Street)
3. The south side of E 2nd (Des Moines Avenue to Center Avenue)
4. The west side of Center Avenue (East Lincoln way to E 2nd Street)

Council Member Martin inquired about the yellow curb in front of the Tip Top Lounge along Des Moines Avenue, wanting to know if the street reconstruction would have the area be a curb cut instead of a curb. Ms. Peterson mentioned that the curb was painted yellow to indicate that no one should park along that side of the street; this way the parking spots by the building can be utilized.

Council Member Betcher asked about all the buildings that are right up to the street frontage. She wanted to know if those sections are right-of-way or if it is public property. Mr. Ibrahim noted that on Des Moines Avenue, the right-of-way goes up to the building.

Mayor Haila asked for comments from the public.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, stated he had several questions and comments about this project. He wanted to know if there were any residences in the area and how much pedestrian traffic there is. Mr. Pfannkuch commented that to put sidewalks in this area so quickly is not fiscally responsible. He noted that the infill of sidewalks in this area “was out of the blue” and now the Council is trying to push it through quickly. It was asked why the Council doesn’t ask someone from the Planning and Housing Department what the Complete Streets Plan says. He mentioned that he sees nothing in the Complete Streets Plan that says there should be a sidewalk on at least one side of the street. Mr. Pfannkuch referred to a previous note he had sent the Council that sidewalk infill is something that should be discussed before any decisions are made. He questioned if there would be more bids if the sidewalk infill was dropped from the project. He mentioned that the project may be \$100,000 for sidewalks and an overall \$2 million for streets, but felt it would be more effective to have projects bid without sidewalks. Mr. Pfannkuch stated he is disappointed by how the Council handles sidewalks and doesn’t like the idea that the City is mandating sidewalks. He didn’t believe there were enough pedestrians to justify adding sidewalks. He commented that “money doesn’t grow on trees” and he would like to see the money spent on more useful projects.

Public comment was closed by the Mayor.

Mayor Haila asked Ms. Peterson or Mr. Ibrahim to answer Mr. Pfannkuch’s questions. The first question was regarding if there were any residences in the area. Ms. Peterson stated the area is a commercial district and there are not any residences. The second question was regarding the amount of foot traffic in the area. Ms. Peterson explained that a pedestrian count has not been done so she is unable to provide a count. She noted that she sees people walking on Duff and Lincoln Way, but

not sure of their destination. The Mayor asked about Mr. Pfannkuch's comment about receiving more bids if sidewalks were not included. Ms. Peterson mentioned that the sidewalks are not the driving force. The driving force is the material used for the construction/rehabilitation of the street. It was then asked if Ms. Peterson knew what the sidewalk cost was for this project. She noted that the sidewalks will cost roughly \$100,000 of the multi-million-dollar project. The last question Mr. Pfannkuch had mentioned was how the Complete Streets Plan was not being followed. Ms. Peterson mentioned that staff has continuously looked for ways to provide connectivity throughout all projects. Public Works Director John Joiner explained that the Complete Streets Plan directs staff, as they are designing projects, to evaluate sidewalk connectivity. Staff starts out looking at connectivity on both sides of the street, but if that is not practical, it encourages staff to get connectivity through a corridor or a neighborhood.

Council Member Betcher pointed out that east of this area on 2nd Street, there is an apartment complex that houses several low-to moderate -income families who are less likely to have cars than some of the other apartment complexes in town.

Moved by Martin, seconded by Corrieri, to direct staff to incorporate sidewalk infill on this project as proposed by City staff.

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

PRELIMINARY PLANS AND SPECIFICATIONS FOR 2020/21 ASPHALT STREET PAVEMENT IMPROVEMENTS (MCKINLEY DRIVE, JENSEN AVENUE, AND LUTHER DRIVE), WHICH INCLUDES INFILLING THE SIDEWALK ON THE WEST SIDE OF JENSEN AVENUE FROM 24TH STREET TO 25TH STREET; SETTING APRIL 7, 2021, AS BID DUE DATE AND APRIL 13, 2021, AS DATE OF PUBLIC HEARING: Municipal Engineer Tracy Peterson noted that this pavement project is for McKinley Drive (Hayes to Northwestern Avenue), Jensen Avenue (24th Street to Luther Drive), and Luther Drive (Kellogg Avenue to 28th Street).

Public Works Engineer Abdelhafiz Ibrahim noted that the only sidewalk infill needed for this project is by the Ace Hardware store off 24th Street. Ms. Peterson commented that Mr. Ibrahim has had conversations with Ace Hardware regarding the sidewalk infill. Staff had sent letters to all residents/businesses and met with those that will be directly impacted or responded to the letter to obtain input on staging, infill of sidewalk, construction timing, and special access needs. All comments that were received were incorporated into the project design.

The Mayor opened public comment. It was closed when no one came forward.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-139 approving the preliminary plans and specifications for the 2020/21 Asphalt Street Pavement Improvements (McKinley Drive, Jensen Avenue, and Luther Drive), which includes infilling the sidewalk on the west side of Jensen Avenue from 24th Street to 25th Street; setting April 7, 2021, as bid due date and April 13, 2021, as the date of public hearing.

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

PRELIMINARY PLANS AND SPECIFICATIONS FOR 2020/21 CONCRETE PAVEMENT IMPROVEMENTS (8TH STREET FROM NORTHWESTERN TO DUFF) WITHOUT THE ADDITIONAL SIDEWALK INFILL ON THE SOUTH OF 8TH STREET FROM WILSON AVENUE TO CLARK AVENUE; SETTING APRIL 7, 2021, AS BID DUE DATE AND APRIL 13, 2021, AS DATE OF PUBLIC HEARING: Municipal Engineer Tracy Peterson explained that this project is for concrete pavement improvements on 8th Street (Northwestern Avenue to Duff Avenue). Conversations were had with the neighborhood by letters and informational videos/web pages. City Engineer Abdelhafiz Ibrahim explained that, during his outreach, the neighborhood was mostly concerned about access, but all were in favor of the project.

Mr. Ibrahim noted that after analysis, it was recommended that sidewalk infill not be implemented along the south side of 8th Street from Wilson Avenue to Clark Avenue. There were several concerns with the design that lead staff to not recommend implementation of the sidewalk infill, including the removal of five mature trees and the relocation of existing electric overhead poles/lines. There is an existing sidewalk on the north side, thereby providing connectivity through the neighborhood.

Ms. Peterson mentioned that last week staff met via phone with a few low-vision groups in the community and all the Public Works projects were discussed. The groups were supportive of staff's recommendations.

Council Member Betcher asked if staff knew what the sidewalk condition was on the north side of 8th Street. She pointed out that she hadn't walked in the area in a while, but recalled that a few sections were getting bad. She wondered if this would be an opportunity for outreach to the owners of the sidewalk to do any updates or repairs. Ms. Peterson mentioned that staff could look, but during its cursory look, there was nothing that stood out. She commented that staff will follow up with any property owners if repairs are needed.

Mayor Haila opened public comment and closed it when no one came forward.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-140 approving the preliminary plans and specifications for the 2020/21 Concrete Pavement Improvements (8th Street from Northwestern to Duff), without the additional sidewalk infill on the south of 8th Street from Wilson Avenue to Clark Avenue; setting April 7, 2021, as the bid due date and April 13, 2021, as the date of public hearing.

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

MINOR LAND USE POLICY PLAN AMENDMENT TO THE AMES URBAN FRINGE PLAN AT 23959 - 580TH AVENUE AND ADJACENT PARCELS: City Planner Julie Gould stated the initial application came from Roger S. Larson in July 2020, and City Council voted at that

time to allow this request to move forward. After July 2020, additional annexation applications were submitted and the Fringe Area Plan Amendment area had been enlarged to include additional properties (LDY LLC, and the Banker's Trust properties) in order to create an orderly boundary change with the designation to Planned Industrial. Ms. Gould pointed out a typo on the Addendum in the Council Action Form: under the heading "Ames Urban Fringe Plan" it notes the Amendment is to change the designation to "Rural Residential" when it is actually "Planned Industrial." Planned Industrial policies address use and land use designation locations being located near limited access thoroughfares to accommodate the transportation of industrial goods and services. Given the proximity to the Prairie View Industrial Center and future Highway 30 interchange it would not be unexpected for future development to occur in the area. There are no changes being proposed to the properties for land uses at this time. The Larson Leasing site operates on rural water and this would be maintained. There will not be any immediate impact to the existing residences on 580th Avenue. The Planning & Zoning Commission voted to recommend approval and the Story County Board of Supervisors approved the proposed Amendment. The Gilbert City Council will consider this request at an upcoming meeting. Planning Director Kelly Diekmann noted that Gilbert's approval is not necessary for final approval of the change due to its location to the east of Ames and is a change that does not directly affect Gilbert.

The Mayor opened public comment. It was closed when no one came forward.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 21-141 approving the Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map to change the land use designation of approximately 144 acres of land located at the northwest corner of 580th Avenue and Highway 30, from Agriculture\Long Term Industrial Reserve to Planned Industrial, and an amendment to the Ames Urban Fringe Plan Land Use Classes Map to reflect the changes to the subclasses.

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

PRELIMINARY PLAT FOR KINGSBURY SUBDIVISION, 5TH ADDITION: Council Member Beatty-Hansen stated the Council received an email from Jim Gregory questioning if there was any plan to extend the South 3rd on-street bike facility east of South Duff to Cherry Avenue and then north on Cherry Avenue to East Lincoln Way. Mr. Gregory thought it was going to be part of the Long-Range Bicycle Plan. Planning and Housing Director Kelly Diekmann mentioned that he would have to follow-up separately as he is not familiar with the Bike Plan for this area. Ms. Beatty-Hansen commented that she would forward the email to City Manager Steve Schainker to distribute to staff. Council Member Martin stated they would generally expect that there would be a bike facility on Southeast 3rd Street, and if the street were to be extended, they would expect to see bicycle accommodations through the extended streets. Director Diekmann explained that would be part of the Complete Streets Plan.

Council Member Gartin wanted to clarify at what point would the Council expect to see bike infrastructure on the Plat map. Mr. Diekmann noted that the Council wouldn't see it as there is not a bike lane standard in the *Subdivision Code*.

The Mayor asked if anyone from the public wished to speak. No one requested to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-142 approving the Preliminary Plat for Kingsbury Subdivision, 5th Addition.

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

Moved by Betcher, seconded by Gartin, to direct staff to work with the developer to prepare a Development Agreement update for deferral of sidewalks and extension of SE 3rd Street.

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

PRELIMINARY PLAT FOR QUARRY ESTATES SUBDIVISION, 5TH ADDITION AT 1899 HYDE AVENUE: Director Diekmann stated Planner Justin Moore was available for any questions.

The Mayor asked if there was anyone from the public who wished to speak. There was no one wishing to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 21-143 approving the Preliminary Plat for Quarry Estates Subdivision, 5th Addition at 1899 Hyde Avenue.

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

INITIATION OF FLUMMERFELT CRANE ANNEXATION AT THE INTERSECTION OF LINCOLN WAY AND NORTH 500TH AVENUE: Planning and Housing Director Kelly Diekmann stated that if the Council approves the request it will start the initiation step. A process will then be started to notify multiple governmental entities, property owners, a public hearing with the Planning and Zoning Commission, and then eventually coming back to City Council. The process will take about three months before it would come back to the Council. Because the Annexation would need to proceed as an 80/20, the request would need to be presented and approved by the City Development Board and the State before it could be finalized.

The Mayor stated that the Council had received several emails with questions regarding this project and those have been forwarded to Director Diekmann to address. He pointed out that the Council is not voting to annex the area; tonight is to start the initiation process.

City Planner Eloise Sahlstrom explained that the City had received annexation petitions from two property owners. The site is immediately west of the Ames corporate limits and extends to the Boone County line of North 500th Avenue. She pointed out on the location map that there is a small island of land that is surrounded, and according to State law, that property cannot remain in the County and

will need to be annexed. The area proposed for annexation has two separate designations that include Urban Service Area with an Urban Residential designation as well as Rural Urban Transitional Area with Highway Oriented Commercial. The intent of these designations is for development of residential in conjunction with three to five acres of commercial land at the corner of Lincoln Highway and North 500th Avenue. The non-consenting properties (other than the island property) would be able to remain, if Council chooses to allow them to stay in the County, as it would not create an island. However, if the City Council chooses not to proceed with including those properties, the properties would need to be annexed in the future to avoid creating an island when land to the south owned by Wolfe-Belitsos is annexed. A concept plan has yet to be submitted, but in discussions with the developer, their first preference is to rezone and develop the land under Residential Low-Density Park (RLP) zoning as a manufactured home park with a corner commercial node.

Ms. Sahlstrom advised that Sunset Ridge was platted to the north and east with stub streets abutting the property to eventually be connected to the site. It was the intention that Ellston Avenue and Springbrook Street would continue into this area with similar FS-RL development. Terminating public streets at the current street stubs is not acceptable for circulation in this area, regardless of use. If the new development were not to have an interconnected network with Sunset Ridge, Ellston Avenue, and Springbrook Drive, there would be a minimum requirement to connect to one another as an extension of Sunset Ridge. Ms. Sahlstrom mentioned that at this time no concept has been provided. The next step would be rezoning with a Master Plan. If the Council agreed to initiate the Flummerfelt Crane annexation, in the Pre-Annexation Agreement, staff will need to address the issues of requiring a traffic study prior to rezoning, extension of water lines at the time of development consistent with the City's Master Plan, address the extension of stubbed streets from Sunset Ridge Subdivision, and restrict development on previously platted county lots.

Council Member Gartin asked Ms. Sahlstrom to give some background on the Crestview Mobile Home Park, as he believed this property is currently a non-consenting property. Ms. Sahlstrom mentioned that the mobile home park is no longer there, and the property is vacant except for residential structures.

Council Member Betcher mentioned that the non-consenting properties have the potential to be brought in later when the Wolfe-Belitsos property is annexed. She wanted to know if leaving a jagged edge is something the City Development Board would likely look at and be concerned about. Ms. Sahlstrom explained that they will definitely look at the jagged edge; it would make sense to square up the properties.

Council Member Martin mentioned that there is potentially a rental home in the annexation. He wanted to know what would happen to Letters of Compliance when a rental property is brought into the City. Ms. Sahlstrom noted that the property owner would become subject to the City of Ames rental code. Mr. Martin noted that the owner is aware that rezoning is a subsequent decision and there may be constraints that make the idea of a manufactured home community to be less desirable. He questioned if there was any policy in the Land Use Policy Plan (LUPP) or something in the works

with the Comprehensive Plan that addresses manufactured home communities as opposed to other types of housing. Director Diekmann explained that in the current LUPP, it is just a zone that someone may apply for, and in the Ames Plan 2024, the product type was not identified as a type of housing. Mr. Diekmann stated they did not speak about mobile homes as a particular building type.

Brant Lemer, 5333 Tabor Drive, Ames, and property owner of 5615 West Lincoln Way, Ames, stated that he spoke under Public Forum in February 2020. He wanted to know why there are two proposed involuntary annexation applications and not an annexation from the applicant who wants to do its own development. He noted that a plan in 2020 wasn't on the Agenda and no one knew about it. Director Diekmann pointed out that there was an incomplete Annexation application a year ago that was never forwarded to the City Council. Mr. Lemer stated that no plans had any commercial frontage. He noted how the City Council is good about not exercising a forcible annexation. It was noted that he is currently a non-consenting property, but may become consenting depending on if all his questions could be answered.

Chuck Winkelblack, 105 S. 16th Street, Ames, stated that this is the start of the process, and he understands there is a lot of work to be done. They are unable to move forward until the process is started. He explained that they are in favor of having commercial on the corner of the property and met with staff last week to go over issues. He encouraged the Council to move forward with his request regardless of including the non-consenting properties or not. Mr. Winkelblack explained that he has been upfront with the Lemer and the Adam families and it didn't make a difference to them if their properties are annexed as they just want to move forward with their property. He understood that there is no guarantee on zoning.

The Mayor asked Director Diekmann to address some of Mr. Lemer's questions. Mr. Diekmann stated that, in terms of the Land Use diagram that was shown, there is the expectation of a commercial property on the corner. There could be additional commercial, but until a rezoning is done, the precise boundaries wouldn't be known. He explained that when the property comes into the City, it will be Agriculturally zoned and then a property owner would suggest a rezoning boundary. It was noted that the first three months is the annexation process and once the City Development Board has made the decision to allow the Annexation, the rezoning discussion and process would start.

Mayor Haila inquired if all of the south end of the proposed site is going to be Highway-Oriented Commercial. Mr. Diekmann mentioned that this is a unique case as this is the first time staff has had an annexation with the Highway Commercial designation. He explained that he would not interpret that the south two-thirds are going to be commercial, but there will be a commercial component.

Brent Adams, 5507 Lincoln Way, Ames, stated he was unaware this item was being presented tonight as he did not receive any notification. It was a year ago that this area was discussed, and he was told to speak with Director Diekmann. He mentioned that he spoke with Mr. Diekmann and was told "that without a plan it was too complicated to explain without specific items," but was sent an email with frequently asked questions. After reading through the information, he saw no benefit to

being annexed into the City. He stated that since the property across from him isn't annexed into the City and he would not create an island, he should be able to stay with the County.

Ryan Doyle, 5620 Allerton Drive, Ames, stated he is a property owner who abuts the property being discussed. He understood that the discussion tonight was not about rezoning to something else, but as an abutting property owner, he wanted his voice to be heard. Mr. Doyle explained that he is very concerned about the Flummerfelt's operations. He mentioned that when the Flummerfelts purchased the property, within a week over 300 trees were scheduled to be taken down. It was explained that he is not sure if the Flummerfelt organization was supposed to discuss its plans with the neighboring properties or not, but he is concerned with the lack of transparency. Mr. Doyle stated after reading the Council Action Form he would like to urge the City to try to make sure there are hard agreements on paper. Mayor Haila asked Mr. Doyle what his concerns were regarding the intent of the property. Mr. Doyle mentioned that, from what they understood, the new organization that bought the property was a manufactured community. As abutting property owners, they would not want to endorse that type of residential model. He noted that this has moved quickly and the lack of transparency was concerning.

Lauris Olson, 1705 Buchanan Drive, Ames, stated she is a former Story County Supervisor and is now retired. She mentioned that she is a vocal advocate for a variety of housing in the community, especially for people who can't buy a \$250,000 or higher home. Ms. Olson wanted to remind everyone that single-family residential also includes mobile homes. Some people elect to have manufactured housing and one of the reasons is affordability. She stated that they would not be discussing very low-income families as she believed the Flummerfelt houses sell over \$70,000 and higher homes. She urged the Council to move forward with the Annexation and to keep options open. She mentioned that she is aware that the Crane/Flummerfelt property is private property and they had every right to cut trees down.

The public comment period was closed by Mayor Haila when no one else requested to speak.

Moved by Martin, seconded by Beatty-Hansen, to initiate an 80/20 Annexation to include the original Petition plus all four non-consenting properties.

Council Member Martin stated that given the Tier 1 designation for the nearby area, this is the right approach. They need to look at what all the combinations are with an attitude towards making it part of Ames.

Council Member Gartin agreed with Mr. Martin. He wished the City would have annexed this area several years ago. Mr. Gartin thought the discussion about the role of mobile homes is a good start for further discussions that need to be had regarding mobile homes. The Council needs to look at having a component of manufacturing housing as a possibility.

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

Moved by Martin, seconded by Beatty-Hansen, to direct staff to prepare a Pre-Annexation Agreement for the Flummerfelt Crane Annexation at the intersection of Lincoln Way and North 500th Avenue.

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

The meeting recessed at 8:10 p.m. and reconvened at 8:17 p.m.

DEMOLITION OF KAPPA KAPPA GAMMA SORORITY AT 120 LYNN AVENUE WITH CONDITIONS: City Planner Justin Moore stated that the Delta Omicron Chapter of Kappa Kappa Gamma sorority is seeking approval to demolish its existing sorority house at 120 Lynn Avenue in order to construct a new sorority house in the same location. Kappa Kappa Gamma received approval in December 2019 for demolition of this same house and shortly thereafter received approval of a Minor Site Development Plan for construction of the replacement sorority building. The structure, however, was not demolished, and Kappa Kappa Gamma has now applied for a new Minor Site Development Plan. The major differences with the previous approved plan include a reduction in overall size, a change to the exterior roof design, and new facade materials. The current structure accommodates 62 members, while the proposal to build a new structure would accommodate 61. Mr. Moore mentioned that the sorority is still planning to maintain a lot of brick on the side of the building, but have proposed timber-frame stucco on the upper level. He noted that both the cost to rehabilitate the existing home and the cost to construct a new home have increased since 2019. The difference showed that new construction would cost more than rehabilitation. Mr. Moore noted that new construction is eligible to apply for tax abatement and this location would be eligible if the City Council approves the demolition request prior to April 1, 2021. The entire Urban Revitalization Area (URA) is scheduled to cease to exist as of April 1, 2024 and Kappa Kappa Gamma must come back before the Council to claim the tax abatement prior to that date.

The Mayor asked for input from the public. No one wished to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-144 approving the demolition of Kappa Kappa Gamma Sorority at 120 Lynn Avenue with conditions.

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

2021/22 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS: Housing Coordinator Vanessa Baker-Latimer explained that she prefers to get the Council's feedback before the Plan goes out for public forums. Any feedback received during public forums is then brought back to the Council. She noted that everything is behind as the 2020/21 Plan was just submitted, but she received notification from Housing and Urban Development (HUD) that the 2020/21 allocation would be \$590,475 in CDBG funds, which is a \$12,075 decrease, and \$350,543 in HOME funds, which is a \$118,034 decrease. Now that the City has received its allocation amounts, it is time to begin the process for determining the 2021/22 Annual Action Plan projects. Ms. Baker-Latimer noted that typically the Action Plan is due by May 17, 2021, and staff will be asking for an extension

to submit the Plan no later than August 16, 2021. It is the hope that the Plan will be done in June. Staff is proposing the following program projects for consideration for the 2021/22 Action Plan:

1. Utilize CDBG funds to acquire and demolish deteriorated housing city-wide; to sell or transfer these lots or houses to non-profit housing organizations to provide low-income households for rent or purchase with preference being targeted to the Neighborhood Revitalization Strategy Area (NRSA).
2. Utilize CDBG funds to acquire and demolish deteriorated commercial property city-wide and resell the property for redevelopment (up to 30% of the annual allocation can be used for non-low-and moderate-income benefit directed toward removing slum and blight).

Staff is recommending that the anticipated combined budgets of \$2,973,901 be allocated to the project activities listed below:

1. CDBG Acquisition/Reuse Program for Affordable Housing and/or for Slum and Blight (including demolition) - \$572,380
2. CDBG Public Infrastructure Improvements Program for Baker Subdivision - \$400,000
3. CDBG-CV CARES (Rent, Mortgage, and Utility) Relief Assistance - \$200,000
4. HOME Homeownership Construction Program - \$762,265
5. HOME Down Payment Assistance - \$381,382
6. HOME LIHTC Multi-Family Assistance - \$350,000
7. General Administration for CDBG, HOME & CARES - CDBG \$118,095, HOME \$174,779, and CARES \$15,000

Council Member Betcher asked if there were any concerns about meeting the timeliness test with all the rolling deadlines and unknowns. Ms. Baker-Latimer stated that is always a concern of hers. She has been working diligently to make sure the City meets its timeliness test for this year. HUD has said there is a grace period, but that is not always given. Ms. Baker-Latimer stated she is not going to take any chances this year since the timeliness deadline was already changed from May to June 30, 2021, but the City is going to stick with its May 2, 2021, deadline.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 21-145 approving the proposed 2021/22 Annual Action Plan projects and to authorize staff to prepare the Action Plan document for a 30-day comment period.

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

CITY ACCESS CONTROL SYSTEM: Mayor Haila asked if there were any members of the public who would like to speak. NO one requested to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-146 approving the final plans and specifications and awarding a contract to Commonwealth Electric Company of the Midwest of Des Moines, Iowa, in the amount of \$644,276.

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

MEMORANDUM OF UNDERSTANDING WITH STORY COUNTY REGARDING CITY ASSESSOR'S OFFICE PAYROLL AND BENEFIT ADMINISTRATION: Assistant City Manager Brian Phillips commented that he was available to answer any questions.

Council Member Martin mentioned that he had one concern regarding the Memorandum of Understanding (MOU). He stated he had a concern about Item No. 8 on the MOU regarding "Employee Values and Cooperation." It states that the City Assessor will participate on the City's Executive Leadership Team and will adopt, support, and embody the Excellence Through People organizational values. He thought it was a great idea, but doesn't believe the City Council and the Board of Supervisors have the authority to ask the City Assessor to do this. Mr. Martin believed that would be a Conference Board decision. Assistant City Manager Brian Phillips explained that the intent was to put into one document all the ways there would be collaboration among the City Assessor's Office, the City of Ames, and the Story County Board of Supervisors. Mr. Phillips noted that Mr. Martin was correct, and that Item No. 8 is more of a Conference Board function as the supervisors of the Assessor. He thought it would be reasonable if the Council adopted the Agreement between the City and the County, then take the MOU to the Conference Board for its agreement on the non-benefit parts of the MOU.

Moved by Martin, seconded by Betcher, to adopt RESOLUTION NO. 21-147 approving the Memorandum of Understanding with Story County regarding the City Assessor's Office payroll and benefit administration.

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

Moved by Martin, seconded by Betcher, to direct staff to take the Memorandum of Understanding to the Conference Board with the appropriate language for its approval.

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

VARIABLE FREQUENCY DRIVES (VFDs) FOR UNIT 7 COOLING TOWER AT THE POWER PLANT: Moved by Martin, seconded by Corrieri, to adopt RESOLUTION NO. 21-148 waiving the City's Purchasing Policies regarding formal bidding procedures and accept quotes rather than formal bids.

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

Moved by Martin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-149 awarding a contract to The Baker Group of Ankeny, Iowa, for the purchase and installation of the Variable Frequency Drives in the amount of \$72,565 (inclusive of sales tax).

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

ENGINEERING AND MATERIAL TO IMPROVE CONTROL OF UNIT 8 BOILER SUPERHEATER OUTLET STEAM TEMPERATURE: Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 21-150 waiving the City's Purchasing Policies regarding formal bidding procedures and allow for single-source purchasing.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-151 awarding a contract to The Babcock & Wilcox Company of Kansas City, Missouri, for the engineering and for the sourcing and fabrication of material for the purpose of improving the control of the steam temperature of Unit 8 Boiler in the amount of \$376,486.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 4514 HYDE AVENUE: Planning and Housing Director Kelly Diekmann noted this item was a 100% Voluntary Annexation and he was available to answer any questions.

The public hearing was opened by the Mayor.

Diane McCauley, address unknown, Ames, mentioned she was the President of Bloomington Courtyard Townhome Association directly south of the Hyde Avenue Annexation. She wanted to express the concern as a Townhome Association adjoining this piece of property from a development and ecological standpoint. There is a large drainage ditch between her property and this property that goes to Ada Hayden. Ms. McCauley stated she looked forward to the next stage in the process and will be keeping track of what is going on.

Director Diekmann explained that the developer is planning on leaving the existing house on the property and possibly creating another lot for a single-family home. The developer does have ideas about how to use storm water management techniques on this property to help serve the conservation subdivision requirements for the property west of this location. The next time anyone will see something in this area will be once the Annexation is complete, a rezoning request will come next.

When no one else asked to speak, Mayor Haila closed the public hearing.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 21-152 approving the Annexation of the property located at 4514 Hyde Avenue.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 21-153 approving the Covenant and Agreement pertaining to Water Service for the property located at 4514 Hyde Avenue.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTIES LOCATED AT [1] 23959-580TH AVENUE (FORMERLY CAREMOLI), [2] ONE-QUARTER MILE WEST OF 580TH AVENUE (NORTH OF HIGHWAY 30), AND [3] 59.69 ACRES WEST OF 580TH AVENUE AND NORTH OF U.S. HIGHWAY 30: City Planner Julie Gould stated that the City received Voluntary Annexation Petitions from three property owners representing four parcels that total approximately 115.19 acres. There are two owners for the four parcels, LDY LLC, and Larson Leasing LC. Because these properties are located within two miles of the City of Nevada, the request will need to go to the City Development Board for approval. There are some residential and a couple commercial properties along 580th Avenue. Property owners along 580th Avenue were contacted as a courtesy to gauge interest in participating voluntarily with the annexation and currently none has chosen to be annexed at this time. Ms. Gould mentioned that the Iowa Department of Transportation plans to construct a new interchange in the vicinity of this site creating a primary entrance from Highway 30 to the City's planned Prairie View Industrial Center. There are no City utilities that currently serve the site, but there will be a water extension along East Lincoln Way that will go out to bid in 2021. Ms. Gould commented that there is no plan to extend water to the south. Staff pointed out that this is a unique situation that the City was proceeding with the annexation that has vacant land that is served by rural water and not covered by a water service territory buyout agreement. Since there are no plans for the LDY properties to develop currently, staff is recommending moving forward. Any future development on the vacant lands will require rezoning and subdivision approval, which at that time the City will require conformance to the City's infrastructure standards. Rural water service buyouts may be required of the property owners in order to meet the requirements.

The Mayor opened public comment. It was closed when no one requested to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-154 approving the Annexation of the properties located at [1] 23959-580th Avenue (formerly Caremoli), [2] one-quarter mile west of 580th Avenue (north of Highway 30), and [3] 59.69 acres west of 580th Avenue and north of U.S. Highway 30.

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

HEARING ON PROPOSAL TO ADOPT BY REFERENCE THE 2020 EDITION OF THE NATIONAL ELECTRIC CODE: Council Member Gartin asked what kind of outreach was done and if there had been any feedback received.

Fire Chief Rich Higgins stated four different outreach events were done. On January 18, 2021, Inspections staff e-mailed the Ames Home Builders Association and all electrical contractors who have done business with the Inspections Division within the last year to notify them of the proposed 2020 *NEC* adoption process and inviting them to attend the February 1 Building Board of Appeals meeting. There were no contractors present for the meeting and no public input was submitted. A

follow-up email was sent to the same contractors on March 2, 2021, making them aware of the April 1, 2021, effective date for the State's adoption of the 2020 *NEC*. An additional email was sent on March 10, 2021, notifying the contractors that the Council set the public hearing for March 23, 2021. A final presentation was done with the Ames Home Builders Association (AHBA). There has not been any feedback in favor or against the changes to the *NEC*.

Council Member Gartin inquired if the building standards were consistent with what staff is seeing with similarly size peer communities in Iowa. Building Official Sara VanMeeteren commented that the City has to adopt what the State adopts at a minimum, regardless of what other jurisdictions are doing. She noted that there is one local amendment that has been adopted for several years regarding the use of non-metallic cable in commercial structures. Ms. VanMeeteren stated there were several changes made at the State level, and the contractors are aware of the changes due to having to get licensed through the State. One comment that was received from the contractors was that they had already started implementing the updated *Code* as it was thought to already be in place.

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

Moved by Beatty-Hansen, seconded by Junck, to pass on first reading an Ordinance to adopt by reference the 2020 Edition of the *National Electric Code* with two State of Iowa amendments and one local amendment.

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

HEARING ON 2020/21 COLLECTOR STREET PAVEMENT IMPROVEMENTS (E. 20TH STREET): The Mayor opened the public hearing. It was closed when no one asked to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-155 approving the final plans and specifications and awarding a contract to All Star Concrete of Johnston, Iowa, in the amount of \$776,718.91.

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

HEARING ON 2020/21 CYRIDE ROUTE PAVEMENT IMPROVEMENTS (9TH STREET): The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 21-156 approving the final plans and specifications and awarding a contract to All Star Concrete of Johnston, Iowa, in the amount of \$672,550.34.

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

PRESENTATION FY 2020/21 WATER RATES: Water and Pollution Control Director John Dunn highlighted the recent rate adjustments in Ames from FY 2016/17 to FY 2020/21. The annual average water rate adjustment was 2.5% while sewer was 1.6%. Nationally water rates have been

climbing at twice the rate of the City of Ames, and sewer rates, by about 2½ times the rate. A slide was displayed showing the water and sewer trends for the City of Ames versus overall Iowa trends. Director Dunn went over the data points for Iowa trends in water rates with cities that have a population greater than 10,000. The City of Ames is in the 29th percentile based on the 2020 rates. A graph was shown that indicated the trends of what the ending fund balance is per fiscal year along with the operating reserve and the percentage rate increase. Mr. Dunn stated that they did a ten-year rate projection, and the base pattern is to try to do a water increase one year and a sewer increase the next. He reminded the public that all that is being recommended is for the Council to approve the first year 6% water increase; the other years are just projections for planning purposes only. A slide was shown regarding what a sample customer bill would look like with the rate increase. Staff is recommending that the Council adopt on first reading, an Ordinance to adjust the water rates by 6% to be effective on bills mailed on or after July 1, 2021.

Council Member Betcher mentioned that Director Dunn did not go over the slide that showed what forces were driving capital expenses. She thought anyone that was watching the meeting would want to know what was contributing to the significant increase. Mr. Dunn explained that the operating expenses were projected by looking at what the trends and expenses have been for the past few years. The water fund looked at the need for new sources of water capacity and resiliency. The sewer fund is the nutrient reduction modifications. There is also a need for infrastructure renewal and replacements (sewer rehab, water main replacement, treatment facility improvements).

The Mayor opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Moved by Corrieri, seconded by Junck, to pass on first reading an ordinance to increase water rates by 6%, effective July 1, 2021.

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

ORDINANCE REQUIRING SECONDHAND DEALERS TO OBTAIN A PERMIT TO CONDUCT BUSINESS WITHIN THE CITY OF AMES: Moved by Corrieri, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4432 requiring Secondhand Dealers to obtain a permit to conduct business within the City of Ames.

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

ORDINANCE REDUCING THE NUMBER OF VEHICLE PARKING SPACES REQUIRED FOR APARTMENT USE IN THE DOWNTOWN SERVICE CENTER ZONING DISTRICT: Moved by Martin, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4433 reducing the number of vehicle parking spaces required for apartment use in the Downtown Service Center Zoning District.

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

ORDINANCE REZONING 2801 & 2803 WEST STREET FROM RESIDENTIAL HIGH DENSITY TO NEIGHBORHOOD COMMERCIAL WITH UNIVERSITY WEST IMPACT OVERLAY: Moved by Betcher, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4434 rezoning 2801 & 2803 West Street from Residential High Density to Neighborhood Commercial with University West Impact Overlay.

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

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: The Mayor mentioned that there were two items for discussion. The first was a memo from the Planning and Housing Department regarding staff's response to the request from the City of Nevada for an Ames Urban Fringe Plan (AUFPP) Map Amendment. City Manager Steve Schainker recommended this item be placed on the next Agenda for direction.

Moved by Corrieri, seconded by Junck, to direct staff to place the request from the City of Nevada for an Ames Urban Fringe Plan (AUFPP) Map Amendment on the next City Council Agenda.

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

The next item was a memo from Traffic Engineer Damion Pregitzer regarding the Stange Road Speed Study (north of Bloomington Road). Mr. Schainker explained that Mr. Pregitzer is not recommending any major changes besides increased enforcement in the area. He mentioned that if the Council Members do not agree with the finding, they could direct staff to place the item on a future agenda for Mr. Pregitzer to present all the data. The Mayor stated if the Council does not want to place the item on a future Agenda, staff will proceed with its recommendations. There was no interest from the Council to place the item on a future Agenda.

COUNCIL COMMENTS: Council Member Betcher stated she had received an email from the City's Community and Regional Planning partners. Professor Alenka Poplin wanted to know if it was possible to use the remaining money from their studio project to help pay for three students to attend an international conference where they would present its result from their study. She noted that City Manager Steve Schainker recommended putting the request on the next City Council Agenda to discuss if the Council thought that would be a useful allocation of the remaining funds. Ms. Betcher commented that most of the funds were not allocated due to COVID. Mr. Schainker mentioned that he believed there is enough money to cover the students, but this request was not part of the initial scope, so further approval would be needed.

Moved by Betcher, seconded by Junck, to direct staff to put the request from the Community and Regional Planning partners on the next Agenda.

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

Mayor Haila wanted to reiterate his statement that was released today in response to the tragic violence that occurred in Atlanta that affected the Asian and Asian-American community members and the violence in Boulder. He read a portion of his statement that "the City of Ames remains

resolutely committed to maintaining and strengthening our inclusive and welcoming city. We express our unequivocal support of our Asian and Asian-American community members. I call upon all Ames residents to join in a collective resolve to make our community safe and welcoming to everyone.”

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 9:25 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk

Iowa State University Student Government Senate

March 17th, 2021

Taken by Trevor Poundstone

Joint Ames City Council and Student Government Meeting

March 17th, 2021

The Great Hall, Memorial Union, Iowa State University

Present: Mayor John Haila, Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and David Martin. Council Member Rachel Junck was absent. Ex-officio City Council Liaison Nicole Whitlock was also present. City Manager Steven Schainker, Assistant City Manager Deb Schildroth, and Assistant City Manager Brian Phillips were also present.

5:00:00 PM- CALL TO ORDER

5:00:42 PM- HAILA: We are excited to hear from you as students are a part of our population as well. You can start when you are ready.

5:00:55 PM- SCHRADER: Hello, we will get started then. We will follow the agenda prepared by Nicole Whitlock, our Ex-Officio to the Ames City Council. There will be a few times for open discussion. I will call on one or two people during this time to make sure to stay on schedule. Then we will have presentations from each council member on topics they care about. Then we will wrap up.

5:01:45 PM- DIVERSITY AND INCLUSION IN AMES

5:01:56 PM- SCHRADER: What can the city council be doing to improve in this area? If you have any questions, please raise your hand.

5:02:27 PM- WHITLOCK: After last week in student government, I feel that students are not feeling good, whatever side you are on. I think the city does a good job of making people feel included. An example is when the BLM movement had a bigger wave last fall, and we planned a workshop with them later this year. Continuing to reach out first is important. We need to be aware of all the groups in the community. Making sure we are there for them.

5:03:51 PM- HAILA: Thank you Nicole and I cannot agree more. I think that a barrier can always be a challenge. I believe our website is multilingual. Brian, can you comment on that?

5:04:27 PM- PHILLIPS: Our website is translatable. We also have a service that if people call any city related office or come in a talk, we have a phone translation service available.

5:05:07 PM- HAILA: That is one thing we are doing right now. Another thing we are doing is bringing in the inclusive cross walk, which was voted on unanimously in favor. This was meant to show the cities support for marginalized groups. I had a discussion, pre COVID, where a Latina student came in and started talking about a Latin/x festival in Ames to celebrate that culture. We asked what else we could do. We could support so many groups. COVID stopped some of these things. The Human Relations Commission is extremely diverse, by intention. We have five people who serve on it. We always want to reach out to those from marginalized

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groups as well. The council is a governing body, it takes the whole community to create a welcoming space for people of marginalized communities. We need to recognize their challenges and make sure to cater to them. It is an ongoing opportunity. I will defer to other council members.

5:08:11 PM- BETCHER: I would like to follow up on the idea of barriers. Any city in the nation is experiencing a lack of trust in government. When you have a government that is made up of middle-class white people, it is hard to build trust with marginalized communities. It is difficult to make them want to be part of city government. It may be because our jobs do not pay well. You need to be in a good spot. There are a lot of barriers in getting involved in city issues and government and I would love to see us get more people of marginalized communities to be a part of our governmental system. Anyone who has done this work knows this has to continue., We gave to keep working at it. That barrier of trust is huge, and we are going to keep showing up and trying to show that. Nicole pointed that out as something we are working on.

5:10:11 PM- INFORMATION TO NEW STUDENTS IN AMES AND ASSOCIATED PROBLEMS

5:10:15 PM- SCHOLTE: My name is Senator Scholte, and I am a second year in BioSystems and I am the chair of the civic engagement committee. We have been focusing on how we will be interacting with the community. One thing we have been working on is utilizing the Ames libraries. Every student who takes Lib 160, will receive resources for Ames Public Library. Next year we will do marketing for the library. The second project is the amazing race. We want to have a scavenger hunt around Ames to get students involved with local businesses. This will probably be next semester.

5:12:31 PM- FAHEEM: First Gloria, I am happy you talked about reaching out to communities. I would suggest reaching out to the Grad Student Council. Students make up half of the population and grad students spend the most time in Ames. A few weeks ago, the city council sent out a climate survey and only had one student involved. How are you working to get students more involved?

5:13:48 PM- SCHILDROTH: That document is a work in progress. That was the first-time City Council had seen it. There is an expansion on student representation. We wanted all the community segments covered. What is a manageable number to serve on this committee? Council did ask to expand on this. We are planning on doing this. There will be lots of areas to get involved with this. We are looking at selecting a consultant, we are down to three firms. Once they are selected, they will look at this and who is on the committee and whether the engagement plan is effective. If you have further questions or input, please let us know.

5:16:35 PM- HAILA: I had a conversation with a Senator about offering a tour for freshmen that would utilize CyRide and show these new students around Ames. I love the scavenger hunt idea. This could expose people to all areas of Ames. This would require a lot of coordination and cooperation, but it would expose people to what Ames has to offer and is a great thing. At

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welcome fest, we have participated previously. We really enjoy it and have a lot of representation there. We get a lot of people who come in and ask questions. The more we can get people exposed, the better. Ames has a lot to offer.

5:20:08 PM- GARTIN: I am very impressed with the amount of volunteer work that the students of Iowa State provide to the community. It is important for college students to be doing this. I also want to create paths for students to make change. I do appreciate the role of students serving in the community.

5:21:04 PM- COUNCIL MEMBER PRESENTATIONS

5:21:12 PM- HAILA: First I want to share that each topic we are bringing up, we are excited about. Just because some person does not talk about a topic does not mean we are not excited. Two potential projects are what I am going to talk about. The city purchased a property that will include a development for low to moderate income houses and renting. They will have 20-30 homes and about 40 rental units. We want a multifamily complex. There are town houses, apartments and even playgrounds. That is going to be developed. The project is being graded right now. I hope to see that move forward. This has been worked on for a long time. We all hate the traffic on south duff. We have the South Grand extension which will help fix this. 16th Street will also be extended and widened in the future. Sometime fall of this year, we will be cutting the ribbon on the South Grand extension. The Council just submitted a proposal for a reinvestment district. This looks at development on Lincoln Way. This will try to put retail, housing, hotel, central plaza, and some other things on Lincoln Way. There are some cool things going on Downtown. A new whiskey bar, a new retail store and these are supposed to be catalysts. Hopefully, we can get funding to replace the indoor aquatic center as well.

5:25:09 PM- BETCHER: I am going to use my time to follow up on some questions asked earlier. A project I have been involved on is a partnership of the City of Ames and a city development class. You might have heard a presentation on this at ISCORE, on improving our outreach for those who are underrepresented. The city manager and I spent several days meeting with this class and partnered with many others for this project to make it happen. The students tried to figure out where all our tough to reach people are. They then recommended strategies to us to better reach these people when we are trying to get input. We have not established the lines of communications, but we are working on finding the best ways to do so. In the fall we want to continue this partnership. This was made difficult due to COVID. We hope this helps get more engagement from those who do not normally engage. We hope there will be an improvement from this. Secondly, the city just announced a small new arts pilot program. We have a pool of money of \$10,000 for small projects. We want to see applications for these forms those who want to make Ames more fun and exciting through the arts. Applications are due April 30th. I will put the application in the chat. Small grant for big ideas. That is what I got.

5:30:04 PM- GARTIN: I have two quick topics. We provide a breadth of services. We provide so many of the things that people in the city use. I am hoping to inspire some of you to run for City Council. A few small things, all our directors are forward thinking and innovative. We have

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a new area coming for kayakers, a new solar project, a composting project, and many others. The other thing is the fact that we are a nonpartisan board. We have never been more divided. We do not have to worry about politics because it does not belong here. It is nice to not have to worry about political affiliation.

5:32:46 PM- MARTIN: I would like to bring you up to date on internet developments. I think many people have come to appreciate the internet over the last year. We have taken an interest in improving the internet in Ames. I would say that we undertook some projects to see how the city can improve the services generally. Another company was doing this, so they came to Ames because it was a good market. The dust has not settled yet. We are waiting to see what this is like for the residents of Ames. If you live on campus, you already have service. Iowa State has had the service way longer than anyone else. We are really talking about off campus students, non-students, and business. The next year, council will begin to think about improving internet access to the community. One other thing, the whole world discovered how critical good communication was during the Pandemic. The Federal Communication Commission set aside 3 billion dollars for communications improvements and this should be accessible in a month. This would provide those who cannot normally afford these things get money. This may be available sometime in the future.

5:36:49 PM- BEATTY-HANSEN: I wanted to touch on the many things we do to encourage people to get outside. We do a lot of things here. We have made improvements to our bike system, off road trails and many other things. We also have done a lot of improvements to our public water ways. We installed an accessible dock at Ada Hayden. We converted to a tiered dam system at River Valley Park. We are also expanding our community garden spaces. I think all these things help Ames residents live in a healthier way.

5:38:52 PM- CORRIERI: The first thing I want to touch on is to say thank you to all the students who volunteer in our community. I work for one of the organizations, and I get multiple emails a week for volunteering at these opportunities. We appreciate having this support and having a readily available pool of people to volunteer. The second thing I want to talk about is assuring all of you and encouraging you to feel comfortable contacting council members. I know it can be intimidating and not a lot of people enjoy doing it. All of us are accessible and want to hear what you have to say. I want to reassure all of you that we are happy to have you contact us. I hope we can be a resource for students as well. All our contact information is on our website and you can reach out to us anytime.

5:42:01 PM- CLOSING STATEMENTS

5:42:02 PM- HAILA: I wanted to touch on what Rachel wanted to talk about. We are undertaking a climate action plan. Council is fully committed, and it will take 18-20 months, but we are excited to do it. We are taking sustainability very seriously and want to keep improving it in Ames. Thank you for the partnership that we enjoy. I want to echo what Amber shared. We are accessible and we want to hear. As we come out of this pandemic, we are excited to

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implement some of the projects and recommendations we have had. We have a great community and are excited to keep working together.

5:44:18 PM- SCHRADER: I want to say thank you to the members of City Council that could join as well as the city employees. I think it means a lot that you are willing to do this. I would like to thank everyone for helping Nicole put this meeting together. We wanted to make sure information will still be shared the same. Hopefully, next year this will be in person. Thank you all and have a great day. I adjourn our working session at 5:45:13 PM.

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 30, 2021

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 1:30 p.m. on the 30th day of March, 2021. The Mayor announced that it was impractical to hold an in-person Council meeting due to the COVID-19 pandemic. Therefore, this meeting was being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Rachel Junck, and David Martin were present. Council Members Amber Corrieri and Tim Gartin were absent as was *ex officio* Member Nicole Whitlock. The Mayor described the options available to those who wanted to offer public input.

RESOLUTION APPROVING PRELIMINARY PLANS AND SPECIFICATIONS FOR 2020/21 AIRPORT IMPROVEMENTS [RUNWAY 01/19 & TAXIWAY A (NORTH) LIGHTING PROJECT]: Moved by Betcher, seconded by Martin, to adopt RESOLUTION NO. 21-157 approving preliminary plans and specifications for the 2020/21 Airport Improvements [Runway 01/19 & Taxiway A (north) Lighting Project], setting April 21, 2021, as bid due date and April 27, 2021, as date of public hearing.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

RESOLUTION APPROVING PRELIMINARY PLANS AND SPECIFICATIONS FOR 2019/20 CONCRETE PAVEMENT IMPROVEMENTS (E. 3RD STREET, E. 2ND STREET, DES MOINES AVENUE, CENTER AVENUE, DOUGLAS AVENUE, AND 5TH STREET) PROJECT: Mayor Haila asked if the Council members had any questions for staff. He noted that staff had asked for the Council's direction at its March 23, 2021, meeting as to whether to include sidewalk infill. The Council had directed staff to proceed with this Project including sidewalk infill.

Hearing no questions for staff from the Council members, the Mayor asked if there was anyone from the public who wished to comment on the Project. Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, informed the Council that he had not had enough time to review the material for this meeting. He asked that the Council give him a little time to review this information. Mr. Pfannkuch stated that the City had adopted a Complete Streets Plan in 2018 and had made a commitment to examine street projects holistic, which he does not believe is happening.

According to Mr. Pfannkuch, he had sent an email to Public Works Director John Joiner expressing his disappointment at how easily his questions/comments about sidewalk infill and the Complete Streets Plan that he raised during the March 23, 2021, Council meeting were dismissed. He acknowledged that he had received an email from Public Works Director John Joiner this morning regarding the Complete Streets Plan, but he had another issue he had to address and has not had time to read that email.

Mr. Pfannkuch commented that the City is not following the Complete Streets Plan, and if it is not, he asked that staff quit pretending that they are. He recommended that staff ask the City Attorney if the City is following it and also ask the Planning & Housing Director. In the opinion of Mr. Pfannkuch, perhaps that Department has more to do with Complete Streets than the Public Works Department.

Staff was asked by Mr. Pfannkuch to explain, since this project was contained in the 2019/20 Capital Improvements Plan (CIP), why it is just going out for bid now. He commented that perhaps it was due to

the pandemic, but in his opinion, contractors would like to know before now that there are projects going out for bid since he would think that most contractors would have their work projects and schedules established by now. He admitted that he doesn't know much about bidding street projects, but it also appears to him that once the award is made, the City is "at the mercy of the contractor."

Mr. Pfannkuch questioned how sidewalk infill in this area was going to improve the community and whether it was even fiscally responsible. In addition, he questioned whether the residents living in the former motel near the Resource Recovery are going to feel safer because of sidewalks being constructed. He suggested that the City ask those residents how safe or unsafe they feel walking in the area in question.

It was recalled by Mr. Pfannkuch that he had heard a response from City Manager Steve Schainker during the March 23, 2021, meeting when Council was asked to decide about including sidewalks in this project that the Public Works Department was responsible for implementing the Complete Streets Plan and not the Planning and Housing Department. Mr. Pfannkuch believes that the Planning and Housing Department should be the ones implementing the Plan. He then read an excerpt from the Web site of "smartgrowthamerica" about Complete Streets Plans and suggested that the City read and use it.

Since Mr. Pfannkuch had indicated that he had not had time to read the email sent to him by Public Works Director John Joiner, Mayor Haila asked Mr. Joiner to summarize it. Mr. Joiner read parts of his email related to connectivity being referenced in the Complete Streets Plan. He noted that connectivity is referenced 52 times in the Complete Streets Plan. Some of the specific pages of the Plan where connectivity is referenced and the context in which it is used were given.

The Mayor asked whether Public Works staff would want to comment about the Planning and Housing Department taking the lead on the Complete Streets Plan. Replying, Traffic Engineer Damion Pregitzer stated that the Complete Streets Plan is a transportation planning/engineering document. It was developed by a consultant hired by Public Works, maintained by the Public Works Department, and implemented by the Public Works Department. Responding to a question raised by Mayor Haila, Mr. Pregitzer commented that Ames is not the only city in the nation that uses a Complete Streets Plan as a guide. He advised that Complete Streets is a nationwide guide; the City is not unique. The Plan sets expectations for what streets should look like.

It was noted by Director Joiner that the Planning and Housing Department was involved in the planning phase; however, the Plan mainly focuses on infrastructure, which is the responsibility of the Public Works Department. Mr. Pregitzer added that the consultant hired by the City is a national expert, and the City is applying national standards through the Complete Streets Plan.

Traffic Engineer Pregitzer explained that the "smartgrowthamerica" web site is run by a non-profit agency and is comprised of many different agencies - from large metro areas to small cities - who contribute to the development of policies and best practices. Information from a list of multiple agencies is referenced in the first part of the Complete Streets Plan.

The Mayor asked staff to comment about the bidding process and why the project is just going out for bids at this time and to also address Mr. Pfannkuch's comment about "the contractor having an upper hand on projects." Regarding the project in question being bid at this time, Municipal Engineer Tracy Peterson explained that this project was included in the 2019/20 CIP. There were unforeseen issues that arose with

the Welch Avenue (Campustown Improvements Program) project, and the City Council approved diverting some funding from this project to complete that project. Ms. Peterson stated that this is an ideal time for the City to be advertising for bids; contractors are now setting up their project time lines. She also noted that the City asks for public comment on all projects. It is not just due to sidewalk infill being included. Addressing a comment made by Mr. Pfannkuch alleging that contractors, once an award is made, seem to have the “upper hand” on projects, Mr. Peterson said that some changes are driven by weather; some are due to issues that were discovered after the project had begun, and some might be driven by the contractor’s schedule. The City does not dictate specific tasks to the contractor. She also pointed out that *Iowa Code* requires the City to award to the lowest responsive bidder. Also, pertaining to contract change orders, Ms. Peterson stated that City inspectors are on site often, checking the project and verifying when issues have arisen. Field conditions do change, and some unexpected conditions arise, which require additional work to be done by the contractor. City staff thoroughly looks at unit prices to make sure they’re reasonable. She advised that the majority of this work is street work; there may be a little bit of storm sewer to be adjusted, but not a lot of extra work. On certain projects, it is discovered after the work has begun that some sewer pipes need to be enlarged. Contract Change Orders are necessary then because that work needs to be completed prior to new pavement being installed. Contractors sometimes discover additional work that needs to be done after they have started the project.

City Manager Schainker said that he had received an email from Mr. Pfannkuch on March 24, 2021, wherein he asked why Public Works had taken the lead on the Complete Streets Plan. Mr. Schainker read his response that explained why the Public Works Department is the lead department. He also noted that if the City Council had determined that staff has incorrectly interpreted the Plan or the policy, it would provide direction to City staff. Mr. Schainker also commented that the Planning and Housing Department was involved in the process during the planning phase.

Moved by Betcher, seconded by Martin, to adopt RESOLUTION NO. 21-159 approving preliminary plans and specifications for the 2019/20 Concrete Pavement Improvements (E 3rd Street, E 2nd Street, Des Moines Avenue, Center Avenue, Douglas Avenue, and 5th Street) project; setting April 21, 2021, as bid due date and April 27, 2021, as date of public hearing.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: None

COUNCIL COMMENTS: None.

ADJOURNMENT: Moved by Beatty-Hansen, to adjourn the meeting at 1:52 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 2, 2021

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 4:05 p.m. on the 2nd day of April, 2021. The Mayor announced that it was impractical to hold an in-person Council meeting due to the COVID-19 pandemic. Therefore, this meeting was being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, and Tim Gartin were present. Council Members Rachel Junck and David Martin were absent as was *ex officio* Member Nicole Whitlock. The Mayor described the options available to those who wanted to offer public input.

RESOLUTION AWARDING CONTRACT TO MOVE CLAY SOIL FROM BAKER SUBDIVISION SITE TO CITY'S STEAM ELECTRIC PLANT'S ASH SITE: Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 21-159 awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the estimated amount of \$71,968.20 (inclusive of taxes) to move clay soil from the Baker Subdivision site to the City's Steam Electric Plant's ash site.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: None.

COUNCIL COMMENTS: Council Member Beatty-Hansen advised that KHOI was asking if any Council members would like to record a short radio clip encouraging masking. If so, they can call KHOI at 510-812-7989 or text Ms. Beatty-Hansen.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 4:08 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	March 2021	
For City Council Date:	April 13, 2021	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2017/18 Right of Way Restoration	2	\$117,370.00	Green Tech of Iowa LLC	\$13,405.95	\$190.25	T. Peterson	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

**MINUTES OF THE REGULAR MEETING OF THE
AMES CIVIL SERVICE COMMISSION**

AMES, IOWA

MARCH 25, 2021

The Regular Meeting of the Ames Civil Service Commission was called to order by Chairman Mike Crum at 8:15 a.m. on March 25, 2021. As it was impractical for the Commission members to attend in person, Commission Chairman Mike Crum and Commission Members Harold Pike and Kim Linduska were brought in telephonically.

APPROVAL OF MINUTES OF FEBRUARY 25, 2021: Moved by Pike, seconded by Linduska, to approve the Minutes of the February 25, 2021, Regular Civil Service Commission meeting.
Vote on Motion: 3-0. Motion declared carried unanimously.

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Crum, seconded by Linduska, to certify the following individuals to the Ames City Council as an Entry-Level Applicants:

<u>WPC Assistant Superintendent</u>	Tyler Ver Meer	81
	Chad Thede	75
	Mark Jones	73

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

<u>Accountant</u>	Kim McMillan Robson	82
	Danielle Kuhl	77
	Shannon Andersen	71

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

CORRECTING THE CERTIFICATION OF THE SUBSTATION FOREMAN/CREW LEADER LIST: Human Resources Director Bethany Jorgenson explained that the Substation Foreman list was certified on April 23, 2020, with three candidates as an entry level list. At entry level, the list was due to expire on April 22, 2021. However, the recruitment was actually conducted as a promotional recruitment, and therefore, should have been certified as a promotional list, which would not expire until April 22, 2022 (per Section 4.3 of the *Civil Service Handbook*).

Ms. Jorgensen asked the Civil Service Commission to approve a correction to the certification of the Substation Foreman from an entry level list to a promotional list.

Moved by Pike, seconded by Crum, to approve a correction to the certification of the Substation Foreman from an entry level list to a promotional list.

Vote on Motion: 3.0 Motion declared carried unanimously.

COMMENTS: The next Regular Meeting of the Ames Civil Service Commission is scheduled for April 22, 2021, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:26 a.m.

 Michael R. Crum, Chairman

 Diane R. Voss, City Clerk

Applicant License Application ()

Name of Applicant: <u>W&Z Mongolian Buffet INC</u>		
Name of Business (DBA): <u>Mongolian Buffet</u>		
Address of Premises: <u>1620 S Kellogg Ave #103</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 232-2338</u>	
Mailing	<u>1620 S Kellogg Ave #103</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Wen Yi Zheng</u>
Phone: <u>(646) 706-2593</u> Email <u>peihui100800@yahoo.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 12 months

Effective Date: 04/19/2021

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Sunday Sales

Status of Business

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

Ownership

Wen Yi Zheng

First Name: Wen Yi **Last Name:** Zheng
City: AMES **State:** Iowa **Zip:** 50014
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** No

Insurance Company Information

Insurance Company: <u>Allied Insurance</u>	Policy Effective Date: <u>04/19/2021</u>	Policy Expiration <u>04/19/2022</u>
Bond Effective	Dram Cancel Date:	
Outdoor Service Effective	Outdoor Service Expiration	
Temp Transfer Effective	Temp Transfer Expiration Date:	

MEMO



To: Mayor John Haila and Ames City Council Members
From: Lieutenant Heath Ropp, Ames Police Department
Date: April 2, 2021
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for April 13, 2021 includes beer permits and liquor license renewals for:

- **Cyclone Experience Network - Hilton Coliseum** (1705 Center Dr) - Class C Liquor License with Catering Privilege, Outdoor service/Sunday sales
- **Perfect Games** (1320 Dickinson Ave) - Class C Liquor License with Catering Privilege, Outdoor service/Sunday sales
- **Provisions Lot F** (2400 North Loop Dr) - Class C Liquor License with Catering Privilege, Outdoor service/Sunday sales
- **Hy-Vee Gas #5018** (636 Lincoln Way) - Class C Beer Permit with Class B Wine Permit Sunday Sales
- **Brick City Grill** (2704 Stange Road) - Class C Liquor License with Outdoor Service and Sunday Sales

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: REQUESTS FOR SUMMERFEST IN CAMPUSTOWN

BACKGROUND:

Campustown Action Association (CAA) plans to hold its 11th annual Summerfest on June 5, 2021. The event involves activities for children, live music, and a beer garden. Organizers plan to close the 200 block of Welch Avenue (from Chamberlain to Hunt Street) and Chamberlain Street from Welch Avenue to the Chamberlain Lot Y exit from approximately 7:00 a.m. to 10:00 p.m.

Reserved spaces in Welch Lot T will not be affected and those users will be able to enter and exit their spaces through the alley west of Welch Avenue. Fire Station #2 will not be affected by the arrangement of these closures.

Organizers are requesting the following actions by City Council for June 5:

- Closure of the 200 block of Welch Avenue and Chamberlain Street from Welch Avenue to the exit of Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
- Closure of parking spaces in the 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
- Access to City-owned electric outlets and waiver of fees for electricity use (approximately \$5 loss of revenue)
- Blanket Temporary Obstruction Permit
- Blanket Vending License and waiver of fee (\$50 loss to City Clerk's Office)

CAA is also requesting a closure of 36 metered parking spaces in the 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m., and a waiver of parking meter fees and enforcement (Loss of \$120.75 to Parking Fund). The Council's policy regarding parking waivers is to consider requests such as this one on a case-by-case basis, as opposed to requiring reimbursement for lost parking revenue. Lost parking revenue is only required to be reimbursed under this policy when the parking waiver is District-wide.

The Ames Chamber of Commerce is providing liability insurance coverage for this event, since CAA is an affiliate organization of the Chamber. Police Department staff

will issue a Noise Permit for the event. CAA will contact affected businesses by going door-to-door, distributing flyers, and through email contacts.

City staff has not evaluated this event against the COVID-19 criteria that were used throughout most of 2020 to evaluate special events. It may be difficult to do so, given the uncertainty about the state of public health measures several months from now. If the City Council feels a review should happen as the event approaches, the City Council could at that time direct staff to place it on an agenda to be modified or canceled.

ALTERNATIVES:

1. Approve the requests as outlined above for Summerfest on June 5, including the waiver of fees.
2. Approve the requests for street and parking lot closures, the Temporary Obstruction Permit and the beer permit, but require reimbursement to the City for lost parking meter revenue, a blanket Vending License, and the usage of electricity.
3. Do not approve the requests.

CITY MANAGER'S RECOMMENDED ACTION:

Campustown Action Association's Summerfest has been a successful event, and staff feels comfortable that the event will continue to be successful this year. In addition, it is important that CAA is successful in promoting the Campustown area through events and activities like Summerfest.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as outlined above for Summerfest on June 5, including the waiver of fees.



campustown
action
association

March 23, 2021

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

RE: Summerfest in Campustown 2021

Dear Honorable Mayor Haila and City Council,

The Campustown Action Association (CAA) is planning to hold our annual Summerfest in Campustown event on Saturday, June 5th from 3pm to 9pm. Information about the event can be found on the Special Event Application we submitted, but there are several waivers we are requesting at this time, in addition to the resolutions and motions outlined in the application. We ask for resolutions approving the waiver of electricity costs for the 200 block of Welch Avenue, the waiver of parking meter fees for the day (event area only: 200 block Welch, portion of Chamberlain, Lot Y and Lot T), and a waiver of fee for the Blanket Vendor Permit.

Thank you for your consideration of these requests and continued support of Campustown. We look forward to seeing you on June 5th.

Sincerely,

Karin Chitty
Executive Director, Campustown Action Association



SPECIAL EVENT APPLICATION

Applications received less than thirty (30) days before the event may not be processed by the City in time for the event and will automatically be denied. Each application is viewed as a new event regardless of previous occasions.

Event Name Summerfest in Campustown

Location/Address 200 block of Welch Avenue, Campustown

Region (Select one or more)

- Ames Main Street (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
 Campustown - Campustown Action Association: (515) 450-8771
 ISU - Events Authorization Committee: (515) 294-1437

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

TIMELINE

Setup Date 6/5/2021 Time 7am M T W R F Sa Su
 Event Starts Date 6/5/2021 Time 3pm M T W R F Sa Su

Detailed Description of Event Activities (written overview of event and what's going to happen)

Summerfest is free and open to the public. The activities this year will be limited to those we feel can be provided in a safe manner. The event will feature a large bingo tent, live music, beer garden, petting zoo, balloon twisting, craft kits and a root beer garden. There will also be a cutest dog contest held. We plan to increase spacing among activities and tables.

Event Ends Date 6/5/2021 Time 9pm M T W R F Sa Su
 Teardown Complete Date 6/5/2021 Time 10pm M T W R F Sa Su

Event Category

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

Rain Date N/A Rain Location _____

Yes No
 Is this an annual event? If yes, how many years? 10

For Office Use Only

Documents Received

- Date: 3-8-21
- Completed Application
 - Fireworks Application (\$25 fee)
 - Insurance Certificate
 - Public Safety & Event Management Plan
 - Site Plan/Route Map (\$25 fee) (Road Race)
 - Vendor List (\$50 fee/each)
 - Parking fees

Special Events Meeting

Date _____
 Time _____
 Room _____

Documents Sent:

- Alcohol License ABD
- Fireworks Permit
- Road Race Permit
- TOP
- Vending Permit
- Other None?

Departments Included

- City Manager: Brian Phillips
- CyRide: Jenny Bethurem or Rob Holm or Kevin Gries
- Electric: Mark Imhoff
- Fire: Jason Ziph or Rich Higgins
- Parks & Rec: Craig Kaufman or Joshua Thompson
- Public Works: Brad Becker
- Police: Tom Shelton & Mike Arkovich
- Water: Heidi Petersen
- Risk Management: Bill Walton

CAA: Karen Chitty
 AMS: Jess Clyde or Sarah Dvorsky
 ISU: Events Authorization Committee

City Council Meeting

Date _____
 Added to Agenda with CAF Approved
 Y N

Reminder Date 1

CONTACTS

Sponsor/Applicant Name

Address

City State Zip Code

Daytime Phone Cell Phone

E-mail

Alternate Contact Name

Daytime Phone Cell Phone

E-mail

ATTENDANCE

Anticipated Daily Attendance

Yes No

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:

ORGANIZATION STATUS/PROCEEDS

- For-Profit
- Bona Fide Tax Exempt
- Nonprofit

Yes No

Are patron admission, entry, or participant fees required? If yes, please describe and provide amounts:

Are vendor or other fees required? If yes, please provide amounts:

Percentage of net proceeds going towards fundraising %

Percentage of net proceeds going towards for-profit entity %

SECURITY

Ames Police Department 24 hour non-emergency phone number: 515-239-5133

Please complete the course at <https://www.crowdmanagers.com/training> for crowd management training.

Yes No

Have you hired a professional security company to develop and manage your event's security plan? If yes, please fill out the following information:

Security Organization

Address

City State Zip Phone

Email

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM STORY THEATER COMPANY FOR SECOND AMENDMENT TO 2020 COTA FALL SPECIAL PROJECT GRANT CONTRACT

BACKGROUND:

The Commission on the Arts (COTA) provides funding for arts organizations to conduct special projects through two grant processes each year. For the period between July 1 and December 31, 2020, Story Theater Company was awarded a COTA special project grant in the amount of \$725 for the production of “Frozen, Jr.”

In 2020, Story Theater Company requested a contract amendment due to the postponement of shows. On October 27, 2020, the City Council approved COTA’s recommendation to amend the special grant contract to extend the contract term to June 30, 2021.

THIS ACTION:

In March 2021, Story Theater Company contacted City staff and indicated that the planned show would not take place until Fall 2021 due to logistical issues. **As this is outside the grant period, the organization requested either an extension of the grant timeline or permission to use the funds for an alternative show that will take place in June 2021.**

On April 6, COTA discussed the request and recommended that the City Council approve an amendment to the contract to allow Story Theater Company to use the funds for a replacement show, *Young Sherlock*.

ALTERNATIVES:

1. Approve amendment #2 to Story Theater Company’s Fall 2020 Special Project Grant to allow the substitution of *Young Sherlock* for the original planned production.
2. Do not approve the request and allow the contracts to expire on June 30, 2021 without funds being drawn down.

CITY MANAGER’S RECOMMENDED ACTION:

Story Theater Company has committed to produce an alternative show, *Young Sherlock*, within the timeframe of the contract. Approving the alternative show allows the

organization to access the approved funding. COTA has discussed this situation and recommends the approval of the request.

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

SECOND AMENDMENT TO
CONTRACT FOR ARTS FUNDING

THIS AGREEMENT, made and entered into _____, 2021, by and between the **CITY OF AMES, IOWA**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter sometimes called "City") and **Story Theater Company** (hereinafter called "Provider"); for funding of said Provider up to and including **\$725.00**;

WITNESSETHS THAT:

WHEREAS, the City of Ames has, by its City Council acting in open and regular session, and through the Commission on the Arts, entered into an Agreement with the Provider for the purpose of hosting performances of "Frozen, Jr." at the Ames City Auditorium; and

WHEREAS, the duration of the Agreement for these services was originally from July 1, 2020 through December 31, 2020; and

WHEREAS, on October 27, 2020, the City Council approved an amendment to this Agreement to extend its duration to June 30, 2021; and

WHEREAS, the Provider is unable to present the original show, "Frozen, Jr." within the extended timeframe and has requested that an alternative show, "Young Sherlock" be produced instead;

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

I: AMENDMENT TO SCOPE OF SERVICES

Article II (Scope of Services), of the Agreement is hereby superseded by the following paragraph:

The provider shall use the funds for the following activities:

Host performances of Young Sherlock at the Ames City Auditorium.

II: REMAINING TERMS OF AGREEMENT

The remaining terms of the Agreement shall remain in full force and effect.

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

CITY OF AMES, IOWA

ATTEST:

BY _____
John Haila, Mayor

Diane Voss, City Clerk

Story Theater Company

BY _____
Authorized Representative

Print Name:

COUNCIL ACTION FORM

SUBJECT: AUTHORIZATION TO USE COTA GRANT FUNDS FOR AMES COMMUNITY ARTS COUNCIL MOBILE STAGE PROJECT

BACKGROUND:

In 2020, the City Council approved a Commission on the Arts (COTA) Spring 2021 Special Project Grant for Ames Community Arts Council (ACAC) in the amount of \$953. The grant was for ACAC to deploy a mobile musical stage to provide entertainment programming to neighborhoods throughout Ames. ACAC's proposal was to organize the music performances and provide them for various neighborhoods during the spring.

In March 2021, ACAC indicated that the costs for the mobile stage were significantly higher than anticipated. Instead of costing \$1,000 - \$3,000 as originally expected, ACAC received estimates of approximately \$6,500. **Therefore, ACAC requested that, in addition to the special project grant funding to operate the program, COTA allows ACAC to use a portion of its FY 2020/21 COTA Annual Grant to construct and outfit the mobile stage.**

ACAC's FY 2020/21 Annual Grant was approved in the amount of \$11,288. The relevant portion of the scope of services for this annual grant contract states this amount is to allow "[...] ACAC to promote cultural events, recognize excellence through annual Arts Awards, offer small grants for Arts in Education, and provide opportunities for artists to promote their work to the Ames community."

COTA discussed ACAC's request on April 5, 2021. **COTA expressed concern about its ability to authorize the use of COTA funds to support the entire construction of the mobile stage rather than to provide operational support, due to the fact that COTA's special project grant and annual grant criteria prohibit the use of COTA funds for capital expenses and permanent supplies and equipment.**

The prohibitions on the use of COTA grant funds for capital expenses and permanent supplies and equipment are self-imposed. **COTA members expressed support for ACAC's request and recommended that the City Council waive the capital and permanent equipment prohibitions of the COTA grants to allow the purchase to proceed.** If approved, no additional funds would be provided to ACAC beyond what have been already budgeted and awarded.

ALTERNATIVES:

1. Authorize staff to allow Ames Community Arts Council to receive reimbursement for construction expenses related to the mobile music stage under ACAC's existing FY 2020/21 Spring Special Project Grant and FY 2020/21 Annual Grant.
2. Do not authorize Ames Community Arts Council to utilize its Annual Grant funds for construction of the project.

CITY MANAGER'S RECOMMENDED ACTION:

Ames Community Arts Council was originally provided special project grant funding to produce the performances that would take place using this mobile music stage. Cost estimates have greatly exceeded ACAC's expectations, and ACAC is requesting to access its other COTA grant funds to complete this project. There is no increase in the total City funds to be provided to ACAC. COTA has recommended approval of this request.

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

COUNCIL ACTION FORM

SUBJECT: HOLD HARMLESS AGREEMENT BETWEEN IOWA STATE FIRE MARSHAL FIRE SERVICE TRAINING BUREAU AND CITY OF AMES

BACKGROUND:

From 1966 to 2020, Ames was home to the Iowa Fire Service Training Bureau (FSTB), a division of the Iowa State Fire Marshal's Office. The proximity of the FSTB provided numerous mutually beneficial trainings and educational opportunities for both the Ames Fire Department and the FSTB. A great partnership has been formed over the years, with resource sharing between the FSTB's facilities and Ames Fire Department apparatus and firefighters, resulting in cost savings for both organizations. In July 2020, the FSTB relocated to Camp Dodge in Johnston, Iowa.

FSTB continues to hold its State Fire School, which is one of the most visible and highly attended training opportunities within the State of Iowa for the Fire Service industry. The event takes place in Ames in partnership with the Ames Fire Department. This event brings hundreds of firefighters and fire service vendors from Iowa and neighboring states to Ames for a weekend full of fire related classroom and hands-on training. The dates of this year's State Fire School are July 17 – 18.

The FSTB previously utilized two locations for the weekend-long training: 1) The former training grounds previously rented from ISU located on Haber Road, and 2) The Scheman Building. With the FSTB's recent relocation to Camp Dodge, the FSTB no longer has access to the ISU training grounds and is asking permission to utilize the City's Public Safety Training Site, located at 309 Carnegie Avenue, for some of the hands-on training evolutions. Those training evolutions include: Search and Rescue, Car Fires, Vertical Ventilation, and Vehicle Extrication Training.

A Hold Harmless Agreement has been drafted to facilitate the use of the City's Public Safety Training Site by the FSTB (Attachment A). It should be noted that there will be no additional costs to the City for use of the City's Public Safety Training Site by the FSTB.

ALTERNATIVES:

1. Approve the Hold Harmless Agreement between Iowa State Fire Marshal Fire Service Training Bureau and the City of Ames.
2. Refer the Hold Harmless Agreement to staff for revisions.
3. Do not approve the Hold Harmless Agreement and do not allow outside agencies to use the City's Public Safety Training Site.

CITY MANAGER'S RECOMMENDED ACTION:

The partnership between the Ames Fire Department and the FSTB has been mutually beneficial for both organizations for decades. Ames Firefighters are provided multiple training opportunities and experiences through the FSTB for little to no cost. Additionally, the FSTB's State Fire School brings hundreds of firefighters from around the State to Ames for the weekend, which brings economic opportunities for local businesses and hotels.

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

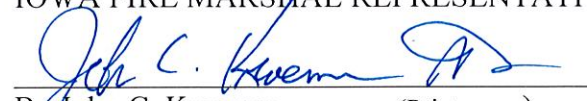
**HOLD HARMLESS AGREEMENT BETWEEN
THE IOWA STATE FIRE MARSHAL FIRE SERVICES TRAINING BUREAU
AND THE CITY OF AMES, IOWA**

THIS AGREEMENT is entered into between the Iowa Department of Public Safety State Fire Marshal Fire Services Training Bureau (hereinafter referred to as "Department") and the City of Ames, Iowa (hereinafter referred to as "City"). The City will allow the Department to utilize the Ames Fire Department Training Grounds located in Ames, Iowa. The Department will use the Training Grounds July 17 through July 18, 2021. Without waiving any immunities or protections granted under the Constitution of the State of Iowa or the Iowa Code, the State of Iowa and the Iowa Department of Public Safety hereby agrees, to the extent allowed under the law, to indemnify and hold the City of Ames, Iowa, and its employees, harmless from and against all liability for injuries to any person or persons, including death, or damage to property caused by the use of the Training Grounds owned by the City of Ames. The undersigned shall give the City prompt and timely notice of any claim made or suit instituted which in any way, directly or indirectly, contingently or otherwise, affects or might affect the City related to the use of the Training Ground.

DATED AT: Johnston, Iowa, this 25th day of March, 2021.

IOWA FIRE MARSHAL REPRESENTATIVE

CITY OF AMES, IOWA


By John C. Kraemer (Print name)
Bureau Chief (Title)

By _____ (Print name)

(Title)

COUNCIL ACTION FORM

**SUBJECT: FIELD TECHNICAL SERVICES FOR STEAM ELECTRIC PLANT UNIT 8
TURBINE-GENERATOR MAJOR OVERHAUL**

BACKGROUND:

The Unit 8 turbine-generator is planned to undergo a major overhaul this summer in which it will be disassembled, inspected, repaired, and reassembled. The turbine-generator for Unit 8 was manufactured by General Electric (GE) and placed into service in 1982. The major overhaul of the turbine-generator is necessary to replace worn parts and inspect the turbine and generator for repairs that may be needed to prevent unplanned outages, prevent costly turbine-generator damage, and improve the reliability and efficiency of the unit.

Major turbine-generator overhauls are generally performed every 5-10 years, usually based upon accumulated hours of operation and/or the number of startups and shutdowns, but also may be necessary due to the emergence of some issue or problem with the turbine or generator that needs to be addressed. As a general rule, the greater number of hours of operation and the number of startups and shutdowns, the more urgent the need to perform a major overhaul. The most recent major overhaul of Unit 8 turbine-generator occurred in 2013.

GE is the original equipment manufacturer (OEM) of Unit 8's turbine-generator. Because of the knowledge and experience required to disassemble, inspect, repair, and reassemble the turbine-generator correctly, a field service technician from GE will be needed onsite during the overhaul to oversee all facets of the project. As the OEM, GE has the technical reference information and drawings necessary to support the overhaul and repair of the turbine-generator, much of which is proprietary and not available outside of GE. Therefore, GE is exclusively recommended by City staff as the sole source provider of the field technical services needed to support the major overhaul of Unit 8 turbine-generator.

The approved Capital Improvements Plan includes the following funding for the Unit 8 Turbine Generator Overhaul.

2019/20 Materials/Parts	\$1,000,000
2019/20 Construction	\$1,650,000
<u>2019/20 GE Tech Support</u>	<u>\$ 350,000</u>
TOTAL	\$3,000,000

It is assumed that GE's onsite technical services will be needed for 8 weeks, 6 days a week, and 10 hours per day. The proposed estimated price of GE's technical services is \$242,800.

Contracts awarded to date on this project are:

Argo (Parts) (City to pay sales tax)	\$1,077,109.00
Sales tax	\$ 74,711.63
MD&A (Parts) (Sales tax included)	\$ 148,606.16
Power Plant Services (Parts) (Sales tax included)	\$ 139,388.20
Burns & McDonnell (engineering) -	\$ 41,000.00
Blade Runner (Contractor) (City to pay sales tax)	\$ 699,800.00
Sales tax TBD after completion of work	
General Electric (this Council action)	\$ 242,800.00
TOTAL	\$2,423,414.99

ALTERNATIVES:

1. a. Waive the City's Purchasing Policies and Procedures for competitive bidding of professional services and approve GE as the sole source provider of field technical services for the major overhaul of Unit 8's turbine-generator.
- b. Award a contract to provide field technical services for the overhaul of Unit 8 turbine-generator to General Electric Steam Services, Inc., Midlothian, Virginia, in the estimated amount of \$242,800.
2. Direct staff to solicit competitive proposals for field technical services for the Unit 8 turbine-generator overhaul from firms other than the OEM of the Unit 8 turbine-generator.
3. Do not contract for field technical services for Unit 8 turbine-generator overhaul.

CITY MANAGER'S RECOMMENDED ACTION:

This project will complete the overhaul of the Unit 8 turbine-generator. It is crucial to perform this work in order to maintain the reliability and efficiency of the unit. General Electric is the original equipment manufacturer of the turbine generator and field technical services provide by GE during the work onsite 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#: 14
DATE: 04-13-21

COUNCIL ACTION FORM

**SUBJECT: TEAGARDEN AREA LETTER OF MAP REVISION AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT**

BACKGROUND:

In response to the floods of 1993, the City installed a 72-inch storm sewer along Crystal Street and Opal Drive to the outlet at Jewel Drive in the cunette, which runs in backyards through the neighborhood. More recently, additional stormwater detention basins have been built on Airport property and as part of the Bricktown development west of S. Duff Avenue.

All of these improvements have modified the stormwater patterns of the area so that larger flood events flow within the 72-inch storm sewer. Therefore, a Letter of Map Revision (LOMR) application was pursued through FEMA to revise the flood map limits between S Duff Ave/Crystal Street and Jewel Drive to designate that the 1% annual chance (100 year) flood is contained within the pipe. Map 1 shows the existing flood limits and storm sewer in the area and Map 2 shows the proposed flood limits.

In August 2019, staff administratively approved a professional services agreement with WHKS & Co. to prepare for and submit documentation to FEMA for the LOMR. The original contract was in an amount not to exceed \$35,000.

As the consultant for FEMA reviewed the application, further information was requested, including additional drainage modeling. The additional information and modeling were part of the second submittal to FEMA, which was assigned to a second reviewer. That person identified more requests including proving that the community was not in violation of FEMA standards and requiring additional storm sewer modeling.

The reviewers now have no additional questions nor comments and staff has been able to publish a Notice in the newspaper as well as send certified mail to area residents about the proposed map changes for public comment. All inquiries to date have been questions related to flood insurance and do not impact the proposed map changes.

The work to prepare these changes requires an additional \$9,000 to be added to the professional services agreement with WHKS & Co. Because this exceeds 20% of the original contract amount, City Council approval is required per the City's Purchasing Policies and Procedures.

ALTERNATIVES:

1. Approve Amendment No. 1 to the Professional Services Agreement for Teagarden Area Letter of Map Revision with WHKS & Co. of Ames, IA in the amount of \$9,000.
2. Direct staff to negotiate changes to Amendment No. 1 for Teagarden Area LOMR.

CITY MANAGER'S RECOMMENDED ACTION:

This service amendment will cover the additional work required by FEMA in order to complete these flood map revisions.

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



AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT

WHEREAS, **City of Ames, Iowa** (Client) and WHKS & Co. (WHKS) executed a Professional Services Agreement dated **August 14, 2019** for certain engineering services for **Teagarden Area Letter of Map Revision (LOMR)** (Project), and

WHEREAS, the Agreement described a scope of services and was based on completion of certain services, and

WHEREAS, the Client has requested additional Engineering Services for the Project as described in more detail below, and

NOW THEREFORE, the Client and WHKS hereby agree the amended compensation for services shall be modified as described below.

Scope of Services

WHKS shall perform the following additional described services for the Client:

WHKS updated the model and addressed comments from the first submittal to FEMA under the base agreement. This amendment is for the subsequent items performed based on comments from the second submittal to FEMA, which differed from the first round of comments. These items were not included in the base agreement. They include: multiple modifications to the hydraulic model including redoing the model for the revised FIRM which was published during the second review process, attendance at meetings with FEMA’s consultant, updating submittal items, coordinating with Iowa DNR, and drafting public notice letters and newspaper publication. It should be noted that these modifications did not alter the end results, revised flood plain limits, of our original submittal to FEMA. The LOMR has been accepted and no additional services are expected.

Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

Billed Hourly with a Not-to-Exceed Fee of \$9,000.00 including Expenses.

Executed this _____ day of April, 2021

City of Ames

By: _____

Printed Name: _____

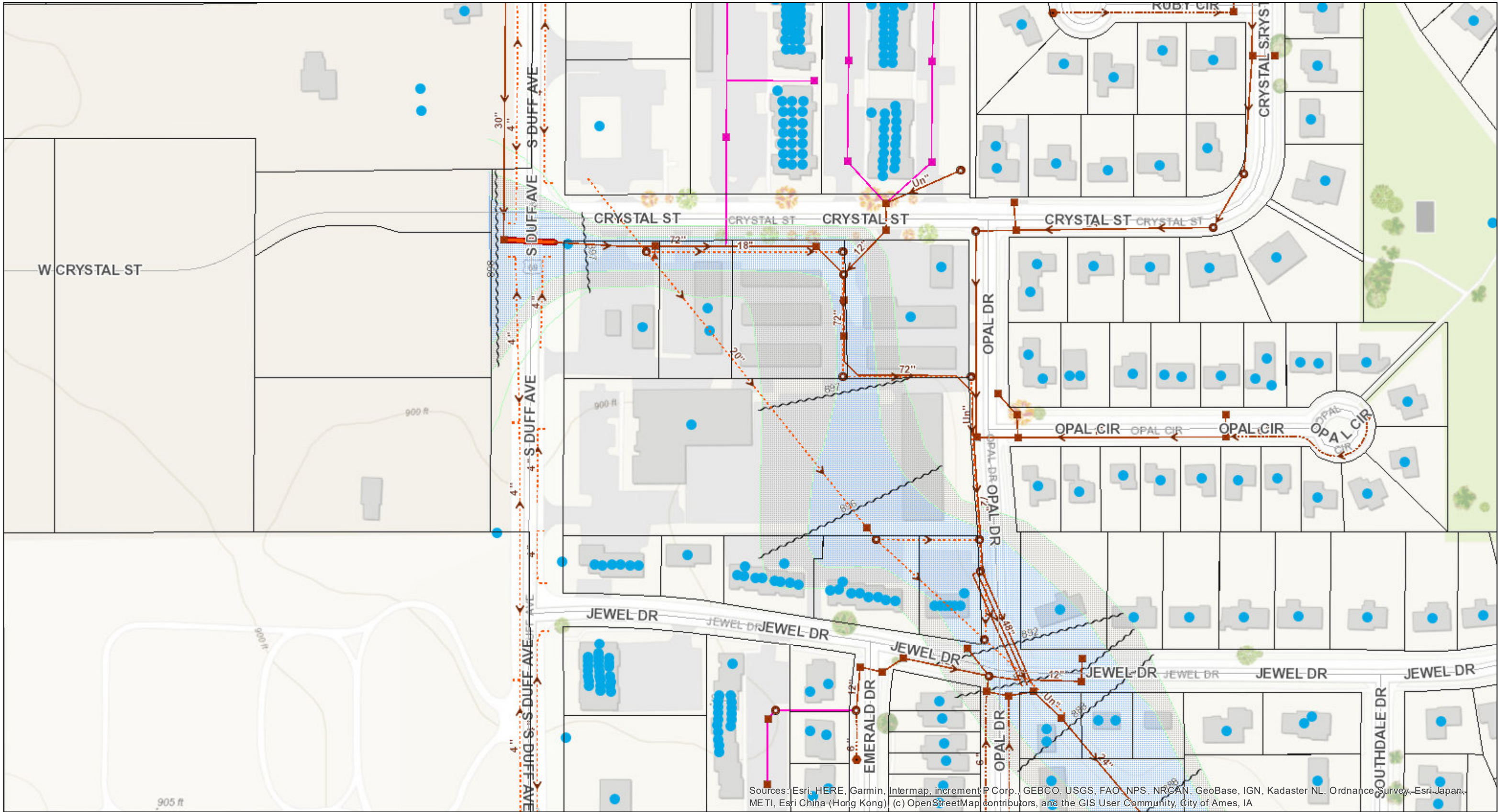
Title: _____

WHKS & CO.

By: _____

Printed Name: Derek J. Thomas, P.E.

Title: Vice President



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



ArcGIS Web Map



NORTH

© 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: 6/12/2019

1 inch = 188 feet

MAP 2: PROPOSED REVISIONS

EXISTING FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

PROPOSED FLOOD HAZARD AREAS

- MODEL FLOW LINE
- CROSS SECTIONS
- CONTAINED FLOODWAY (SEWER)
- REVISED 1% CHANCE ANNUAL FLOODWAY
- REVISED 1% ANNUAL CHANCE FLOODPLAIN
- REVISED 0.2% ANNUAL FLOODPLAIN

1% ANNUAL CHANCE FLOOD CONTAINED WITHIN UNDERGROUND PIPE

FLOODWAY DISCHARGES TO SURFACE

SECTION LABEL CORRESPONDS TO ORIGINAL FIS. ADDITIONAL SECTIONS ADDED.

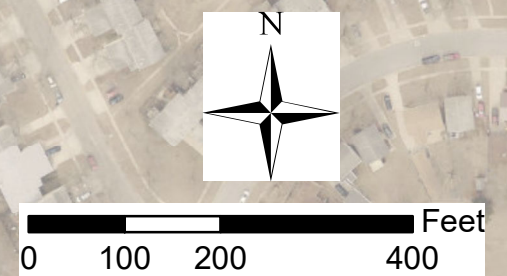
TIE-IN TO UNAMED CREEK B

DOWNSTREAM TIE-IN SECTION "F" & UP THROUGH JUNCTION AREA

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.

Nathan W. Anderson 1/24/2021
 Nathan W. Anderson Date
 License No. 18920
 My license renewal date is December 31, 2021
 Pages or sheets covered by this seal:

Vertical Datum: NAVD88



COUNCIL ACTION FORM

SUBJECT: AUDITORIUM HVAC REPLACEMENT

BACKGROUND:

The City Auditorium is currently served by a HVAC system consisting of a fan and heating coils from when the building was built in 1938 and a condenser and cooling coils that were added in 1990. Over the last several years there have been ongoing maintenance issues with the system. It was determined that the best course of action would be to replace the system and modernize it for ease of use and maintenance.

A mechanical engineering firm was hired and has completed plans and specifications. The plan calls for the removal of the existing fan and coils and replacement with a rooftop unit that would provide the heating and cooling for the Auditorium. A rooftop unit would allow for easier access for maintenance and free up existing space to become needed storage for the Auditorium.

This project was originally bid this past winter. The project at that time only received one bid that was significantly higher than the estimate, and on January 12, 2021, City Council rejected the project and directed staff to modify it for a future bid. The consultant talked to local contractors and received responses that the timing of the project was the main issue with receiving bids. The project plans have been modified by removing items related to duct work and access into the Auditorium ceiling and by adding two alternates for removal of the existing system and including heating and cooling to the stage area.

The estimated construction cost of the revised plans and specifications is \$342,870. This does not include the alternate for the heating and cooling in the lobby. Engineering and construction administration costs are estimated at \$32,000 bringing the total project cost \$374,870. Funding for this project will be in the amount of \$400,000 and comes from one-time savings from the FY 2019/20 budget. The three alternates will be considered when bids are received.

ALTERNATIVES:

1. Approve the plans and specifications for the Auditorium HVAC Replacement project and establish May 12, 2021, as the bid due date with May 25, 2021, as the date for report of bids.
2. Do not approve this project.

CITY MANAGER'S RECOMMENDED ACTION:

These revised plans and specifications address the HVAC needs in the Auditorium and provide additional flexibility to scale the project to a level that meets the budget. By approving these plans and specifications the Auditorium will receive a much-needed HVAC system upgrade by the end of the 2021 calendar year.

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

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL OF PROFESSIONAL SERVICES FOR POWER PLANT FIRE RISK MITIGATION

BACKGROUND:

This contract allows the Power Plant to engage an engineering firm with fire protection expertise, or alternately a fire protection firm, to act as the Owner's Engineer/Designer/Representative for various fire risk mitigation studies, for the preparation of specific fire system and installation design and specifications, and for fire system installation management, inspection and testing.

The scope of work requires the engineering firm to: (1) be the engineer for the areas listed above, (2) develop plans and specifications, (3) provide detailed cost estimates, (4) provide lists of potential bidders, (5) evaluate contractors, (6) carry out contract management, and (7) perform field installation administration as needed, required, and requested for each project. **The selected engineering firm is not allowed to bid on any part of the actual fire protection system installation. The engineering firm will only be paid for worked performed during the fiscal year.**

On June 13, 2017, City Council awarded a contract to Burns & McDonnell Engineering Co., Inc, Chesterfield, MO, for the Professional Services for Fire Risk Mitigation contract. This contract has the option for the City to renew in one-year increments for up to four additional years. **The period from July 1, 2021 through June 30, 2022, is the fourth and final potential renewal for the Professional Services for Power Plant Fire Risk Mitigation.**

Staff believes that in order to accomplish the needed protection in the most economical way possible, the assistance of a specialized engineering firm is needed to prioritize and establish a sensible path to react to individual recommendations of our insurance carrier.

The amount for this contract renewal is \$50,000. Funding is available from the FY 2021/22 Capital Improvements Plan in the Power Plant Fire Protection System Project.

ALTERNATIVES:

1. Approve the contract renewal with Burns & McDonnell, Chesterfield, MO, for the Professional Services for Power Plant Fire Risk Mitigation contract for the one-year period from July 1, 2021, through June 30, 2022, in an amount not-to-exceed \$50,000.
2. Do not renew the agreement and instruct staff to seek new competitive proposals.

CITY MANAGER'S RECOMMENDED ACTION:

This work is needed for fire risk mitigation (fire detection, alarm, & suppression) to protect critical plant equipment. If not done, a loss event resulting from a fire could be catastrophic because electricity production could stop. It is cost-effective for the Power Plant to have a company under contract to provide these services because of their specialized knowledge of current National Fire Protection Association (NFPA) code requirements and of mitigation equipment currently utilized in this industry.

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

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR ANNUAL CONCRETE & ASPHALT CRUSHING FOR FISCAL YEAR 2021/22.

BACKGROUND:

This contract is for crushing concrete and asphalt for FY 2021/22. Salvaged and stockpiled concrete and asphalt from various street projects will be crushed to be reused for other projects. The estimated total cost is based on 8,500 tons.

The following bids were received on March 30, 2021:

BIDDER	EST. COST 7/1/21 – 6/30/22	OPTIONAL EXTENSION 7/1/22 – 6/30/23	OPTIONAL EXTENSION 7/1/23 – 6/30/24
Maxim Trucking & Materials	\$69,250	\$75,000	\$80,750

The approved FY 2021/22 operating budget for the Public Works Department includes \$60,000 for concrete and asphalt crushing. The bid documents include unit prices for various sizes of crushed materials. Because the estimated cost exceeds the approved budget, adjustments will be made in the quantity of material crushed so that the final expenditures do not exceed the available funding.

ALTERNATIVES:

1. Award the contract for the 2021/22 concrete and asphalt crushing to Maxim Trucking & Materials, Pella, IA, in the amount of \$69,250.
2. Reject this bid and attempt to obtain the required services on an as-needed basis.

CITY MANAGER’S RECOMMENDED ACTION:

The concrete and asphalt crushing allows for reuse of a waste product from street and utility maintenance operations that aligns with the City Council’s goal of Environmental Sustainability. By repurposing the material through crushing, there is a reduction in the amount of aggregate purchased from the quarry.

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

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR PURCHASE OF ROCK SALT REQUIREMENTS FOR 2021/22 ICE CONTROL PROGRAM

BACKGROUND:

This contract is to furnish rock salt for the 2021/22 Ice Control Program. Materials are to be delivered as requested by the City throughout the winter season. The FY 2021/22 budget includes \$190,000 for rock salt. On March 31, 2021, the following bids were received:

<u>BIDDER</u>	<u>UNIT PRICE</u>	<u>ESTIMATED TOTAL COST</u>
Independent Salt Co., Kanopolis, KS	\$76.08/ton	\$190,200
Central Salt LLC, Elgin, IL	\$76.59/ton	\$191,475

The estimated total cost is based on 2,500 tons. The current contract is with Independent Salt Co. at \$76.08/ton.

ALTERNATIVES:

1. Award a contract for the 2021/22 rock salt requirements to Independent Salt Co., Kanopolis, KS, in the amount of \$76.08 per ton, to be delivered as requested by the City throughout the winter season.
2. Reject all bids and attempt to purchase rock salt on an as-needed basis.

CITY MANAGER'S RECOMMENDED ACTION:

The approved FY 2021/22 operating budget includes \$190,000 for snow and ice control chemicals. The estimated cost of this contract, based on a quantity of 2,500 tons, is \$190,200. The City will be billed based on the actual quantity delivered. If usage exceeds the budgeted amount, the operating budget will be amended using savings from other street activities.

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

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR ELECTRIC DISTRIBUTION LINE CLEARANCE PROGRAM

BACKGROUND:

This contract includes nearly all of the requirements for tree trimming services for Electric Services as part of the Line Clearance Program. On May 28, 2019, City Council awarded a contract to Wright Tree Services, Des Moines, IA, for these tree trimming services. This contract contained the option to renew the contract for two additional one-year periods. **The period from July 1, 2021 through June 30, 2022, is the second and last renewal period.**

The contract includes a rate provision which increases rates at fixed percentages above the previous fiscal year contracted rates at time of renewal. The bid from Wright Tree Services included increases for this contract period of 2.75% for labor and 0% for equipment. The increases were considered during the original evaluation of bids. A comparison of FY 2020/21 rates and proposed FY 2021/22 rates is shown on Attachment 1.

The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor and travel.
- 3) Saved City staff time obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

The approved operating budget for FY 2021/22 includes \$347,378 for this program. Services provided under this contract are monitored by Electric Services staff to ensure that expenditures are performed properly and are in accordance with the approved funding level. Invoices are based on unit prices bid and services received and accepted by the City.

City staff has been satisfied with Wright Tree Service's performance in the prior years of the contract and recommends renewal of the contract.

ALTERNATIVES:

1. a. Approve contract renewal for Electric Distribution Line Clearance Program with Wright Tree Services, Des Moines, IA, for the for the one-year period from July 1, 2021 through June 30, 2022.


b. Approve contract with Wright Tree Services of Iowa and the performance bond in the amount of \$347,378.00.
2. Cancel the renewal of the contract and instruct staff to rebid these services.

CITY MANAGER'S RECOMMENDED ACTION:

An ongoing tree trimming program helps mitigate the number of customer interruptions resulting from extreme weather events. Having a yearly contract establishes a fixed price for performance of the required tree trimming services at the best price, obtained via the competitive sealed bid process. It has proven to be very cost-effective to have a company under contract to provide these services.

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

**City of Ames, Iowa
Line Clearance Program
FY 2021-2022**

	Wright Tree Service, Inc. West Des Moines, IA			
	HOURLY RATE			
LABOR DESCRIPTION	Rate for 2019-2020	Rate for 2020-2021	Rate for 2021-2022	Time and One-half
Working Foreman	\$37.94	\$38.97	\$40.04	\$60.05
Trimmer A	\$34.73	\$35.76	\$36.74	\$55.11
Trimmer B	\$31.51	\$32.54	\$33.43	\$50.14
Trimmer C	\$29.92	\$30.95	\$31.80	\$47.69
Trimmer D	\$28.31	\$29.34	\$30.14	\$45.21
Ground Person	\$23.49	\$24.52	\$25.19	\$37.78
Line Permitter	\$34.73	\$35.76	\$36.74	\$55.11
EQUIPMENT DESCRIPTION	RATE PER CREW HOUR			
Hydraulic aerial device	\$16.32			
Manual aerial device	\$16.32			
Chip truck	\$10.15			
Brush Tractor	\$67.30			
Truck&Trailer for Brush trac.	\$16.58			
Hydro Axe	\$64.05			
Truck&Trailer for Hydro Axe.	\$17.60			
Pick-up Truck	\$10.37			
Power saw	\$0.51			
Brush Chipper	\$5.08			
Hand pruning equip.				
Ropes and body belts				
MATERIALS & SUPPLIES	BID PRICE			
Weedone CB				
Banvel CST per gal				
Garlon 4 per gal	\$32.58			
Tree Paint: Maintain A per case of 12 13 Oz.cans	\$100.32			
Other supplies Cost plus %	10%			
PERCENTAGE OF INCREASE, OPTIONAL RENEWAL PERIODS				

Labor FY 2020-2021	2.50%
Labor FY 2021-2022	2.75%
Equipment FY 2021-2022	0%

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR CUSTODIAL SERVICES AT AMES PUBLIC LIBRARY

BACKGROUND:

All cleaning and custodial services for Ames Public Library are provided by a third-party professional cleaning service. The service includes all routine daily cleaning tasks. On May 28, 2019, the City Council awarded a contract to ABM to provide custodial services for Ames Public Library for the period of July 1, 2019 through June 30, 2020. ABM indicated that the hourly rate would be \$16.65/hour for the original contract period. The contract also includes four optional renewal periods.

The period from July 1, 2021, through June 30, 2022, is the second of four optional renewal periods. ABM indicated that the hourly rate would be \$16.75/hour for this renewal period. Library staff estimates 5,484 hours of cleaning services for this renewal period, making the contract total \$91,857. This amount matches what is budgeted for this service in FY 2021/22. These hours are an estimate for budgeting purposes. Payment will be on an hourly basis for actual hours worked.

On April 30, 2019, two bids were received as follows:

	Hourly Rates				
	Year 1	Year 2	Year 3	Year 4	Year 5
Bidder	5498 Hrs.	5436 Hrs.	5484 Hrs.	5498 Hrs.	5498 Hrs.
ABM, Des Moines IA	\$16.65	\$16.65	\$16.75	\$16.85	\$17.00
Nationwide Office Care, Clive IA	\$16.92	\$17.59	\$18.30	\$19.03	\$19.79

ALTERNATIVES:

1. Award the contract renewal option for the FY 2021/22 Custodial Services for the Ames Public Library to ABM, Des Moines, IA in the amount of \$91,857.
2. Reject the renewal award and direct staff to re-bid custodial services.

CITY MANAGER'S RECOMMENDATION:

ABM is providing relatively low-cost custodial services for the Ames Public Library and ABM's representatives will work closely with Library staff to ensure high quality results and accommodate the timing of library activities and public events.

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

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR RIGHT OF WAY TREE TRIMMING & REMOVAL PROGRAM

BACKGROUND:

The Parks and Recreation Department has a program that requires tree trimming, removal, and stump grinding to be done annually in the right of way (ROW) by a contractor.

Specifications for FY 2019/20 were sent to prospective bidders and bids were due April 15, 2019, with a contract amount not to exceed \$85,000. Results were as follows:

Bidders:	Bid Amount Per Crew Hour	Stump Grinding Cost Per Inch of Stump Diameter
Pitts Lawn & Tree Service, Huxley, IA	\$49.50	\$2.85
LawnPro LLC, Colo, IA	\$51.00	\$2.95
Finco Tree & Wood Service LLC, Kelley IA	\$125.00	\$4.00
Weiss Tree Service, Inc., Nevada, IA	\$140.00	\$6.00
Arborpro Tree Service LLC, Fort Dodge, IA	\$225.00	\$3.40

Pitts Lawn & Tree Service was the low bid for both Bid Amount Per Crew Hour and the Stump Grinding Costs. On May 28, 2019, Council awarded a contract to Pitts Lawn & Tree Service to perform the scope of work. The contract was for the period of July 1, 2019 through June 30, 2020 and included four optional renewal periods.

The period from July 1, 2021, through June 30, 2022, is the second of four optional renewal periods. Each renewal period contains a 3% price increase for each of the tree trimming, removal, and stump grinding services. The estimated cost of this contract including the 3% increase is \$85,000. The approved FY 2021/22 budget includes \$115,000 for tree trimming, removal, and stump grinding services in the ROW.

ALTERNATIVES:

1. Award the contract renewal for the FY 2021/22 Tree Trimming & Removal Program to Pitts Lawn & Tree Service, Huxley, IA, in an amount not to exceed \$85,000.
2. Do not award the contract renewal for FY 2021/22 and rebid the Tree Trimming & Removal Program.
3. Do not award the contract renewal and attempt to purchase tree trimming on an as-need basis.

CITY MANAGER'S RECOMMENDED ACTION:

Pitts Lawn & Tree Service has been performing tree trimming, removal, and stump grinding for the City for almost two years. Staff has found Pitts to be reliable and responsive to service requests. There have been no resident complaints about the service provided by Pitts. The City Forester monitors the work done by Pitts and if there is a need for rework, Pitts takes care of it in courteous and timely fashion.

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

ITEM#: 22
DATE: 04-13-21

COUNCIL ACTION FORM

SUBJECT: CONTRACT RENEWAL FOR RESOURCE RECOVERY HAULING TO BOONE COUNTY LANDFILL AND RELATED SERVICES

BACKGROUND:

On June 25, 2019, City Council awarded a contract to Waste Management of Ames (WMA) for hauling to Boone County Landfill and related services for the Resource Recovery Plant (RRP) during the 2019/20 and 2020/21 fiscal years. WMA was the single bidder at \$14.14/ton with a 3.5% increase each year with three optional renewal periods. Renewals are contingent upon approval of funding by Council.

This contract includes furnishing equipment and hauling of materials that cannot be processed into refuse derived fuel (RDF) from RRP to the Boone County Landfill. The contract is based on a per-ton bid amount with a typical round-trip distance of 36 miles per trip. There is a provision in the contract to allow longer hauls up to 120 miles round trip as well as a provision to cancel the contract if this type of service is no longer needed due to a change in disposal procedures. **The approved FY 2021/22 budget includes \$300,000 for this work.**

This renewal period is from July 1, 2021, through June 30, 2022 at \$15.15/ton. At this rate, **the annual cost is projected to be approximately \$300,000.** The contract price is adjustable monthly throughout the contact period if diesel fuel is at or above \$5.00 per gallon or below \$2.00 per gallon. This is based on the published index for monthly diesel fuel prices for the Department of Energy's (DOE) "Weekly Retail On-Highway Diesel Prices" for the Midwest region on the first Monday of the month.

ALTERNATIVES:

1. Approve the renewal option for FY 2021/22 for hauling and related services for the Resource Recovery Plant to Waste Management of Ames at the base rate of \$15.15 per ton.
2. Reject the renewal option and re-bid for hauling and related services for the RRP.

CITY MANAGER'S RECOMMENDED ACTION:

Landfill hauling and related services are an important part of RRP operations. Staff has analyzed the bid renewal and finds it consistent with prior contracts.

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



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: April 13, 2021

Subject: Contract and Bond Approval

There is/are no Council Action Form(s) for Item No(s). 23, 24 and 25. Council approval of the contract and bond for this/these project(s) is simply fulfilling a *State Code* requirement.

/alc

COUNCIL ACTION FORM

SUBJECT: **SPLASH PAD LOCATION**

BACKGROUND:

Many communities across Iowa and the country have installed splash pads. Over the years, residents have asked about putting one in Ames. In contrast to the wading pool at Brookside Park, a splash pad has more play value, does not have standing water, and does not require staff to be present while it is open. A splash pad project has been included in the City's Capital Improvement Plan (CIP) for several years and \$300,000 has been allocated for fiscal year 2020/21.

Staff presented City Council with several water management options at its November 24, 2020 meeting and Council directed staff to pursue a recirculation system for the splash pad. In order to install a recirculation system, an additional \$200,000 would be needed. This additional funding was secured from General Fund savings in the amended FY 2020/21 City Budget. Design proposals are due April 7 and staff will then select a consultant. The splash pad is estimated to be open in May 2022.

PROJECT DETAIL:

The project will include the installation of an approximately 4,800 square foot splash pad with a combination of in-ground and above-ground spray features. It will be designed with accessibility, inclusiveness, safety, and playability at the forefront. There will be an activation button for patrons to turn on the features and a timer to limit when the features are operational. Benches will be included, and shade structures will be added if funding allows.

It is anticipated the splash pad season of operation will be Memorial Day weekend to Labor Day. The pad will be open seven days per week with features being operational approximately 11:00 AM – 7:00 PM. Having the splash pad available for private rentals will also be discussed in the near future.

LOCATION SELECTION CRITERIA:

When evaluating location criteria, staff looked at what could be measureable and thus compared as objectively as possible. The following criteria, not in any particular order, were used to review potential sites:

- Restrooms within 200 feet & clear sight lines (restrooms are required for health code compliance)
- Out of flood plain

- Fits with park philosophy
- Space available
- Relatively flat space
- Parking available
- Visible from road
- Minimize maintenance issues
- Safety
- Community equity
- Easy to access

LOCATION OPTIONS:

The City manages 38 parks. Because permanent restrooms are required for a splash pad to be constructed, eight City parks are potential options for a splash pad location. These parks are:

- Ada Hayden Heritage Park
- Bandshell Park
- Brookside Park
- Daley Park
- Emma McCarthy Lee Park
- Inis Grove Park
- Moore Memorial Park
- River Valley Park

Staff reviewed these eight parks with the criteria shown in the table on the next page

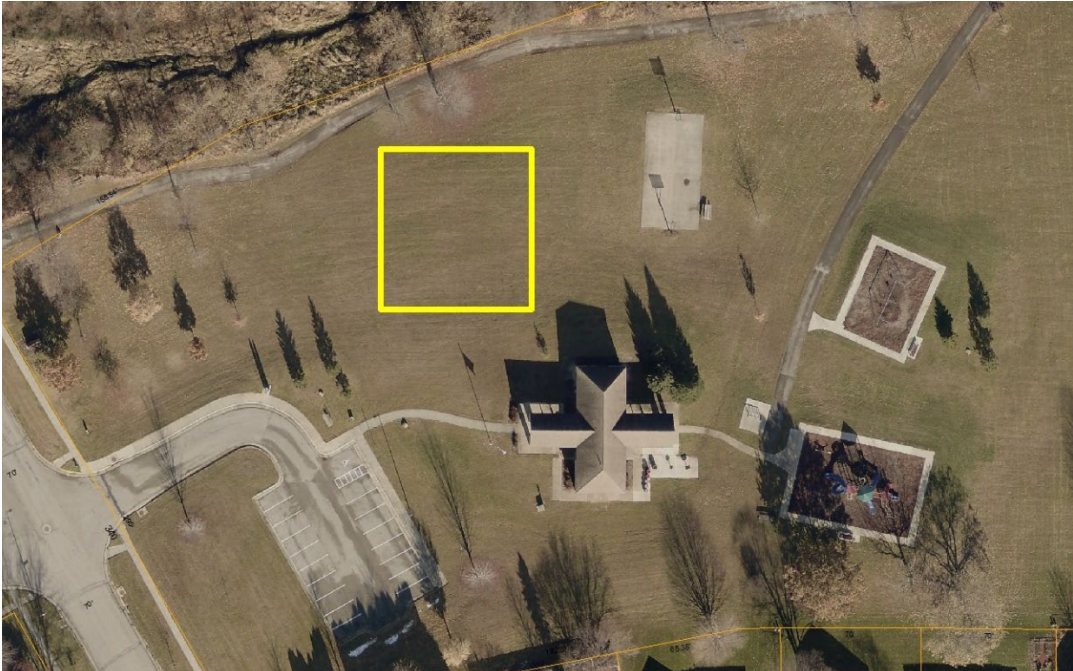
Park	Restroom w/in 200 Feet – Clear Sight Line	Out of Flood Plain	Fits w/ Park Philosophy	Space Avail.	Flat Space	Enough Parking Avail.	Visible from Road	Minimize Maint.
Ada Hayden	Y	Y		Y	Y	Y	Y/N	Y
Bandshell	Y	Y			Y		Y	
E. Brookside		Y	Y	Y	Y		Y	
W. Brookside	Y		Y	Y	Y	Y	Y	
Daley	Y	Y	Y	Y	Y	Y	Y	Y
Emma McCarthy Lee	Y	Y	Y	Y	Y	Y		
Inis Grove		Y	Y	Y	Y	Y	Y	Y
Moore Mem.		Y	Y	Y		Y		Y
River Valley	Y		Y	Y	Y	Y	Y	Y

Based on the criteria, the East Brookside, Inis Grove, and Moore Memorial Park locations were eliminated because the restroom requirement cannot be met. West Brookside and River Valley Park are in the flood plain and were eliminated. Ada Hayden Heritage Park is an environmental/conservation area and Bandshell Park is geared for entertainment so both parks were removed from consideration. **Therefore, Emma McCarthy Lee Park and Daley Park remain as potential sites.** Both sites are shown on the following page with the yellow box indicating the potential splash pad location.

Emma McCarthy Lee Park Potential Location



Daley Park Potential Location



PROS AND CONS OF EACH OF THE FINAL TWO LOCATIONS CONSIDERED:

Both sites have the space available, adequate parking, not in the flood plain, are located on the west side of town, and have a permanent restroom. The differences between the two potential locations to be considered are visibility, safety, and accessibility.

A majority of vandalism in the park system occurs when amenities/areas are less visible. Staff also reviews projects using Crime Prevention Through Environmental Design (CPTED) principles which focuses on eliminating obstructions and keeping sight lines open. The location at Daley Park is more in the open and much more visible than at Emma McCarthy Lee Park.

Safety is a top priority and having a location that is in the open and more visible increases the safety of the users. The Emma McCarthy Lee location is tucked away which leads to safety concerns for this site. The fact that there are no sidewalks on Ross Road is a safety concern for children and/or families wishing to walk or bike to Emma McCarthy Lee Park.

The lack of sidewalks is also an accessibility concern for those near the park. Daley Park has sidewalks/paths on both sides of Wilder which helps make the park more accessible. The off-street parking on the west side of Wilder could be a concern. However, City Council can be asked to change the off-street parking to the east side of Wilder. The splash pad will draw people from across Ames, however, staff feels the neighborhood will use quite often. Utilizing data from the 2020 population projections, below is the number of children 0-12 years of age near each of these locations.

Number of Children Near Each Park		
	Within ½ mile	Within 1 mile
Emma McCarthy Lee Park	443	1,380
Daley Park	856	1,601

There are almost double the children within ½ mile of Daley Park than Emma McCarthy Lee Park which makes accessibility very important.

A summary of pros and cons for each potential location is provided below:

Emma McCarthy Lee Park

Pros

- Restroom within 200 feet and clearly visible
- Adequate off-street parking
- Not in the flood plain
- Flat space is available
- Adds an amenity to the west side of Ames
- Has shade
- Trail access from Oakland Street

Cons

- Hidden in lower portion of the park
- Not visible from the street
- Number of trees near splash pad will increase maintenance
- No sidewalks on Ross Road is safety concern for children walking to park

Daley Park

Pros

- Restroom within 200 feet and clearly visible
- Visible from the street
- Not in the flood plain
- Flat space is available
- Adds an amenity to the west side of Ames
- Trail access along Wilder and from South Dakota
- Few trees near splash pad minimizes maintenance

Cons

- Small off-street parking lot
- On-street parking is currently on west side of Wilder, which is the side further from the park (City Council can be asked to change to east side)
- Lacks shade

PUBLIC INPUT:

Two public meetings were held virtually on March 16, 2021 to gather feedback regarding potentially locating the splash pad at either of the final two location options. The first meeting focused more on Emma McCarthy Lee Park while the second was geared to Daley Park. Staff felt both meetings were very positive with good questions asked and some concerns raised. The notes from each meeting are shown in Attachment A (Emma McCarthy Lee Park) and Attachment B (Daley Park).

Additionally, Attachment C contains comments received via email and Facebook. Some of the correspondence with individuals contain several emails so staff responses to those email strings are included. There was more opposition to the splash pad location at Daley Park via emails; however, there were a number of comments in favor of Daley Park as well.

PARKS AND RECREATION COMMISSION COMMENTS:

The Parks and Recreation Commission discussed the potential locations at its March 25, 2021 meeting. The Commission commented that it has heard from residents in the past about having more recreational amenities on the west side of town, so both suggested locations were favorable. Safety and visibility of the splash pad is important to the

Commission. Although parking may be a concern at times at Daley Park, **the Commission voted 6-0 to recommend City Council approve constructing a splash pad in Daley Park.**

The Commission also felt that on-street parking should be moved from the west side to the east side of Wilder Boulevard from Thackeray Drive to the northern boundary of the Daley Greenbelt. This is shown in Attachment D. Adding off street parking at Daley Park in the future was also discussed.

ALTERNATIVES:

1. Direct staff to:
 - a. Proceed with design of a Splash Pad located in Daley Park
 - b. Prepare an ordinance moving parking from the west side to the east side of Wilder Boulevard from Thackeray Drive to the northern boundary of the Daley Greenbelt
2. Direct staff to proceed with design of a Splash Pad located in Emma McCarthy Lee Park
3. Approve a different location per City Council's direction
4. Refer to staff for more information.

CITY MANAGER'S RECOMMENDED ACTION:

The construction of a splash pad is a project that most people are in favor of. Where to place it is where people differ in opinion. Through a process of elimination two potential locations are being considered.

As is clear from the analysis, no site within the park system is perfect. Pros and cons have been identified for both potential sites. However, based on visibility, safety, and accessibility, Daley Park appears to be the better option.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT A
Public Information Meeting
Splash Pad Emma McCarthy Lee Park

Meeting Began: **5:31 PM**

Staff Participants: **Keith Abraham and Kellee Omlid**

Zoom Participants: **13**

Abraham went over with the Zoom participants how to participate in the meeting by using the chat function or clicking the 'Raise Hand' icon on their screen.

Abraham gave a presentation which included explanation and visuals of the term splash pad, the criteria for selecting a potential site, types of water systems for splash pads, a review of the potential sites, and future dates for the approval process.

Abraham informed the Zoom participants that all 38 parks were considered for this amenity. Only 8 parks have the permanent restrooms required by the state. Abraham went over how the 8 parks were analyzed with the criteria outlined, and the two parks that fit are Emma McCarthy Lee Park and Daley Park

Abraham showed the area in each park where this amenity would be placed.

Abraham again explained how to participate in the meeting.

Abraham asked for comments, questions, or concerns.

Wolfe Kliemann (3300 Ross Rd)

Generally, he feels there should be a splash pad in Ames. He stated he has some concerns regarding the narrow road and asked about the expected attendance.

Abraham informed him that at times, no one could be there. At other times there could be 50 people there. On a very hot day there could be 75-100 people there. Abraham said that he does not expect the traffic to be more than it is in soccer season.

Kliemann asked if this is going to have organized events that would increase people coming at one time. Abraham said that the people would be spread out over the course of the day.

Kliemann stated that he feels that is good for kids and for the west side of Ames.

Sally C

Thanked Staff for having this session. She states that her property butts up to Emma McCarthy Lee. She feels McCarthy Lee is a private, quiet park, and Daley is a better fit. Sally also feels that at Daley park, if the parking lot fills up, people could park in the neighborhood.

Abraham said Lee obviously has quite a bit more parking surface than Daley and that staff has discussed these things.

Andrew asked about traffic, which was already answered.

Jay feels like it would be a good fit for either park.

Anonymous feels like parking could be an issue as tennis players also use the parking lot. Abraham stated that most tennis lessons are scheduled in the mornings, and the splash pad hours, though not finalized, would be more like 11:00 AM to 6:00 PM.

Carina asked how long the splash pad will take to build. Abraham stated the contractors will have until May 1, 2022, to complete the project with opening on Memorial Day of 2022.

Abraham also added that as a part of the design prospective in the Request For Proposal (RFP), included the pad be accessible and inclusive so that anyone can go in and utilize this amenity.

Haldre is wondering if there is any thought of a broader view of the park. Abraham informed her that the City Council is working on long range planning. Once they are finished with their comprehensive plan, the Park Master Plan will be updated.

Chat question regarding the bridge replacement. Abraham informed the viewers that the bridge work is going to begin on Friday, with pilings going in next week.

Abraham informed the participants that information gathered tonight will go to the Parks & Recreation Commission on March 25, and then to the City Council in April.

Meeting concluded at 6:11 PM

ATTACHMENT B
Public Information Meeting
Splash Pad Daley Park

Meeting Began: **6:31 PM**

Staff Participants: **Keith Abraham and Kellee Omlid**

Zoom Participants: **8**

Omlid went over with the Zoom participants how to participate in the meeting by using the chat function or clicking the 'Raise Hand' icon on their screen.

Omlid gave a presentation which included explanation and photos showing what a splash pad is, the criteria for selecting a potential site, a review of the potential sites, and future dates for the approval process.

Omlid went over the recirculating system. She explained that it was water treated with chemicals similar to a swimming pool.

Omlid stated that all 38 parks were considered for this amenity. Only 8 parks have the permanent restrooms required by the state. Those 8 parks were analyzed with the criteria outlined, and the two parks that fit are Emma McCarthy Lee Park and Daley Park

Omlid showed the area in each park where this amenity would be placed.

Abraham mentioned that the potential schedule of operation was Memorial Day to Labor Day, and the hours have yet to be determined.

Omlid went over the two ways to provide feedback.

No raised hands or questions.

Abraham says it will be about 5,000 square feet.

Jim Wolter asked if there will be lighting and/or fencing.

Omlid informed him that there is no lighting or fencing involved at this time.

Abraham states it is open to everyone, a free activity for people to utilize.

Jim has concerns about the occasional acts of vandalism in the park, such as broken glass or other concerns.

Abraham informed him the facility would have to be closed for cleanup should something like that happen.

Jim also asked about shade structures and benches.

Omlid stated the budget is \$500,000, so depending on the costs, staff is looking at shade structures.

Jim wanted to clarify if it was two splash pads, one in each park or just one splash pad.

Abraham stated that it would be one splash pad.

Denise feels it will be a great addition to the park. There are many kids in the neighborhood that are of the age to utilize the park.

Jim wondered about the facility in the winter, asking if it is a completely flat space in the winter or are the features left up.

Abraham said that Staff has not determined if they were taking it down each season at this time.

Abraham gave his contact information. This information will also be on the web.

Abraham stated that no one had asked about parking. Currently there is parking for about 20 cars. There could be overflow into the neighborhood.

On-street parking is on the west side of Wilder. With the parking on the west side, there is a safety concern as people will have to cross the street to get to the splash pad. There is a potential that Council could be asked to switch some on-street parking from the west side to the east side in the area where it does not impede the fire hydrants.

Denise stated that with the new trail, parking would be available from Thackeray.

Meeting ended at 6:59 PM.

ATTACHMENT C
SPLASH PAD LOCATION COMMENTS
Via Email and Facebook

Carr Pool would be an excellent choice and respectful of past roots.

I hope you put Carr Pool in your selection sites.

Bonnie Bryant
1532 Glendale Av
Bonnie,

Thanks for the suggestion!

Carr Park is not on the list as it does not have a functional restroom which is a requirement from the Iowa Department of Health.

Have a great day!

Keith

Historically, it has always had a functioning restroom. Are you ghosting the city of Ames citizens?

Respectfully,

Bonnie Bryant

Bonnie,

I'm not sure what you mean when you ask "Are you ghosting the city of Ames citizens?"

Also, there has not been a functioning restroom at Carr Park since 2010 when the bathhouse was closed.

Thanks!

Keith

.....
Hi Keith,

I live on Frost Drive which is adjacent to Daley Park. I received a postcard in the mail about the splash pad.

Is there any information you can share with me about the size of the splash pad and how deep the water would be?

Is it something small like the splash pad that used to be at Brookside Park?

Or is it something much larger and more elaborate?

Thank you,

Lori Whitmer

Lori,

Thanks for reaching out!

The splash pad has not been designed yet but the general size would be approximately 4,800 square feet. To give you an idea of size, this would be about the size of a basketball court.

The pad would be zero-depth which means there would be no standing water which is in contrast to the current wading pool at Brookside Park.

This pad would have a combination of in-ground and above ground water elements. The elements would be on a timer so they would only come on during a defined time frame (i.e. 11:00 AM – 6:00 PM). There would also be an activation switch so the elements would only come on if someone activates the features which would then stay on for a certain amount of time and then shut off. The activation switch could then be pressed again to get the water flowing. I have attached a few photos below to give you a better idea of what it may look like.

Please contact me if you have any further questions.

Keith

Thanks for the info. I appreciate it.

Would it be located east of the small basketball court that is there now, or would that have to be removed?

Would the parking lot need to be enlarged to avoid street parking?

Are they looking at any other parks besides Daley as a location site?

It seems like kind of a fun idea, but the park just seems small for it, assuming that it becomes popular within the community.

~ Lori

Lori,

It would be located west of the basketball court which would remain.

Initially, overflow parking would be on the street and we would monitor how that is working. There is no plan or funding to increase the parking at this time so if we feel it is necessary, we would need to program that into our Capital Improvement Plan.

The other location being considered is Emma McCarthy Lee Park. We will explain how we got to these two parks at our meeting tomorrow night if you plan on attending.

The park is 15.5 acres and the splash pad will be just of 1/10 of an acre so we feel there is enough space to accommodate this amenity. Additionally, we are trying to put amenities throughout the community and feel there is something needed on the west side of Ames.

I appreciate your questions so please reach out if you have more. Thanks and have a great night!

Keith

Good evening,

I tried to call in for the zoom meeting on the telephone,
And the zoom ID for the meeting listed on the postcard was not supported, so I tried a different ID I got off of a link and it said it didn't exist.

Not sure what happened maybe you can shed some light?

Thanks

Keith,

Thank you so much for sending that. I very much appreciate it.

My two questions are:

1. Would somebody be checking the splash pad every morning before opening to endure no vandalism had occurred overnight? (Glass etc)
2. Above ground features vs in ground features (again a vandalism concern of youth hanging onto and climbing on the above ground features) or are the above ground features very durable and sturdy so it's not a concern?

As Jim mentioned on the call, I do agree that we will need some adequate shade options.

Thank you

~ Lori

Lori,

Glad you were able to view the meeting!

Staff will be checking the splash pad in the morning before it opens, at the end of the day after it closes, and periodically throughout the day.

The above ground features are sturdy and should withstand kids hanging and climbing on them.

Have a great day!

Keith

Thanks for answering all my questions.

I think the splash pad sounds like something the community would enjoy.

~Lori

.....
Hello!

I just wanted to give some input regarding the location of a new splash pad in Ames.

Of these two locations, I prefer having it at Daley. There's not much shade there (at Daley) however it's also not incredibly buggy like Emma McCarthy Lee often is during the summer. I also don't love going to EML since the bridge (connecting the neighborhood to campus) was washed out and wasn't replaced. Due to how isolated it feels now (in the lower part of EML) it's often hard for me to feel comfortable there without that busy thoroughfare and all the joggers/bikers/dog walkers constantly coming by.

Thanks,
Renee Keinert

I will add your comment to the list.

I did want to let you know that the McCarthy Lee Bridge Replacement Project has been underway since it washed out. There have been studies done to map water flow and studies on the impact a new bridge would have on wildlife in the area.

Once those were complete, a bridge was designed that meets all safety standards, shows consideration for natural area, and meets flood plain specifications and regulations.

Once the design process was complete, the DNR had to sign off on the design.

Once the DNR signed off, we had to wait for FEMA to sign off on the project.

We had been waiting on FEMA but now they have signed off on the project, so I think construction is underway or should be shortly.

Katie Kole

.....
Tried numerous times to get into the zoom mtg on the above subject as well as the phone number and still wasn't able to join.

I would like to let you know I do not want that Splash Pad at Daley Park. There isn't room and it isn't needed. This is Ames Premier Park and it doesn't need this type of item. This park is widely used by the neighborhood as well as gatherings of all types of residents and the above item would take away from the peace & quiet of the area.

I have lived here for over 25 years and do not want this type of park item installed.

Thank you,
Beth McPhail
5458 Frost Drive

Thank you for sending the slides from last night's meeting.

Again, I wish to convey I don't want this type of feature added to Daley Park. It would ruin the entire park from being family & neighborhood friendly as well as be an eyesore and be a target for vandalism. It would also be a nightmare for parking since the park has limited parking and force people to park along Wilder Blvd which isn't zoned for parking on both sides of the street.

As I have said in my previous email this park is in use basically all year round with the renovated shared pathway, families enjoying the playground equipment and the green space to run & play, toss footballs/baseballs, kick soccer balls as well as fly kites. This park also is used by a lot of church groups during the last Spring and most of the Summer and early Fall to host their get-togethers, and I don't honestly feel this proposed feature would damage the total aesthetics of the park.

I also feel this type of feature wouldn't be utilized to the best of its ability since there aren't a multitude of children in this area. Please consider Brookside Park since that park is centrally located, has the parking space and is easily accessible by car or bike and I believe it would add to the current park features, since I recall this park has a splash pad or wading area pool before the restroom fire.

Please pass along this email as well as the one I sent last night, Tuesday, March 16th to you expressly not wanting this proposed feature.

I would also like to be contacted or made aware of when another public meeting will be held on this issue or when the Parks Commissioners will be meeting.

Thank you,
Beth McPhail
5458 Frost Drive

.....
Hi, Keith —

Regarding the proposed splash pad to Daley Park...

- Where in the park would it be located?
- Are there plans to increase the parking lot size?
- I'm very concerned about the traffic on Wilder. At all times of day, you can witness cars speeding in both directions on Wilder. Because the park is near a creek, approaching cars from both the south and north are coming downhill toward the park, which I suppose contributes to their speed. It's a long stretch of road without any stop signs for Wilder. There's rarely any traffic enforcement, even though I've tried calling in my concerns in the past. I've also noticed cars driving down the middle of the road, almost on the left side of the road. The splash pad will increase pedestrian traffic going toward the park, as well as automobile traffic. I would like to see some modifications and improved traffic control in this area to keep everyone safe.
- I walk through the park frequently. There seems to be a lot of litter and garbage on the ground. I requested the placement of a garbage can near the basketball court but that has not happened. With College Creek bordering the park, any litter on the ground will likely end up in the creek, eventually, causing problems for birds and aquatic life. I understand this is a human behavior issue, but what structural improvements and changes can be made to discourage litter?
- In addition to the litter, there are a lot of people who seem to think the park is an open range dog park. That makes it hard to walk through the green space thanks to all the dog poop they leave behind. That should be fun for patrons of the splash pad to walk through in their bare feet and flip flops!

I'm not opposed to the splash pad. Sounds like a nice feature. But I'd like these issues to be addressed to help ensure it's safe, accessible, and not a drain on the environment. Thanks for the opportunity to ask questions and provide input.

Sallie Nostwich

5422 Frost Drive
snostwich@aol.com

Sallie,

I apologize for not being able to get into the meeting on Tuesday! We had six people join us and gave us feedback. I have attached the slides we used for your review and below is a link to the presentation so you can hear more about the project.

Daley Park - <https://youtu.be/eVJbhw35--w>

Here are your questions and my responses:

Where in the park would it be located?

- **The splash pad would be located west of the basketball pad. There is a picture in the attachment showing the location.**
- Are there plans to increase the parking lot size?
 - **We have discussed this but it is not included in the current project. We will ask City Council to change the on-street parking Wilder in front of the park (from Thackery north to the creek) from the west side of the street to the east side of the street. The parking lot could be increased in the future if needed.**
- *I'm very concerned about the traffic on Wilder. At all times of day, you can witness cars speeding in both directions on Wilder. Because the park is near a creek, approaching cars from both the south and north are coming downhill toward the park, which I suppose contributes to their speed. It's a long stretch of road without any stop signs for Wilder. There's rarely any traffic enforcement, even though I've tried calling in my concerns in the past. I've also noticed cars driving down the middle of the road, almost on the left side of the road. The splash pad will increase pedestrian traffic going toward the park, as well as automobile traffic. I would like to see some modifications and improved traffic control in this area to keep everyone safe.*
 - **I will discuss this with the City's Traffic Engineer to see what ideas he has to address this topic.**
- *I walk through the park frequently. There seems to be a lot of litter and garbage on the ground. I requested the placement of a garbage can near the basketball court but that has not happened. With College Creek bordering the park, any litter on the ground will likely end up in the creek, eventually, causing problems for birds and aquatic life. I understand this is a human behavior issue, but what structural improvements and changes can be made to discourage litter?*
 - **Unfortunately, litter is a problem we have in all of our parks and adding trash receptacles don't always solve the issue. We will have trash receptacles included as part of this project which if we place them in the right location, could help with trash at the basketball**

court. I will discuss with staff regarding other ideas to change behavior related to littering.

- *In addition to the litter, there are a lot of people who seem to think the park is an open range dog park. That makes it hard to walk through the green space thanks to all the dog poop they leave behind. That should be fun for patrons of the splash pad to walk through in their bare feet and flip flops!*
 - ***Unfortunately again, this is an issue we face in many parks. I will have conversation with Animal control about increasing patrol of the area and they can help with educating dog owners on the importance of picking up pet waste.***

I hope you have time to watch the presentation as we do discuss some of the items above. Please reach out to me if you have any further questions.

Thanks and have a great weekend!

Keith

Hi, Keith -

Thank you for your response. I watched the video of the meeting. You and your staff did a very good job. I appreciate all the work that goes into this, the pre-planning and the considerations.

One additional question: The closing hour for the splash pad would be 7:00 pm. Is there any possibility that people could reserve the splash pad after that time, like they can do for the park shelters? I recall one time many, many years ago my dear friend, Susan Gwiasda, rented Carr Pool after hours for a friend's birthday party.

I don't have children and I will probably never use the splash pad but I think it's a neat idea and I think Daley Park would be a great location for it. I wish we'd had something like that when I was a kid. All we had were metal slides that caused third-degree burns in the summer and wooden seesaws that gave you 3" splinters in hard-to-reach places.

Thank you for responding to my questions and for all the work you've done to move this idea forward.

Sallie

Sallie,

We have not made a decision about rentals yet but my guess is that there would be rental opportunities.

Have a great day!

Keith

.....
Keith and Team:

Thank you for the presentation and the opportunity to provide feedback. While I generally believe that city's should invest in the community and make efforts to provide resources and recreational things for its citizens to do, I also think we have to take what its people say seriously when they are directly effected by those decisions. For the record I think Ames does a great job of investing resources in the community to make it better, and while a splash pad is something that can be exciting and fun, and Daley park has a lot of people's support, I also have major concerns about it being in Daley Park, especially for the people who's back yards back right up to the park.

I want to be empathetic to the people who live close to Emma McCarthy Lee Park and their concerns too, and I want to be understanding of those in the neighborhood who like the idea, obviously in these cases we tend to look selfishly about our own concerns, and by nature I'm not that way, but none the less I have a few concerns and do not think that the splash pad being there is a good idea or a good fit.

1. The traffic and the noise in the park is already heavy in the spring, summer and fall months, and adding something like this would not only increase the traffic from our own neighborhood, it would bring more traffic in from all over town. I think all of us who signed up to live with a park in our back yard understand that there is going to be some activity, but with the shelter hosting events, the play grounds, and the basketball courts, that is enough activity, in addition to just those walking through the park. The idea of cars parked up and down Wilder and on our other streets, because there is not enough parking at the park and making the neighborhood and the park more congested is not something that would be appealing. Right now the park serves as a neighborhood park more than a city park and even with that it still has busy traffic. A splash pad would put the traffic over the top, and simply is not desirable especially for those that live within 100 yards of it.

2. Regardless of the hours of the park, and the hours of the splash pad there are people in the park and making noise well past the time that they are not supposed to, and this just gives people who don't want to observe the rules one more thing to attract them to the park. It is not policed and the hours are not enforced as it is, as someone who likes to sit in my back yard and enjoy it, I see and hear this first hand, and so this is a concern. I see this as more opportunities to break rules and have traffic in the park after hours, and again for the people that live with there back yard in the park it is a concern.

3. Compared to the other parks, this park has several homes along its property line. More traffic means even less privacy and we already give up plenty of privacy by choosing to live here, more noise and activity means less peace and quiet, and we already give up a certain aspect of those things by choosing to live here. I think we would all say we chose to live here because nobody can build behind us, and to a certain extent we like a certain amount of activity and buzz, and we get plenty of that with the park as it is now. Everyone has there limits though, and I can't speak for what limits my neighbors have up and down the property line, but for me this would push it

past the threshold especially with where it is going to be placed in proximity to where I live.....it is a real concern.

4. More traffic, more activity, larger crowds has the potential to provide more opportunities for unforeseen things to happen, and that is a concern too.

Keith, I'm not fundamentally opposed to having a splash pad in Ames, I'm sure the community as a whole likes the idea, but as someone who lives very close to the park and very close to the location of where you are going to place this, I do oppose having it in this particular park that has so many homes along its property line. Yes we choose to live here, and yes we choose to live here with the understanding and knowledge of activities and traffic in the park, but to me this pushes that noise and activity threshold over the limit, and so I believe if the city is going to put this splash pad in then it should consider parks or locations that have less residences along its property, less amenities at the park itself, and more potential to accommodate car traffic and parking. Whatever is decided we will be good stewards of the neighborhood and the city, we believe community investment from the city is important, but I also really hope you listen to concerns on all sides and how it could impact all people.

Those are my thoughts and I appreciate you taking the time to hear them.

Regards,
Chris Schmale

.....
FACEBOOK COMMENTS:

They are wonderful! It would be nice to have more than one.

So glad a splash pad is in the world! (*sic*) Works?

Yes! Would love to have a splash pad in Ames.

Daley park is the ideal location. There is so much space with little shade. It would be a great addition to the park, especially on hot days!

Staff Report

NEVADA REQUEST FOR AMES URBAN FRINGE PLAN MAP AMENDMENT

April 13, 2021

BACKGROUND:

City Council received a request from John Hall (Attached), representing the Nevada Economic Development Council, for Ames to consider initiating an Ames Urban Fringe Plan (AUFPP) Amendment to exclude approximately 103 acres of land from the Ames Fringe Plan boundary in order to allow for its interim development in Story County and eventual annexation to Nevada.

This is the same land planned for use by Verbio for an ethanol rail shipping facility that was the subject of the recent 28-E Agreement regarding annexation limitations along 590th Street. The City of Ames agreed in December 2020 that this property could be annexed to Nevada, despite its location to the west of 590th Street.

Nevada has been unsuccessful in completing the annexation and Verbio desires to move forward with its ethanol rail shipping plan. Verbio has therefore requested permission to proceed with development in the County. The subject land is zoned agricultural in the County and cannot be developed with an industrial use per the terms of the AUFPP or the County's C2C Plan. This has led to the request to exclude the land from the Fringe Plan and allow for Story County to proceed with considering land use designation amendments and rezoning to accommodate the use before it is annexed into Nevada.

Staff's understanding is that Nevada continues to work on the annexation process and identifying additional property owners to voluntarily agree to annexation, but it will take time to secure others' participation, if that can occur. **Since the March request, Nevada has prepared a new annexation application with 100% consenting property owners, including the railroad property. This replaces the previous 80/20 application that was rejected by the State.**

Although the City gave up territorial rights to the land for annexation, the land remains within the AUFPP as Industrial Reserve Area, and Story County and Ames are bound to follow the current plan and its amendment procedures. Support of the request would require a Minor Amendment process with the City and Story County. Staff's primary concern is allowing for development in the County rather than a city. City and County plans do not support this concept

OPTIONS:

Option 1 - Take No Action at this Time

If City Council does not initiate an amendment process, Nevada is allowed to continue with its annexation efforts, and it would not involve any additional time from the City or the County. Nevada has prepared a new annexation application that is 100% voluntary and it appears to be approvable by the State without having the City amend the AUPF.

In the event the application is rejected by the state, the City could reconsider this request on a future agenda.

Option 2 - Initiate a Change to Exclude this 100-acre Area from the AUPF

City Council could initiate a Minor Amendment Process to exclude this property from the AUPF. This would require Story County to also initiate a change. Then the issue would proceed through public hearings with both governmental bodies to obtain approval to exclude the area from the Fringe Plan.

Excluding the land would allow for Story County to consider how the proposal meets its planning standards and the City would no longer be involved in the situation. This approach does not address staff's concern about rural development, but it allows for Story County to determine what is appropriate and meet Verbio's interests.

Staff favors excluding the land over revising the Fringe Plan and adding text and designations for industrial development in the county. If this option was selected, staff believes it would be appropriate to add a condition that if Nevada does not complete the annexation within two years that it would be annexed to Ames so as to limit the rural development aspects of this unique situation.

STAFF COMMENTS:

Staff's preference is for Council to proceed with Option 1. With no compelling interest for the City in this issue it would be appropriate to allow Nevada to proceed with its annexation process, while preserving the City's current AUPF policies with Story County concerning rural development.



3/3/2021

TO: Mayor John Haila
Gloria Betcher
Tim Gartin
David Martin
Rachel Junck
Amber Corrieri
Bronwyn Beatty-Hansen
Nicole Whitlock
Steve Schainker, City Manager

FROM: John Hall
Executive Director
Nevada Economic Development Council

DATE: March 3rd, 2021

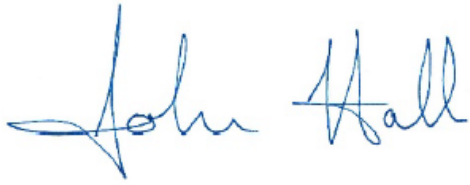
RE: **Ames Urban Fringe Plan Amendment**

On December 8th, 2020 the City of Ames held a public hearing and approved an updated 28E Agreement with the City of Nevada in order to better facilitate expansion and development of Verbio Nevada LLC. We sincerely thank the City Council and City Staff for their assistance in getting that moved forward. Unfortunately, we have run into issues regarding the annexation process that were unforeseen at the time of this agreement.

We are asking for your assistance in beginning the Ames Urban Fringe Plan Amendment process in order to remove the property recently purchased by Verbio Nevada LLC from that plan. This will allow for Story County to rezone the property to allow the development to begin on schedule, while providing adequate time to annex the property as originally planned.

Certainly, this is an unfortunate challenge that we are facing, and our hope is that by moving forward with this amendment we can better keep the project on track.

Thank you for your consideration,

A handwritten signature in blue ink that reads "John Hall". The signature is written in a cursive style with a large initial "J" and a distinct "H".

John Hall
Executive Director
Nevada Economic Development Council

CC: Sara Clausen, Nevada Economic Development Council
Brett Barker, Mayor of City of Nevada
Jordan Cook, Nevada City Administrator
Kelly Diekmann, City of Ames Planning & Zoning Director
Dan Culhane, Ames Economic Development Commission

COUNCIL ACTION FORM

SUBJECT: CONSENT TO DEED RESTRICTION ON BEHALF OF MAINSTREAM LIVING FOR THE PROPERTY LOCATED AT 1417 DOUGLAS AVENUE

BACKGROUND:

At its December 17th meeting, the City Council directed staff to proceed with finalizing the terms and conditions to sell the city-owned property located at 1417 Douglas Avenue to Mainstream Living in the amount of \$36,012. Pursuant to the City's sales contract with Mainstream Living, Mainstream Living is required to seek City consent to grant any legal or equitable interest in the property prior to December 31, 2041.

Staff finalized the sale to Mainstream Living, Inc. in March 2021. On March 22, 2021, staff received a request from Mainstream Living, Inc. asking the City to consent to a "Deed Restriction" encumbering the property for a period of five years in favor of the Story County Housing Trust (SCHT) as result of receiving grant funds. The proposed "Deed Restriction" functions as a lien against the property in an amount no greater than \$37,654 (amortized over the retention period) to ensure that grant funds are repaid upon certain conditions.

The City's Legal Department created the attached Consent document to facilitate the approval of Mainstream's request. The attached consent would allow for Mainstream Living to meet the conditions of the Story County Housing Trust Fund grant it received to construct its new facility on Douglas.

ALTERNATIVES:

1. Adopt a resolution approving the Consent Agreement on behalf of Mainstream Living for the property at 1417 Douglas Avenue.
2. Do not approve the attached Consent.
3. Refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The City sold this property to Mainstream Living to provide affordable housing for persons with disabilities. Approving Mainstream's request is consistent with the City's affordable housing program goals for this property in that it does not change the use of the site. The interest granted by Mainstream to SCHT is subordinate to the restrictions placed upon the property by the City.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

Return document to: City Clerk, 515 Clark Avenue, Ames IA 50010

Document prepared by: Victoria A. Feilmeyer, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

Consent

Know all persons: The City of Ames, Iowa, is the beneficiary of transfer and use restrictions on certain real property legally described as **Lot 4, Block 2, Harriman’s Addition to Ames, Story County, Iowa** (the “Real Property”), recorded in Instrument 2021-03004 (collectively “City’s Restrictive Covenants”). Mainstream Living, Inc., the owner (hereinafter the “Owner”) of the Real Property has requested the City’s consent to the recording of an encumbrance on the Real Property to Story County Housing Trust (the “Lender”) in an amount not to exceed \$37,654.00. For good cause, the City consents to the recording of the “Deed Restriction” given by Owner to Lender to encumber the Real Property, provided, however, that the rights of Lender shall be subordinate to and shall in no way be deemed to impair, modify, or be superior to the City’s Restrictive Covenants.

Dated April _____, 2021.

CITY OF AMES

By:

John A. Haila, Mayor

By:

Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on April _____, 2021, by John A. Haila and Diane R. Voss, as Mayor and City Clerk, respectively of the City of Ames, Iowa.

NOTARY PUBLIC

Staff Report

CHAPTER 23 (SUBDIVISION) & CHAPTER 29 (ZONING) TEXT AMENDMENTS

April 13, 2021

BACKGROUND:

The Planning Division has recently reviewed some of the City's project review and notification procedures related to certain Planning applications. **Staff believes that a number of changes to application requirements and clarification of other procedures would be beneficial for administration of Chapter 23 (Subdivisions) and Chapter 29 (Zoning).** A related chapter is Chapter 20 that describes the duties and responsibilities of the Planning and Zoning Commission. Changes will benefit applicants for development as well as City staff that process the development applications.

The Planning and Housing Department is identified in the Municipal Code as the responsible entity for the administration of the Subdivision Code and for the administration of the Zoning Ordinance. However, the Zoning Ordinance also includes a designated role of a Zoning Enforcement Officer, the Chief Building Official, for the interpretation and enforcement of zoning standards related to building permits and code enforcement. Planning staff is responsible for other activities related to Site Development Plans, Zoning Board of Adjustment applications, and Rezonings.

A number of zoning issues overlap between the Planning and Inspections Divisions related to zoning standards. **Staff proposes to consolidate administration and interpretation responsibilities with the Planning and Housing Director, while allowing for Inspections Division staff to have the delegated authority to efficiently carry out building permit approvals and related code enforcement activities.** This would simplify questions of interpretations for external customers and the appeals process of administrative decisions that are reviewed by the Zoning Board of Adjustment.

Currently the City's Codes are very prescriptive regarding application materials and contents with no discretion given to staff related to the scope of a project. Full engineered drawings are required of an entire site, including identification of utilities, for all site plans. **Staff desires to update the application requirements to incorporate options for future online submittals in lieu of paper copies and to create some discretion on the level of information required on an engineered site plan when it is a smaller improvement without a building or a small area of a larger site.** The intake of all planning related applications will also be changed to the Planning and Housing

Department from the combination of the City Clerk and Planning and Housing Department.

The City's Plat of Survey process for "Conveyance Parcels" was established in 2009. This process is designed to ensure that an accurate description exists of a property with physically delineated, monumented boundaries prior to issuance of building permits. This applies to older properties in the City where people may have transferred property by deed without a survey (conveyance) or to proposed boundary line adjustments. This process is often time consuming for staff to determine categories of properties and requirements related to conveyance parcels.

Staff proposes a number of changes to streamline the review process of conveyance parcels and Plats of Survey to assist in the goal of having clearly defined property boundaries, but to also minimize the effort involved in the reviews. **In this area staff desires to not only clarify process requirements, but also for City Council to allow for Planning and Housing Director approval of Plats of Survey related to boundary line adjustments and conveyance parcels rather than having City Council approval with a resolution.** Any division of land that creates an additional parcel would still require City Council approval.

Notification requirements are often dictated by State law, but not for all types of applications. Notification options that are most commonly applied to a project are published notice in a newspaper, direct mail to property owners within 200 feet of a site, and posting of a sign on a site. State subdivision law does not prescribe any notice requirements for subdivision review. By practice the City requires the Planning and Zoning Commission to hold a public hearing for the review of Preliminary Plat and provide mailed and posted notice, while there is no public hearing or notice for the City Council review. **Staff would prefer to add to the Municipal Code the notification process for Preliminary Plats as has been the City's longtime practice of having a public hearing with the Planning and Zoning Commission.**

The Zoning Board of Adjustment procedures are part of Chapter 29 and also part of state law. The Board conducts hearings on a variety of applications and there are Municipal Code requirements to publish notice for most items, but also to mail notice and post a sign. There are discrepancies in these processes that require clean up within Chapter 29. **Therefore, staff believes that focusing on mailed and posted notice for these site-specific projects are the best notification options and we should remove publishing notice in the newspaper.**

Removing the newspaper publishing requirement would save cost to the City and potentially shorten review times for applicants. The voting procedure of the Board is currently established as a requirement for three affirmative votes for any decision of the Board. This has been an issue on occasion when less than five members are present and votes of 2-2 or 2-1 have resulted in no decision and a tabling of items to future meetings. This can create an inordinate delay in making decisions in some cases. **Staff proposes a standard voting rule of a majority of the quorum to approve a project; any other decision would be a denial.**

The following is a list of proposed specific updates for Chapter 23 and Chapter 29 (staff comments are provided in italics below several of the changes). **If City Council consents to move forward with these changes, corresponding ordinances will be prepared and reviewed by the Planning and Zoning Commission and then returned to the City Council for approval.**

Chapter 23 (Subdivisions):

1. Update conveyance parcel categories and review process for clarity (23.307).

The purpose of a conveyance parcel review is to determine if the parcel can be recognized as an independent developable parcel based upon the time of their creation or based upon their conformance to applicable development standards. The current ordinance includes the following categories for conveyance parcels:

- a. Pre-platted and pre-established conveyance parcels*
- b. Conforming conveyance parcels*
- c. Non-conforming conveyance parcels and Unauthorized Parcel. Staff proposes to clarify steps related to unauthorized conveyance parcels and how to proceed with making the lots legal for use.*

2. Allow staff to approve conveyance parcel reviews and boundary line adjustments without a City Council resolution to staff to approve. Allow for a referral to Council by the applicant if desired.

Boundary line adjustments are currently considered by the City Council as Plats of Survey, these are very often routine with minimal to no discretion. Approval by staff without action by the City Council would expedite the approval process for the applicant. There are times that the applicant is waiting for staff approval of a Minor Site Development Plan until the City

Council has acted on the Plat of Survey, prior to recording with Story or Boone County.

3. Add an exception that an "ALTA Survey" does not require City review.

This type of survey is used to verify existing conditions often as part of a real estate transaction. It is similar to a retracement survey that does not benefit from City review. Recent changes at the state level require recording of these surveys. An ALTA survey does not substitute for Conveyance Parcel review, if necessary.

4. Add application requirement to have an applicant prepare a deed coinciding with land to be dedicated to the City for right-of-way.

5. Add notification requirement for Preliminary Plats.

Currently the City holds a Public Hearing with the Planning and Zoning Commission, but this is not in the Code. State Law does not require notification.

6. Subdivisions for Integrated Site Plans are a shared development process for a site plan and subdivision with shared attributes.

Correct and clarify certain amendment procedures. Clarify that a new plat is not needed if not re-subdividing and only making site plan changes. May adjust other elements to related to the Site Plan components of the process. Additionally, add option for shared building coverage standards along with shared landscaping percentages for the overall site.

7. Update Subdivision application requirements to address online submittals.

Chapter 29 (Zoning):

1. Clarify all applications are submitted to the Planning & Housing Department, not the City Clerk's Office.

Annexations, Special Use Permits, Conditional Use Permits in the Flood Plain, Special Home Occupations and Variances are currently filed with the City Clerk's Office. The City's permit software is utilized within Planning and

Housing, but not within the City Clerk's office. This will streamline intake and review.

2. Update application requirements within Chapter 29 to address online submittals.
3. Add a section in Article 15 (Procedures) clarifying that by applying for a permit there is consent for City staff to visit and walk the site as part of the review of the project and the owner consents to the posting of a public hearing notice on the property.

Practice has been to require consent with an application, but it is not directly stated in the Code. The practice has been that a sign is posted on the private property for certain types of development applications that are considered by the City Council, Zoning Board of Adjustment, Planning & Zoning Commission, and the Historic Preservation Commission.

4. Allow for the Planning & Housing Director to waive certain requirements for contents of a Site Development Plan.

Depending upon the scope of a development proposal, the location, and the type of application it may not be necessary to include contours, the location of public utilities and easements and other existing conditions.

5. Change definition of "Zoning Enforcement Officer" for interpretations of zoning.

Currently the Building Official is the Zoning Enforcement Officer. This amendment to the Code would provide the Planning & Housing Director with authority to administer and interpret the Zoning Ordinance.

6. Designate the Planning Division as staff and secretary to the Zoning Board of Adjustment (ZBA).

The Planning & Housing Department would be responsible for administrative functions for the Zoning Board of Adjustment agendas and meetings instead of the City Clerk's Office. The City Clerk's Office will continue to maintain records of Decisions and Orders by the ZBA.

7. Change voting by the Zoning Board of Adjustment to majority of a quorum rather than the Board.

This change would allow for a decision by the Board with only three members in attendance. Currently, if only three members are present, all three members must vote to approve or deny the motion, or the item is tabled for further consideration at a future meeting of the Board.

8. Published notice for Zoning Board of Adjustment meetings is not required. Change to mailed notice, posting of a sign, and posting of the agenda, only.
9. Clarify Special Use Permit submittal requirements for a formal site plan only when there are improvements required or proposed, i.e. if the use is within an existing building a new Site Development Plan may not be required.

STAFF COMMENTS

Staff believes the amendments listed above are beneficial to clarify a number of planning processes. The most significant changes proposed by staff relate to updating application procedures along with adjustment to the interpretation of the Zoning Ordinance by the Planning and Housing Director rather than the designated Zoning Enforcement Officer. Changes to the voting requirements of the ZBA will be consistent with typical rules for approving a project. Due to the limited nature of the changes concerning primarily administrative functions no specific community outreach is planned with these updates.

The changes in application process, staffing, and roles are not anticipated to have any significant affect regarding Division budgets for these activities. All of the changes are related to General Fund supported functions and there will be no net change to the General Fund regardless of who is handling the tasks.

With City Council's consent to move forward with the changes, staff will coordinate preparation of ordinances with the City Attorney with the goal of having the changes approved prior to July 1st.

COUNCIL ACTION FORM

SUBJECT: AMENDMENTS TO AMES COMPREHENSIVE HISTORIC PRESERVATION PLAN

BACKGROUND

On March 9, 2021 the City Council reviewed proposed amendments to the Ames Comprehensive Historic Preservation Plan recommended by the Historic Preservation Commission. City staff was directed to revise the Plan in accordance with the City Council discussion at the March 9th meeting. **Changes since the March City Council meeting are shown in “red” type on the attached amendments.**

In the past year, the Historic Preservation Commission (HPC) has reviewed in detail the goals, objectives, and action steps of the *Ames Comprehensive Historic Preservation Plan* that City Council adopted in November 2009. **Following this review, HPC is recommending changes to update, clarify, delete, or add to the goals, objectives, and action steps of the Plan.**

The proposed changes recognize some of the accomplishments since 2009, such as the 2014 rewrite of the Ames Municipal Code Chapter 31- Historic Preservation, and they also reflect the current view of the Commission regarding historic preservation practices and objectives, including a focus on education.

There is a desire on the part of the HPC to provide information to the owners of properties that are potentially historically significant. In addition, the HPC perceives a need to partner with other community organizations to educate the citizens of Ames about the value of preserving the historic structures in our community. Education may take the form of walking tour brochures, digital tour guides, utilizing information available through the Ames History Museum, information gathered through surveys of properties in various neighborhoods, seminars, summits, and information available on the City of Ames website, as well as through the City’s Geographic Information System (GIS) records. The proposed changes reflect these areas of emphasis supported by the Commission.

The *Ames Comprehensive Historic Preservation Plan* includes six (6) goals. Under each goal are objectives and action steps. The goals remain intact except for minor changes shown for Goals #5 and #6, below.

Goal #1: Acknowledge the role of historic preservation in encouraging civic pride, neighborhood identity, economic vitality, and community sustainability.

Goal #2: Promote the preservation of historically, architecturally, and archaeologically significant resources in the community.

Goal #3: Enhance municipal policies to protect historic resources and implement policies through identification, effective legislation, and efficient regulatory

measures.

Goal #4: Educate the public concerning the value and benefit of historic preservation.

Goal #5: Facilitate and strengthen preservation partnerships among municipal, county, state, and federal government agencies, including Iowa State University, Ames ~~Historical Society~~ History Museum, local school districts, and ~~private~~ developers.

Goal #6: Promote the economic development and vitality of the city through historic preservation and heritage tourism.

The more extensive additions and deletions for the objectives and action steps are shown in Attachment A. The Commission requests that City Council formally adopt the proposed amendments to the Plan. City staff consulted with the Commission during its review and supports the proposed changes.

ALTERNATIVES:

1. Approve the proposed amendments to the Ames Comprehensive Historic Preservation Plan (see Attachment A) as recommended by the Ames Historic Preservation Commission and updated by staff, based upon City Council input.
2. Refer the proposed amendments to the Ames Comprehensive Historic Preservation Plan back to the Historic Preservation Commission (HPC) and/or staff for revisions.

CITY MANAGERS RECOMMENDED ACTION:

Amendments to the Plan, as recommended by the Historic Preservation Commission, were discussed at the City Council meeting on March 9, 2021. At that time, input was received by staff from the City Council. Changes suggested by the City Council have been incorporated into the Plan amendments that were originally proposed by the Historic Preservation Commission.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

ATTACHMENT A

PROPOSED AMENDMENTS TO THE AMES COMPREHENSIVE HISTORIC PRESERVATION PLAN GOALS, OBJECTIVES AND ACTION STEPS

*Please note that additions are shown in bold type and underlined. Deletions are shown with a strikethrough, and items accomplished have been removed from the text.

GOAL #1. Acknowledge the role of historic preservation in encouraging civic pride, neighborhood identity, economic vitality, and community sustainability.

Objective A:

Adopt strategies to conserve historic neighborhoods, which reflect their organic development, historical roles and traditions, modern needs, and economic health and stability.

~~Action Step: Form an umbrella organization of neighborhood associations to work toward goals of mutual benefit.~~

Action Step: Encourage the study and appreciation of Ames history in all its wards and eras, including the mid-20th century.

Action Step: Provide each neighborhood representative with the information, from Chapter 4 (Historic Property Potentials) of the Ames Comprehensive Preservation Plan Report, that applies to their neighborhood. Encourage each neighborhood to consider conducting a survey to identify all historically significant structures in their neighborhood.

~~Action Step: Develop design guidelines for the installation and use of historic streetlights in national or local historic districts.~~

Objective B:

Facilitate the preservation efforts of neighborhood associations.

Action Step: Share historic preservation survey documentation with neighborhood associations, **through the use of links on the City of Ames website. Clarify that designations of properties within a survey as “contributing,” “non-contributing,” “potentially eligible,” or some other designation does not necessarily mean that the properties will be subject to local historic preservation regulations, nor listed on the National Register of Historic Places.**

Action Step: ~~Sponsor an annual summit of neighborhood associations~~ **Seek ways to meet with established neighborhood associations, and other residential areas throughout the community,** where residents can learn about historic preservation as a tool for community improvement, share accomplishments, discuss problems, and network. **Collaborate with community organizations to offer a historic preservation summit for neighborhoods, and other community residents interested in historic preservation. Plan for such an**

event at a minimum of once every five years.

Objective C:

Strengthen the role of historic preservation in promoting Ames tourism.

~~Action Step: Inform the Convention & Visitors Bureau, University, and Chamber of Commerce about historic preservation as an essential component to market Ames tourism.~~

Action Step: Coordinate with the Ames History Museum, Chamber of Commerce, Convention & Visitors Bureau, Iowa State University, and individual neighborhoods in developing the content, design and distribution of printed walking brochures or digital guides. The brochures and digital guides **should** focus on historic neighborhoods, **historic districts, such as Downtown**, historic sites, and other areas in Ames **of interest** to persons attending conferences, special events, **or otherwise generally** visiting the community.

Objective D:

~~Inform the public about the role of historic preservation in stabilizing and increasing property values and the community's tax base.~~

~~Action Step: Analyze property assessment records to test the hypothesis that values have risen in Old Town since the implementation of municipal design review in 1989.~~

~~Action Step: Encourage the Convention & Visitor Bureau, University, and Chamber of Commerce to disseminate this information in their activities.~~

GOAL #2. Promote the preservation of historically, architecturally, and archaeologically significant resources in the community.

Objective A:

Provide financial support for the Ames ~~Historical Society~~ **History Museum** to assist in achieving the goals of the Ames Comprehensive Historic Preservation Plan.

Action Step: Identify a strategy to **assist in funding** ~~one, full-time, equivalent professional staff employee and~~ **or** supporting **operational** costs ~~for~~ **of** the Ames Historical Society **History Museum**. **This could include City support of grant requests or support for outside funding sources.**

Objective B:

Promote economic incentive opportunities to encourage the preservation of historic buildings and neighborhoods.

~~Action Step: Provide property tax abatement for residential improvements to contributing resources within designated historic districts and landmarks.~~

Action Step: Provide information to the owners of historically significant properties on the use of financial incentives that are available.

Objective C:

Provide guidance for preserving and improving historic properties to developers, property owners, and others interested in historic preservation.

~~Action Step: Encourage the owners of public, commercial, and residential property to seek non-binding advice about proposed rehabilitation projects from the Ames Historic Preservation Commission.~~

Action Step: Partner with the Ames History Museum and the State Historic Preservation Office to provide information on preservation tools available to the owners of historically significant properties.

Action Step: Continue to encourage the retention of outbuildings on historic properties, particularly automobile garages.

Action Step: Preserve **cultural landscapes** ~~natural resources~~ with individual significance or that are significant as contributing to a landscape within which other historic buildings or structures are situated.

Objective D:

Encourage private support and commitment for preservation undertakings.

Action Step: Encourage property owners to pursue National Register nominations as ~~personal undertakings~~.

Objective E:

Increase awareness of the potential for archaeological sites within the city and legal protection for them.

Action Step: In all historic survey projects, consider a property's potential for National Register Criterion D significance (archaeology), including sites where historic archaeology (previous buildings, foundations, and/or other habitation materials on a site) might apply.

GOAL #3. Enhance municipal policies to protect historic resources and implement policies through identification, effective legislation, and efficient regulatory measures.

Objective ~~B~~ A:

Continue to improve Ames inventories of historic properties through reconnaissance and intensive historical, architectural, and archaeological surveys.

Action Step: ~~Identify and prioritize, by t~~ The Historic Preservation Commission **will** prioritize potential **historic resource** ~~reconnaissance and intensive historic surveys projects and strategize, by the Commission, funding mechanisms to achieve them.~~

Action Step: Publicize results of previous surveys to promote preservation among property owners.

Action Step: Integrate City survey information into the City Geographic Information System (GIS)

Action Step: Include support of historic preservation in the Ames 2040 Comprehensive Plan.

Objective ~~C~~ B:

Revise local historic district and landmark design guidelines to clarify their intent and to reflect new materials, technologies, and “green issues.” Continue to monitor changes and trends in new materials, technologies, and emerging “green” issues as they relate to local historic district and landmark design guidelines.

Action Step: ~~Remove~~ Address internal inconsistencies, when identified, with updated Chapter 31 design guidelines to reflect the compatible use of new materials, technologies, and sustainability measures, ~~and “green issues.”~~

Action Step: Create graphics handouts that illustrate the intent of the Design Guidelines in order to make Guidelines more user friendly.

Objective ~~D~~ C:

Continue to designate local historic districts, local landmarks, and properties for listing on the National Register of Historic Places. ~~properties.~~

Action Step: ~~The Historic Preservation Commission will identify~~ Identify and prioritize, ~~by the Ames Historic Preservation Commission,~~ potential National Register historic districts and strategize, ~~by the Commission,~~ funding mechanisms available for surveys and preparation of National Register nominations, ~~if necessary, to list them.~~

Action Step: Identify and designate properties eligible for listing as local landmarks and local historic districts.

Action Step: ~~Explore the possibility of designating a property in Ames as a National Historic Landmark.~~

Action Step: ~~Explore the potential to register the Lincoln Highway in Ames as a National Register of Historic Places historic district.~~

Objective ~~E~~ D:

Ensure that design guidelines for city re/development incentive programs respect the historic character of the properties and surrounding areas to which they are applied.

Action Step: Utilize the expertise of the Ames Historic Preservation Commission to advise City Council on appropriate preservation standards for incentive programs related to identified historic resources.

Objective ~~F~~ E:

Ensure that expansion or development of city City of Ames property follows good appropriate preservation practices.

Action Step: Utilize the expertise of the Ames Historic Preservation Commission.

Action Step: Develop and adopt an historic preservation policy for City property.

Objective G F:

Protect the value of properties and neighborhoods by working to prevent the deterioration of structures.

Action Step: Support ~~the a~~ minimum maintenance code for rental ~~and owner-occupied~~ property.

GOAL #4. Educate the public concerning the value and benefit of historic preservation.

Objective A:

~~Increase public awareness of and support for historic preservation archival materials.~~

~~**Action Step:** Create and publish a list of historic preservation archival materials and their locations.~~

Objective BA:

Promote and offer ~~walking tours~~, lectures, workshops, and other educational opportunities focused on historic preservation.

~~**Action Step:** Gather public input detailing stories of Ames history, people, and properties using a city provided on-line access and other methods.~~

~~**Action Step:** Develop and disseminate tour brochures, which identify the homes and worksites of notable Ames residents.~~

Action Step: Sponsor workshops targeted to multiple audiences with emphasis on commercial and residential architecture property, incentives, and hands-on brick and mortar issues.

Objective CB:

Utilize website/on-line presence.

Action Step: Maintain a ~~computerized~~ list of survey materials for city staff and others to consult in planning projects on the Historic Preservation Commission section of the City of Ames website.

Action Step: Develop and maintain an online instructional sheet to explain correct methods to record information concerning historic properties and an online form for that information **informational graphics to assist the public in understanding and utilizing the Design Guidelines in Chapter 31 of the Municipal Code.**

Action Step: Provide information concerning grants-in-aid and other funding sources for historic preservation.

~~**Action Step:** Include applications for Ames local historic districts, local landmarks, and~~

~~National Register of Historic Places properties on the city's website.~~

Objective DC: Facilitate the dissemination of historic preservation information.

~~Action Step: Identify and designate appropriate public access site or sites for preservation information.~~

Action Step: Gather historic preservation information and resource materials and provide public access for their use.

GOAL #5. Facilitate and strengthen preservation partnerships among municipal, county, state, and federal government agencies, including Iowa State University, Ames Historical Society History Museum, and local school districts, and ~~private~~ developers.

Objective A:

Open communication channels among all interested parties to identify common interests and concerns, to explore areas of mutual benefit, and to share historical data and research.

Action Step: Collaborate with other historic preservation commissions, historical societies, and related groups to promote common interests.

Action Step: ~~Establish an annual joint session between~~ **Meet with the City Council and the Ames Planning & Zoning Commission and Ames Historic Preservation Commission** to review authorities, responsibilities, and procedures **on an as-needed basis.**

Action Step: Encourage county, state, and federal agencies to partner with municipal agencies in preservation efforts to increase public awareness of the history of Ames.

Action Step: Utilize resources available through Iowa Main Street program.

Action Step: ~~Communicate~~ **Collaborate** with Iowa State University regarding historic resources throughout the community.

Action Step: Collaborate with other Iowa communities and other interested parties to ~~establish~~ **identify and promote specific historic resources along the a Lincoln Highway historic conservation corridor across the State of Iowa.**

Action Step: Partner with **the Campustown Action Association and** Iowa State University to ~~maintain~~ **promote remaining aspects of the historic character** of Campustown, while encouraging its development as a commercial and cultural center.

Objective B:

Develop timely notification and review/comment process for proposed re-use, rehabilitation, or demolition of historic resources.

Action Step: Explore additional ways the Historic Preservation Commission could be involved in the review of demolition applications for with the demolition properties determined to be eligible for the National Register.
~~potentially eligible historic properties in Ames.~~

Objective C:

Integrate the Historic Preservation Plan with other priorities of the City Council.

Action Step: Review the Ames Comprehensive Historic Preservation Plan Report and determine priorities as necessary, ~~but not more frequently than once each year.~~

Action Step: Obtain approval from the City Council for priorities determined by the Commission following each review of the Ames Comprehensive Historic Preservation Plan Report.

GOAL #6: Promote the economic development and vitality of the city through historic preservation, and heritage tourism.

Objective A:

Assess the impacts of new development on the historic character of existing neighborhoods, commercial districts, and archaeological resources.

Action Step: Develop criteria to determine which type of new development projects should be assessed.

Action Step: Develop assessment process.

Objective B:

Encourage the use and adaptive reuse of existing public and private buildings.

Action Step: Work with Main Street Iowa and Downtown Ames association on ~~Main Street Cultural and Entertainment District~~ programs to maintain the historic character of Downtown Ames, while encouraging its development as a commercial and cultural center.

~~**Action Step:** Develop design pattern books to illustrate how adopted design guidelines can be applied.~~

Action Step: Showcase notable adaptive reuse projects through the media.

~~**Action Step:** Consider Campustown as a potential candidate for the Urban Neighborhood Main Street District (UNMSD) program of Main Street Iowa.~~

Objective C:

Explore local incentive opportunities for historic preservation. [e.g. TIF, façade improvement program]

~~**Action Step:** Continue the grant and tax abatement programs for urban revitalization.~~

Objective D:

Provide current information concerning preservation grants and financial incentives.

Action Step: Continue to include pertinent data and links for additional information on the city website, alongside local model projects if available.

Objective E:

Recognize the importance of ~~preservation~~ heritage tourism for Ames and support efforts to promote it.

Action Step: Encourage interested parties to develop a coordinated heritage tourism strategy for Ames with a role for historic preservation in that effort.

Objective F:

Partner with businesses in Downtown Ames, Campustown, and other business communities and tourism efforts beyond Ames to explore branding, promotion, products, marketing, and other economic advantages associated with the Lincoln Highway as an historic corridor across Iowa and its attraction to the touring public.

Action Step: ~~Encourage~~ Consider sensitive use of the Lincoln Highway logo as a branding tool.

ATTACHMENT B

**RESOLUTION APPROVING AMES COMPREHENSIVE
HISTORIC PRESERVATION PLAN**

RESOLUTION NO. 09-539

**RESOLUTION ADOPTING AMES COMPREHENSIVE
HISTORIC PRESERVATION PLAN
FOR THE CITY OF AMES**

WHEREAS, on October 27, 2009, the Council approved changes to the proposed Ames Comprehensive Historic Preservation Plan; and,

WHEREAS, the Plan includes the Goals, Objectives, and Action Steps as reviewed and recommended for approval by the Historic Preservation Commission, the Planning and Zoning Commission, the Steering Committee, and as reviewed and accepted by the City Council in draft form; and,

WHEREAS, the Historic Preservation Commission has been working closely with Consultant William C. Page and the Steering Committee throughout the process of preparing the Plan; and,

WHEREAS, the Goals, Objectives, and Action Steps of the proposed Plan have been reviewed and accepted as a draft by the City Council incrementally in the last several months, based upon recommendations and comments received by focus groups, the Steering Committee, the Historic Preservation Commission, the Planning and Zoning Commission, staff of the Iowa State Historical Society, and interested citizens.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the Ames Comprehensive Historic Preservation Plan is hereby adopted.

ADOPTED THIS 24th day of November, 2009.



Diane R. Voss, City Clerk



Ann H. Campbell, Mayor

Introduced by: Mahayni
Seconded by: Goodman
Voting aye: Doll, Goodman, Larson, Mahayni, Popken, Rice
Voting nay: None Absent: None

Resolution declared adopted and signed by the Mayor this 24th day of November, 2009.

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM C.R.P. STUDENTS FOR FUNDS TO PRESENT AMES FINDINGS AT C.U.P.U.M. CONFERENCE

BACKGROUND:

In July 2020, the City Council approved a proposal from Community and Regional Planning (CRP) classes at Iowa State University to partner with the City in identifying techniques to improve public engagement. The approved partnership included \$2,000 in funds authorized from the City Council Contingency account. Due to a reduction in gatherings related to the COVID-19 pandemic, only \$301 has been spent, leaving \$1,699 available.

At the March 23, 2021 City Council meeting, the City Council directed staff to place on the next Council agenda a request from the CRP students to present their findings at the International Conference on Computational Urban Planning and Urban Management (CUPUM).

The conference fee is 220 Euro per attendee (roughly \$259 each). Three students would attend the conference and present findings, for a total estimated cost of \$777.

ALTERNATIVES:

1. Authorize staff to reimburse 660 Euro (approximately \$777) in fees for three student registrations to CUPUM from the funds budgeted for the CRP class project.
2. Do not authorize the funds to be spent for this purpose.

CITY MANAGER'S RECOMMENDED ACTION:

The City's partnership with Community and Regional Planning students has advanced the City Council's goal to use the best communication engagement techniques and modern technologies to engage the community by reaching people in geographic areas using multiple channels. The opportunity for the students to attend the CUPUM conference and present their findings allows for the knowledge created through this project to be shared with others. There is sufficient funding remaining within the Council's original budget for the project to support the request.

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

COUNCIL ACTION FORM

SUBJECT: COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2020

BACKGROUND:

The City is required by the Code of Iowa to publish a complete set of audited financial statements presented in conformity with generally accepted accounting principles. These financial statements, referred to as the Comprehensive Annual Financial Report, serve many purposes including the following:

- Provide information needed for both financial decision making and the assessment of financial stewardship
- Lend insight into the financial health of the City
- Preserve public and investor trust through financial transparency
- Demonstrate compliance with public decisions concerning the raising and spending of public monies
- Demonstrate the extent to which operating objectives are met efficiently and effectively, using all resources available for that purpose, and whether it can continue to do so
- Demonstrate compliance with finance-related legal and contractual provisions

The Comprehensive Annual Financial Report is made up of many sections and contains information that may seem confusing even to those who are familiar with private sector accounting reports. The main difference between private sector accounting and governmental accounting is the use of fund accounting.

Fund accounting is a tool used by governments to organize and present data about financial resources to show the fact that certain resources have been segregated for specific activities or objectives in accordance with special regulations, restrictions, or limitations. The constraints on how financial resources can be used are either imposed externally (grantors and creditors) or internally through the budget adopted by the City Council.

Governmental accounting regulations require that the statements contained in the Comprehensive Annual Financial Report use methods of accounting that don't completely match the method of recording transactions in the accounting software, which is primarily on a budgetary basis for tracking and control against the Council approved budget. An extensive amount of time is required to close out the accounting records and make the numerous adjusting entries that are required to convert to the accounting basis required for the Comprehensive Annual Financial Report. Because of this, the City produces this financial report only on an annual basis.

Eide Bailly LLP, Certified Public Accountants, has audited the City's financial statements as of and for the year ended June 30, 2020, and expressed its opinion on these statements based on the audit. In the auditor's opinion, the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America with the exception described below.

AUDIT OPINION AND REPORT

The auditor's report includes a qualified opinion based on the Mary Greeley Medical Center (MGMC) decision to classify CARES Act grant funds received as operating income rather than nonoperating income as required by applicable accounting standards. An excerpt of the auditor's opinion related to the qualification is provided below:

Mary Greeley Medical Center (major fund) has classified \$3,792,303 of Provider Relief Funds revenue within operating revenue in the Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds for the year ended June 30, 2020. According to Governmental Accounting Standards Board Technical Bulletin No. 2020-1, the funds are to be reported as nonoperating revenue and as a financing cash flow activity.

The audit opinion is an unmodified opinion except for the classification of revenue for MGMC described above. During the audit, adjustments were made related to accounts receivable, deferred revenue, and liabilities; both the auditor and staff agreed with these adjustments. Staff will implement additional procedures to identify and report liabilities and revenue in a manner that will avoid future audit adjustments.

Also included with the report is the management letter that discloses any findings, difficulties in performing the audit, misstatements, disagreements with management, and other issues that came up during the audit. The letter confirms that there were no other issues to report related to the June 30, 2020 audit. It does include a statement related to the adjustments mentioned in the previous paragraph.

ALTERNATIVES:

1. Accept the Comprehensive Annual Financial Report as presented.
2. Request further information.

CITY MANAGER'S RECOMMENDED ACTION:

The City is required by state law to have an annual audit of its financial statements. The City Council needs to accept the audited financial statements so they can be submitted to the state and other users of the Comprehensive Annual Financial Report.

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



COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF AMES, IOWA
FOR THE FISCAL YEAR ENDED JUNE 30, 2020



A YEAR LIKE NO OTHER

From a global pandemic to a rare midwestern derecho, the year 2020 proved itself to be one of the most unpredictable, exhausting, isolating, and challenging in memory. Despite the year's battering, Ames citizens showed their resilience again and again.

When COVID-19, a new strain of a contagious coronavirus, emerged as a local threat, the City of Ames began collaborating with community partners to develop strategies to respond. Residents have masked up, physically distanced, and kept hand sanitizer nearby.

When a derecho with 90 miles per hour straight-line winds downed trees and snapped electric transmission poles, City employees and mutual aid crews jumped into action to repower the community. At the same time, neighbors checked on neighbors and helped clear debris. In the face of significant obstacles, the City of Ames ended the year with several major accomplishments including opening new parks, renovating public restrooms, energizing a community solar farm, offering online programs, services, and classes, and celebrating with virtual events.

This year's Comprehensive Annual Financial Report provides insight into these unprecedented times through narrative and numbers. The photographs document how City employees continued to serve the public with creativity and innovation.

COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF AMES, IOWA
FOR THE FISCAL YEAR ENDED JUNE 30, 2020



CITY OF AMES, IOWA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2020

Prepared by:
Department of Finance
Accounting Division



Mission Statement

We are caring people, providing quality Programs with exceptional service to a community of progress

We Value...

- Continuous improvement in our organization and our services.
- Innovation in problem solving.
- Employee participation in decision making.
- Personal and professional development.
- Each other as we work together to serve the community.

We Are...

- Proud to provide superior services to our community.
- Professional and objective as we address public concerns and needs.
- Fair, flexible, and helpful in our actions.
- Efficient and fiscally responsible.
- Proactive in reviewing and evaluating the type and focus of our services.

Caring People, Quality Programs, Exceptional Service

**City of Ames
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June 30, 2020**

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INTRODUCTORY SECTION



CITY OF
Ames™



March 31, 2021

To the Honorable Mayor, City Council Members, and Citizens of the City of Ames, Iowa:

The City of Ames, Iowa (City) is required by the Code of Iowa to publish a complete set of audited financial statements presented in conformity with generally accepted accounting principles. Pursuant to these requirements, the Comprehensive Annual Financial Report of the City for the fiscal year ended June 30, 2020, is hereby submitted.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Eide Bailly LLP, a firm of licensed certified public accountants, has issued an unmodified (“clean”) opinion on the City’s financial statements for the year ended June 30, 2020, except for the Mary Greeley Medical Center Enterprise Fund. The opinion on the Mary Greeley Medical Center Enterprise Fund was qualified based on the classification of Provider Relief Funds. The independent auditor’s report is presented as the first component of the financial section in this report.

Management’s discussion and analysis (MD&A) immediately follows the independent auditor’s report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and reads in conjunction with it.

Profile of the City of Ames

The City was incorporated in 1864 under the laws of the State of Iowa, later amended in July 1975 under the Home Rule City Act. The City is located in central Iowa, 30 miles north of Des Moines. Ames is the eighth largest city in Iowa and serves a population of 66,258, according to the 2020 census. The City is empowered to levy a property tax on real property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing council.

The City operates under a mayor-council form of government with an appointed manager. Policy-making and legislative authority are vested in the governing council consisting of the mayor and six other council members. The council members serve four-year staggered terms with three council members elected every two years. The mayor is elected for a four-year term. Four of the council members are elected by district. The mayor and the two remaining council members are elected at large.

The City provides a full range of services, including police and fire protection; snow removal; construction and maintenance of highways, streets, and other infrastructure; recreational and cultural activities; library services; community development; electric, water, and sewer systems; parking lot facilities; resource recovery; a municipal airport; transit services; and a municipal hospital. The City is also financially accountable for a legally separate hospital foundation reported separately within the City's financial statements. Additional information on the hospital foundation can be found in the notes to the financial statements (see note I(B)).

The annual budget serves as the foundation for the City's financial planning and control and is prepared by function. The City Manager is responsible for developing a budget proposal for presentation to the City Council in January and February of each year. The City Council is then required to hold public hearings on the proposed budget and adopt a final budget no later than March 31 for the fiscal year beginning the following July 1. Any amendments to the budget must be prepared and adopted in the same manner as the original budget.

Local economy

The City is supported by a diverse economy that includes both the private and public sectors. Ames is home to several large governmental agencies including Iowa State University (ISU), Iowa Department of Transportation, the U.S. Department of Agriculture National Animal Disease Center and National Veterinary Services Laboratories, and a U.S. Department of Energy research lab. ISU and other government employers add significant local economic stability that has resulted in an unemployment rate below the national and state averages for the past 30 years.

In December 2020, the U.S. Bureau of Labor Statistics reported that the Ames metropolitan statistical area (MSA) ranked as the lowest unemployment rate in the nation at 2.1%, well below the national rate of 6.5% and Iowa rate of 3.7%, indicating substantial employment recovery from the initial job losses due to the COVID pandemic. The City has continued a general trend of steady employment growth; however total employment has fallen slightly over the year as the hospitality sector has yet to fully recover. The City has also experienced steady growth in population, increasing from 50,731 in the 2000 census to 58,965 in 2010, a 16% increase over ten years. The U.S. Census Bureau July, 2019 population estimate was 66,258, a slight reduction from the prior year.

Ames has continued steady, moderate, and sustainable growth in both population and property valuation. The assessed valuation for property in Ames grew by 3.12% from January 2018 to January 2019. ISU student enrollment has fallen slightly from recent peaks with 31,825 students enrolled for the fall 2020 semester, a reduction of about 4.7% from the prior year.

The commercial and industrial sectors have slowed with the COVID Pandemic, but several developments are currently in the early stages including a major downtown redevelopment in the Lincoln Way Corridor and the extension of utilities east of Interstate 35 to serve commercial and industrial expansion.

The retail, service, and housing sectors have also seen continued growth. Major redevelopment projects continue in the South Duff retail corridor, with the first phase of redevelopment completed at vacant big box retail site. The North Grand Mall site is also being redeveloped with two new

retail sites completed and open for business. The housing sector has remained strong, but has shifted to single family and senior living as construction in the multifamily sector has slowed.

Long-term financial planning and major initiatives

Work has continued on improvements to major arterial transportation corridors, most notably the progression of the project to extend Grand Avenue with the new connection to the South Duff Corridor now complete. These and other street improvements have also included facilities to support bike and pedestrian modes of transportation. Though not a City of Ames project, there are significant transportation improvements underway affecting both the primary north/south and east/west connections to Ames. The US 30/I-35 interchange is open to traffic and improvement to the flyover ramp serving Ames are underway to better connect business districts to the major 4 lane highways. The addition to lanes on I-35 south of Ames is nearing completion.

Relevant financial policies

The City Council has adopted a comprehensive set of budget and fiscal policies, including financial management, general revenue management, user fee cost recovery goals, enterprise fund fees and rates, grant funding, revenue distribution, investments, fund balance designations and reserves, capital improvement management, and capital improvement financing and debt management.

The minimum fund balance requirement for the General Fund is 25% of operating expenditures less pass through amounts. The City met this requirement and adhered to all other financial policies established by the City Council.

Awards and acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2019. This is the 41st consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City has to publish an easily readable and efficiently organized Comprehensive Annual Financial Report that satisfies both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is only valid for one year. However, we believe that our current Comprehensive Annual Financial Report continues to meet the Certificate of Achievement for Excellence in Financial Reporting program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning July 1, 2020. To qualify for this award, the City's budget document has to be judged proficient as a policy document, an operations guide, a financial plan, and a communication device. This is the 35th consecutive year the City has received this award.

The preparation of this report would not have been possible without the skill, effort, and dedication of the entire staff in the Finance Department. We wish to thank all of the City departments for their assistance in providing data necessary for this report. Credit is also due the Mayor and members of the City Council for their interest and support of our efforts in conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

Steven L. Schainker
City Manager

A handwritten signature in cursive script that reads "Steven L. Schainker".

Duane R. Pitcher, CPA, CPFO
Director of Finance

A handwritten signature in cursive script that reads "Duane R. Pitcher".



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

City of Ames
Iowa

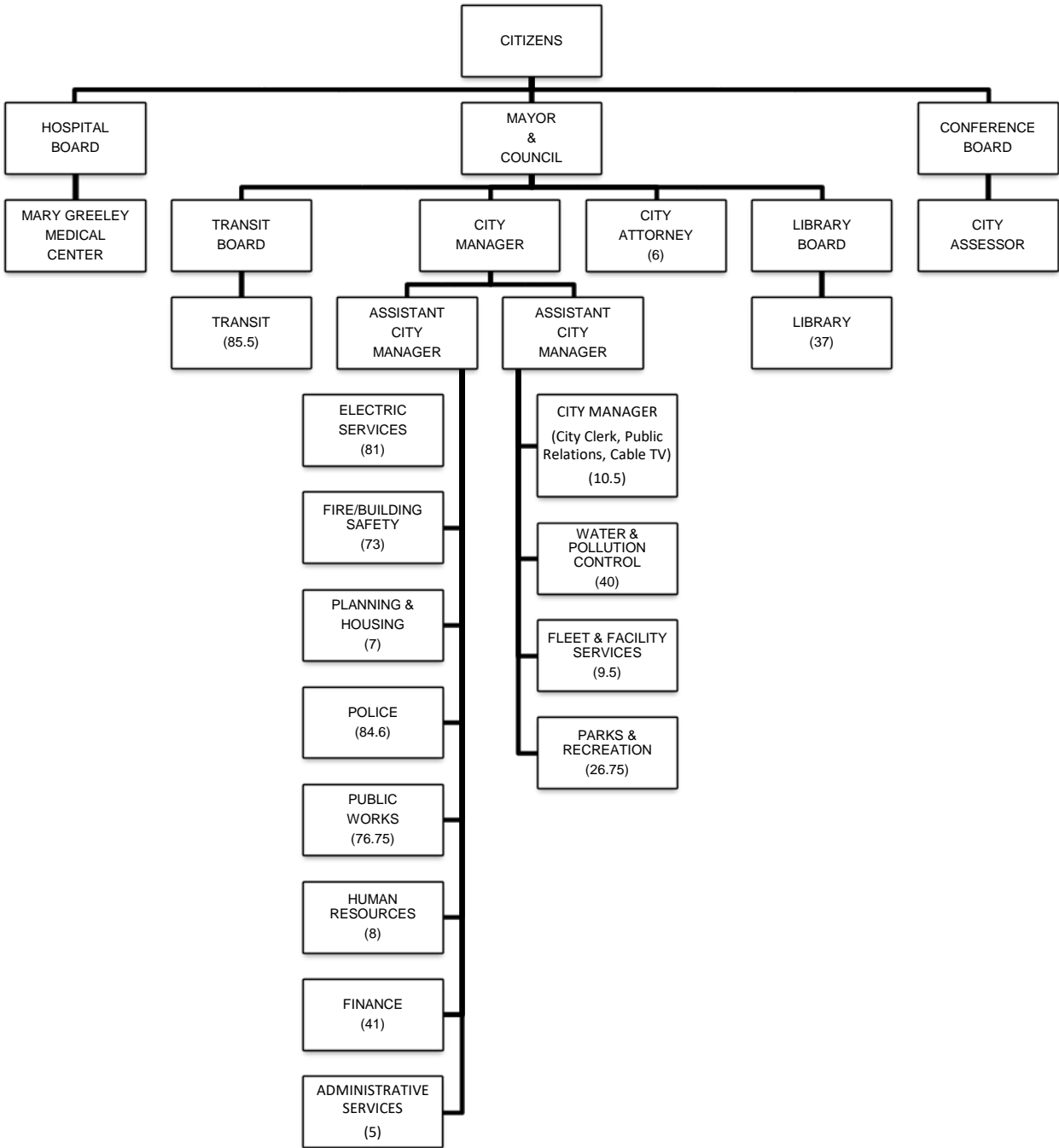
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morill

Executive Director/CEO

**City of Ames
Organizational Chart
June 30, 2020**



**City of Ames
List of Elected and Appointed Officials
June 30, 2020**

Elected Officials:

Mayor	John Haila
Council Member – Ward 1	Gloria Betcher
Council Member – Ward 2	Tim Gartin
Council Member – Ward 3	David Martin
Council Member – Ward 4	Rachel Junk
Council Member – At Large	Bronwyn Beatty-Hansen
Council Member – At Large	Amber Corrieri

Council-Appointed Officials:

City Manager	Steven Schainker
City Attorney	Mark Lambert

City Manager-Appointed / Council-Approved Official:

City Clerk	Diane Voss
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City Manager-Appointed Officials:

Assistant City Manager	Debra Schildroth
Assistant City Manager	Brian Phillips
City Treasurer	Roger Wisecup II
Director of Electric Utility	Don Kom
Director of Finance	Duane Pitcher
Director of Fleet Services	Corey Mellies
Director of Human Resources	Bethany Jorgenson
Director of Parks and Recreation	Keith Abraham
Director of Planning and Housing	Kelly Diekmann
Director of Public Works	John Joiner
Director of Water and Pollution Control	John Dunn
Fire Chief	Rich Higgins
Police Chief	Vacant

Other Officials:

Director of Transportation	Barbara Neal
Library Director	Sheila Schofer

Hospital Administration:

President / Chief Executive Officer	Brian Dieter
Vice President / Chief Financial Officer	Gary Botine



FINANCIAL SECTION



CITY OF
Ames™



Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Ames, Iowa

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Ames, Iowa (City) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Mary Greeley Medical Center (presented as an enterprise fund), which is both a major fund and 60 percent, 56 percent, and 68 percent, respectively, of the assets, net position, and revenues of the business-type activities. We did not audit the financial statements of the component unit, which represents 100 percent of the assets, net position, and revenues of the component unit. Those statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Mary Greeley Medical Center and the component unit, is based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of the component unit were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Qualified Opinion on the Mary Greeley Medical Center Enterprise Fund

Mary Greeley Medical Center (major fund) has classified \$3,792,303 of Provider Relief Funds revenue within operating revenue in the Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds for the year ended June 30, 2020. According to Governmental Accounting Standards Board Technical Bulletin No. 2020-1, the funds are to be reported as nonoperating revenue and as a financing cash flow activity.

Qualified Opinion on the Mary Greeley Medical Center Enterprise Fund

In our opinion, based on our audit and the reports of other auditors, except for the effects of the matter as described in the "Basis for Qualified Opinion on the Mary Greeley Medical Center Enterprise Fund" paragraph, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Mary Greeley Medical Center Enterprise Fund, as of June 30, 2020, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund other than the Mary Greeley Medical Center Enterprise Fund, and the aggregate remaining fund information of the City of Ames, Iowa, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note IV(P) to the financial statements, the City has corrected the beginning balance of the Water, Sewer, and the Business-Type Activities, and accordingly, has restated the related net position as of June 30, 2019. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the other required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Ames, Iowa's basic financial statements. The introductory section, combining nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and is not a required part of the financial statements.

The combining nonmajor fund financial statements and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated March 30, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Eide Bailly LLP

Dubuque, Iowa
March 30, 2021

Management's Discussion and Analysis

As management of the City of Ames (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$890,224,685 (*net position*). Of this amount, \$367,748,064 represents unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$24,586,841, most of which was attributable to the business-type activities.
- As of the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$57,884,102, an increase of \$7,877,519 in comparison with the prior year. Approximately 17.15% of this amount (\$9,927,011) is available for spending at the government's discretion (*unassigned fund balance*).
- At the end of the current fiscal year, unrestricted fund balance (*the total of the committed, assigned, and unassigned components of fund balance*) for the General Fund was \$14,052,398, or approximately 44.16% of total General Fund expenditures.
- The City's total long-term outstanding debt increased by \$26,774,447 during the current fiscal year.
- Within the City's business-type activities, revenues exceeded expenses by \$19,624,252. The City policy is to set rates that fund operational expenses of business-type activities and most capital improvements. The increase in net position represents funds accumulated for planned future capital expenses, including capital investment to stay current with technology at the hospital.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) the notes to financial statements. This report also includes other supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to private-sector business.

The *statement of net position* presents financial information on all of the City's assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, health and social services, culture and recreation, and community and economic development. The business-type activities of the City include the hospital, electric, sewer, water, transit, storm sewer, parking, resource recovery, an ice arena, and a golf course.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also a legally separate medical center foundation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 24-26 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing

decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains 23 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, capital projects fund, and debt service fund, all of which are major funds. Data from the other 20 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements in the combining fund statements and schedules section of this report.

The City adopts an annual appropriated budget for its general, capital projects, debt service, special revenue, and enterprise funds according to the Code of Iowa. A budgetary comparison schedule has been provided as required supplementary information to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 27-30 of this report.

Proprietary Funds. The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its hospital, electric, sewer, water, parking, transit, storm sewer, ice arena, golf course, and resource recovery. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for fleet services, information technology, risk management, and health insurance. Because these services benefit both the governmental and business-type functions, they have been apportioned accordingly in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the hospital, electric, sewer, and water, all of which are major funds of the City. Data from the other six enterprise funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major enterprise funds is provided in the form of combining statements in the combining fund statements and schedules section of this report. Conversely, internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements in the combining fund statements and schedules section of this report.

The basic proprietary fund financial statements can be found on pages 31-35 of this report.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are *not* reported in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City maintains one type of fiduciary fund. Two agency funds report resources held by the City in a custodial capacity for individuals, private organizations, and other governments.

The fiduciary fund financial statements can be found on page 36 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 37-90 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's net pension liability, obligation to provide other post-employment benefits to its employees, and budgetary comparisons. Required supplementary information can be found on pages 92-102 of this report.

The combining statements referred to earlier in connection with non-major governmental funds, non-major enterprise funds, internal service funds, and agency funds are presented immediately following the required supplementary information. Combining fund statements and schedules can be found on pages 106-124 of this report.

Government-Wide Overall Financial Analysis

As noted earlier, net position, may serve as a useful indicator of a government's financial position over time. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$890,224,685 at the close of the most recent fiscal year.

The following chart summarizes the government-wide assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position of the City.

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019 (as restated)	2020	2019 (as restated)
Current and other assets	\$ 111,969,235	\$ 99,026,783	\$ 536,780,936	\$ 479,642,261	\$ 648,750,171	\$ 578,669,044
Net capital assets	191,177,604	191,424,573	470,389,288	463,793,844	661,566,892	655,218,417
Total assets	303,146,839	290,451,356	1,007,170,224	943,436,105	1,310,317,063	1,233,887,461
Deferred outflows of resources	7,988,660	8,257,255	22,611,037	25,054,838	30,599,697	33,312,093
Long-term liabilities outstanding	95,174,333	90,938,648	256,648,104	230,650,877	351,822,437	321,589,525
Other liabilities	6,613,106	5,337,204	47,783,234	37,203,397	54,396,340	42,540,601
Total liabilities	101,787,439	96,275,852	304,431,338	267,854,274	406,218,777	364,130,126
Deferred inflows of resources	34,047,337	32,094,625	10,425,961	5,336,959	44,473,298	37,431,584
Net position:						
Net investment in capital assets						
assets	148,292,299	144,730,839	320,199,338	311,786,131	468,491,637	456,516,970
Restricted	23,978,574	22,260,410	30,006,410	2,554,924	53,984,984	24,815,334
Unrestricted	3,029,850	3,346,885	364,718,214	380,958,655	367,748,064	384,305,540
Total net position	\$ 175,300,723	\$ 170,338,134	\$ 714,923,962	\$ 695,299,710	\$ 890,224,685	\$ 865,637,844

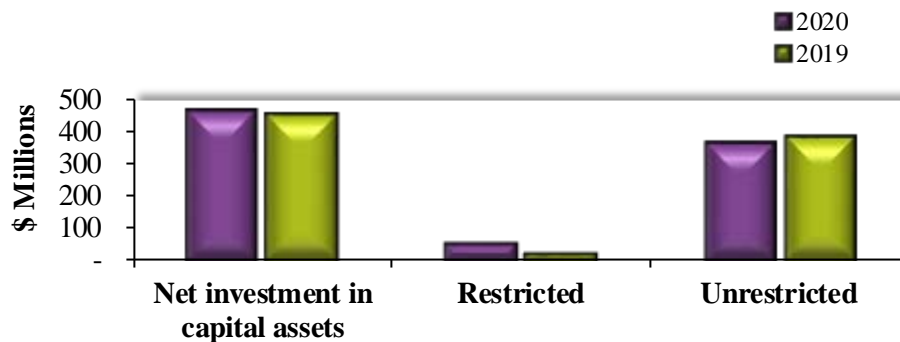
The largest portion of the City's net position (52.63%) reflects its net investment in capital assets (e.g., land, buildings, machinery, and infrastructure) less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to

its citizens. Accordingly, these assets are not available for future spending. Although the City's net investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (\$53,984,984, or 6%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$367,748,064 is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

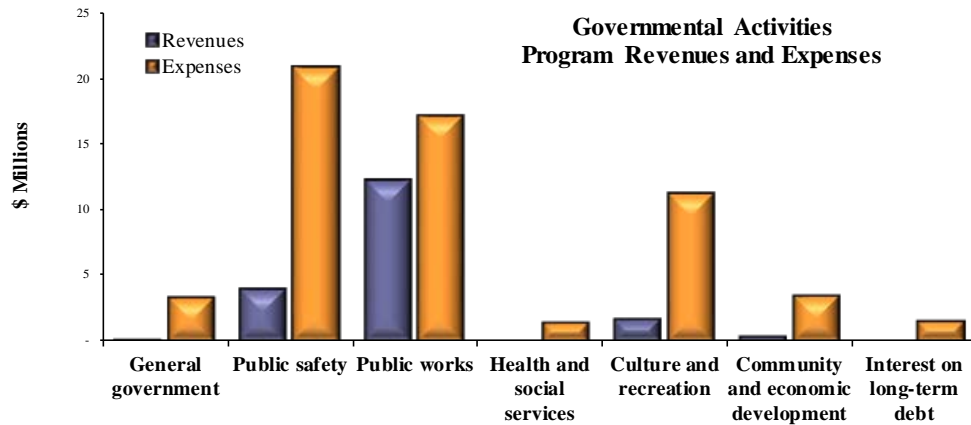
The following chart shows the components of net position for the years ended June 30, 2020 and 2019:



Governmental Activities. During the current fiscal year, net position for governmental activities increased \$4,962,589 for an ending balance of \$175,300,723. Taxes are the largest source of governmental revenue with property taxes of \$32,973,640 and local option sales taxes of \$8,470,509 in 2020. The \$1,769,311 increase in property tax collections in 2020 over 2019 is due to an increase in taxable valuation. Charges for services decreased \$354,165 from 2019 revenues.

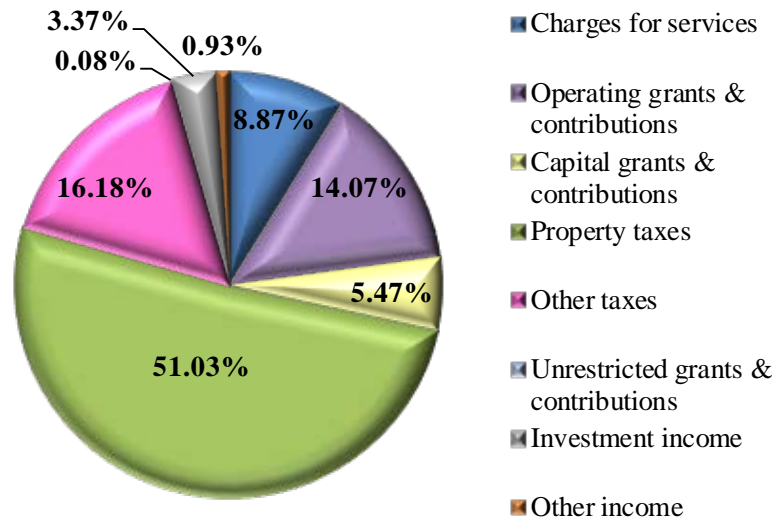
Governmental activity expenses increased \$2.14 million from 2019, or 3.75%, mainly due to normal increases in salaries, benefits, and costs of goods and services.

The following chart shows the expenses and related program revenues for the functions of governmental activities:



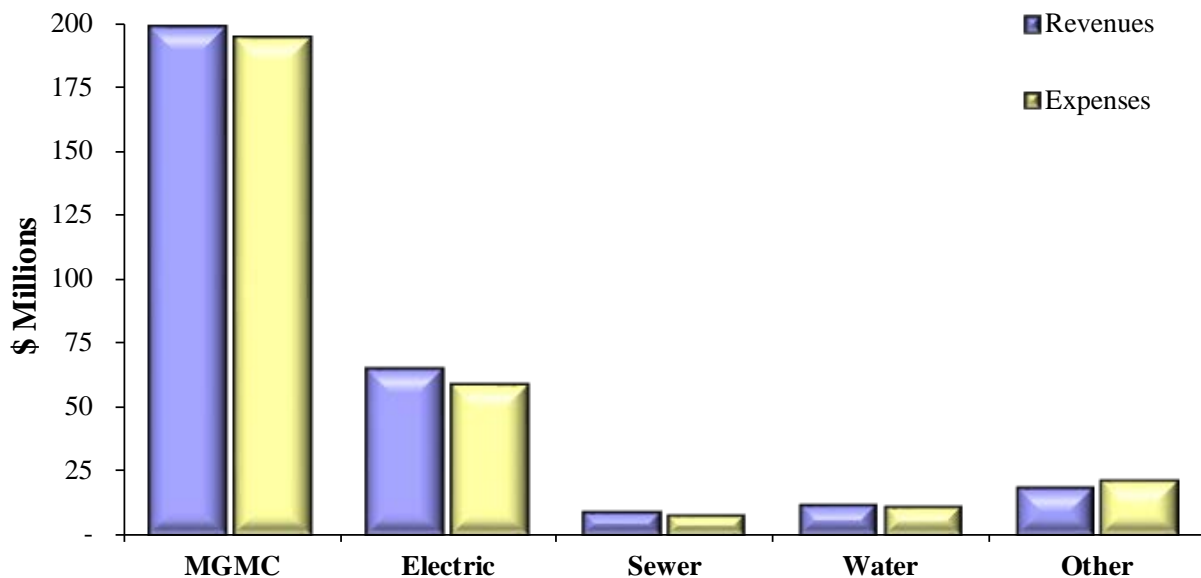
	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019 (as restated)	2020	2019 (as restated)
Revenues:						
Program revenues						
Charges for services	\$ 5,729,341	\$ 6,083,506	\$ 291,448,380	\$ 291,687,129	\$ 297,177,721	\$ 297,770,635
Operating grants & contributions	9,090,602	8,950,597	8,118,261	4,437,834	17,208,863	13,388,431
Capital grants & contributions	3,536,671	3,426,018	2,014,199	3,097,169	5,550,870	6,523,187
General revenues						
Property taxes	32,973,640	31,204,329	-	-	32,973,640	31,204,329
Other taxes	10,456,666	10,507,087	-	-	10,456,666	10,507,087
Unrestricted grants & contributions	54,366	23,589	-	-	54,366	23,589
Investment earnings	2,177,884	2,190,478	8,135,196	19,708,701	10,313,080	21,899,179
Other	602,881	759,997	647,271	345,824	1,250,152	1,105,821
Total revenues	64,622,051	63,145,601	310,363,307	319,276,657	374,985,358	382,422,258
Expenses:						
General government	3,304,608	3,141,379	-	-	3,304,608	3,141,379
Public safety	20,956,310	18,951,047	-	-	20,956,310	18,951,047
Public works	17,259,469	16,929,643	-	-	17,259,469	16,929,643
Health & social services	1,463,008	1,499,781	-	-	1,463,008	1,499,781
Culture & recreation	11,257,074	11,059,949	-	-	11,257,074	11,059,949
Community & economic development	3,463,620	4,025,768	-	-	3,463,620	4,025,768
Interest on long-term debt	1,578,408	1,534,075	-	-	1,578,408	1,534,075
Mary Greeley Medical Center	-	-	194,116,951	186,917,186	194,116,951	186,917,186
Electric	-	-	58,345,295	62,322,757	58,345,295	62,322,757
Sewer	-	-	7,020,822	8,826,479	7,020,822	8,826,479
Water	-	-	10,620,259	9,841,869	10,620,259	9,841,869
Parking	-	-	999,414	975,126	999,414	975,126
Transit	-	-	13,842,640	14,004,166	13,842,640	14,004,166
Storm sewer	-	-	796,588	270,883	796,588	270,883
Ames/ISU Ice Arena	-	-	665,247	650,947	665,247	650,947
Homewood Golf Course	-	-	215,211	254,380	215,211	254,380
Resource Recovery	-	-	4,493,593	4,478,297	4,493,593	4,478,297
Total expenses	59,282,497	57,141,642	291,116,020	288,542,090	350,398,517	345,683,732
Increase in net position before transfers	5,339,554	6,003,959	19,247,287	30,734,567	24,586,841	36,738,526
Transfers	(376,965)	(222,839)	376,965	222,839	-	-
Increase in net position	4,962,589	5,781,120	19,624,252	30,957,406	24,586,841	36,738,526
Net position, beginning (as restated)	170,338,134	164,557,014	695,299,710	664,342,304	865,637,844	828,899,318
Net position, ending	\$ 175,300,723	\$ 170,338,134	\$ 714,923,962	\$ 695,299,710	\$ 890,224,685	\$ 865,637,844

The following chart shows revenues by source for governmental activities:



Business-Type Activities. The net position for business-type activities increased by \$19,624,252, accounting for 79.82% of the City's growth during the fiscal year. The majority of this increase is attributable to the hospital; operating margin was 2.06% compared to a budget of 3.0% and investment income was \$5.15 million.

The following chart shows the expenses and related program revenues for the functions of business-type activities:



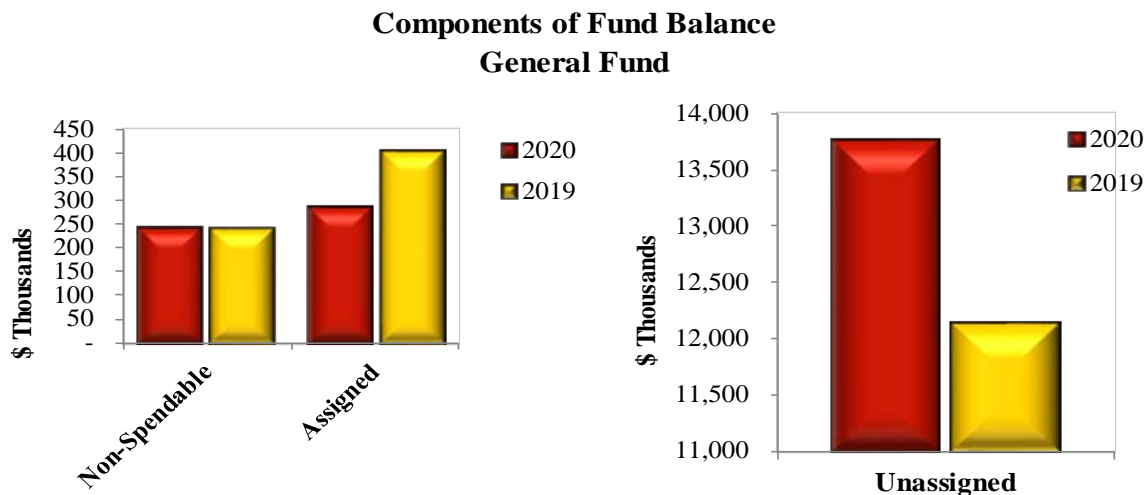
Financial Analysis of Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance that has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City Council.

The City's governmental funds reported combined fund balances of \$57,884,102 at June 30, 2020, an increase of \$7,877,519 from the prior year. Approximately 17.15% of this amount (\$9,927,011) constitutes *unassigned fund balance*, which is available for spending at the City's discretion. The remainder of the fund balance is either *non-spendable, restricted, committed, or assigned* to indicate that it is 1) not in spendable form (\$341,750); 2) legally required to be maintained intact (\$2,017,993); 3) restricted for particular purposes (\$43,100,229); 4) committed for particular purposes (\$2,213,310); or 5) assigned for particular purposes (\$283,809).

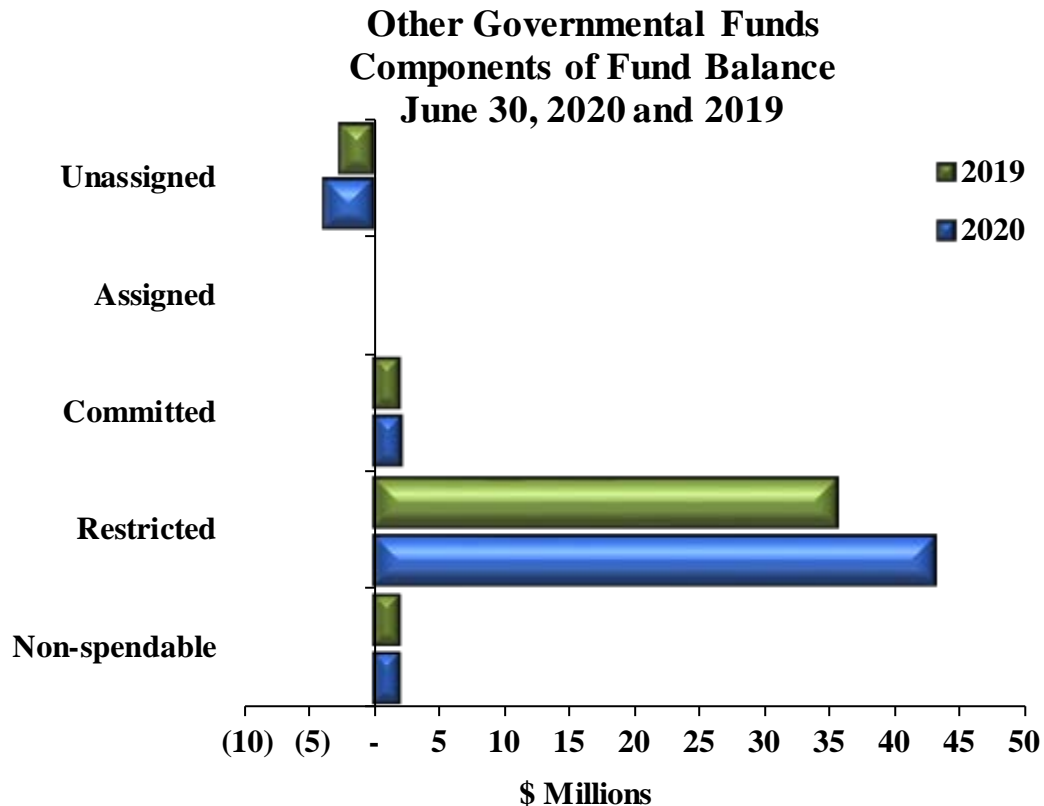
The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$13,768,589, while total fund balance increased by \$1,530,547 to \$14,293,376. The ending fund balance is 44.92% of the fiscal year expenditures, exceeding the City's goal of 20% of expenditures.



The Capital Projects Fund had an increase of \$4,293,401 in fund balance during the fiscal year, which put the overall fund balance at \$20,835,345. Some of the capital projects for the year included safety and access improvements, work on the extension of Grand Avenue and the expansion of Iowa State University Research Park Phase IV, updating the Long-Range Transportation Plan, as well as annual street maintenance and improvement.

The fund balance in the Debt Service Fund is just over \$1.2 million at the end of the fiscal year, an increase of \$279,330 from the prior year, with property taxes and transfers from other funds coming up just short of debt service payments.

The fund balances of other governmental funds increased by \$1,774,241 from the 2019 balances. A large part of this increase is in the Local Option Tax Fund, with a decrease in expenditures due to the timing of projects.



Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The combined net position of the enterprise funds at June 30, 2020, totaled \$703,599,467, of which 50.23% (\$353,393,719) is unrestricted. This is a \$17,159,851, or 2.5%, increase in net position from last fiscal year. The net position of the internal service funds is \$31,747,106, a \$2,032,022 increase in net position. Unrestricted net position accounts for \$21,553,862 (67.89%) of the total internal service fund net position balance.

As in prior years, a majority of the increase in net position is attributable to the hospital (approximately \$9.6 million). The results of hospital operations were favorable with \$4.1 million in operating income. The next highest increase in net position is the electric fund with an increase \$6 million, mainly due to natural gas sales.

Charges for services for the internal service funds increased 1.95% over the prior year, in line with the budget, with operating expenses staying flat.

General Fund Budgetary Highlights

Original Budget Compared to Final Budget. There were three amendments to the City's 2020 budget. The first amendment was approved in September 2019, primarily to reflect carryovers of capital project expenditures from the prior year. The second and third amendments were approved in March and May of 2020 to reflect year-end expenditures and revenues more accurately.

The main source of variation in the General Fund budget is the carryover of funds from fiscal year 2019 for capital projects that were not completed in fiscal year 2019.

Capital Assets and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of June 30, 2020, amounts to \$661,566,890 (net of accumulated depreciation), an increase of \$6,348,473 from prior year capital assets. The investment in capital assets includes land, buildings, infrastructure, plant and distribution systems, machinery, and equipment.

Some of the major capital asset additions include:

- \$718,000 for substation improvements
- \$945,000 for radio system for Story Communication Network System
- \$1.0 million for improvements to the electric system
- \$2.3 million for improvements to the sanitary system
- \$14.3 million for information systems infrastructure upgrades, operating room and radiology equipment, and facility updates

Additional information on the City's capital assets can be found in note IV (E) on pages 54-55 of this report. The following shows capital assets, net of accumulated depreciation.

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	\$ 13,237,769	\$ 13,021,910	\$ 12,671,456	\$ 12,597,856	\$ 25,909,225	\$ 25,619,766
Other non-depreciable assets	1,982,444	1,963,219	-	-	1,982,444	1,963,219
Depreciable assets	164,391,260	168,896,091	435,167,054	431,653,473	599,558,314	600,549,564
Construction in progress	11,566,129	7,543,353	22,550,778	19,542,515	34,116,907	27,085,868
Total	<u>\$ 191,177,602</u>	<u>\$ 191,424,573</u>	<u>\$ 470,389,288</u>	<u>\$ 463,793,844</u>	<u>\$ 661,566,890</u>	<u>\$ 655,218,417</u>

Long-term Debt. At the end of the current fiscal year, the City had \$184,065,038 in outstanding bonded debt, as shown in the following chart. Of this amount, \$68,243,887 is debt backed by the full faith and credit of the government and \$115,821,050 is revenue bonds issued by proprietary funds.

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
General obligation bonds, net	\$ 64,024,953	\$ 62,013,160	\$ 4,219,035	\$ 4,794,742	\$ 68,243,988	\$ 66,807,902
Revenue bonds	-	-	115,821,050	86,967,258	115,821,050	86,967,258
Loans payable	-	-	65,182,044	68,697,475	65,182,044	68,697,475
Total	\$ 64,024,953	\$ 62,013,160	\$ 185,222,129	\$ 160,459,475	\$ 249,247,082	\$ 222,472,635

The City's total debt increased by \$26,774,447 (12.03%) during the current fiscal year. State Revolving Fund loans increased slightly with new borrowings to finish the new water plant, a new bar screening system at the water pollution control facility, and for a sewer pipe and manhole project.

State statutes limit the amount of general obligation debt an Iowa city may issue to five percent (5%) of the actual assessed valuation at January 1, 2018, related to the 2019-2020 fiscal year. The current debt limitation for the City is \$241,870,551. A portion of the outstanding general obligation debt is abated by revenue sources other than the property tax levy. Additional information on the City's long-term debt can be found in note IV (K) on pages 77-84 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The following economic factors were considered in developing the fiscal year 2021 budget:

- The City of Ames MSA employment remains strong and other economic indicators such as retail sales and new construction generally indicate a strong local economy
- A 2% increase in water utility rates and a 5% increase in sewer rates to fund a portion of a capital improvement projects, and estimated operational expenses
- No rate increase in electric, sanitary sewer, or storm water utility rates
- No increase in Resource Recovery per capita subsidy rate or tipping fees, however the dollar amount of the per capita subsidy is expected to increase with population
- A increase in property tax rates from \$10.03 to \$10.15 per \$1,000 of taxable valuation
- A 2.4% increase in the City's support for transit to improve services
- An increase in full-time equivalents by 5.2 positions; with additions in police, fire, animal control, parks and recreation, and public works
- A 3.9% increase in health insurance costs including changes in plan design resulting in the loss of the grandfathered status under the Affordable Care Act. Strong fund balance in the self-insured health insurance fund will help to absorb an fluctuations in claims
- Recovery of local option sales tax due to collection of sales tax for online retail

Requests for Information. This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Finance, 515 Clark Avenue, Ames, Iowa, 50010.

Basic Financial Statements

City of Ames
Statement of Net Position
June 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 36,057,313	\$ 86,505,237	\$ 122,562,550	\$ 2,134,801
Investments	42,066,025	51,630,584	93,696,609	-
Taxes receivable	270,095	-	270,095	-
Special assessments receivable	227,607	-	227,607	-
Accrued interest receivable	222,414	446,076	668,490	-
Accounts receivable, net	498,992	43,108,560	43,607,552	-
Pledges receivable, net	-	-	-	203,210
Intergovernmental receivable	5,120,597	1,294,907	6,415,504	-
Loans receivable	1,846	-	1,846	-
Internal balances	(7,446,458)	7,446,458	-	-
Inventories	171,514	7,821,914	7,993,428	-
Assets held for resale	1,114,441	-	1,114,441	-
Prepaid items	460,524	3,881,894	4,342,418	-
Restricted current assets:				
Cash and cash equivalents	-	1,427,768	1,427,768	-
Investments	-	28,578,642	28,578,642	-
Accrued interest receivable	-	11,458	11,458	-
Total current assets	<u>78,764,910</u>	<u>232,153,498</u>	<u>310,918,408</u>	<u>2,338,011</u>
Non-current assets:				
Investments	-	18,469,323	18,469,323	12,469,470
Succeeding year taxes receivable	31,743,937	-	31,743,937	-
Long-term loans receivable	8,561	-	8,561	-
Long-term special assessments receivable	1,451,827	-	1,451,827	-
Other assets	-	8,123,847	8,123,847	-
Non-depreciable assets	26,786,342	35,222,234	62,008,576	-
Depreciable assets, net of accumulated depreciation	164,391,262	435,167,054	599,558,316	-
Restricted non-current assets:				
Long-term investments	-	278,034,268	278,034,268	-
Total non-current assets	<u>224,381,929</u>	<u>775,016,726</u>	<u>999,398,655</u>	<u>12,469,470</u>
Total assets	<u>303,146,839</u>	<u>1,007,170,224</u>	<u>1,310,317,063</u>	<u>14,807,481</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	-	6,556,955	6,556,955	-
Deferred outflows related to OPEB	418,470	1,048,795	1,467,265	-
Deferred outflows related to pensions	7,570,190	15,005,287	22,575,477	-
Total deferred outflows of resources	<u>7,988,660</u>	<u>22,611,037</u>	<u>30,599,697</u>	<u>-</u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Net Position (continued)
June 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	
LIABILITIES				
Current liabilities:				
Accounts payable	3,677,830	12,413,113	16,090,943	359,803
Accrued payroll	176,181	6,158,541	6,334,722	-
Accrued compensated absences	122,703	566,331	689,034	-
Accrued interest payable	160,451	306,723	467,174	-
Retainage payable	334,695	1,897,106	2,231,801	-
Customer deposits	654,754	929,861	1,584,615	-
Intergovernmental payable	450,651	21,891,390	22,342,041	-
Claims payable	853,621	1,834,028	2,687,649	-
Loans payable	-	3,583,099	3,583,099	-
Bonds payable, net	9,078,302	7,651,406	16,729,708	-
Unearned revenue	304,923	2,352,472	2,657,395	-
Accrued landfill post-closure costs	-	16,155	16,155	-
Total current liabilities	15,814,111	59,600,225	75,414,336	359,803
Non-current liabilities:				
Accrued compensated absences	2,215,927	7,473,175	9,689,102	-
Accrued other post-employment benefits	1,404,343	5,538,994	6,943,337	-
Net pension liability	27,406,407	57,759,972	85,166,379	-
Annuities payable	-	-	-	213,889
Loans payable	-	61,598,945	61,598,945	-
Bonds payable, net	54,946,651	112,388,679	167,335,330	-
Accrued landfill post-closure costs	-	71,348	71,348	-
Total non-current liabilities	85,973,328	244,831,113	330,804,441	213,889
Total liabilities	101,787,439	304,431,338	406,218,777	573,692
DEFERRED INFLOWS OF RESOURCES				
Succeeding year property taxes	31,743,937	-	31,743,937	-
Deferred charge on refunding	17,287	-	17,287	-
Deferred inflows related to OPEB	214,950	987,179	1,202,129	-
Deferred inflows related to pensions	2,071,163	9,438,782	11,509,945	-
Total deferred inflows of resources	34,047,337	10,425,961	44,473,298	-
NET POSITION				
Net investment in capital assets	148,292,299	320,199,338	468,491,637	-
Restricted:				
Expendable for:				
Debt service	1,207,777	30,006,410	31,214,187	-
Capital projects	9,738,103	-	9,738,103	-
Public safety	373,473	-	373,473	-
Employee benefits	329,090	-	329,090	-
Library services	412,832	-	412,832	-
Aquatic center	190,328	-	190,328	-
Community welfare	2,992	-	2,992	-
Housing services	1,130,930	-	1,130,930	-
Economic development	1,433,222	-	1,433,222	-
Community betterment	7,141,834	-	7,141,834	-
Mary Greeley Medical Center	-	-	-	10,158,110
Non-expendable for:				
Perpetual care	1,017,993	-	1,017,993	-
Aquatic center	1,000,000	-	1,000,000	-
Bliss Cancer Endowment Fund	-	-	-	253,390
Unrestricted	3,029,850	364,718,214	367,748,064	3,822,289
Total net position	\$ 175,300,723	\$ 714,923,962	\$ 890,224,685	\$ 14,233,789

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Activities
For the Year Ended June 30, 2020

Functions / Programs:	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
	Expenses	Operating		Capital	Primary Government			Component Unit
		Charges for Services	Grants and Contributions	Grants and Contributions	Governmental Activities	Business-type Activities	Total	
Primary government:								
Governmental activities:								
General government	\$ 3,304,608	\$ 116,999	\$ 13,277	\$ -	\$ (3,174,332)	\$ -	\$ (3,174,332)	\$ -
Public safety	20,956,310	3,865,956	155,716	-	(16,934,638)	-	(16,934,638)	-
Public works	17,259,469	314,576	8,357,504	3,536,671	(5,050,718)	-	(5,050,718)	-
Health and social services	1,463,008	-	-	-	(1,463,008)	-	(1,463,008)	-
Culture and recreation	11,257,074	1,414,160	245,543	-	(9,597,371)	-	(9,597,371)	-
Community and economic development	3,463,620	17,650	318,562	-	(3,127,408)	-	(3,127,408)	-
Interest	1,578,408	-	-	-	(1,578,408)	-	(1,578,408)	-
Total governmental activities	<u>59,282,497</u>	<u>5,729,341</u>	<u>9,090,602</u>	<u>3,536,671</u>	<u>(40,925,883)</u>		<u>(40,925,883)</u>	<u>-</u>
Business-type activities:								
Mary Greeley Medical Center	194,116,951	194,363,177	3,792,303	27,933	-	4,066,462	4,066,462	-
Electric	58,345,295	64,882,140	44,307	-	-	6,581,152	6,581,152	-
Sewer	7,020,822	7,754,405	42,000	781,290	-	1,556,873	1,556,873	-
Water	10,620,259	11,448,309	41,756	35,426	-	905,232	905,232	-
Parking	999,414	797,454	-	-	-	(201,960)	(201,960)	-
Transit	13,842,640	6,735,543	3,892,865	1,149,550	-	(2,064,682)	(2,064,682)	-
Storm sewer	796,588	1,852,740	-	-	-	1,056,152	1,056,152	-
Ice arena	665,247	444,262	-	20,000	-	(200,985)	(200,985)	-
Golf course	215,211	150,549	-	-	-	(64,662)	(64,662)	-
Resource recovery	4,493,593	3,019,801	305,030	-	-	(1,168,762)	(1,168,762)	-
Total business-type activities	<u>291,116,020</u>	<u>291,448,380</u>	<u>8,118,261</u>	<u>2,014,199</u>	<u>-</u>	<u>10,464,820</u>	<u>10,464,820</u>	<u>-</u>
Total primary government	<u>\$ 350,398,517</u>	<u>\$ 297,177,721</u>	<u>\$ 17,208,863</u>	<u>\$ 5,550,870</u>	<u>(40,925,883)</u>	<u>10,464,820</u>	<u>(30,461,063)</u>	<u>-</u>
Component unit:								
Mary Greeley Medical Center Foundation	\$ 1,803,422	\$ -	\$ 1,771,273	\$ -				(32,149)
General revenues:								
Property taxes					32,973,640	-	32,973,640	-
Sales taxes					8,470,509	-	8,470,509	-
Hotel/motel taxes					1,986,157	-	1,986,157	-
Unrestricted grants and contributions					54,366	-	54,366	-
Investment income					2,177,884	8,135,196	10,313,080	108,244
Other income					602,881	647,271	1,250,152	-
Transfers					(376,965)	376,965	-	-
Total general revenues and transfers					<u>45,888,472</u>	<u>9,159,432</u>	<u>55,047,904</u>	<u>108,244</u>
Change in net position					4,962,589	19,624,252	24,586,841	76,095
Net position, beginning as restated					170,338,134	695,299,710	865,637,844	14,157,694
Net position, ending					<u>\$ 175,300,723</u>	<u>\$ 714,923,962</u>	<u>\$ 890,224,685</u>	<u>\$ 14,233,789</u>

The notes to the financial statements are an integral part of this statement.

**City of Ames
Balance Sheet
Governmental Funds
June 30, 2020**

	General	Capital Projects	Debt Service	Total Nonmajor Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 6,414,954	\$ 7,518,434	\$ 607,296	\$ 10,454,103	\$ 24,994,787
Investments	5,473,384	15,768,711	511,542	10,481,030	32,234,667
Taxes receivable	165,225	-	85,619	19,251	270,095
Special assessments receivable	-	227,607	-	-	227,607
Accrued interest receivable	90,471	57,096	3,280	6,776	157,623
Accounts receivable, net	232,246	156,118	-	2,269	390,633
Intergovernmental receivable	161,054	2,804,428	-	2,109,750	5,075,232
Loans receivable	-	-	-	1,846	1,846
Due from other funds	2,469,213	627,809	40	381,208	3,478,270
Inventories	35,056	-	-	60,376	95,432
Property held for resale	-	-	-	1,114,441	1,114,441
Prepaid items	205,922	-	-	40,396	246,318
Succeeding year taxes receivable	19,554,858	-	10,017,246	2,171,833	31,743,937
Long-term loans receivable	-	-	-	8,561	8,561
Long-term special assessments receivable	-	1,451,827	-	-	1,451,827
Total assets	<u>\$ 34,802,383</u>	<u>\$ 28,612,030</u>	<u>\$ 11,225,023</u>	<u>\$ 26,851,840</u>	<u>\$ 101,491,276</u>
LIABILITIES					
Accounts payable	\$ 227,192	\$ 2,500,243	\$ -	\$ 720,809	\$ 3,448,244
Accrued payroll	56,914	14,883	-	90,225	162,022
Retainage payable	-	286,576	-	48,119	334,695
Customer deposits	52,991	-	-	601,763	654,754
Intergovernmental payable	87,624	202,043	-	18,311	307,978
Due to other funds	435,277	297,578	-	1,235,160	1,968,015
Total liabilities	<u>859,998</u>	<u>3,301,323</u>	<u>-</u>	<u>2,714,387</u>	<u>6,875,708</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue:					
Property taxes	19,554,858	-	10,017,246	2,171,833	31,743,937
Special assessments	-	1,679,434	-	-	1,679,434
Hotel/motel taxes	-	-	-	413,801	413,801
Charges for services	19,914	-	-	-	19,914
Licenses and permits	2,783	-	-	-	2,783
Grants	-	2,795,928	-	4,215	2,800,143
Refunds	71,454	-	-	-	71,454
Total deferred inflows of resources	<u>19,649,009</u>	<u>4,475,362</u>	<u>10,017,246</u>	<u>2,589,849</u>	<u>36,731,466</u>
FUND BALANCES					
Non-spendable	240,978	-	-	2,118,765	2,359,743
Restricted	-	23,434,288	1,207,777	18,458,164	43,100,229
Committed	-	964,140	-	1,249,170	2,213,310
Assigned	283,809	-	-	-	283,809
Unassigned	13,768,589	(3,563,083)	-	(278,495)	9,927,011
Total fund balances	<u>14,293,376</u>	<u>20,835,345</u>	<u>1,207,777</u>	<u>21,547,604</u>	<u>57,884,102</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 34,802,383</u>	<u>\$ 28,612,030</u>	<u>\$ 11,225,023</u>	<u>\$ 26,851,840</u>	<u>\$ 101,491,276</u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
June 30, 2020

Amounts reported for governmental activities in the statement of net position (page 26) are different because:

Fund balance - total governmental funds (page 28)	\$ 57,884,102
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	180,984,357
Revenues not collected within 60 days of the end of the fiscal year are not available to pay for current period expenditures and, therefore, are unavailable.	
Hotel/motel tax	118,347
Special assessments	1,679,434
Other revenues	2,894,294
Pension-related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the governmental funds.	
Deferred outflows of resources	7,324,987
Deferred inflows of resources	(1,963,027)
OPEB-related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the governmental funds.	
Deferred outflows of resources	383,175
Deferred inflows of resources	(196,819)
Internal service funds are used by management to charge the costs of fleet management, information services, risk management, and health insurance to individual funds. The assets and liabilities of internal service funds are split between the governmental and business-type activities in the statement of net position.	20,417,791
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
General obligation bonds payable	(60,441,106)
Interest payable on general obligation bonds	(160,451)
Deferred charges on general obligation bonds refunded	(17,287)
Unamortized premiums on the issuance of general obligation bonds	(3,583,847)
Accrued compensated absences	(2,222,835)
Total other post-employment benefits payable	(1,285,899)
Net pension liability	(26,514,494)
Net position of governmental activities	<u><u>\$ 175,300,723</u></u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Revenues, Expenditures, and Changes in Fund Balances
Government Funds
For the Year Ended June 30, 2020

	General	Capital Projects	Debt Service	Total Nonmajor Funds	Total Governmental Funds
REVENUES					
Taxes	\$ 19,382,990	\$ -	\$ 10,222,998	\$ 13,900,500	\$ 43,506,488
Special assessments	-	303,643	-	-	303,643
Licenses and permits	1,856,585	-	-	-	1,856,585
Intergovernmental	464,436	2,442,134	13,277	8,374,050	11,293,897
Charges for services	3,393,686	-	-	19,350	3,413,036
Fines and forfeitures	28,276	-	-	-	28,276
Investment income	770,550	634,575	108,116	65,831	1,579,072
Miscellaneous	546,040	-	-	518,543	1,064,583
Total revenues	<u>26,442,563</u>	<u>3,380,352</u>	<u>10,344,391</u>	<u>22,878,274</u>	<u>63,045,580</u>
EXPENDITURES					
Current:					
General government	2,646,859	149,052	-	235,349	3,031,260
Public safety	19,007,840	-	-	120,076	19,127,916
Public works	1,112,992	-	-	5,619,099	6,732,091
Health and social services	-	-	-	1,463,008	1,463,008
Culture and recreation	8,030,369	-	-	1,223,529	9,253,898
Community and economic development	1,020,290	-	-	2,427,749	3,448,039
Debt service:					
Principal	-	-	8,973,882	-	8,973,882
Interest and fiscal charges	-	-	2,158,844	-	2,158,844
Capital outlay	-	10,072,282	-	2,075,617	12,147,899
Total expenditures	<u>31,818,350</u>	<u>10,221,334</u>	<u>11,132,726</u>	<u>13,164,427</u>	<u>66,336,837</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(5,375,787)</u>	<u>(6,840,982)</u>	<u>(788,335)</u>	<u>9,713,847</u>	<u>(3,291,257)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	9,541,100	163,582	1,067,665	117,950	10,890,297
Transfers out	(2,634,766)	(574,937)	-	(8,057,559)	(11,267,262)
General obligation bonds issued	-	10,520,000	-	-	10,520,000
Premium on general obligation bonds	-	1,025,738	-	-	1,025,738
Total other financing sources (uses)	<u>6,906,334</u>	<u>11,134,383</u>	<u>1,067,665</u>	<u>(7,939,609)</u>	<u>11,168,773</u>
Net change in fund balances	1,530,547	4,293,401	279,330	1,774,238	7,877,516
Fund balances, beginning	<u>12,762,829</u>	<u>16,541,944</u>	<u>928,447</u>	<u>19,773,363</u>	<u>50,006,583</u>
Fund balances, ending	<u>\$ 14,293,376</u>	<u>\$ 20,835,345</u>	<u>\$ 1,207,777</u>	<u>\$ 21,547,601</u>	<u>\$ 57,884,099</u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balances of Government Funds to the Statement of Activities
For the Year Ended June 30, 2020

Amounts reported for governmental activities in the statement of activities (page 26) are different because:

Net changes in fund balances - total governmental funds (page 29)	\$ 7,877,512
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Hotel/motel tax	(75,910)
Special assessments	(269,691)
Other revenues	1,169,373
Contributed capital assets do not provide current financial resources.	154,343
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	10,025,205
Disposals	(58,900)
Depreciation expense	(10,953,108)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Current year premium on issuance of bonds	(1,025,738)
Amortization of bond premiums	560,063
Amortization of deferred charges on refunding debt	23,926
Proceeds from issuance of bonds	(10,520,000)
Principal payments	8,973,882
Interest payments	(3,553)
The change in deferred outflows of resources and deferred inflows of resources is not recorded in the governmental funds.	(1,371,393)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Decrease in accrued compensated absences	(123,817)
Increase in accrued other post-employment benefits	(224,922)
Increase in net pension liability	(722,103)
The internal service funds are used by management to charge the costs of fleet management, information services, risk management, and health insurance to individual funds. The net revenue of certain activities of internal service funds is reported with both governmental and business-type activities.	1,527,416
Changes in net position of governmental activities	\$ 4,962,589

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Net Position
Proprietary Funds
June 30, 2020

	Business-Type Activities						Governmental
	Mary Greeley Medical Center	Electric	Sewer	Water	Other Enterprise Funds	Totals	Internal Service Funds
ASSETS							
Current assets:							
Cash and cash equivalents	\$ 59,159,092	\$ 3,128,341	\$ 5,944,898	\$ 9,451,992	\$ 6,490,605	\$ 84,174,928	\$ 13,392,835
Investments	-	29,845,713	5,283,933	8,659,216	5,760,754	49,549,616	11,912,328
Accrued interest receivable	-	299,986	35,463	58,103	38,708	432,260	78,607
Accounts receivable, net	29,979,811	7,602,340	945,267	1,475,756	3,090,045	43,093,219	123,700
Due from other funds	-	320,997	116,467	143,430	145,257	726,151	616,940
Intergovernmental receivable	-	195,793	-	490	1,098,624	1,294,907	45,365
Inventories	4,104,151	2,892,086	-	475,336	350,341	7,821,914	76,082
Prepaid items	3,761,382	75,283	2,681	11,121	30,589	3,881,056	215,044
Restricted current assets:							
Cash and cash equivalents	-	1,030,776	44,567	352,425	-	1,427,768	-
Investments	28,578,642	-	-	-	-	28,578,642	-
Interest receivable	11,458	-	-	-	-	11,458	-
Total current assets	<u>125,594,536</u>	<u>45,391,315</u>	<u>12,373,276</u>	<u>20,627,869</u>	<u>17,004,923</u>	<u>220,991,919</u>	<u>26,460,901</u>
Non-current assets:							
Investments	-	18,469,323	-	-	-	18,469,323	-
Other assets	8,123,847	-	-	-	-	8,123,847	-
Capital assets:							
Land	4,470,719	2,223,783	1,918,772	1,647,985	2,410,197	12,671,456	-
Land improvements	1,495,922	-	-	-	5,631,755	7,127,677	192,433
Plant and distribution systems	-	212,107,020	94,184,082	123,236,688	-	429,527,790	-
Buildings	252,580,546	-	-	-	39,825,341	292,405,887	884,494
Equipment	130,921,661	-	-	-	38,983,252	169,904,913	20,689,694
Construction in progress	3,292,382	11,915,842	3,350,182	2,841,994	1,150,378	22,550,778	-
Less accumulated depreciation	(206,481,958)	(130,099,299)	(56,390,005)	(23,199,157)	(47,628,794)	(463,799,213)	(11,573,377)
Restricted non-current assets:							
Investments	<u>278,034,268</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>278,034,268</u>	<u>-</u>
Total non-current assets	<u>472,437,387</u>	<u>114,616,669</u>	<u>43,063,031</u>	<u>104,527,510</u>	<u>40,372,129</u>	<u>775,016,726</u>	<u>10,193,244</u>
Total assets	<u>598,031,923</u>	<u>160,007,984</u>	<u>55,436,307</u>	<u>125,155,379</u>	<u>57,377,052</u>	<u>996,008,645</u>	<u>36,654,145</u>
DEFERRED OUTFLOWS OF RESOURCES							
Deferred charge on refunding	6,556,955	-	-	-	-	6,556,955	-
Deferred outflows related to OPEB	721,887	139,870	38,231	43,761	104,362	1,048,111	35,979
Deferred outflows related to pensions	12,104,324	688,386	209,534	210,523	1,769,691	14,982,458	268,032
	<u>19,383,166</u>	<u>828,256</u>	<u>247,765</u>	<u>254,284</u>	<u>1,874,053</u>	<u>22,587,524</u>	<u>304,011</u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Net Position (continued)
Proprietary Funds
June 30, 2020

	Business-Type Activities					Governmental Activities	
	Mary Greeley Medical Center	Electric	Sewer	Water	Other Enterprise Funds	Totals	Internal Service Funds
LIABILITIES							
Current liabilities:							
Accounts payable	8,148,107	3,153,545	216,180	563,362	275,809	12,357,003	285,694
Accrued payroll	5,797,428	138,957	4,920	28,285	188,951	6,158,541	14,159
Accrued compensated absences	477,956	37,714	6,536	11,596	32,364	566,166	6,725
Due to other funds	-	486,475	343,229	295,085	395,452	1,520,240	1,328,285
Claims payable	612,077	-	-	-	-	612,077	2,075,572
Retainage payable	992,647	544,473	200,442	139,831	19,713	1,897,106	-
Customer deposits	-	929,861	-	-	-	929,861	-
Accrued interest	142,588	45,899	15,856	100,681	1,699	306,723	-
Loans payable	114,099	-	424,000	3,045,000	-	3,583,099	-
Intergovernmental payable	21,688,891	102,749	5,506	29,634	61,573	21,888,353	145,711
Accrued landfill post-closure costs	-	-	-	-	16,155	16,155	-
Bonds payable, net	6,177,910	841,998	343,060	142,583	145,855	7,651,406	-
Unearned revenue	-	-	1,541,773	802,103	8,596	2,352,472	9,470
Total current liabilities	<u>44,151,703</u>	<u>6,281,671</u>	<u>3,101,502</u>	<u>5,158,160</u>	<u>1,146,167</u>	<u>59,839,202</u>	<u>3,865,616</u>
Non-current liabilities:							
Accrued compensated absences	5,959,308	644,644	108,151	208,476	550,782	7,471,362	111,048
Accrued other post-employment benefits	4,441,917	469,393	128,299	146,858	350,225	5,536,692	120,746
Net pension liability	47,494,363	2,334,773	752,735	729,690	6,380,063	57,691,624	960,261
Loans payable	323,281	-	5,115,927	56,159,737	-	61,598,945	-
Accrued landfill post-closure costs	-	-	-	-	71,348	71,348	-
Bonds payable, net	103,150,851	5,823,888	2,182,697	628,599	602,644	112,388,679	-
Total non-current liabilities	<u>161,369,720</u>	<u>9,272,698</u>	<u>8,287,810</u>	<u>57,873,360</u>	<u>7,955,062</u>	<u>244,758,650</u>	<u>1,192,055</u>
Total liabilities	<u>205,521,423</u>	<u>15,554,369</u>	<u>11,389,312</u>	<u>63,031,520</u>	<u>9,101,229</u>	<u>304,597,852</u>	<u>5,057,671</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred inflows related to OPEB	819,243	71,854	19,639	22,480	53,612	986,828	18,482
Deferred inflows related to pensions	7,898,157	406,002	123,497	113,808	870,557	9,412,021	134,897
	<u>8,717,400</u>	<u>477,856</u>	<u>143,136</u>	<u>136,288</u>	<u>924,169</u>	<u>10,398,849</u>	<u>153,379</u>
NET POSITION							
Net investment in capital assets	110,478,923	89,481,460	35,593,077	45,022,248	39,623,630	320,199,338	10,193,244
Restricted for debt service	28,578,642	1,030,776	44,567	352,425	-	30,006,410	-
Unrestricted	264,118,701	54,291,779	8,513,980	16,867,182	9,602,077	353,393,719	21,553,862
Total net position	<u>\$ 403,176,266</u>	<u>\$ 144,804,015</u>	<u>\$ 44,151,624</u>	<u>\$ 62,241,855</u>	<u>\$ 49,225,707</u>	<u>703,599,467</u>	<u>\$ 31,747,106</u>
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time						<u>11,324,487</u>	
Net position of business-type activities						<u>\$ 714,923,962</u>	

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities					Governmental Activities	
	Mary Greeley Medical Center	Electric	Sewer	Water	Other Enterprise Funds	Totals	Internal Service Funds
Operating revenues:							
Charges for services	\$ 198,155,472	\$ 64,882,140	\$ 7,754,405	\$ 11,448,309	\$ 13,000,349	\$ 295,240,675	\$ 19,822,465
Operating expenses:							
Cost of goods and services	138,326,273	52,186,354	4,835,536	6,581,835	15,455,292	217,385,290	16,713,887
Administration	39,170,784	1,259,157	371,591	422,325	2,250,587	43,474,444	-
Depreciation	16,582,401	4,920,459	1,697,000	2,452,862	3,452,574	29,105,296	1,452,068
Total operating expenses	194,079,458	58,365,970	6,904,127	9,457,022	21,158,453	289,965,030	18,165,955
Operating income (loss)	4,076,014	6,516,170	850,278	1,991,287	(8,158,104)	5,275,645	1,656,510
Non-operating revenues (expenses):							
Intergovernmental	-	-	42,000	-	3,827,592	3,869,592	-
Reimbursements	-	44,307	-	41,756	370,303	456,366	-
Investment income	5,515,051	1,454,698	312,060	556,325	297,062	8,135,196	598,629
Interest expense	-	(177,212)	(175,171)	(1,240,974)	(17,099)	(1,610,456)	-
Gain (loss) on disposal of capital assets	(37,492)	-	-	(2,820)	-	(40,312)	(223,117)
Miscellaneous	-	300,160	123,056	124,857	99,198	647,271	-
Total non-operating revenues (expenses)	5,477,559	1,621,953	301,945	(520,856)	4,577,056	11,457,657	375,512
Income (loss) before capital contributions and transfers	9,553,573	8,138,123	1,152,223	1,470,431	(3,581,048)	16,733,302	2,032,022
Capital contributions	27,933	-	781,290	35,426	1,169,550	2,014,199	-
Transfers in	-	-	-	-	2,520,205	2,520,205	-
Transfers out	-	(2,143,240)	-	-	-	(2,143,240)	-
Change in net position	9,581,506	5,994,883	1,933,513	1,505,857	108,707	19,124,466	2,032,022
Net position, beginning as restated	393,594,760	138,809,132	42,218,111	60,735,998	49,117,000		29,715,084
Net position, ending	<u>\$ 403,176,266</u>	<u>\$ 144,804,015</u>	<u>\$ 44,151,624</u>	<u>\$ 62,241,855</u>	<u>\$ 49,225,707</u>		<u>\$ 31,747,106</u>
Adjustment for the net effect of the current year activity between the internal service funds and the enterprise funds						<u>504,606</u>	
Change in net position of business-type activities						<u>\$ 19,624,244</u>	

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities					Governmental Activities	
	Mary Greeley Medical Center	Electric	Sewer	Water	Other Enterprise Funds	Totals	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from customers	\$ 205,388,209	\$ 64,733,517	\$ 8,304,915	\$ 11,186,392	\$ 13,281,708	\$ 302,894,741	\$ 20,522,063
Other receipts	10,703,368	-	-	-	-	10,703,368	-
Payments to suppliers	(84,661,601)	(42,162,037)	(1,322,322)	(2,180,372)	(4,287,588)	(134,613,920)	(12,969,540)
Payments to employees	(93,945,463)	(10,146,006)	(2,159,991)	(3,224,018)	(11,093,502)	(120,568,980)	(2,049,049)
Payments to other funds for services provided	-	(2,271,721)	(2,241,457)	(1,233,313)	(1,832,350)	(7,578,841)	193,258
Net cash provided by (used for) operating activities	37,484,513	10,153,753	2,581,145	4,548,689	(3,931,732)	50,836,368	5,696,732
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES							
Operating grants	-	-	42,000	-	3,827,592	3,869,592	-
Reimbursements	-	44,307	-	41,756	370,303	456,366	-
Miscellaneous	-	300,160	123,056	124,857	99,198	647,271	-
Transfers in	-	-	-	-	2,520,205	2,520,205	-
Transfers out	-	(2,143,240)	-	-	-	(2,143,240)	-
Net cash provided by (used for) non-capital financing activities	-	(1,798,773)	165,056	166,613	6,817,298	5,350,194	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Acquisition and construction of capital assets	(19,486,097)	(7,914,990)	(3,761,215)	(2,819,061)	(2,424,099)	(36,405,462)	(2,260,675)
Proceeds from the sale of capital assets	29,169	-	-	-	-	29,169	-
Proceeds from the issuance of bonds	35,000,000	174,896	53,597	53,597	-	35,282,090	-
Principal paid on capital debt	(4,819,099)	(720,000)	(297,883)	(348,235)	(140,000)	(6,325,217)	-
Interest paid on capital debt	(3,675,913)	(245,306)	(89,806)	(38,379)	(23,188)	(4,072,592)	-
Principal paid on loans	-	-	(415,332)	(2,986,000)	-	(3,401,332)	-
Interest paid on loans	-	-	(119,105)	(1,243,815)	-	(1,362,920)	-
Capital contributions	27,933	-	727,170	-	1,169,550	1,924,653	-
Net cash used for capital and related financing activities	7,075,993	(8,705,400)	(3,902,574)	(7,381,893)	(1,417,737)	(14,331,611)	(2,260,675)
CASH FLOWS FROM INVESTING ACTIVITIES							
Purchase of investments	(144,343,393)	(33,836,792)	(434,332)	(1,094,951)	(2,404,071)	(182,113,539)	(4,074,580)
Proceeds from sale of investments	139,259,496	31,367,209	822,600	2,073,773	1,560,415	175,083,493	2,151,379
Interest on investments	7,207,756	1,390,696	315,876	563,986	292,166	9,770,480	585,891
Net cash provided by (used for) investing activities	2,123,859	(1,078,887)	704,144	1,542,808	(551,490)	2,740,434	(1,337,310)
Net increase (decrease) in cash and cash equivalents	46,684,365	(1,429,307)	(452,229)	(1,123,783)	916,339	44,595,385	2,098,747
Cash and cash equivalents, beginning	12,474,727	4,557,982	6,396,519	10,575,715	5,574,266	39,579,209	11,294,089
Cash and cash equivalents, ending	59,159,092	3,128,675	5,944,290	9,451,932	6,490,605	84,174,594	13,392,836
Plus: beginning amount reported in restricted assets	-	1,030,442	45,175	352,485	-	1,428,102	-
Less: ending amount reported in restricted assets	-	1,030,776	44,567	352,425	-	1,427,768	-
Cash and cash equivalents, ending - statement of net position	\$ 59,159,092	\$ 3,128,341	\$ 5,944,898	\$ 9,451,992	\$ 6,490,605	\$ 84,174,928	\$ 13,392,835

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Cash Flows (continued)
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities					Governmental Activities	
	Mary Greeley Medical Center	Electric	Sewer	Water	Other Enterprise Funds	Totals	Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:							
Operating income (loss)	\$ 4,076,014	\$ 6,516,170	\$ 850,278	\$ 1,991,287	\$ (8,158,104)	\$ 5,275,645	\$ 1,656,510
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:							
Depreciation expense	16,582,401	4,920,459	1,697,000	2,452,862	3,452,574	29,105,296	1,452,068
Interest expense	3,883,594	-	-	-	-	3,883,594	-
(Increase) decrease in accounts receivable	(4,170,764)	(318,225)	(84,271)	(282,161)	(2,043,631)	(6,899,052)	211,753
(Increase) decrease in due from other funds	-	(102,384)	(65,111)	(624)	164,280	(3,839)	473,567
(Increase) decrease in intergovernmental receivable	-	277,876	341,989	(490)	2,160,914	2,780,289	4,808
(Increase) decrease in inventories	(476,428)	(294,202)	-	(147,997)	(7,327)	(925,954)	10,686
(Increase) decrease in prepaid items	(1,015,432)	(36,796)	(2,656)	(4,635)	(17,172)	(1,076,691)	(49,932)
(Increase) decrease in deferred outflows of resources	1,629,554	(20,220)	(6,731)	(1,133)	140,932	1,742,402	(313)
Increase (decrease) in accounts payable	(2,022,002)	(1,372,990)	(370,452)	388,953	109,042	(3,267,449)	48,063
Increase (decrease) in accrued payroll	(2,693,201)	10,366	(3,478)	3,565	3,380	(2,679,368)	(1,806)
Increase (decrease) in accrued compensated absences	131,554	66,062	(9,139)	(9,058)	14,803	194,222	17,038
Increase (decrease) in due to other funds	-	127,520	(123,049)	(55,260)	(67,985)	(118,774)	1,034,401
Increase (decrease) in claims payable	(128,294)	-	-	-	-	(128,294)	653,371
Increase (decrease) in retainage payable	-	241,358	(61,797)	109,899	9,986	299,446	-
Increase in customer deposits	-	(5,890)	-	-	-	(5,890)	-
Increase in accrued interest on customer deposits	-	(1,355)	-	-	-	(1,355)	-
Increase (decrease) in intergovernmental payable	21,688,891	(87,703)	(2,240)	4,763	8,574	21,612,285	112,940
Decrease in accrued landfill post-closure costs	-	-	-	-	(4,158)	(4,158)	-
Increase (decrease) in unearned revenue	-	-	357,903	21,358	(204)	379,057	9,470
Increase (decrease) in post-employment benefits	(22,211)	82,104	22,441	25,688	61,258	169,280	21,120
Increase (decrease) in pension liability	(3,942,201)	(167,064)	(43,795)	(60,337)	(365,593)	(4,578,990)	(50,567)
Increase in deferred inflows of resources	3,963,038	318,667	84,253	112,009	606,699	5,084,666	93,556
Total adjustments	33,408,499	3,637,583	1,730,867	2,557,402	4,226,372	45,560,723	4,040,223
Net cash provided by (used for) operating activities	<u>\$ 37,484,513</u>	<u>\$ 10,153,753</u>	<u>\$ 2,581,145</u>	<u>\$ 4,548,689</u>	<u>\$ (3,931,732)</u>	<u>\$ 50,836,368</u>	<u>\$ 5,696,732</u>
Schedule of non-cash capital and related financing activities:							
Capital asset contributions	\$ -	\$ -	\$ 54,120	\$ 35,426	\$ -	\$ 89,546	\$ -

The notes to the financial statements are an integral part of this statement.

City of Ames
Statement of Fiduciary Assets and Liabilities
Fiduciary Funds
June 30, 2020

	Agency Funds
ASSETS	
Cash and cash equivalents	\$ 237,084
Investments	105,771
Intergovernmental receivable	905
Accounts receivable, net	-
Total assets	\$ 343,760
 LIABILITIES	
Accounts payable	\$ 13,250
Intergovernmental payable	330,510
Total liabilities	\$ 343,760

The notes to the financial statements are an integral part of this statement.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component unit. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other non-exchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

B. Reporting entity

The City of Ames, Iowa (City) was incorporated in 1864 under the laws of the State of Iowa, later amended in July 1975 under the Home Rule City Act. The City is a municipal corporation governed by an elected mayor and six-member governing council. The accompanying financial statements present the government and its component units, for which the City is considered financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Blended component unit. The City is the sole owner of a non-profit, municipal hospital, Mary Greeley Medical Center (hospital). A separately elected board of trustees governs the hospital's daily operations. The powers of the trustees are established by City ordinance, which limits both the separate legal standing and fiscal independence of the hospital. The hospital is reported as a blended component unit (an enterprise fund) under Governmental Accounting Standards Board (GASB) Statement No. 80, *Blending Requirements for Certain Component Units*. Financial statements for the hospital are available at Mary Greeley Medical Center, 1111 Duff Avenue, Ames, Iowa, 50010.

Discretely presented component unit. The Mary Greeley Medical Center Foundation (foundation) is a legally separate component unit of the hospital. A majority of resources, and income thereon, which the foundation holds and invests, are restricted to the activities of the hospital by the donors. The foundation's financial statements are available at Mary Greeley Medical Center, 1111 Duff Avenue, Ames, Iowa, 50010.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and certain internal service funds, while business-type activities incorporate data from the government's enterprise funds and the remaining portion of the internal service funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the City has one discretely presented component unit. While it is not considered a major component unit, it is nevertheless shown in a separate column in the government-wide financial statements.

Generally, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the inter-fund services provided and other charges between the business-type functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds. Separate statements for each fund category - governmental, proprietary, and fiduciary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *General Fund*, the City's primary operating fund, accounts for all financial resources of the general government, except those accounted for in another fund.

The *Capital Projects Fund* accounts for the acquisition and construction of the City's capital facilities, other than those financed by proprietary funds.

The *Debt Service Fund* is used to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term obligations of governmental funds.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

D. Basis of presentation – fund financial statements (continued)

The City reports the following major enterprise funds:

The *Mary Greeley Medical Center Fund* accounts for the operation of a municipally owned, full-service medical care hospital.

The *Electric Fund* accounts for the operation of a municipally owned electric plant, which generates and distributes electrical power to residents of the City and some contiguous areas.

The *Sewer Fund* accounts for the activities related to the operation of a sanitary distribution system and the sewer treatment plant.

The *Water Fund* accounts for the operation of the City-owned water plant, which provides water services to residents of the City and some contiguous areas.

Additionally, the City reports the following fund types:

Internal service funds account for the fleet services, information services, risk management, and health insurance for City employees. These services are provided to other departments and agencies of the City on a cost-reimbursement basis.

Agency funds account for payroll tax withholdings and employee flexible benefits collected by the City on behalf of individuals, private organizations, and other governments.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year-end are reported as due from/to other funds. While these balances are reported in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and some internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds and some internal service funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In the fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as a transfer in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as a transfer in the business-type activities column.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

D. Basis of presentation – fund financial statements (continued)

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable within the current fiscal period is considered revenue of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred, all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered measurable and available only when cash is received by the government.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

E. Measurement focus and basis of accounting (continued)

The proprietary funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. The agency funds have no measurement focus but utilize the *accrual basis of accounting* for reporting its assets and liabilities.

F. Budgetary information

1. Budgetary basis of accounting

State law mandates that annual budgets for funds other than agency and internal service funds be certified to the County Auditor no later than March 31 preceding the fiscal year beginning July 1.

The review and adoption of an annual budget is handled in accordance with state laws, as there is no City ordinance governing the budget process. Preliminary review of all operating budget requests is conducted by the City Manager at a City government function level. A five-year capital improvements plan is prepared annually, and the first-year portion of the plan is considered as the capital improvements projects budget for the annual budget. The City Manager's budget, considered as a plan of financial operation along with proposed sources of revenues, is presented to the City Council at least six weeks prior to certification. The Council holds hearings with the City Manager, Budget Officer, department heads, and boards and commissions, as well as the public prior to adopting the budget.

Amendments to the budget are considered three times per year, only if revenue sources are available (i.e., unanticipated revenues or budget surpluses). There can be no additional levy of property taxes. The actual amendment process, as prescribed by state law, is identical to the procedures followed for the original budget, including certification. The budgeted amounts presented in the required supplementary information reflect the original and the revised budget.

Budgets are monitored throughout the fiscal year by function, especially by major classifications such as personnel, capital, contractual, and commodities expenditures. Special revenue funds are budgeted at the aggregate fund level. Monthly reports are prepared by function, and major deviations by classification within a function must be approved by the City Manager. The legal level of control (the level on which expenditures may not legally exceed appropriations) is the function level for all budgeted funds in total. The budgetary comparison and related disclosures are reported as required supplementary information.

The City prepares its budget on a basis consistent with accounting principles generally accepted in the United States of America, except that the enterprise funds do not budget depreciation expense and do budget for debt service expenditures and capital outlay. Internal service funds are not budgeted.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

F. Budgetary information (continued)

1. Budgetary basis of accounting (continued)

Appropriations in all budgeted funds lapse at the end of the fiscal year, even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to ensure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year-end, valid outstanding encumbrances roll forward and become part of the subsequent year's budget.

2. Excess of expenditures over appropriations

No expenditures exceeded appropriations for the year ended June 30, 2020.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Investments of the City are reported at fair value (generally based on quoted market prices).

3. Inventories and prepaid items

Inventories are maintained on a perpetual basis. Materials, supplies, medical supplies, and drugs are priced at an average cost. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased. Real estate held for resale is priced at cost.

Certain payments to vendors reflect costs applicable to future accounting periods and show as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

4. Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, traffic signals, bridges, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the City chose to include all such items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs, which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at acquisition value, which is the price that would have been paid to acquire a capital asset with equivalent service potential.

Land, public art, and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the City are depreciated using the straight-line method over the following estimated useful lives:

Capital Asset Class	Life in Years
Buildings	25-45
Improvements	20-40
Machinery and Equipment	3-50
General Infrastructure	15-50
Plant and Distribution System	25-50

5. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position applicable to a future period(s) and is *not* recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows of resources for unrecognized items not yet charged

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

5. *Deferred outflows/inflows of resources (continued)*

to pension and OPEB expense and pension contributions from the employer after the measurement date but before the end of the employer's reporting period. The City also reports deferred charges on refunding in this category, which results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position applicable to a future period(s) and is recognized as an inflow of resources (revenue) until that time. The governmental funds report unavailable revenues from six sources: property taxes, special assessments, hotel/motel taxes, charges for services, grants, and refunds. The government-wide statement of net position reports unavailable revenues from property taxes, changes resulting from assumptions made in the actuarial valuations for pensions and OPEB, and deferred charges on refunding. These amounts are recognized as an inflow of resources in the period that the amounts become available.

6. *Pensions*

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI) and additions to/deductions from IPERS's/MFPRSI's fiduciary net position have been determined on the same basis as they are reported by IPERS/MFPRSI. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability attributable to the governmental activities will be paid primarily by the General Fund.

7. *Total other post-employment benefits (OPEB) liability*

For purposes of measuring total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information has been determined based on the City's actuarial reports. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the General Fund.

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

G. Assets, liabilities, deferred outflows/inflows or resources, and net position/fund balance (continued)

8. *Net position flow assumption*

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position.

9. *Fund balance flow assumptions*

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

10. *Fund balance policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has authorized the Finance Director to assign fund balance through the approval of the annual budget. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's

City of Ames
Notes to the Financial Statements
June 30, 2020

I. Summary of significant accounting policies (continued)

H. Revenues and expenditures/expenses (continued)

4. *Compensated absences (continued)*

appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

H. Revenues and expenditures/expenses

1. *Program revenues*

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than program revenues.

2. *Property taxes*

Property taxes are attached as an enforceable lien on real property and are levied on July 1 prior to the fiscal year for which they are to be collected. The tax levy is divided into two billings with one-half due September 30 and the other half due March 31.

3. *Net patient service revenue*

Net patient service revenue of the hospital is reported at the estimated net realizable amounts from patients, third-party payers, and others for services rendered. Retroactive adjustments under reimbursement agreements with third-party payers are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined. Net patient service revenue is reported net of provision for bad debts, which the hospital also refers to as uncompensated care.

4. *Compensated absences*

The City's policy permits employees to accumulate earned but unused vacation and compensatory time benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured because of employee resignations or

**City of Ames
Notes to the Financial Statements
June 30, 2020**

I. Summary of significant accounting policies (continued)

H. Revenues and expenditures/expenses (continued)

4. *Compensated absences (continued)*

retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Sick leave. Accumulated sick leave in excess of 720 hours may be paid out at 25% of the accumulated hours upon retirement only.

5. *Proprietary funds operating and non-operating revenues and expenses*

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise and internal service funds are charges to customers for sales and services. Operating expenses for enterprise and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

II. Reconciliation of government-wide and fund financial statements

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

The governmental fund balance sheet includes a reconciliation between *fund balance - total governmental funds* and *net position of governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that, "Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds." The details of this \$180,984,357 are as follows:

Land	\$ 13,237,769
Land improvements	1,384,118
Public art collection	598,326
Construction in progress	11,566,129
Buildings	37,129,183
Less: accumulated depreciation	(10,985,978)
Equipment	9,509,728
Less: accumulated depreciation	(6,010,660)
Infrastructure	270,939,321
Less: accumulated depreciation	(146,383,579)
Net adjustment to increase <i>fund balance - total governmental funds</i> to arrive at <i>net position in governmental activities</i>	\$ 180,984,357

**City of Ames
Notes to the Financial Statements
June 30, 2020**

II. Reconciliation of government-wide and fund financial statements (continued)

A. Explanation of certain difference between the governmental fund balance sheet and the government-wide statement of net position (continued)

Another element of that reconciliation explains, "Internal service funds are used by management to charge the costs of fleet management, information services, risk management, and health insurance to individual funds. The assets and liabilities of internal service funds are split between the governmental and business-type activities in the statement of net position." The details of this \$20,417,791 are as follows:

Net position of the internal service funds	\$31,747,106
Less: Internal payable representing charges in excess of cost to business-type activities - prior years	(10,824,709)
Less: Internal payable representing charges in excess of cost to business-type activities - current year	(504,606)
	\$20,417,791

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances - total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation states that, "The internal service funds are used by management to charge the costs of fleet management, information services, risk management, and health insurance to individual funds. The net revenue of certain activities of internal service funds is reported with both governmental and business-type activities." The details of this \$1,527,416 are as follows:

Change in net position of the internal service funds	\$ 2,032,022
Less: gain from charges to business-type activities	(504,606)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ 1,527,416

III. Stewardship, compliance, and accountability

A. Violations of legal or contractual provisions

As stated in Note I(F)(2), *Excess of expenditures over appropriations*, there were no budgetary violations that occurred in the fiscal year ended June 30, 2020.

City of Ames
Notes to the Financial Statements
June 30, 2020

III. Stewardship, compliance, and accountability (continued)

B. Deficit fund equity

At June 30, 2020, the TIF fund, a non-major special revenue fund, had a deficit fund balance of \$179,266. The incremental property tax revenue will increase in future years to offset the transfers to the Debt Service Fund and reverse the deficit.

The FEMA fund had a deficit fund balance of \$99,228 at June 30, 2020. The deficit was due to expenses incurred during the fiscal year as a result of the COVID pandemic. The offset will occur in future years with the award of federal grants issued to recover from the impacts of COVID.

IV. Detailed notes on all activities and funds

A. Cash deposits with financial institutions

Custodial credit risk - deposits. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk. As of June 30, 2020, the City's deposits were entirely covered by federal depository insurance or collateralized in accordance with Chapter 12c of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds. The amount of pledged collateral is based on an approved method for non-interest-bearing deposits and the actual current balance for interest-bearing deposits. Depositories using this method report the adequacy of their pooled collateral covering uninsured deposits to the State Treasurer, who does not confirm the information with the City. Because of the inability to measure the exact amounts of collateral pledged for the City under this method, the potential exists for under collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer enforces strict standards of financial stability for each depository that collateralizes public deposits.

B. Investments

The following table identifies the investment types that are authorized for the City by its investment policy. The hospital is guided in the selection of security investments by Chapters 12b and 12c of the Code of Iowa and policy, as approved by the board of trustees. The City's investment policy classifies certificates of deposit (CDs) as investments and all CDs purchased by the City are non-negotiable. However, under generally accepted accounting principles (GAAP), non-negotiable CDs are cash deposits instead of investments. The table also identifies certain provisions of the investment policy that address interest rate risk, credit risk, and concentration of credit risk.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

B. Investments (continued)

Authorized Investment Type	Maximum Maturity for Operating Funds (Days)	Maximum Maturity for Non-Operating Funds (Years)	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Agency securities	397	7	n/a	n/a
Certificates of deposit	397	7	n/a	n/a
Prime banker's acceptances	270	270 days	10%	5%
Commercial paper	270	270 days	10%	5%
Repurchase agreements	397	7	n/a	n/a
Joint investment trusts	397	7	n/a	n/a
Warrants of improvement certificates of a levee or drainage district	397	7	n/a	n/a
U.S. Treasury obligations	17 years	n/a	n/a	n/a
Corporate debt securities	n/a	30	n/a	5%

At June 30, 2020, the City had the following investments:

Investment Type	Fair Value	Maturity
U.S. Agency coupon securities	\$ 57,316,374	08/13/20-06/12/26
U.S. Treasury obligations	52,300,243	07/15/20-05/31/23
Commercial paper	2,991,870	8/31/2020
Municipal bonds	62,825	02/01/24-02/15/24
Mutual funds	305,485,963	n/a
Corporate debt	727,338	07/01/20-09/06/29
	<u>\$ 418,884,613</u>	

The City categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

B. Investments (continued)

All of the City's investments are valued using level 1 inputs, except for U.S. Agencies and U.S. Treasuries, which are valued by the custodians of the securities using pricing models based on credit quality, time to maturity, stated interest rates, and market-rate assumptions (level 2 inputs). There have been no changes in valuation methodologies at June 30, 2020 compared to June 30, 2019.

Interest rate risk. One of the ways that the City manages exposure to interest rate risk is by purchasing a combination of short- and long-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing, or coming close to maturity, evenly over time as necessary to provide the cash flow and liquidity needed for operations. Investments are purchased with the intent to hold until maturity.

The following provides information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations:

Investment Type	Fair Value	Remaining Maturity			
		12 Months or Less	13 - 24 Months	25-60 Months	More Than 60 Months
U.S. Agency coupon securities	\$ 57,316,374	\$ 29,739,825	\$ 25,344,199	\$ 2,162,140	\$ 70,210
U.S. Treasury obligations	52,300,243	24,771,959	17,953,593	9,574,691	-
Commercial paper	2,991,870	2,991,870	-	-	-
Municipal bonds	62,825	-	-	62,825	-
Mutual funds	305,485,963	305,485,963	-	-	-
Corporate debt	727,338	134,783	83,212	242,328	267,015
	<u>\$418,884,613</u>	<u>\$363,124,400</u>	<u>\$ 43,381,004</u>	<u>\$ 12,041,984</u>	<u>\$ 337,225</u>

Credit risk. The City will minimize credit risk by using the following measures:

1. Limiting investments to those authorized by the investment policy,
2. Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with whom the City will do business,
3. Diversifying the investment portfolio by agency and issuer so that potential losses on individual securities can be minimized, and
4. Holding a minimum of 5% of the total portfolio in highly marketable, short-term treasuries, checking accounts with interest, government pooled accounts, or a combination of all three.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

B. Investments (continued)

The following shows the actual ratings as of June 30, 2020, for each investment type:

Investment Type	Fair Value	Rating
U.S. Agency coupon securities	\$ 57,316,374	AAA
U.S. Treasury obligations	52,300,243	not rated
Commercial paper	2,991,870	A1/P1
Municipal bonds	62,825	AAA-AA1
Mutual funds	305,485,963	not rated
Corporate debt	727,338	AA1-BAA
	<u>\$418,884,613</u>	

Concentration of credit risk. The City's investment policy provides limitations on the amount that can be invested in any one issuer, which is approved by City Council. Investments in any one issuer that represent 5% or more of total City investments are as follows:

Issuer	Investment Type	Amount	Percent of Portfolio
Federal Home Loan Bank	U.S. agency securities	23,232,577	5.55%
United States Treasury	U.S. agency securities	52,300,243	12.49%

Custodial credit risk - investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The following outlines the requirements in the City's investment policy to limit the exposure to custodial credit risk for deposits or investments:

1. All trades, where applicable, will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds. Securities will be held by a third-party custodian as evidenced by safekeeping receipts,
2. City investment officials shall be bonded to protect loss of public funds against possible embezzlement and/or malfeasance, and

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

B. Investments (continued)

3. The Investment Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. The internal controls shall address the following points:
 - a. Control of collusion,
 - b. Separation of transaction authority from accounting and record keeping,
 - c. Custodial safekeeping,
 - d. Delivery versus payment,
 - e. Clear delegation of authority, and
 - f. Confirmation of transactions for investments and wire transfers.

As of June 30, 2020, the City's investments in the following were held by the same third-party custodian that was used by the City to buy the securities and evidenced by safekeeping receipts:

Issuer	Investment Type	Amount
Federal National Mortgage Association	U.S. agency securities	\$ 11,099,339
Federal Home Loan Mortgage Co.	U.S. agency securities	6,654,286
Federal Home Loan Bank	U.S. agency securities	23,232,577
Federal Farm Credit	U.S. agency securities	15,331,065
United States Treasury	U.S. treasuries	52,300,243

Foreign currency risk. As of June 30, 2020, the City had no exposure to foreign currency rate risk.

The City has a written investment policy, approved by the City Council, which addresses the different areas of risk. The policy is available for review in the offices of the City Clerk and the City Treasurer, and on the City's website.

C. Foundation investments

The foundation follows Financial Accounting Standards Board (FASB) standards. As such, adoption of Governmental Accounting Standards Board (GASB) Statement No. 40, *Deposit and Investment Risk Disclosures*, was not required by the foundation and, accordingly, no such disclosures are presented here.

All of the foundation's investments are valued using level 1 inputs.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

C. Foundation investments (continued)

The following is a detail of the foundation's investments at June 30, 2020:

Investment Type	Fair Value
Equity mutual funds	\$ 9,214,460
Bond mutual funds	2,333,346
Hedge funds	921,664
	\$ 12,469,470

D. Receivables

All utility and hospital accounts receivable are shown net of an allowance for uncollectible accounts. Property tax receivable is shown at a gross amount since they are assessed to the property and collectible upon sale of the property.

E. Capital assets

Capital asset activity for the fiscal year ended June 30, 2020, is as follows:

<i>Governmental activities:</i>	Balance June 30, 2019	Increases	Decreases	Balance June 30, 2020
Non-depreciable capital assets:				
Land	\$ 13,021,910	\$ 215,859	\$ -	\$ 13,237,769
Land improvements	1,384,118	-	-	1,384,118
Public art collection	579,101	19,225	-	598,326
Construction in progress	7,543,353	7,694,685	(3,671,909)	11,566,129
Total non-depreciable capital assets	22,528,482	7,929,769	(3,671,909)	26,786,342
Depreciable capital assets:				
Buildings	37,998,297	15,380	-	38,013,677
Equipment	28,417,256	2,835,162	(1,052,995)	30,199,423
Infrastructure	266,439,629	5,331,821	(639,696)	271,131,754
	332,855,182	8,182,363	(1,692,691)	339,344,854
Less accumulated depreciation:				
Buildings	10,685,668	979,607	-	11,665,275
Equipment	15,264,875	2,247,209	(799,777)	16,712,307
Infrastructure	138,008,548	9,178,360	(610,896)	146,576,012
	163,959,091	12,405,176	(1,410,673)	174,953,594
Total depreciable capital assets	168,896,091	(4,222,813)	(282,018)	164,391,260
Total capital assets	\$ 191,424,573	\$ 3,706,956	\$ (3,953,927)	\$ 191,177,602

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

E. Capital assets (continued)

Depreciation expense was charged to functions of the governmental activities of the primary government as follows:

General government	\$	471,448
Public safety		506,209
Public works		9,112,744
Culture and recreation		2,305,249
Community and economic development		9,526
Total depreciation expense - governmental activities	\$	12,405,176

<i>Business-type activities:</i>	Balance June 30, 2019	Increases	Decreases	Balance June 30, 2020
Non-depreciable capital assets:				
Land	\$ 12,597,856	\$ 73,600	\$ -	\$ 12,671,456
Construction in progress	19,542,515	29,564,932	(26,556,669)	22,550,778
Total non-depreciable capital assets	32,140,371	29,638,532	(26,556,669)	35,222,234
Depreciable capital assets:				
Plant and distribution systems	417,365,565	12,266,892	(104,667)	429,527,790
Buildings	285,196,966	9,594,607	(2,385,686)	292,405,887
Equipment	167,609,719	8,794,264	(6,499,070)	169,904,913
Improvements	5,095,083	2,032,594	-	7,127,677
	875,267,333	32,688,357	(8,989,423)	898,966,267
Less accumulated depreciation:				
Plant and distribution systems	200,719,987	9,070,321	(101,847)	209,688,461
Buildings	111,490,398	11,017,733	(2,359,978)	120,148,153
Equipment	129,351,239	8,801,448	(6,458,117)	131,694,570
Improvements	2,052,236	215,793	-	2,268,029
	443,613,860	29,105,295	(8,919,942)	463,799,213
Total depreciable capital assets	431,653,473	3,583,062	(69,481)	435,167,054
Total capital assets	\$ 463,793,844	\$ 33,221,594	\$ (26,626,150)	\$ 470,389,288

F. Pension obligations

The City participates in two public pension systems, Iowa Public Employees Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). The following sections outline the pension-related disclosures for each plan. The aggregate amount of recognized expense for the period associated with the net pension liability for both plans is

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

\$15,881,657. Other aggregate amounts related to pension are separately displayed in the financial statements.

Iowa Public Employees Retirement System (IPERS)

Plan description. The City participates in IPERS, a cost sharing, multiple-employer, defined benefit pension plan administered by the State of Iowa. IPERS provides retirement, disability, and death benefits to eligible members and beneficiaries. State statutes authorize the State to establish and amend all plan provisions. The State issues a publicly available financial report, which includes financial statements and required supplementary information. This may be obtained either at www.ipers.org or by written request to IPERS, P.O. Box 9117, Des Moines, IA, 50306-9117.

Funding policy. Iowa state law requires participating employers and members to contribute to IPERS. The Iowa Legislature and the Governor determine the positions of employment in each membership class and the benefits provided. Most members (95%) are regular members. The other 5% are special service members who work in public safety jobs.

IPERS sets the regular member contribution rates using an annual actuarial valuation, which is a snapshot of IPERS's finances; however, the combined employer and member rate may not change by more than 1.0 percentage point each year. Rates for special service members are actuarially determined each year.

During the fiscal year ended June 30, 2020, regular members contributed 6.29% and the City contributed 9.44% of covered wages. Rates for the fiscal year beginning July 1, 2020, are the same. Emergency responder members contributed 6.61%, and the hospital contributed 9.91% of covered wages for the fiscal year ended June 30, 2020. As of July 1, 2020, the rates for emergency responders are 6.41% for members and 9.61% for the City. The City's total contributions to IPERS for the years ended June 30, 2020, 2019, and 2018 were \$9,139,672, \$8,567,465, \$7,862,807, respectively, and were equal to 100% of the required contributions for each year.

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions. At June 30, 2020, the City reported a liability of \$67,695,565 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all employers participating in IPERS, actuarially determined. At June 30, 2019, the City's proportion was 1.1690%, which is an increase of 0.0173% from its proportion measured as of June 30, 2018.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

For the year ended June 30, 2020, the City recognized pension expense of \$12,182,499. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 196,762	\$ 2,442,273
Changes in assumptions	7,355,701	3,651
Net difference between projected and actual earnings on pension plan investments	-	7,775,562
Changes in proportion and differences between City contributions and proportionate share of contributions	1,142,882	756,108
City contributions subsequent to the measurement date	9,139,672	-
	<u>\$17,835,017</u>	<u>\$10,977,594</u>

\$9,139,672 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,	
2021	\$ 1,470,292
2022	(1,622,907)
2023	(949,486)
2024	(1,064,234)
2025	(115,914)
	<u>\$ (2,282,249)</u>

There were no non-employer contributing entities at IPERS.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

Actuarial assumptions. The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation rate	2.60% per annum
Payroll increase assumption	3.25%
Projected salary increases	3.25%-16.25%, depending upon years of service
Assumed investment return	7.00%, compounded annually, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2019 valuation are based on the results of the most recent actuarial experience studies. An experience study of IPERS's demographic assumptions was presented to the investment board in June 2018. This study included information on mortality, retirement, disability, and termination rates, as well as salary trends, for the period of July 1, 2013 through June 30, 2017. At the investment board's direction, the experience study of IPERS's economic assumptions, including the long-term rate of return, was accelerated a year resulting in a full review of the economic assumptions in early 2017. The findings of the experience study on economic assumptions, along with the resulting recommendations, are included in the report dated March 24, 2017.

Mortality rates were based on the RP-2014 Employee and Healthy Annuitant Tables, with MP-2017 generational adjustments.

Several factors are considered in evaluating the actuarial assumed investment return, including long-term historical data, estimates inherent in current market data, along with estimates of variability and correlations for each asset class, and an analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) were developed by the investment consultant. These ranges were combined to develop the actuarial assumed investment return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The actuarial assumed investment return reflects the anticipated returns on current and future plan assets, and provides a discount rate to determine the present value of future benefit payments.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2020 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Core-plus fixed income	27.0%	1.71%
Domestic equity	22.0%	5.60%
International equity	15.0%	6.08%
Global smart beta equity	3.0%	5.82%
Private equity	11.0%	10.13%
Private real assets	7.5%	4.76%
Public real assets	7.0%	2.81%
Public credit	3.5%	3.32%
Private credit	3.0%	3.01%
Cash	1.0%	-0.21%
	<u>100.0%</u>	

Discount rate. The discount rate used to calculate the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from employees and employers will be made at the contractually required rates, which are set by the Contribution Rate Funding Policy and derived from the actuarial valuation. Based on those assumptions, the pension plan's fiduciary net position is projected to be available to make all projected future benefit payments of current plan members. Therefore, the actuarial assumed investment return was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate. The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate:

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
City's proportionate share of the net pension liability	\$ 121,123,527	\$ 67,695,565	\$ 22,881,920

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report, which is available on the IPERS website at www.ipers.org.

Payables to the pension plan. At June 30, 2020, the City reported a payable to the defined benefit pension plan of \$1,709,650 for legally required employer contributions and employee contributions that were withheld from employee wages but not yet remitted to IPERS.

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan description. The City also participates in the MFPRSI, which provides retirement, disability, and death benefits for firefighters and police officers. MFPRSI was created under Chapter 411 of the Code of Iowa, effective January 1, 1992, to replace the fire and police retirement systems in 49 cities in Iowa. It is a cost-sharing, multiple-employer defined benefit pension plan. A board of nine voting and four non-voting members is the policy-making body for the system. MFPRSI issues publicly available financial reports, which include financial statements and required supplementary information for the plan. The reports may be obtained by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA, 50266.

Funding policy. The contribution rate structure is established by Chapter 411 of the Code of Iowa. The member contribution rate, currently at 9.40%, is set by state statute. The rate for the City is established each year by the board of trustees following the completion of an annual actuarial valuation. The City's rate for the fiscal year ended June 30, 2020, was 24.41%. As of July 1, 2020, the rate is 25.31%. The City's total contributions to MFPRSI for the years ended June 30, 2020, 2019, and 2018 were \$2,076,217, \$2,097,820, and \$2,030,080, respectively, and were equal to 100 percent of the required contributions for each year.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered a non-employer contributing entity in accordance with the provisions of GASB Statement No. 67 - Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2020.

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions. At June 30, 2020, the City reported a liability of \$17,470,814 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

contributions of all MFPRSI participating employers. At June 30, 2019, the City's proportion was 2.66%, which is a decrease of 0.0562 from its proportion measured as of June 30, 2018.

For the year ended June 30, 2020, the City recognized pension expense of \$3,699,020. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 600,605	\$ 162,486
Changes in assumptions	877,178	76,039
Net difference between projected and actual earnings on pension plan investments	962,573	-
Changes in proportion and differences between City contributions and proportionate share of contributions	223,887	293,826
City contributions subsequent to the measurement date	<u>2,076,217</u>	<u>-</u>
	<u>\$ 4,740,460</u>	<u>\$ 532,351</u>

\$2,076,217 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending June 30,</u>	
2021	\$1,120,726
2022	\$140,265
2023	\$511,521
2024	\$351,302
2025	<u>\$8,081</u>
	<u>\$2,131,892</u>

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

Actuarial assumptions. The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00% per annum
Rate of salary increases	3.75 to 15.11%, including inflation
Investment rate of return	7.50%, net of investment expense, including inflation
Wage growth (effective June 30, 1990)	4.00% per annum based on 3.00% inflation and 1.00% real wage inflation

The actuarial assumptions used in the June 30, 2019 valuation were based on the results of an actuarial experience study for the period of July 1, 2007 to June 30, 2017. There were no significant changes of benefit terms.

Mortality rates were based on RP 2014 Blue Collar Healthy Annuitant table with males set forward zero years, females set forward two years, and disabled persons set forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The investment policy and decisions are governed by the board of trustees. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocations are summarized in the following table:

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

Asset Class	Long-Term Expected Real Rate of Return
Large cap	5.5%
Small cap	5.8%
International large cap	7.3%
Emerging markets	9.0%
Emerging market debt	6.3%
Private non-core real estate	8.00%
Master limited partnerships	9.00%
Private equity	9.00%
Core plus fixed income	3.30%
Private core real estate	6.00%
Tactical asset allocation	6.40%

Discount rate. The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate. The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.50%) or one percentage point higher (8.50%) than the current rate:

	1% Decrease (6.5%)	Current Discount Rate (7.5%)	1% Increase (8.5%)
City's proportionate share of the net pension liability	\$ 28,445,549	\$ 17,470,814	\$ 8,381,586

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

F. Pension obligations (continued)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report, which is available on the MFPRSI website at www.mfprsi.org.

Payables to the pension plan. At June 30, 2020, the City did not have a payable to the defined benefit pension plan.

Ames Municipal Utility Retirement Plan

Plan description. The Ames Municipal Retirement Plan (utility plan) was created by resolution of the City Council and is administered by the City. It is a single-employer, defined contribution plan for employees who regularly receive more than 10% of their compensation from a utility fund of the City. The City Council has authorization to amend plan provisions and contribution rates. An eleven-member board monitors, reviews, and evaluates on a continuing basis, the performance of the utility plan. The board submits a written report of its findings and recommendations at least once each fiscal year. These reports may be obtained at the City's offices.

Summary of significant accounting policies - basis of accounting and valuation of investments. The utility plan uses the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. The City's contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with terms of the plan. All plan investments are reported at fair value. Securities traded on a national exchange are valued at the last reported sales price. Securities without an established market value are reported at estimated fair value.

Funding policy. Participants contribute 5.40%, and the City contributes 7.93% of eligible compensation. Participants may also make voluntary, unmatched contributions up to 25% of the participant's annual compensation. Participant contributions were \$355,367, and City contributions were \$513,961 for the fiscal year ended June 30, 2020.

G. Other post-employment benefit (OPEB) obligations

The City participates in two OPEB plans, the City's OPEB plan and the hospital's OPEB plan. The following sections outline the OPEB-related disclosures for each plan. The aggregate amount of recognized OPEB expense for the period associated with the total OPEB liability for both plans is \$415,384. Other aggregate amounts related to OPEB are separately displayed in the financial statements.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

1. City's OPEB Plan

General Information about the OPEB Plan

Plan description. The City provides health and dental care benefits for retired employees and their beneficiaries through a single-employer, defined benefit plan. The City has the authority to establish and amend benefit provisions of the plan. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75. The plan does not issue a stand-alone financial report.

Participants must be at least 55 years old, have been employed by the City for the preceding four years, and be enrolled in a sponsored insurance plan at the time of retirement. Benefits terminate upon attaining Medicare eligibility. Retirees under age 65 pay the same premium for the medical, prescription drug, and dental benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

The contribution requirements of the City are established and may be amended by the City. Plan members are currently not required to contribute. The City funds on a pay-as-you-go basis.

Employees covered by benefit terms. At June 30, 2020, the following employees were covered by the City's benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	28
Active employees	580
	<u>608</u>

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

1. City's OPEB plan (continued)

Total OPEB Liability

The City's total OPEB liability of \$2,501,421 was measured as of June 30, 2020 and was determined by an actuarial valuation as June 30, 2020.

Actuarial assumptions and other inputs. The total OPEB liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.0% per annum
Salary increases	3.25% per annum
Discount rate	2.21% per annum
Retiree share of benefit-related premiums	100% of projected health insurance

The following annual health care cost trends are based on the current HCA Consulting trend study and are applied on a select and ultimate basis. Select trends are reduced 0.5% each year until reaching the ultimate trend rate.

Expense Type	Select	Ultimate
Medical and Rx benefits	6.0%	4.5%
Stop loss fees	6.0%	4.5%
Administrative fees	4.5%	4.5%

The discount rate was based on the Bond Buyer 20-Year Bond GO index.

Mortality rates were based on the RP-2014 generational table scaled using MP-2017 and Pub-2010 mortality table with generational scale MP-2019.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period July 1, 2018 to June 30, 2020.

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

1. City's OPEB plan (continued)

Changes in the Total OPEB Liability

Balance, beginning of year	\$2,063,885
Changes for year year:	
Service cost	140,814
Interest	74,532
Changes of benefit terms	-
Differences between expected and actual experience	(374,352)
Changes in assumptions or other inputs	746,954
Benefit payments	(150,412)
Net changes	437,536
Balance, end of year	\$2,501,421

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.21 percent) or one percentage point higher (3.21 percent) than the current discount rate:

		Discount		
	1% Decrease	Rate	1% Increase	
	(1.21%)	(2.21%)	(3.21%)	
Total OPEB liability	\$2,732,000	\$2,501,421	\$2,294,000	

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability to the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than the current healthcare cost trend rates:

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

1. City's OPEB plan (continued)

		Healthcare Cost Trend	
	1% Decrease (5.0% Decreasing to 3.5%)	Rates (6.0% Decreasing to 4.5%)	1% Increase (7.0% Decreasing to 5.5%)
Total OPEB liability	\$2,201,000	\$2,501,421	\$2,867,000

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2020, the City recognized OPEB expense of \$247,042. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between actual and expected experience	-	344,037
Changes of assumptions or other inputs	745,376	38,876
	745,376	382,913

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30:	
2021	\$ 31,696
2022	31,696
2023	31,696
2024	31,696
2025	31,696
Thereafter	203,983
	\$ 362,463

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

2. Hospital's OPEB plan

General Information about the OPEB Plan

Plan description. The hospital sponsors a single-employer health care plan that provides self-insured medical and prescription drugs to all active and retired employees and their eligible dependents. The hospital also provides a flat \$2,500 life insurance benefit to retired employees. Employees must be a minimum of 55 years old, have been employed at the hospital for the preceding four years, and currently have hospital health insurance at the time of retirement. Benefits terminate upon attaining Medicare eligibility. Eligible retirees receive health care coverage through one medical plan. This is the same plan that is available for active employees.

Contributions are required for both retiree and dependent coverage. The retiree contributions are based on the historical full cost of active members. Retiree expenses are then offset by monthly contributions.

Funding policy. The hospital, with assistance from the third-party administrator, establishes and amends contribution requirements for both active and retiree members on an annual basis. The current funding policy of the hospital is to pay health claims as they occur. This arrangement does not qualify as OPEB plan assets under GASB for current GASB reporting.

The required contribution is based on projected pay-as-you-go financing. For the fiscal year ended June 30, 2020, the hospital contributed approximately \$574,000. Retirees receiving benefits contributed approximately \$461,000 through their required contributions. Inactive members receiving benefits contributed through their required monthly contributions of:

Employee	\$ 696
Employee + spouse	1,390
Employee + children	1,277
Family	2,117

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

2. Hospital's OPEB plan (continued)

Employees covered by benefit terms. At June 30, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	394
Active employees	1,278
	1,672

Total OPEB Liability

The hospital's total OPEB liability of \$4,441,917 was measured as of January 1, 2020 and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs. The total OPEB liability in the actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00% per annum
Salary increases	4.80% for less than 1 year of service, 3.80% for 5 years of service, 3.00% for 10 years of service, 2.50% for 15 years of service, and 2.00% for over 20 years of service
Discount rate	3.26%
Health care cost trend rates	8.00% for medical and prescription benefits for 2021, decreasing 0.50% per year to an ultimate rate of 4.5% for 2028 and later years

The discount rate was based on the 20-year Bond Buyer GO index.

Mortality rates were based on the Pub-2010 Headcount-weighted Total Dataset Mortality Table fully generational using Scale MP-2019 for general employees and Pub-1010 Headcount-weighted Contingent Survivor Mortality Table fully generational using Scale MO-2019 for surviving spouses. It is assumed that 45% of active employees with current coverage are assumed to continue coverage at retirement and no active employees without coverage are assumed to elect coverage at retirement.

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

2. Hospital's OPEB plan (continued)

The actuarial assumptions used in the January 1, 2020 and January 1, 2019 valuation were based on the results of an actuarial experience study for the period June 2012 through June 2018.

Changes in the Total OPEB Liability

Balance, beginning of year	\$4,464,128
Service cost	171,392
Interest	188,216
Differences between expected and actual experience	(480,311)
Changes in assumptions or other inputs	211,750
Benefit payments	(113,258)
Net changes	(22,211)
Balance, end of year	\$4,441,917

Effect assumptions changes and inputs for the year ended June 30, 2020 reflect a change in the mortality table from RPH-2017 Total Dataset Mortality Table generational scale using MP-2017 to Pub-2010 Headcount-weighted Total Dataset Mortality Table fully generational using Scale MP-2019 for general employees and Pub-2010 Headcount-weighted Contingent Survivor Mortality Table fully general using Scale MP-2019 for surviving spouses, a change in the ultimate health care trend rate from 5.0% to 4.5% and a change in the discount rate from 4.11% to 3.26%.

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the hospital, as well as what the hospital's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.26 percent) or one percentage point higher (4.26 percent) than the current discount rate:

	Discount		
	1% Decrease (2.26%)	Rate (3.26%)	1% Increase (4.26%)
Total OPEB liability	\$4,780,116	\$4,441,917	\$4,141,518

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability to the hospital, as well as what the hospital's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower (7.5 percent decreasing to 4.0 percent) or one percentage point higher (9.5 percent decreasing to 6.0 percent) than the current healthcare cost trend rates:

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

2. Hospital's OPEB plan (continued)

		Healthcare Cost Trend	
	1% Decrease (7.0% Decreasing to 4.0%)	Rates (8.0% Decreasing to 5.0%)	1% Increase (9.0% Decreasing to 6.0%)
Total OPEB liability	\$4,118,871	\$4,441,917	\$4,806,866

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2020, the hospital recognized OPEB expense of \$168,342. At June 30, 2020, the hospital reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 518,498	\$ 493,175
Changes of assumptions or other inputs	141,167	326,068
Contributions made subsequent to measurement date	62,222	-
Total	\$ 721,887	\$ 819,243

\$62,222 reported as deferred outflows of resources resulting from hospital contributions subsequent to the measurement date will be recognized in the net OPEB liability in the year ending June 30, 2021.

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

G. Other post-employment benefit (OPEB) obligations (continued)

2. Hospital's OPEB plan (continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30:	
2021	\$ (266,572)
2022	(24,016)
2023	65,505
2024	65,505
2025	-
Thereafter	-
	\$ (159,578)

H. Construction and other significant commitments

Construction commitments. As of June 30, 2020, the City's commitments with contractors were as follows:

Project	Spent to Date	Remaining Commitment
Streets & bridges	\$ 5,811,709	\$14,559,422
Shared use paths	392,444	13,725
Parks	383,905	1,613,976
Electric	8,860,905	760,539
Water	1,659,882	587,097
Sewer	3,645,892	1,403,427
Traffic Signal	190,506	10,026
	\$20,945,243	\$18,948,212

All of the remaining commitment amounts above were encumbered at year-end. As discussed earlier in note I(F)(1), budgetary information - budgetary basis of accounting, the encumbrances and related appropriations lapse at the end of the year but are re-appropriated and become part of the subsequent year's budget because performance under the executory contract is expected in the next year.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

H. Construction and other significant commitments (continued)

Encumbrances. As discussed in note I(F)(1), budgetary information - budgetary basis of accounting, encumbrance accounting is utilized to the extent necessary to ensure effective budgetary control and accountability and to facilitate effective cash planning and control.

At year-end, the amount of encumbrances expected to be honored upon performance by the vendor in the next year was as follows:

General fund	\$ 529,249
Capital projects fund	15,085,200
Non-major governmental funds	2,237,063
Electric	1,445,058
Water	1,459,515
Sewer	3,707,482
Non-major business-type funds	2,748,633
	\$27,212,200

I. Risk management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City uses the risk management internal service fund to account for and finance risks for workers' compensation, general liability, and property damage. The risk management fund provides workers' compensation coverage for all City employees and funds the deductible for general liability insurance. Commercial insurance is purchased for all other risks of loss.

Risk management fund. All funds of the City participate in the workers' compensation insurance program and make payments to the risk management fund based on a charge against employee payroll. The charge is calculated based on past claims experience of City departments. The risk management fund pays all workers' compensation claims, claim reserves, the deductible for general liability insurance, and administrative costs from its revenues, and holds excess revenues for reserve against future claims.

The City is a member of the Iowa Communities Assurance Pool (ICAP), as allowed by the Code of Iowa. ICAP is a local government, risk-sharing pool whose members include various governmental entities throughout the state of Iowa. It was formed for the purpose of managing and funding third-party liability claims against its members. It provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, and boiler/machinery. There have been no reductions in insurance coverage from prior years.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

I. Risk management (continued)

ICAP's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. As of June 30, 2020, settled claims have not exceeded the risk pool or reinsurance coverage since the pool's inception.

The City also carries commercial insurance purchased from other insurers for property (buildings and content) and boiler and machinery coverage. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

Changes in the balance of claims liabilities during the years ended June 30, 2020 and 2019 were as follows:

	2020	2019
Liability, July 1	\$ 702,201	\$ 787,946
Claims incurred & claims adjustments	1,078,673	488,116
Claim payments	(558,923)	(573,861)
Liability, June 30	\$ 1,221,951	\$ 702,201

Health insurance fund. The City maintains a separate internal service fund to account for health benefits. The City carries excess health insurance of \$125,000 through the risk pool of Blue Cross/Blue Shield of Iowa for specific claims each year and 125% of aggregate claims. The estimated liability for probable losses as recorded in the health benefits fund was:

	2020	2019
Liability, July 1	\$ 720,000	\$ 600,000
Claims incurred & claims adjustments	9,637,135	8,521,911
Claim payments	(9,503,514)	(8,401,911)
Liability, June 30	\$ 853,621	\$ 720,000

The hospital carries professional liability insurance on a claims-made policy. Should the claims-made policy not be renewed or replaced with equivalent insurance, claims based on occurrences during its term, but reported subsequently, would be uninsured. The hospital has accrued \$173,672 as an estimate for professional liability claims that were incurred but not reported as of June 30, 2020.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

I. Risk management (continued)

The hospital is self-insured for health care coverage of employees and covered dependents and carries stop-loss insurance coverage, which assumes liability for claims in excess of \$175,000 per individual claim and 120% aggregate of expected paid claims. Accrued costs related to health care coverage amounted to \$1,294,269 at June 30, 2020.

The hospital is self-insured for workers' compensation coverage of employees, and carries stop-loss insurance coverage, which assumes liability for claims in excess of \$500,000 per occurrence. Accrued costs related to workers' compensation coverage were \$245,314 at June 30, 2020.

Changes in the balance of the hospital's accrued claims for professional liabilities, health care, and workers' compensation coverage for the years ended June 30, 2020 and 2019 were as follows:

	Professional Liability		Health Insurance	
	2020	2019	2020	2019
Liability, July 1	\$ 169,315	\$ 167,376	\$ 1,565,306	\$ 1,189,947
Claims incurred & claims adjustments	11,708	5,915	10,239,563	11,069,030
Claim payments	(7,351)	(3,976)	(10,510,600)	(10,693,671)
Liability, June 30	\$ 173,672	\$ 169,315	\$ 1,294,269	\$ 1,565,306
	Workers' Compensation			
	2020	2019		
Liability, July 1	\$ 496,237	\$ 774,245		
Claims incurred & claims adjustments	166,367	209,072		
Claim payments	(417,290)	(487,080)		
Liability, June 30	\$ 245,314	\$ 496,237		

J. Lease obligations

Operating leases. The City leases a parking lot in Campustown for public parking on a year-to-year basis. Rent expense for this lease during the fiscal year ended June 30, 2020, was \$15,900. The hospital leases various equipment for use in the medical center. Rent expense for these leases was approximately \$622,000 for the fiscal year ended June 30, 2020.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

J. Lease obligations (continued)

The future minimum lease payments for the City and hospital are as follows:

Year Ending June 30,	Total Rent
2021	\$ 228,218
2022	15,900
2023	-
2024	-
2025	-
	\$ 244,118

K. Long-term obligations

General obligation bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities and equipment. General obligation bonds have been issued for both governmental and business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. These bonds are generally issued with maturities ranging from 10 to 20 years. Debt service on general obligation bonds is paid from the debt service fund. General obligation bonds outstanding at June 30, 2020 are as follows:

Governmental Activities					
General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2020
Corporate purpose	2010	6,690,000	2.00-2.500	2022	1,300,000
Refunding	2011	5,980,000	2.00-3.350	2021	250,000
Corporate purpose	2011	6,675,000	1.00-2.400	2023	1,830,000
Corporate purpose	2012	11,325,000	1.50-3.000	2032	5,550,000
Corporate purpose/refunding	2013	21,220,000	2.00-3.125	2032	11,720,000
Corporate purpose	2014	9,395,000	2.00-2.500	2026	4,715,000
Corporate purpose/refunding	2015	16,585,000	3.00-5.000	2035	7,515,000
Corporate purpose	2016	9,020,605	2.00-5.000	2028	4,971,106
Corporate purpose/refunding	2017	10,975,000	2.00-5.000	2029	6,510,000
Corporate purpose	2018	7,490,000	3.00-5.000	2030	6,420,000
2019 Corporate TIF	2019	290,000	1.50-5.000	2031	290,000
Corporate purpose	2019	10,230,000	1.50-5.000	2031	9,370,000
		\$115,875,605			\$ 60,441,106

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

Business-Type Activities					
General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2020
Corporate purpose	2012	\$ 1,335,000	1.50-3.00 %	2024	\$ 495,000
Corporate purpose	2013	1,320,000	2.00-3.00	2025	590,000
Corporate purpose	2014	300,000	2.00-2.50	2024	130,000
Corporate purpose/refunding	2015	2,061,714	3.00-5.00	2027	1,215,000
Corporate purpose/refunding	2016	2,629,395	2.00-5.00	2028	1,178,894
Corporate purpose	2019	255,000	1.50-5.00	2031	255,000
		\$ 7,901,109			\$ 3,863,894

On September 12, 2019, the City issued \$10,775,000 of general obligation, corporate purpose bonds for improvements to streets, acquisition of emergency services communication equipment, and for fire station improvements. Maturity dates on the bonds range from June 1, 2020 to June 1, 2031. Debt service payments are scheduled to be paid semi-annually in amounts that range from \$1,020,000 to \$1,142,580. Bonds due after June 1, 2027 may be subject to call prior to maturity at the option of the City.

Revenue bonds

The City also issues revenue bonds, where the City pledges income derived from certain assets or programs to pay the debt service. Revenue bonds outstanding as of June 30, 2020 are as follows:

Revenue Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2020
Hospital improvement and refunding	2012	\$ 26,000,000	2.070 %	2027	\$ 7,625,000
Electric	2015	9,500,000	2.125-5.000	2027	6,015,000
Hospital refunding	2016	64,790,000	3.000-5.000	2036	61,955,000
Hospital expansion/remodel	2019	35,000,000	1.99	2034	33,625,000
		\$135,290,000			\$109,220,000

On November 19, 2019, the hospital issued \$35,000,000 in revenue bonds to provide additional financing for the expansion and remodeling of certain portions of the medical center facilities. The 2019 series bonds are payable through June 15, 2034 and carry interest due at 1.99% (plus an adjustment to the medical centers credit rating on June 30, 2020).

The hospital has pledged future net revenue to repay the 2012 and 2016 revenue bonds with original borrowings of \$26,000,000 and \$64,790,000, respectively. Net revenue is defined in the supplemental master trust indenture of trust dated November 1, 2012, and in the supplemental trust indenture dated June 1, 2016, as operating revenue, less operating expenses plus depreciation. The purpose of the 2012 and 2016 bonds is to refund the 2003 and 2011

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

bonds, respectively, and to finance the expansion and renovation of the medical facility. The bonds are payable solely from net revenues and payable through 2027 and 2036, respectively.

Total principal and interest remaining to be paid on hospital bonds as of June 30, 2020 is \$134,226,929. Principal and interest paid during the fiscal year was \$8,043,470 and net revenue for the same period, as defined above, was \$20,658,415.

The City has pledged future net revenue to repay the 2015 electric revenue bonds. Net revenue is defined as operating revenue less operating expenses, excluding depreciation. The total principal and interest remaining to be paid on the bonds as of June 30, 2020, is \$6,767,463. Principal and interest paid during the fiscal year ended June 30, 2020, was \$965,306 and net revenue for the same period, as defined above, was \$11,436,629.

Landfill post-closure costs

The City stopped accepting solid waste at its landfill effective June 30, 1992 and has since been closed. One hundred percent of the capacity of the landfill has been used.

Federal and state laws and regulations establish landfill closure and post-closure care requirements. The state specifies financial assurance requirements in the Code of Iowa enumerating various allowable financial assurance mechanisms to meet the costs of closure and post-closure care. The City satisfies this requirement with the rating on its most recent bond issues.

The liability for post-closure care costs is based on the landfill capacity used to date with no remaining life. The estimated liability for post-closure care costs is \$87,503 at June 30, 2020, with a current portion of \$16,155.

The City's written landfill post-closure plan includes estimates of costs of all equipment and services required to monitor and maintain the closed landfill. There is a potential for changes in estimates because of inflation or deflation, changes in technology, or changes in applicable laws or regulations. Unanticipated future inflation costs and costs that might arise from changes in post-closure requirements may require adjustment of the liability in future years.

Revenue capital loan notes

The City has a revenue capital loan note agreement with the Iowa Finance Authority (IFA) in an amount not to exceed \$76,325,000. Proceeds from the loan will be used for paying the cost of planning, designing, and constructing improvements and extensions to the water utility. The loan bears interest at 1.75% per annum plus a servicing fee of 0.25% per annum. A loan initiation fee of \$100,000 was withheld from the proceeds and added to the amount owed by

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

the City. Repayment of the loan will come from the water fund. No amounts were borrowed during the fiscal year. The City has \$8,337,263 of capital loan notes still available as of June 30, 2020. The amount of principal outstanding is \$59,204,737.

The capital loan note agreement requires the water utility to produce revenues to meet the operation and maintenance expenses of the facility and to maintain net revenues at a level not less than 110% of the amount of principal and interest on the revenue bond and any other obligations secured by a pledge of the net revenues falling due in the same year. In the fiscal year ended June 30, 2020, net revenues were \$5,000,474 and principal and interest due of \$4,229,815. No amounts were borrowed during the fiscal year. Water utility rates were increased as budgeted by 7% as of July 1, 2020 to satisfy the covenant in the next fiscal year.

The City has a second revenue capital loan note agreement with the IFA in an amount not to exceed \$3,121,000. The funds were used to pay for a new ultraviolet light disinfection system for the Water Pollution Control Plant, which is required under the terms of the discharge permit for the facility. The loan bears interest at 1.75% per annum plus a servicing fee of 0.25% per annum. A loan initiation fee of \$15,605 (0.50%) was withheld from the proceeds and added to the amount owed by the City. Repayment of the loan will come from the sewer fund. The City received its final disbursement for the loan during fiscal year 2015, with total proceeds, including the loan initiation fee, totaling \$2,469,250. No amounts were borrowed during the fiscal year. The balance of the loan was \$1,595,000 as of June 30, 2020.

The City has a third capital loan note agreement with the IFA in an amount not to exceed \$375,000. The funds are to be used for planning, designing, and construction improvements and extensions to the sanitary sewer system. The note bears interest at 0% and is payable as to principal three years from the project note date. Repayment of the loan will come from the sewer fund. The \$318,750 balance of the loan was rolled into a new capital loan note agreement for improvements to sanitary sewer pipes and manholes. The loan bears interest at 1.75% per annum plus a servicing fee of 0.25% per annum. A loan initiation fee of \$28,500 (0.50%) was withheld from the proceeds and added to the amount owed by the City. Repayment of the loan will come from the sewer fund. No amounts were borrowed during the fiscal year. The amount of principal outstanding as of June 30, 2020 is \$2,746,156. The City has \$2,526,406 in capital loan notes still available as of June 30, 2020.

The City has a fourth revenue capital loan note agreement with the IFA in an amount not to exceed \$797,000. The funds are to be used for improvements to two wastewater lift stations that are nearing the end of their useful lives. The loan bears interest at 1.75% per annum plus a servicing fee of 0.25% per annum. A loan initiation fee of \$3,985 (0.50%) was withheld from the proceeds and added to the amount owed by the City. Repayment of the loan will come from the sewer fund. and the amount of principal outstanding as of June 30, 2020 is \$514,000. No

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

amounts were borrowed during the fiscal year. The City has \$155,668 in capital loan notes still available as of June 30, 2020.

The City has a fifth revenue capital loan note agreement with the IFA in an amount not to exceed \$1,001,000. The funds are to be used for a new mechanically cleaned bar screening system at the Water Pollution Control Plant. The loan bears interest at 1.75% per annum plus a servicing fee of 0.25% per annum. A loan initiation fee of \$5,005 (0.50%) was withheld from the proceeds and added to the amount owed by the City. Repayment of the loan will come from the sewer fund. No amounts were borrowed during the fiscal year. The amount of principal outstanding as of June 30, 2020 is \$684,771. The City has \$233,229 in capital loan notes still available as of June 30, 2020.

The capital loan note agreements above require the sewer utility to produce revenues to meet the operation and maintenance expenses of the facility and to maintain net revenues at a level not less than 110% of the amount of principal and interest on the revenue bond and any other obligations secured by a pledge of the net revenues falling due in the same year. In the fiscal year ended June 30, 2020, the sewer fund had net revenues of \$2,547,278, and the amount of principal and interest due was \$534,437.

Legal debt margin. State statutes limit the amount of general obligation debt an Iowa city may issue to 5% of the actual assessed valuation at January 1, 2018, related to the 2019-2020 fiscal year. At June 30, 2020, the outstanding debt of \$64,305,000 is below the limit of \$241,870,551, leaving a debt margin of over \$177 million.

Changes in long-term liabilities. Changes in the City's long-term liabilities for the fiscal year ended June 30, 2020, are as follows:

	Balance June 30, 2019	Additions	Reductions	Balance June 30, 2020	Due Within One Year
<i>Governmental activities:</i>					
Bonds payable:					
General obligation bonds	\$ 58,894,988	\$ 10,520,000	\$ (8,973,882)	\$ 60,441,106	\$ 8,566,484
Premiums	3,118,172	1,025,738	(560,063)	3,583,847	511,818
Total bonds payable	62,013,160	11,545,738	(9,533,945)	64,024,953	9,078,302
Compensated absences	2,195,165	3,457,533	(3,314,069)	2,338,629	122,703
Governmental activities long-term debt	\$ 64,208,325	\$ 15,003,271	\$ (12,848,014)	\$ 66,363,582	\$ 9,201,005

The liabilities for compensated absences and other post-employment benefits are generally liquidated by the General Fund.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

	Balance June 30, 2019	Additions	Reductions	Balance June 30, 2020	Due Within One Year
<i>Business-type activities:</i>					
Bonds payable:					
Revenue bonds	\$ 79,645,000	\$ 35,000,000	\$ (5,425,000)	\$ 109,220,000	\$ 6,285,000
Premiums	7,322,258	-	(721,208)	6,601,050	721,108
Total revenue bonds	86,967,258	35,000,000	(6,146,208)	115,821,050	7,006,108
General obligation bonds	4,395,012	255,000	(786,118)	3,863,894	573,516
Premiums	399,730	27,091	(71,680)	355,141	71,782
Total general obligation bonds	4,794,742	282,091	(857,798)	4,219,035	645,298
Total bonds payable	91,762,000	35,282,091	(7,004,006)	120,040,085	7,651,406
Compensated absences	7,847,892	9,128,117	(9,024,876)	8,039,506	566,331
Loans payable	551,479	-	(114,099)	437,380	114,099
Capital loan notes payable	68,145,996	-	(3,401,332)	64,744,664	3,469,000
Business-type activities long-term debt	\$ 168,307,367	\$ 44,410,208	\$ (19,544,313)	\$ 193,261,635	\$ 11,800,836

The debt service requirements for the City's bonds are as follows:

Year Ending June 30,	General Obligation Bonds	
	Principal	Interest
2021	\$ 8,566,484	\$ 1,925,398
2022	7,544,044	1,634,983
2023	7,101,562	1,372,285
2024	6,644,036	1,153,216
2025	5,971,465	923,375
2026-2030	21,033,515	2,009,743
2031-2035	3,580,000	154,663
2036-2040	-	-
Total	\$ 60,441,106	\$ 9,173,663

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

Year Ending June 30,	General Obligation Bonds		Revenue Bonds	
	Principal	Interest	Principal	Interest
2021	\$ 573,516	\$ 129,551	\$ 6,285,000	\$ 3,703,663
2022	585,956	115,511	6,460,000	3,529,246
2023	613,438	96,379	6,635,000	3,348,753
2024	625,964	77,002	6,885,000	3,096,107
2025	478,535	60,769	7,130,000	2,857,764
2026-2030	961,485	117,177	34,995,000	10,526,603
2031-2035	25,000	500	35,310,000	4,491,457
2036-2040	-	-	5,520,000	220,800
Total	<u>\$ 3,863,894</u>	<u>\$ 596,889</u>	<u>\$109,220,000</u>	<u>\$ 31,774,393</u>

Year Ending June 30,	Capital Loan Notes		Loans	
	Principal	Interest	Principal	Interest
2021	\$ 3,469,000	\$ 1,294,893	\$ 114,099	\$ -
2022	3,538,000	1,225,513	114,099	-
2023	3,609,000	1,154,753	114,099	-
2024	3,681,000	1,082,573	95,083	-
2025	3,754,000	1,008,953	-	-
2026-2030	19,926,000	3,888,146	-	-
2031-2035	20,188,927	1,871,694	-	-
2036-2040	6,578,737	180,429	-	-
Total	<u>\$ 64,744,664</u>	<u>\$ 11,706,954</u>	<u>\$ 437,380</u>	<u>\$ -</u>

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

K. Long-term obligations (continued)

Year Ending June 30,	Total Business - Type Activities		Total Primary Government Debt	
	Principal	Interest	Principal	Interest
2021	\$ 10,441,615	\$ 5,128,107	\$ 19,008,099	\$ 7,053,505
2022	10,698,055	4,870,270	18,242,099	6,505,253
2023	10,971,537	4,599,885	18,073,099	5,972,170
2024	11,287,047	4,255,682	17,931,083	5,408,898
2025	11,362,534	3,927,486	17,334,000	4,850,861
2026-2030	55,882,485	14,531,926	76,916,000	16,541,669
2031-2035	55,523,927	6,363,651	59,103,927	6,518,314
2036-2040	12,098,737	401,229	12,098,737	401,229
Total	<u>\$178,265,937</u>	<u>\$ 44,078,236</u>	<u>\$238,707,044</u>	<u>\$ 53,251,899</u>

L. Fund balance

Minimum fund balance policy. The City establishes and maintains fund balance levels based on evaluation of each individual fund. The minimum fund balance is set at a level that is considered necessary to maintain the City's credit worthiness and to adequately provide for:

1. Economic uncertainties, local disasters, and other financial hardships or downturns in the local or national economy,
2. Contingencies for unseen operating or capital needs, and
3. Cash flow requirements.

In addition to the designations noted above, fund balance levels will be sufficient to meet funding requirements for projects approved in prior years that are carried forward into the new year; debt service reserve requirements; reserves for encumbrances; and other reserves or designations required by contractual obligations, state law, or generally accepted accounting principles.

The minimum fund balance level for the General Fund is 20% of operating expenditures.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

L. Fund balance (continued)

The details for the City's fund balances are as follows:

	General	Capital Projects	Debt Service	Special Revenues	Permanent Funds	Total
Nonspendable:						
Inventory	\$ 35,056	\$ -	\$ -	\$ 60,376	\$ -	\$ 95,432
Prepaid items	205,922	-	-	40,396	-	246,318
Perpetual care principal	-	-	-	-	1,017,993	1,017,993
Aquatic center endowment	-	-	-	-	1,000,000	1,000,000
Total nonspendable fund balance	<u>240,978</u>	<u>-</u>	<u>-</u>	<u>100,772</u>	<u>2,017,993</u>	<u>2,359,743</u>
Restricted:						
Debt service	-	-	1,207,777	-	-	1,207,777
Airport construction	-	369,051	-	-	-	369,051
Aquatic center	-	-	-	-	190,328	190,328
Street construction	-	-	-	7,443,463	-	7,443,463
Environment and economic betterment	-	-	-	8,347,671	-	8,347,671
General obligation bond projects	-	21,139,648	-	-	-	21,139,648
Housing assistance	-	-	-	1,130,930	-	1,130,930
Public safety	-	-	-	373,473	-	373,473
Public safety pension	-	-	-	329,090	-	329,090
Library	-	-	-	412,832	-	412,832
Parks and recreation	-	1,925,589	-	-	-	1,925,589
Project Share	-	-	-	2,992	-	2,992
Developers' projects	-	-	-	227,385	-	227,385
Total restricted fund balance	<u>-</u>	<u>23,434,288</u>	<u>1,207,777</u>	<u>18,267,836</u>	<u>190,328</u>	<u>43,100,229</u>
Committed:						
Bike trails	-	-	-	10,026	-	10,026
Parks and recreation	-	964,140	-	202,625	-	1,166,765
Housing assistance	-	-	-	480,047	-	480,047
Green energy projects	-	-	-	9,306	-	9,306
Environment and economic betterment	-	-	-	547,166	-	547,166
Total committed fund balance	<u>-</u>	<u>964,140</u>	<u>-</u>	<u>1,249,170</u>	<u>-</u>	<u>2,213,310</u>
Assigned:						
Administration	100,614	-	-	-	-	100,614
City Hall maintenance	34,982	-	-	-	-	34,982
Police operations	19,681	-	-	-	-	19,681
Fire operations	251	-	-	-	-	251
Library maintenance	288	-	-	-	-	288
Parks and recreation	19,349	-	-	-	-	19,349
Parks and recreation maintenance	45,949	-	-	-	-	45,949
Public relations	31,745	-	-	-	-	31,745
City comprehensive plan	30,950	-	-	-	-	30,950
Total assigned fund balance	<u>283,809</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>283,809</u>
Unassigned						
	<u>13,768,589</u>	<u>(3,563,083)</u>	<u>-</u>	<u>(278,495)</u>	<u>-</u>	<u>9,927,011</u>
Total fund balance	<u>\$14,293,376</u>	<u>\$20,835,345</u>	<u>\$ 1,207,777</u>	<u>\$19,339,283</u>	<u>\$ 2,208,321</u>	<u>\$57,884,102</u>

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

M. Inter-fund receivables and payables

The composition of inter-fund balances as of June 30, 2020, is as follows:

Receivable Fund	Payable Fund				
	General Fund	Capital Projects	Electric	Sewer	Water
Major Funds:					
General Fund	\$ 707	\$ 581	\$ 102,070	\$ 30,321	\$ 35,372
Capital Projects	95,092	-	158,100	48,450	48,450
Debt Service	40	-	-	-	-
Electric	72,106	174,896	-	34,252	36,169
Sewer	-	53,597	26,048	-	35,203
Water	-	53,597	35,318	51,321	-
Non-Major Funds:					
Permanent	752	-	-	-	-
Special Revenue	34,905	11,714	5,373	144,605	94,106
Enterprise	36,063	-	74,754	-	-
Internal Service	195,612	3,192	84,812	34,272	45,786
Total	\$ 435,277	\$ 297,578	\$ 486,475	\$ 343,229	\$ 295,085

Receivable Fund	Payable Fund				
	Non-Major Permanent Funds	Non-Major Special Revenue Funds	Non-Major Enterprise Funds	Internal Service Funds	Total
Major Funds:					
General Fund	\$ 9,138	\$ 949,035	\$ 43,140	\$ 1,298,849	\$ 2,469,213
Capital Projects	-	44,866	232,851	-	627,809
Debt Service	-	-	-	-	40
Electric	-	504	-	3,070	320,997
Sewer	-	525	-	1,094	116,467
Water	-	1,903	-	1,291	143,430
Non-Major Funds:					
Permanent	-	-	-	-	752
Special Revenue	-	27,409	46,519	15,829	380,456
Enterprise	-	32,547	-	1,894	145,257
Internal Service	-	169,230	72,943	6,255	616,940
Total	\$ 9,138	\$ 1,226,021	\$ 395,452	\$ 1,328,285	\$ 4,821,361

The outstanding balances between funds result mainly from the time lag between the dates that inter-fund goods and services are provided or reimbursable expenditures occur.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

N. Inter-fund transfers

The composition of inter-fund transfers for the year ended June 30, 2020, is as follows:

Transfers In	Transfers Out				Total
	General Fund	Capital Projects	Electric	Non-Major Special Revenue Funds	
Major Funds:					
General Fund	\$ -	\$ -	\$ 2,143,240	\$ 7,397,860	\$ 9,541,100
Capital Projects	63,582	-	-	100,000	163,582
Debt Service	70,979	574,937	-	421,749	1,067,665
Non-Major Funds:					
Special Revenue	-	-	-	117,950	117,950
Enterprise	2,500,205	-	-	20,000	2,520,205
Total	\$ 2,634,766	\$ 574,937	\$ 2,143,240	\$ 8,057,559	\$ 13,410,502

Inter-fund transfers are authorized in the City budget and usually involve transfers from the fund receiving the revenue to the fund through which the authorized expenditure is to be made. For example, the road use tax funds are received into the special revenue fund and are transferred to the capital projects fund where the funds will be spent.

O. Donor-restricted endowment

Earnings from the investment of the Furman Aquatic Center endowment of \$190,328 at June 30, 2020, are shown as restricted net position. These funds can be used at the aquatic center to minimize the City's ongoing operational costs, to fund future repairs and enhancements, and to replace equipment. Chapter 540A of the Code of Iowa permits the City to appropriate an amount of net appreciation as the City determines, in good faith, while considering the duration and preservation of the endowment fund, the purposes of the City and the fund, general economic conditions, the possible effect of inflation or deflation, the expected total return from income and the appreciation of investments, other resources of the City, and the investment policy of the City.

**City of Ames
Notes to the Financial Statements
June 30, 2020**

IV. Detailed notes on all activities and funds (continued)

S. Contingencies (continued)

P. Net position restatement

The City made the following restatement to net position as of July 1, 2019:

	Business- Type Activities	Sewer	Water
Net position June 30, 2019 as previously reported	\$ 697,264,325	\$ 43,401,981	\$ 61,516,743
Correction of error in prior year financial statement for overbilling of contract	<u>(1,964,615)</u>	<u>(1,183,870)</u>	<u>(780,745)</u>
Net position July 1, 2019, as restated	<u><u>\$ 695,299,710</u></u>	<u><u>\$ 42,218,111</u></u>	<u><u>\$ 60,735,998</u></u>

The net position restatement is to properly recognize water and sewer liabilities in the fiscal year in which the corresponding expenses incurred.

Q. Urban renewal development agreements

The City has entered into various development agreements for urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer in exchange for infrastructure, improvements, rehabilitation, and development of commercial projects by the developer. The total to be paid by the City under the agreements is not to exceed \$2,064,530. Certain agreements include provisions for the payment of interest.

During the fiscal year ended June 30, 2020, the City rebated \$296,303 of incremental property tax to developers, which was all for principal. The total cumulative principal amount rebated on the agreements is \$1,042,442. The outstanding balance on the agreements at June 30, 2020 was \$1,022,088.

The agreements are not general obligations of the City and, due to their nature, are not recorded as a liability in the City's financial statements. However, the agreements are subject to the constitutional debt limitation of the City.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

S. Contingencies (continued)

Certain agreements include an annual appropriation clause and, accordingly, only the amount payable in the succeeding year on the agreements is subject to the constitutional debt limitation. The entire outstanding principal balance of agreements, not including an annual appropriation clause, is subject to the constitutional debt limitation.

R. Tax abatements

GASB Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers, which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, pay the developers an economic development grant, or pay the developers a pre-determined dollar amount. No other commitments were made by the City as part of these agreements.

For the fiscal year ended June 30, 2020, the City abated \$296,303 of property tax under urban renewal and economic development projects. The City's property tax revenue was not reduced by any amount under agreements entered into by any other entities for the year ended June 30, 2020.

S. Contingencies

The City's Legal Department reported to management that, as of June 30, 2020, claims and lawsuits were on file against the City. The Legal Department estimates that the portion of these potential claims and lawsuits not covered by insurance would not materially affect the financial position of the City. The City has authority to levy additional taxes outside the regular limit to cover cases resulting in an uninsured judgment.

The City participates in various federal grant programs, the principal of which are subject to program compliance audits pursuant to the Single Audit Act, as amended. Accordingly, the City's compliance with applicable grant requirements will be established at a future date. The amount of expenditures that may be disallowed by the granting agencies cannot be determined at this time, although the City anticipates such amounts, if any, will be immaterial.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

S. Contingencies (continued)

The COVID-19 outbreak is disrupting business across a range of industries in the United States and financial markets have experienced a significant decline. As a result, local, regional and national economies, including that of the City, may be adversely impacted. The extent of the financial impact of COVID-19 will depend on future developments, including the duration and spread, which are uncertain and cannot be predicted. Due to the uncertainties surrounding the outbreak, management cannot presently estimate the potential impact to the City's operations and finances.

Hospital contingencies

Net patient service revenue. As a provider of health care services, the hospital has agreements with third-party payers that provide for payment of services at amounts different from established rates. The basis for payment varies by payer and includes prospectively determined rates per discharge, discounts from established charges, and retroactively determined, cost-based rates. Approximately 98% of gross patient charges determined at established rates resulted from patients covered by these third-party reimbursement programs for the fiscal year ended June 30, 2020. Changes have been and may be made in certain programs, which could have a material adverse impact on the financial condition of the hospital in future years.

Laws and regulations. The health care industry is subject to numerous laws and regulations of federal, state, and local governments. Compliance with such laws and regulations can be subject to future government review and interpretation, as well as regulatory actions unknown and unasserted at this time. These laws and regulations include, but are not limited to, accreditation, licensure, government health care program participation requirements, reimbursement for patient services, and Medicare and Medicaid fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care providers. Violations of these laws and regulations could result in exclusion from government health care program participation, together with the imposition of significant fines and penalties, as well as significant repayment for past reimbursement for patient services received. While the hospital is subject to similar regulatory reviews, management believes that the outcome of any such regulatory review will not have a material adverse effect on the hospital's financial position.

Current economic conditions. The current economic environment has also made it difficult for certain patients to pay for services rendered. As employers adjust to health insurance plans, services provided to uninsured and underinsured patients may significantly impact net patient service revenue, which could have an adverse impact on the hospital's future operating results. Further, the effect of economic conditions on the State of Iowa may have an adverse effect on cash flows related to the Medicaid program.

City of Ames
Notes to the Financial Statements
June 30, 2020

IV. Detailed notes on all activities and funds (continued)

S. Contingencies (continued)

Given the volatility of current economic conditions, the values of assets and liabilities recorded in the financial statements could change rapidly, resulting in material future adjustments in investment values and the allowances for accounts and contributions receivable. This could negatively affect the hospital's ability to meet debt covenants or maintain sufficient liquidity.

T. Joint venture

The hospital has a joint venture with McFarland Clinic, P.C. to form Health Ventures of Central Iowa, LLC (Health Ventures), of which it owns 50%. A joint venture also exists with Garner Dialysis, LLC, which is owned 40% by the hospital, and Health Enterprises Cooperative, of which the hospital owns 18.7%. The hospital uses the equity method of accounting for joint ventures in which it has the ability to exercise significant influence over operating and financial policies of the investee. Financial statements of the joint ventures are available at Mary Greeley Medical Center, 1111 Duff Avenue, Ames, IA 50010.

U. Related party transactions

The hospital's board of trustees approved the guarantee of certain debt on behalf of the Health Ventures joint venture mentioned above. During the fiscal year ended June 30, 2020, the debt was paid in full by Health Ventures, and there was no performance on the guarantee by the hospital.

V. Subsequent Events

On September 17, 2020, the City issued \$17,865,000 of general obligation, corporate purpose bonds for paying the cost of constructing improvements to streets, sanitary sewers, and bridges, and for the acquisition of emergency services communication equipment. The interest rates on the bonds range from 1.00-5.00% with final maturity on June 1, 2032.

On January 26, 2021, the City entered into an amended sewer loan and disbursement agreement to borrow money in a principal amount not to exceed \$6,075,000. The City is amending the existing loan agreement to allow interest due for the sewer SRF loan to be granted back to the City to fund the City Hall Parking Lot Reconstruction as a sponsored project in the amount of \$375,000.



REQUIRED SUPPLEMENTARY INFORMATION



CITY OF
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City of Ames
Schedule of the City's Proportionate Share of the Net Pension Liability
Iowa Public Employees' Retirement System
Last Six Fiscal Years*

	2020	2019	2018	2017	2016	2015
City's proportion of the net pension liability	1.1690479%	1.1516658%	1.1292958%	1.1552370%	1.1616104%	1.2008652%
City's proportionate share of the net pension liability	\$67,695,565	\$72,880,234	\$75,225,392	\$72,702,712	\$57,389,174	\$47,625,187
City's covered payroll*	\$90,665,386	\$87,947,886	\$85,610,198	\$84,237,577	\$81,269,880	\$80,486,286
City's proportionate share of the net pension liability as a percentage of its covered payroll	74.67%	82.87%	87.87%	86.31%	70.62%	59.17%
Plan fiduciary net position as a percentage of the total pension liability	85.45%	83.62%	82.21%	81.82%	85.19%	87.61%

*Prior year amounts of covered payroll were changed to comply with GASB Statement No. 82, *Pension Issues-an amendment of GASB Statements No. 67, No. 68, and No. 73.*

In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding year.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, the City will present information for those years for which information is available.

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Schedule of City Contributions
Iowa Public Employees' Retirement System
Last Ten Fiscal Years

Fiscal Year Ended	Statutorily Required Contribution	Contributions in Relation to the Statutorily Required Contribution	Contribution Deficiency (Excess)	City's Covered Payroll	Contributions as a Percentage of Covered Payroll
2020	\$ 9,139,672	\$ 9,139,672	-	96,755,907	9.45%
2019	8,567,465	8,567,465	-	90,665,386	9.45%
2018	7,862,807	7,862,807	-	87,947,886	8.94%
2017	7,654,501	7,654,501	-	85,610,198	8.94%
2016	7,543,219	7,543,219	-	84,237,577	8.95%
2015	7,272,880	7,272,880	-	81,269,880	8.95%
2014	7,202,625	7,202,625	-	80,486,286	8.95%
2013	6,861,788	6,861,788	-	78,907,943	8.70%
2012	6,180,045	6,180,045	-	76,283,278	8.10%
2011	5,241,681	5,241,681	-	74,876,651	7.00%

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Schedule of the City's Proportionate Share of the Net Pension Liability
Municipal Fire and Police Retirement System of Iowa
Last Six Fiscal Years*

	2020	2019	2018	2017	2016	2015
City's proportion of the net pension liability	2.663532%	2.719769%	2.651310%	2.649945%	2.696727%	2.684406%
City's proportionate share of the net pension liability	\$17,470,814	\$16,193,599	\$15,549,272	\$16,569,071	\$12,669,610	\$ 9,730,925
City's covered payroll*	\$ 8,064,312	\$ 7,866,170	\$ 7,506,515	\$ 7,180,220	\$ 7,004,314	\$ 6,855,169
City's proportionate share of the net pension liability as a percentage of its covered payroll	216.64%	205.86%	207.14%	230.76%	180.88%	141.95%
Plan fiduciary net position as a percentage of the total pension liability	79.94%	81.07%	80.60%	78.20%	83.04%	86.27%

*Prior year amounts of covered payroll were changed to comply with GASB Statement No. 82, *Pension Issues-an amendment of GASB Statements No. 67, No. 68, and No. 73.*

In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding year.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, the City will present information for those years for which information is available.

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Schedule of City Contributions
Municipal Fire and Police Retirement System of Iowa
Last Ten Fiscal Years

Fiscal Year Ended	Statutorily Required Contribution	Contributions in Relation to the Statutorily Required Contribution	Contribution Deficiency (Excess)	City's Covered Payroll	Contributions as a Percentage of Covered Payroll
2020	\$ 2,076,217	\$ 2,076,217	-	\$ 8,435,313	24.61%
2019	2,097,820	2,097,820	-	8,064,312	26.01%
2018	2,030,080	2,030,080	-	7,866,170	25.81%
2017	1,946,357	1,946,357	-	7,506,515	25.93%
2016	1,994,209	1,994,209	-	7,180,220	27.77%
2015	2,150,611	2,150,611	-	7,004,314	30.70%
2014	2,064,780	2,064,780	-	6,855,169	30.12%
2013	1,758,163	1,758,163	-	6,653,706	26.42%
2012	1,630,807	1,630,807	-	6,586,460	24.76%
2011	1,253,345	1,253,345	-	6,298,219	19.90%

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Three Years

City:	2020	2019	2018
Total OPEB liability			
Service cost	\$ 140,814	\$ 128,949	\$ 124,144
Interest	74,532	76,772	75,321
Differences between expected and actual experience	(374,352)	-	-
Changes in assumptions or other inputs	746,954	70,173	(51,203)
Benefit payments	(150,412)	(133,691)	(97,725)
Net change in total OPEB liability	437,536	142,203	50,537
Total OPEB liability, beginning	2,063,885	1,921,682	1,871,145
Total OPEB liability, ending	<u>\$ 2,501,421</u>	<u>\$ 2,063,885</u>	<u>\$ 1,921,682</u>
Covered-employee payroll	<u>\$ 39,532,365</u>	<u>\$ 37,519,077</u>	<u>\$ 38,084,243</u>
Total OPEB liability as a percentage of covered-employee payroll	<u>6.33%</u>	<u>5.50%</u>	<u>5.05%</u>

Notes to schedule:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB No. 75.

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used each period:

2017	3.58%
2018	3.87%
2019	3.50%
2020	2.21%

GASB No. 75 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, the City will present information for those years for which information is available.

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Three Years

Hospital:	2020	2019	2018
Total OPEB liability			
Service cost	\$ 171,392	\$ 183,570	\$ 230,410
Interest	188,216	171,689	155,873
Differences between expected and actual experience	(480,311)	(518,903)	907,372
Changes in assumptions or other inputs	211,750	(208,768)	(448,839)
Benefit payments	(113,258)	57,836	(10,501)
Net change in total OPEB liability	(22,211)	(314,576)	834,315
Total OPEB liability, beginning	4,464,128	4,778,704	3,944,389
Total OPEB liability, ending	<u>\$ 4,441,917</u>	<u>\$ 4,464,128</u>	<u>\$ 4,778,704</u>
Covered-employee payroll	<u>\$ 62,732,418</u>	<u>\$ 61,873,578</u>	<u>\$ 65,765,292</u>
Total OPEB liability as a percentage of covered-employee payroll	<u>7.08%</u>	<u>7.21%</u>	<u>7.27%</u>

Notes to schedule:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB No. 75.

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used each period:

2017	3.81%
2018	3.44%
2019	4.11%
2020	3.26%

GASB No. 75 requires ten years of information to be presented in this table. However, until a full ten-year trend is compiled, the City will present information for those years for which information is available.

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Budgetary Comparison Schedule
Governmental and Proprietary Funds
For the Fiscal Year Ended June 30, 2020

	Governmental Funds Actual	Proprietary Funds Actual	Total Actual	Original Budget	Final Budget	Variance - Actual to Final
Revenues and other financing sources:						
Taxes levied on property	\$ 30,756,001	\$ -	\$ 30,756,001	\$ 30,953,785	\$ 30,953,786	\$ (197,785)
Delinquent property taxes	1,339	-	1,339	-	-	1,339
TIF revenues	1,229,295	-	1,229,295	1,100,876	1,110,876	118,419
Other taxes	10,707,363	-	10,707,363	10,717,411	9,795,244	912,119
Licenses and permits	1,856,278	17,600	1,873,878	1,652,904	1,678,628	195,250
Use of money and property	1,874,859	9,371,757	11,246,616	9,348,361	10,418,944	827,672
Intergovernmental	12,177,098	11,130,189	23,307,287	27,431,529	43,348,714	(20,041,427)
Charges for services	3,340,427	289,660,693	293,001,120	305,867,540	302,054,267	(9,053,147)
Special assessments	303,640	-	303,640	321,415	321,415	(17,775)
Miscellaneous	799,664	1,319,581	2,119,245	674,045	1,229,305	889,940
Other financing sources	25,321,952	2,520,205	27,842,157	33,354,297	43,400,119	(15,557,962)
Total revenues and other financing sources	88,367,916	314,020,025	402,387,941	421,422,163	444,311,298	(41,923,357)
Expenditures and other financing uses:						
General government	2,879,594	-	2,879,594	2,905,299	3,114,958	235,364
Public safety	19,965,728	-	19,965,728	20,845,795	20,608,758	643,030
Public works	5,894,118	-	5,894,118	6,285,579	6,287,140	393,022
Health and social services	1,443,998	-	1,443,998	1,490,234	1,490,659	46,661
Culture and recreation	8,292,414	-	8,292,414	9,445,904	9,444,797	1,152,383
Community and economic development	3,739,235	-	3,739,235	4,571,280	5,672,208	1,932,973
Debt service	12,074,255	-	12,074,255	12,055,352	12,074,254	(1)
Capital outlay	13,024,446	-	13,024,446	19,176,527	52,139,992	39,115,546
Total governmental expenditures	67,313,788	-	67,313,788	76,775,970	110,832,766	43,518,978
Business-type expenditures	-	281,028,308	281,028,308	313,398,799	346,079,175	65,050,867
Total expenditures and other financing uses	67,313,788	281,028,308	348,342,096	390,174,769	456,911,941	108,569,845
Other financing uses	13,211,379	3,085,040	16,296,419	16,561,343	15,966,026	(330,393)
Total expenditures, other financing uses, and transfers out	80,525,167	284,113,348	364,638,515	406,736,112	472,877,967	108,239,452
Excess revenues and other financing sources over (under) expenditures, other financing uses, and transfers out						
	7,842,749	29,906,677	37,749,426	14,686,051	(28,566,669)	66,316,095
Fund balances, beginning	54,128,783	718,214,148	772,342,931	704,228,677	772,342,931	-
Fund balances, ending	\$ 61,971,532	\$748,120,825	\$810,092,357	\$718,914,728	\$743,776,262	\$ 66,316,095

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Budgetary Comparison Schedule
Budget to GAAP Reconciliation
For the Fiscal Year Ended June 30, 2020

	Governmental Funds			Proprietary Funds		
	Budget Basis	Adjustments	Modified Accrual Basis	Budget Basis	Adjustments	Accrual Basis
Revenues and other financing sources	\$ 88,367,916	\$ (2,886,576)	\$ 85,481,340	\$ 314,020,025	\$ (3,101,136)	\$ 310,918,889
Expenditures and other financing uses	80,525,167	(2,921,339)	77,603,828	284,113,348	9,645,690	293,759,038
Excess revenues and other financing sources over expenditures and other financing uses	7,842,749	34,763	7,877,512	29,906,677	(12,746,826)	17,159,851
Fund balances, beginning	54,128,783	(4,122,200)	50,006,583	718,214,148	(31,774,532)	686,439,616
Fund balances, ending	\$ 61,971,532	\$ (4,087,437)	\$ 57,884,099	\$ 748,120,825	\$ (44,521,358)	\$ 703,599,467

The notes to the required supplementary information are an integral part of this schedule.

City of Ames
Notes to the Required Supplementary Information
June 30, 2020

I. Pension Liability

IPERS:

Changes in benefits and terms. There were no significant changes in benefit terms.

Changes in assumptions.

The 2018 valuation implemented the following refinements because of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017
- Adjusted retirement rates
- Lowered disability rates
- Adjusted the probability of a vested regular member electing to receive a deferred benefit
- Adjusted the merit component of the salary increase assumption

The 2017 valuation implemented the following refinements because of a quadrennial experience study:

- Decreased the inflation assumption from 3.00% to 2.60%
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year
- Decreased the long-term rate of return assumption from 7.50% to 7.00% per year.
- Decreased the wage growth and payroll growth assumption from 4.00% to 3.25% per year.
- Decreased the salary increase assumption by 0.75%.

The 2014 valuation implemented the following refinements because of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year
- Adjusted male mortality rates for retirees in the regular membership group
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64
- Moved from an open, 30-year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed, 20-year period.

City of Ames
Notes to the Required Supplementary Information (continued)
June 30, 2020

MFPRSI:

Changes in benefit terms. There were no significant changes of benefit terms.

Changes in assumptions. The 2018 valuation mortality rates were based on RP 2014 Blue Collar Healthy Annuitant table with males set forward zero years, females set forward two years, and disabled set forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed post-retirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set back two years, females set forward one year, and disabled individuals set forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

II. Budgetary Information

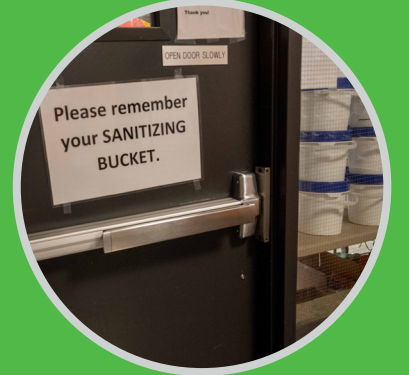
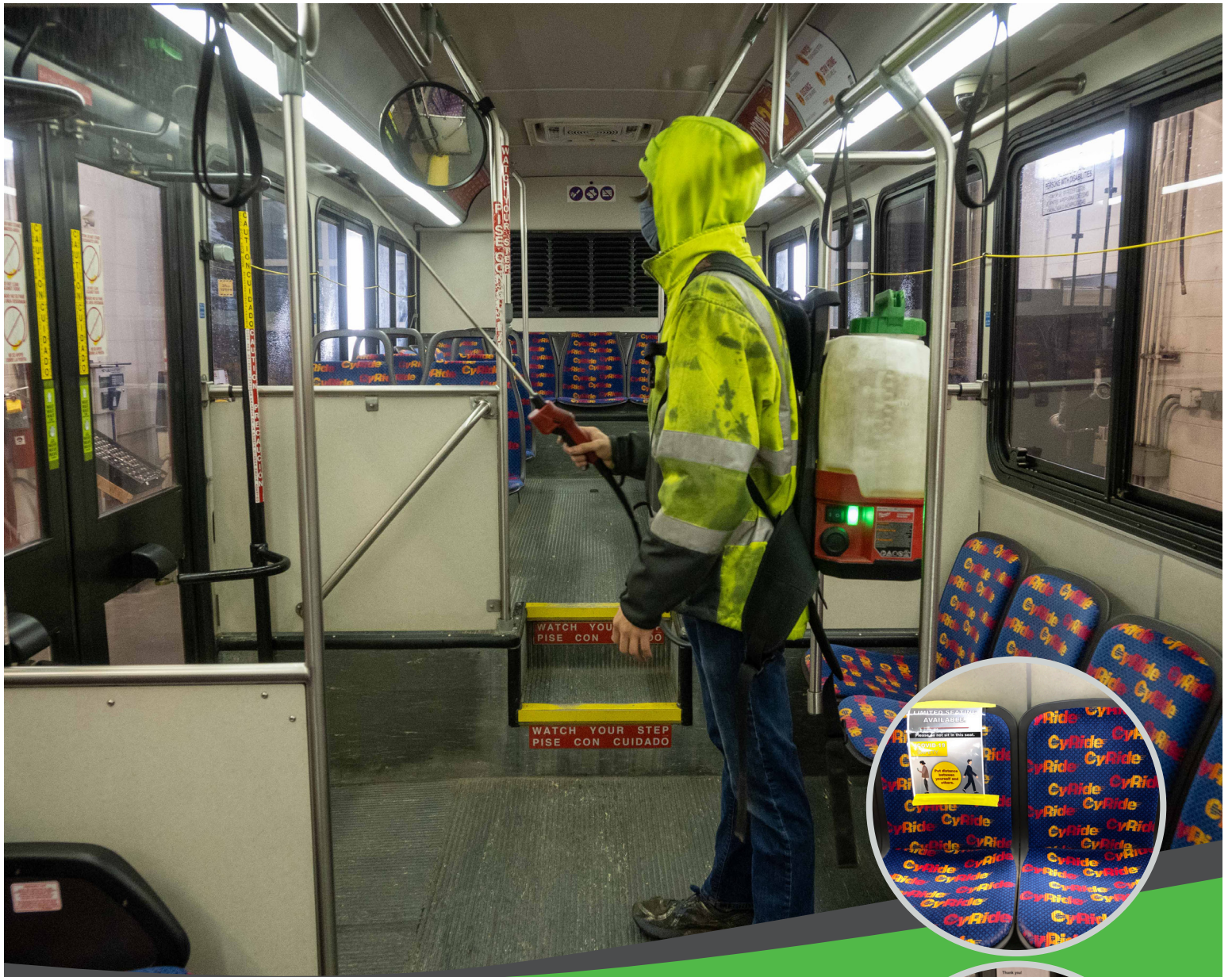
The budgetary comparison is presented as required supplementary information in accordance with Governmental Accounting Standards Board (GASB) Statement 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major special revenue fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the modified accrual basis of accounting and follows the public notice and hearing requirements. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. Encumbrances are not recognized on the budget basis and appropriations lapse at the end of the fiscal year.

Formal and legal budgetary control is based upon nine major classes of expenditures, referred to as functions, not by fund or fund type. The nine functions are general government, public safety, public works, health and social services, culture and recreation, community and economic development, debt service, capital projects, and business-type activities. Expenditures of functions required to be budgeted include expenditures for the General Fund, special revenue funds, the Debt Service Fund, the Capital Projects Fund, and the enterprise funds. Although the budget document presents function expenditures by fund, the legal level of control is at the aggregated function level, not by fund.

City of Ames
Notes to the Required Supplementary Information (continued)
June 30, 2020

Three budget amendments during the fiscal year increased budgeted expenditures by \$66,737,172. These amendments are reflected in the final budget amounts.



SUPPLEMENTARY INFORMATION



CITY OF
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Non-Major Governmental Funds

Special Revenue Funds

Special revenue funds are used to account for specific revenue sources that are restricted, committed, or assigned to expenditures for particular purposes.

Local Option Tax Fund - to account for the funds generated by the voter-approved 1% local option sales tax. Sixty percent is used for property tax relief and forty percent is for community betterment.

Hotel/Motel Tax Fund - to account for funds generated through the imposition of a hotel/motel tax. Proceeds are used for community betterment and economic development.

Road Use Tax Fund - to account for the City's share of state gasoline taxes received on a per capita basis. Funds must be used for a purpose related to the construction or maintenance of public streets.

Bike Licenses Fund - to account for funds generated by the sale of bike licenses to be used for bike trails and maps.

Police Forfeiture and Grants Fund - to account for funds generated from the forfeiture of property because of criminal activities and for government grants received for law enforcement costs.

Housing Assistance Fund - to account for grant-funded housing assistance programs.

TIF Fund - to account for tax-increment financing revenues on abated debt.

Employee Benefit Property Tax Fund - to account for tax revenues used to pay the City's share of selected employee benefits.

Police and Fire 411 Fund - to account for the funds remaining from the transition to Municipal Fire and Police Retirement System of Iowa (MFPRSI). Funds may only be used to offset City contributions to MFPRSI.

Parks and Recreation Programs Fund - to account for revenues used for specific park and recreation programs and improvements.

Library Donations, Project Share, Police and Fire Donations, Animal Shelter Donations, and Public Art Donations Funds - to account for donations to be used for specific purposes and activities.

Community Development Block Grant (CDBG) Fund - to account for funds received from the U.S. Department of Housing and Urban Development to be used according to the CDBG program.

Non-Major Governmental Funds

Special Revenue Funds

Developers' Projects Fund - to account for funds received from developers to be used for City infrastructure.

Economic Development and Loans Fund - to account for funds from block grants and funds to be loaned to businesses to increase development in the City.

FEMA – to account for funds received from emergency related grants to cover expenses associated to natural disasters.

Permanent Funds

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the City's programs.

Perpetual Care Fund - to account for principal amounts received for perpetual care. The investment earnings are recorded in the General Fund and are used to maintain the cemetery.

Furman Aquatic Center Endowment Fund - to account for a donation to cover future operating expenditures, fund future repairs and enhancements, and to replace equipment at the aquatic center.

**City of Ames
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2020**

	<u>Permanent Funds</u>			
	<u>Non-Major Special Revenue Funds</u>	<u>Perpetual Care</u>	<u>Furman Aquatic Center Endowment</u>	
ASSETS				
Cash and cash equivalents	\$ 9,812,673	\$ 13,537	\$ 627,893	\$ 10,454,103
Investments	8,910,071	1,012,263	558,696	10,481,030
Taxes receivable	19,251	-	-	19,251
Accrued interest receivable	3,018	19	3,739	6,776
Accounts receivable, net	1,709	560	-	2,269
Intergovernmental receivable	2,109,750	-	-	2,109,750
Loans receivable	1,846	-	-	1,846
Due from other funds	380,456	752	-	381,208
Inventories	60,376	-	-	60,376
Property held for resale	1,114,441	-	-	1,114,441
Prepaid items	40,396	-	-	40,396
Succeeding year taxes receivable	2,171,833	-	-	2,171,833
Long-term loans receivable	8,561	-	-	8,561
Total assets	<u>\$ 24,634,381</u>	<u>\$ 1,027,131</u>	<u>\$ 1,190,328</u>	<u>\$ 26,851,840</u>
LIABILITIES				
Accounts payable	\$ 720,809	\$ -	\$ -	\$ 720,809
Accrued payroll	90,225	-	-	90,225
Retainage payable	48,119	-	-	48,119
Customer deposits	601,763	-	-	601,763
Intergovernmental payable	18,311	-	-	18,311
Due to other funds	1,226,021	9,138	-	1,235,159
Total liabilities	<u>2,705,248</u>	<u>9,138</u>	<u>-</u>	<u>2,714,386</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue:				
Property taxes	2,171,833	-	-	2,171,833
Other taxes	413,801	-	-	413,801
Grants	4,215	-	-	4,215
Total deferred inflows of resources	<u>2,589,849</u>	<u>-</u>	<u>-</u>	<u>2,589,849</u>
FUND BALANCES (DEFICITS)				
Nonspendable	100,772	1,017,993	1,000,000	2,118,765
Restricted	18,267,836	-	190,328	18,458,164
Committed	1,249,170	-	-	1,249,170
Unassigned	(278,494)	-	-	(278,494)
Total fund balances	<u>19,339,284</u>	<u>1,017,993</u>	<u>1,190,328</u>	<u>21,547,605</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 24,634,381</u>	<u>\$ 1,027,131</u>	<u>\$ 1,190,328</u>	<u>\$ 26,851,840</u>

City of Ames
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-Major Governmental Funds
For the Year Ended June 30, 2020

	<u>Permanent Funds</u>			
	Non-Major Special Revenue Funds	Perpetual Care	Furman Aquatic Center Endowment	
REVENUES				
Taxes	\$ 13,900,500	\$ -	\$ -	\$ 13,900,500
Intergovernmental	8,374,050	-	-	8,374,050
Charges for services	-	19,350	-	19,350
Investment income	34,580	-	31,251	65,831
Miscellaneous	518,543	-	-	518,543
Total revenues	<u>22,827,673</u>	<u>19,350</u>	<u>31,251</u>	<u>22,878,274</u>
EXPENDITURES				
Current:				
General government	235,349	-	-	235,349
Public safety	120,076	-	-	120,076
Public works	5,619,099	-	-	5,619,099
Health and social services	1,463,008	-	-	1,463,008
Culture and recreation	1,214,938	-	8,591	1,223,529
Community and economic development	2,427,749	-	-	2,427,749
Capital outlay	2,075,617	-	-	2,075,617
Total expenditures	<u>13,155,836</u>	<u>-</u>	<u>8,591</u>	<u>13,164,427</u>
Excess of revenues over expenditures	<u>9,671,837</u>	<u>19,350</u>	<u>22,660</u>	<u>9,713,847</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	117,950	-	-	117,950
Transfers out	<u>(8,057,559)</u>	<u>-</u>	<u>-</u>	<u>(8,057,559)</u>
Total other financing sources (uses)	<u>(7,939,609)</u>	<u>-</u>	<u>-</u>	<u>(7,939,609)</u>
Net change in fund balance	1,732,228	19,350	22,660	1,774,238
Fund balances, beginning	<u>17,607,052</u>	<u>998,643</u>	<u>1,167,668</u>	<u>19,773,363</u>
Fund balances, ending	<u>\$ 19,339,280</u>	<u>\$ 1,017,993</u>	<u>\$ 1,190,328</u>	<u>\$ 21,547,601</u>

**City of Ames
Combining Balance Sheet
Non-Major Special Revenue Funds
June 30, 2020**

	Local Option Tax	Hotel/ Motel Tax	Road Use Tax	Bike Licenses	Police Forfeiture & Grants	Housing Assistance	TIF	Employee Benefit Property Tax	Police & Fire 411
ASSETS									
Cash and cash equivalents	3,704,738	655,755	3,665,423	5,269	50,582	243,082	112,498	10,211	\$ 172,395
Investments	3,345,434	592,157	3,309,931	4,757	45,676	223,975	101,254	9,221	155,656
Taxes receivable	-	-	-	-	-	-	-	18,212	1,039
Accrued interest receivable	-	-	-	-	-	-	-	-	-
Accounts receivable, net	1,098	-	-	-	-	-	-	-	-
Intergovernmental receivable	680,800	413,801	991,370	-	6,321	2,697	-	-	-
Loans receivable	-	-	-	-	-	-	-	-	-
Due from other funds	15,311	-	333,012	-	7,252	11,028	2,459	-	-
Inventories	-	-	60,376	-	-	-	-	-	-
Property held for resale	-	-	-	-	-	-	-	-	-
Prepaid items	-	-	27,774	-	-	-	-	-	-
Succeeding year taxes receivable	-	-	-	-	-	-	-	2,171,833	-
Long-term loans receivable	-	-	-	-	-	-	-	-	-
Total assets	<u>\$ 7,747,381</u>	<u>\$ 1,661,713</u>	<u>\$ 8,387,886</u>	<u>\$ 10,026</u>	<u>\$ 109,831</u>	<u>\$ 480,782</u>	<u>\$ 216,211</u>	<u>\$ 2,209,477</u>	<u>\$ 329,090</u>
LIABILITIES									
Accounts payable	\$ 159,100	\$ 42,075	\$ 476,766	\$ -	\$ 4,353	\$ -	\$ -	\$ -	\$ -
Accrued payroll	205	-	89,444	-	-	-	-	-	-
Retainage payable	32,576	-	15,543	-	-	-	-	-	-
Customer deposits	-	-	-	-	-	-	-	-	-
Intergovernmental payable	3,791	-	12,422	-	746	-	-	-	-
Due to other funds	409,875	-	262,098	-	14,048	735	395,477	37,644	-
Total liabilities	<u>605,547</u>	<u>42,075</u>	<u>856,273</u>	<u>-</u>	<u>19,147</u>	<u>735</u>	<u>395,477</u>	<u>37,644</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenue:									
Property taxes	-	-	-	-	-	-	-	2,171,833	-
Other taxes	-	413,801	-	-	-	-	-	-	-
Grants	-	-	-	-	3,236	-	-	-	-
Total deferred inflows of resource	<u>-</u>	<u>413,801</u>	<u>-</u>	<u>-</u>	<u>3,236</u>	<u>-</u>	<u>-</u>	<u>2,171,833</u>	<u>-</u>
FUND BALANCES (DEFICITS)									
Nonspendable	-	-	88,150	-	-	-	-	-	-
Restricted	7,141,834	1,205,837	7,443,463	-	87,448	-	-	-	329,090
Committed	-	-	-	10,026	-	480,047	-	-	-
Unassigned	-	-	-	-	-	-	(179,266)	-	-
Total fund balances (deficits)	<u>7,141,834</u>	<u>1,205,837</u>	<u>7,531,613</u>	<u>10,026</u>	<u>87,448</u>	<u>480,047</u>	<u>(179,266)</u>	<u>-</u>	<u>329,090</u>
Total liabilities, deferred outflows of resources, and fund balances (deficits)	<u>\$ 7,747,381</u>	<u>\$ 1,661,713</u>	<u>\$ 8,387,886</u>	<u>\$ 10,026</u>	<u>\$ 109,831</u>	<u>\$ 480,782</u>	<u>\$ 216,211</u>	<u>\$ 2,209,477</u>	<u>\$ 329,090</u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Combining Balance Sheet (continued)
Non-Major Special Revenue Funds
June 30, 2020

	Parks & Recreation Programs	Library Donations	Project Share	Police & Fire Donations	CDBG	Animal Shelter Donations	Developers' Projects	Economic Development & Loans	FEMA	Total Non-Major Special Revenue Funds
ASSETS										
Cash and cash equivalents	\$ 107,903	\$ 234,122	\$ 6,142	\$ 1,573	\$ 90	\$ 148,110	\$ 435,140	\$ 259,640	\$ -	\$ 9,812,673
Investments	94,093	209,371	5,545	1,421	80	131,561	392,413	287,526	-	8,910,071
Taxes receivable	-	-	-	-	-	-	-	-	-	19,251
Accrued interest receivable	629	1,382	-	-	-	852	155	-	-	3,018
Accounts receivable, net	-	-	611	-	-	-	-	-	-	1,709
Intergovernmental receivable	-	-	-	980	13,782	-	-	-	-	2,109,750
Loans receivable	-	-	-	-	1,846	-	-	-	-	1,846
Due from other funds	-	161	-	11,025	-	-	-	-	208	380,456
Inventories	-	-	-	-	-	-	-	-	-	60,376
Property held for resale	-	-	-	-	1,114,441	-	-	-	-	1,114,441
Prepaid items	-	12,622	-	-	-	-	-	-	-	40,396
Succeeding year taxes receivable	-	-	-	-	-	-	-	-	-	2,171,833
Long-term loans receivable	-	-	-	-	8,561	-	-	-	-	8,561
Total assets	<u>\$ 202,625</u>	<u>\$ 457,658</u>	<u>\$ 12,298</u>	<u>\$ 14,999</u>	<u>\$ 1,138,800</u>	<u>\$ 280,523</u>	<u>\$ 827,708</u>	<u>\$ 547,166</u>	<u>\$ 208</u>	<u>\$ 24,634,381</u>
LIABILITIES										
Accounts payable	\$ -	\$ 31,466	\$ -	\$ -	\$ 6,403	\$ 646	\$ -	\$ -	\$ -	\$ 720,809
Accrued payroll	-	576	-	-	-	-	-	-	-	90,225
Retainage payable	-	-	-	-	-	-	-	-	-	48,119
Customer deposits	-	-	-	-	1,440	-	600,323	-	-	601,763
Intergovernmental payable	-	-	-	-	-	1,352	-	-	-	18,311
Due to other funds	-	162	-	6,519	27	-	-	-	99,436	1,226,021
Total liabilities	<u>-</u>	<u>32,204</u>	<u>-</u>	<u>6,519</u>	<u>7,870</u>	<u>1,998</u>	<u>600,323</u>	<u>-</u>	<u>99,436</u>	<u>2,705,248</u>
DEFERRED INFLOWS OF RESOURCES										
Unavailable revenue:										
Property taxes	-	-	-	-	-	-	-	-	-	2,171,833
Other taxes	-	-	-	-	-	-	-	-	-	413,801
Grants	-	-	-	980	-	-	-	-	-	4,215
Total deferred inflows of resource	<u>-</u>	<u>-</u>	<u>-</u>	<u>980</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,589,849</u>
FUND BALANCES (DEFICITS)										
Nonspendable	-	12,622	-	-	-	-	-	-	-	100,772
Restricted	-	412,832	2,992	7,500	1,130,930	278,525	227,385	-	-	18,267,836
Committed	202,625	-	9,306	-	-	-	-	547,166	-	1,249,170
Unassigned	-	-	-	-	-	-	-	-	(99,228)	(278,494)
Total fund balances (deficits)	<u>202,625</u>	<u>425,454</u>	<u>12,298</u>	<u>7,500</u>	<u>1,130,930</u>	<u>278,525</u>	<u>227,385</u>	<u>547,166</u>	<u>(99,228)</u>	<u>19,339,284</u>
Total liabilities, deferred outflows of resources, and fund balances (deficits)	<u>\$ 202,625</u>	<u>\$ 457,658</u>	<u>\$ 12,298</u>	<u>\$ 14,999</u>	<u>\$ 1,138,800</u>	<u>\$ 280,523</u>	<u>\$ 827,708</u>	<u>\$ 547,166</u>	<u>\$ 208</u>	<u>\$ 24,634,381</u>

City of Ames
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-Major Special Revenue Funds
For the Year Ended June 30, 2020

	Local Option Tax	Hotel/ Motel Tax	Road Use Tax	Bike Licenses	Police Forfeiture & Grants	Housing Assistance	TIF	Employee Benefit Property Tax	Police & Fire 411
REVENUES									
Taxes	\$ 8,470,509	\$ 2,062,067	\$ -	\$ -	\$ -	\$ -	\$ 1,229,295	\$ 2,138,629	\$ -
Intergovernmental	-	-	7,961,955	-	65,149	13,078	-	-	-
Investment income	-	-	-	-	-	-	2,589	-	8,651
Miscellaneous	-	-	-	-	3,193	36,012	-	-	-
Total revenues	<u>8,470,509</u>	<u>2,062,067</u>	<u>7,961,955</u>	<u>-</u>	<u>68,342</u>	<u>49,090</u>	<u>1,231,884</u>	<u>2,138,629</u>	<u>8,651</u>
EXPENDITURES									
Current:									
General government	-	-	152,099	-	-	83,250	-	-	-
Public safety	-	-	-	161	54,467	-	-	-	-
Public works	-	-	5,619,099	-	-	-	-	-	-
Health and social services	1,443,998	-	-	-	-	-	-	-	-
Culture and recreation	1,028,925	-	-	-	-	-	-	-	-
Community and economic development	57,461	1,640,285	-	-	-	-	296,303	-	-
Capital outlay	820,518	-	1,255,099	-	-	-	-	-	-
Total expenditures	<u>3,350,902</u>	<u>1,640,285</u>	<u>7,026,297</u>	<u>161</u>	<u>54,467</u>	<u>83,250</u>	<u>296,303</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>5,119,607</u>	<u>421,782</u>	<u>935,658</u>	<u>(161)</u>	<u>13,875</u>	<u>(34,160)</u>	<u>935,581</u>	<u>2,138,629</u>	<u>8,651</u>
OTHER FINANCING SOURCES (USES)									
Transfers in	117,950	-	-	-	-	-	-	-	-
Transfers out	(5,202,306)	(294,875)	-	-	-	-	(421,749)	(2,138,629)	-
Total other financing sources (uses)	<u>(5,084,356)</u>	<u>(294,875)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(421,749)</u>	<u>(2,138,629)</u>	<u>-</u>
Net change in fund balances	35,251	126,907	935,658	(161)	13,875	(34,160)	513,832	-	8,651
Fund balances, beginning	7,106,583	1,078,930	6,595,955	10,187	73,573	514,207	(693,098)	-	320,439
Fund balances, ending	<u>\$ 7,141,834</u>	<u>\$ 1,205,837</u>	<u>\$ 7,531,613</u>	<u>\$ 10,026</u>	<u>\$ 87,448</u>	<u>\$ 480,047</u>	<u>\$ (179,266)</u>	<u>\$ -</u>	<u>\$ 329,090</u>

The notes to the financial statements are an integral part of this statement.

City of Ames
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (continued)
Non-Major Special Revenue Funds
For the Year Ended June 30, 2020

	Parks & Recreation Programs	Library Donations	Project Share	Police & Fire Donations	CDBG	Animal Shelter Donations	Developers' Projects	Economic Development & Loans	FEMA	Total Non-Major Special Revenue Funds
REVENUES										
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,900,500
Intergovernmental	-	15,306	-	-	318,562	-	-	-	-	8,374,050
Investment income	4,388	10,673	-	-	-	6,990	1,289	-	-	34,580
Miscellaneous	90,577	236,209	18,920	14,375	47,174	72,083	-	-	-	518,543
Total revenues	94,965	262,188	18,920	14,375	365,736	79,073	1,289	-	-	22,827,673
EXPENDITURES										
Current:										
General government	-	-	-	-	-	-	-	-	-	235,349
Public safety	-	-	-	9,808	-	55,640	-	-	-	120,076
Public works	-	-	-	-	-	-	-	-	-	5,619,099
Health and social services	-	-	19,010	-	-	-	-	-	-	1,463,008
Culture and recreation	13,236	172,777	-	-	-	-	-	-	-	1,214,938
Community and economic development	-	-	-	-	334,468	-	-	-	99,232	2,427,749
Capital outlay	-	-	-	-	-	-	-	-	-	2,075,617
Total expenditures	13,236	172,777	19,010	9,808	334,468	55,640	-	-	99,232	13,155,836
Excess (deficiency) of revenues over (under) expenditures	81,729	89,411	(90)	4,567	31,268	23,433	1,289	-	(99,232)	9,671,837
OTHER FINANCING SOURCES (USES)										
Transfers in	-	-	-	-	-	-	-	-	-	117,950
Transfers out	-	-	-	-	-	-	-	-	-	(8,057,559)
Total other financing sources (uses)	-	-	-	-	-	-	-	-	-	(7,939,609)
Net change in fund balances	81,729	89,411	(90)	4,567	31,268	23,433	1,289	-	(99,232)	1,732,228
Fund balances, beginning	120,896	336,043	12,388	2,933	1,099,662	255,092	226,096	547,166	-	17,607,052
Fund balances, ending	\$ 202,625	\$ 425,454	\$ 12,298	\$ 7,500	\$ 1,130,930	\$ 278,525	\$ 227,385	\$ 547,166	\$ (99,232)	\$ 19,339,284

The notes to the financial statements are an integral part of this statement.

Non-Major Enterprise Funds

Enterprise funds are used to report activities for which a fee is charged to external users for goods or services.

Parking Lot Fund - to account for the operation of parking meters on streets and in designated parking lots.

Transit Fund - to account for operations of transit services.

Storm Sewer Utility Fund - to account for the fees paid by residents for the maintenance of the City's storm sewer system.

Ames/Iowa State University (ISU) Ice Arena Fund - to account for the operations of a recreational ice facility, which is jointly operated by the City and ISU.

Homewood Golf Course Fund - to account for the operations of a nine-hole golf course.

Resource Recovery Fund - to account for the operation of the City-owned resource recovery plant.

The notes to the financial statements are an integral part of this statement.

City of Ames
Combining Statement of Net Position
Non-Major Enterprise Funds
June 30, 2020

	Parking	Transit	Storm Sewer Utility	Ames / ISU Ice Arena	Homewood Golf Course	Resource Recovery	Total Non-Major Enterprise Funds
ASSETS							
Current assets:							
Cash and cash equivalents	\$ 156,243	\$ 3,166,727	\$ 2,719,591	\$ 186,154	\$ 115,484	\$ 146,406	\$ 6,490,605
Investments	137,157	2,812,439	2,409,189	163,488	101,940	136,541	5,760,754
Accrued interest receivable	907	19,250	16,103	1,168	643	637	38,708
Accounts receivable, net	5,685	2,556,299	220,996	37,920	458	268,687	3,090,045
Due from other funds	1,099	62,439	6,321	2,659	1,804	70,935	145,257
Intergovernmental receivable	317	693,276	-	-	-	405,031	1,098,624
Inventories	18,920	326,516	-	3,442	1,463	-	350,341
Prepaid items	-	23,324	-	-	6,320	945	30,589
Total current assets	<u>320,328</u>	<u>9,660,270</u>	<u>5,372,200</u>	<u>394,831</u>	<u>228,112</u>	<u>1,029,182</u>	<u>17,004,923</u>
Noncurrent assets:							
Capital assets:							
Land	910,547	41,500	733,383	-	193,250	531,517	2,410,197
Land improvements	623,538	742,323	3,894,704	71,230	127,581	172,379	5,631,755
Buildings	-	26,525,600	-	1,870,329	87,003	11,342,409	39,825,341
Equipment	56,130	30,592,762	8,390	316,275	5,700	8,003,995	38,983,252
Construction in progress	-	710,249	440,129	-	-	-	1,150,378
Less accumulated depreciation	(633,723)	(30,299,806)	(425,108)	(1,393,384)	(194,836)	(14,681,937)	(47,628,794)
Total noncurrent assets	<u>956,492</u>	<u>28,312,628</u>	<u>4,651,498</u>	<u>864,450</u>	<u>218,698</u>	<u>5,368,363</u>	<u>40,372,129</u>
Total assets	<u>1,276,820</u>	<u>37,972,898</u>	<u>10,023,698</u>	<u>1,259,281</u>	<u>446,810</u>	<u>6,397,545</u>	<u>57,377,052</u>
DEFERRED OUTFLOWS OF RESOURCES							
Deferred outflows related to OPEB	7,573	64,289	5,307	1,626	1,297	24,270	104,362
Deferred outflows related to pensions	85,050	1,363,280	36,406	39,614	16,348	228,993	1,769,691
Total deferred outflows of resources	<u>92,623</u>	<u>1,427,569</u>	<u>41,713</u>	<u>41,240</u>	<u>17,645</u>	<u>253,263</u>	<u>1,874,053</u>
LIABILITIES							
Current liabilities:							
Accounts payable	11,586	113,400	4,672	11,348	3,153	131,650	275,809
Accrued payroll	10,922	164,315	7,459	900	2,416	2,940	188,951
Accrued compensated absences	2,720	23,234	1,709	333	201	4,166	32,364
Due to other funds	14,757	251,580	48,972	4,067	4,321	71,756	395,453
Retainage payable	-	-	16,662	3,051	-	-	19,713
Accrued interest	-	-	-	-	-	1,699	1,699
Intergovernmental payable	(100)	1,427	988	438	1,068	57,752	61,573
Accrued landfill post-closure costs	-	-	-	-	-	16,155	16,155
Bonds payable, net	-	-	-	-	-	145,855	145,855
Unearned revenue	8,596	-	-	-	-	-	8,596
Total current liabilities	<u>48,481</u>	<u>553,956</u>	<u>80,461</u>	<u>20,137</u>	<u>11,159</u>	<u>431,973</u>	<u>1,146,168</u>
Noncurrent liabilities:							
Accrued compensated absences	45,531	417,856	23,610	4,320	2,397	57,068	550,782
Accrued other post-employment benefits	25,415	215,748	17,811	5,453	4,352	81,446	350,225
Net pension liability	331,638	4,875,275	143,836	138,698	63,104	827,512	6,380,063
Accrued landfill post-closure costs	-	-	-	-	-	71,348	71,348
Bonds payable, net	-	-	-	-	-	602,644	602,644
Total noncurrent liabilities	<u>402,584</u>	<u>5,508,879</u>	<u>185,257</u>	<u>148,471</u>	<u>69,853</u>	<u>1,640,018</u>	<u>7,955,062</u>
Total liabilities	<u>451,065</u>	<u>6,062,835</u>	<u>265,718</u>	<u>168,608</u>	<u>81,012</u>	<u>2,071,991</u>	<u>9,101,230</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred inflows related to OPEB	3,889	33,027	2,727	835	667	12,467	53,612
Deferred inflows related to pensions	45,205	640,363	30,828	19,747	8,485	125,929	870,557
	<u>49,094</u>	<u>673,390</u>	<u>33,555</u>	<u>20,582</u>	<u>9,152</u>	<u>138,396</u>	<u>924,169</u>
NET POSITION							
Net investment in capital assets	956,492	28,312,628	4,651,498	864,450	218,698	4,619,864	39,623,630
Unrestricted	(87,208)	4,351,614	5,114,640	246,881	155,593	(179,443)	9,602,077
Total net position	<u>\$ 869,284</u>	<u>\$ 32,664,242</u>	<u>\$ 9,766,138</u>	<u>\$ 1,111,331</u>	<u>\$ 374,291</u>	<u>\$ 4,440,421</u>	<u>\$ 49,225,707</u>

City of Ames
Combining Statement of Revenues, Expenses, and Changes in Net Position
Non-Major Enterprise Funds
For the Year Ended June 30, 2020

	Parking	Transit	Storm Sewer	Ames / ISU Ice Arena	Homewood Golf Course	Resource Recovery	Total Non-Major Enterprise Funds
Operating revenues:							
Charges for services	\$ 797,454	\$ 6,735,543	\$ 1,852,740	\$ 444,262	\$ 150,549	\$ 3,019,801	\$ 13,000,349
Operating expenses:							
Cost of goods and services	942,403	9,253,331	738,339	567,265	212,324	3,741,630	15,455,292
Administration	68,582	1,933,291	10,065	-	-	238,649	2,250,587
Depreciation	8,019	2,713,710	63,235	103,526	8,062	556,022	3,452,574
Total operating expenses	1,019,004	13,900,332	811,639	670,791	220,386	4,536,301	21,158,453
Operating income (loss)	(221,550)	(7,164,789)	1,041,101	(226,529)	(69,837)	(1,516,500)	(8,158,104)
Non-operating revenues (expenses):							
Intergovernmental	-	3,827,592	-	-	-	-	3,827,592
Reimbursements	-	65,273	-	-	-	305,030	370,303
Investment income	10,936	132,682	130,383	9,939	5,723	7,399	297,062
Interest expense	-	-	-	-	-	(17,099)	(17,099)
Miscellaneous	-	8,005	-	35,243	53,910	2,040	99,198
Total non-operating revenues	10,936	4,033,552	130,383	45,182	59,633	297,370	4,577,056
Income (loss) before capital contributions and transfers	(210,614)	(3,131,237)	1,171,484	(181,347)	(10,204)	(1,219,130)	(3,581,048)
Capital contributions	-	1,149,550	-	20,000	-	-	1,169,550
Transfers in	-	1,977,672	-	20,000	-	522,533	2,520,205
Change in net position	(210,614)	(4,015)	1,171,484	(141,347)	(10,204)	(696,597)	108,707
Net position, beginning	1,079,898	32,668,257	8,594,654	1,252,678	384,495	5,137,018	49,117,000
Net position, ending	\$ 869,284	\$ 32,664,242	\$ 9,766,138	\$ 1,111,331	\$ 374,291	\$ 4,440,421	\$ 49,225,707

City of Ames
Combining Statement of Cash Flows
Non-Major Enterprise Funds
For the Year Ended June 30, 2020

	Parking	Transit	Storm Sewer Utility	Ames / ISU Ice Arena	Homewood Golf Course	Resource Recovery	Total Non-Major Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from customers	\$ 805,696	\$ 7,018,790	\$ 1,845,311	\$ 446,455	\$ 148,999	\$ 3,016,457	\$ 13,281,708
Payments to suppliers	(123,770)	(2,109,176)	(54,825)	(275,963)	(61,983)	(1,661,871)	(4,287,588)
Payments to employees	(679,855)	(8,170,836)	(445,623)	(242,784)	(101,025)	(1,453,379)	(11,093,502)
Payments to other funds for services provided	(201,111)	(601,790)	(237,408)	(41,436)	(48,870)	(701,735)	(1,832,350)
Net cash provided by (used for) operating activities	<u>(199,040)</u>	<u>(3,863,012)</u>	<u>1,107,455</u>	<u>(113,728)</u>	<u>(62,879)</u>	<u>(800,528)</u>	<u>(3,931,732)</u>
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES							
Operating grants	-	3,827,592	-	-	-	-	3,827,592
Reimbursements	-	65,273	-	-	-	305,030	370,303
Miscellaneous income	-	8,005	-	35,243	53,910	2,040	99,198
Transfers in	-	1,977,672	-	20,000	-	522,533	2,520,205
Net cash provided by non-capital financing activities	<u>-</u>	<u>5,878,542</u>	<u>-</u>	<u>55,243</u>	<u>53,910</u>	<u>829,603</u>	<u>6,817,298</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Acquisition and construction of capital assets	-	(1,650,149)	(712,972)	(7,652)	-	(53,326)	(2,424,099)
Principal paid on capital debt	-	-	-	-	-	(140,000)	(140,000)
Interest paid on capital debt	-	-	-	-	-	(23,188)	(23,188)
Capital contributions	-	1,149,550	-	20,000	-	-	1,169,550
Net cash provided by (used for) capital and related financing activities	<u>-</u>	<u>(500,599)</u>	<u>(712,972)</u>	<u>12,348</u>	<u>-</u>	<u>(216,514)</u>	<u>(1,417,737)</u>
CASH FLOWS FROM INVESTING ACTIVITIES							
Purchase of investments	(98,818)	(1,657,247)	(533,736)	(19,085)	(1,441)	(93,744)	(2,404,071)
Proceeds from sale of investments	187,157	875,026	281,812	36,146	2,725	177,549	1,560,415
Interest on investments	11,579	127,672	128,452	10,006	5,744	8,713	292,166
Net cash provided by (used for) investing activities	<u>99,918</u>	<u>(654,549)</u>	<u>(123,472)</u>	<u>27,067</u>	<u>7,028</u>	<u>92,518</u>	<u>(551,490)</u>
Net increase (decrease) in cash and cash equivalents	(99,122)	860,382	271,011	(19,070)	(1,941)	(94,921)	916,339
Cash and cash equivalents, beginning	255,365	2,306,345	2,448,580	205,224	117,425	241,327	5,574,266
Cash and cash equivalents, ending	<u>\$ 156,243</u>	<u>\$ 3,166,727</u>	<u>\$ 2,719,591</u>	<u>\$ 186,154</u>	<u>\$ 115,484</u>	<u>\$ 146,406</u>	<u>\$ 6,490,605</u>

City of Ames
Combining Statement of Cash Flows (continued)
Non-Major Enterprise Funds
For the Year Ended June 30, 2020

	Parking	Transit	Storm Sewer Utility	Ames / ISU Ice Arena	Homewood Golf Course	Resource Recovery	Total Non-Major Enterprise Funds
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:							
Operating income (loss)	\$ (221,550)	\$ (7,164,789)	\$ 1,041,101	\$ (226,529)	\$ (69,837)	\$ (1,516,500)	\$ (8,158,104)
Adjustments to reconcile operating loss to net cash provided by (used for) operating activities:							
Depreciation expense	8,019	2,713,710	63,235	103,526	8,062	556,022	3,452,574
(Increase) decrease in accounts receivable	6,652	(2,114,640)	(6,932)	(15,148)	(423)	86,860	(2,043,631)
(Increase) decrease in due from other funds	(1,099)	171,581	(497)	(2,659)	(1,127)	(1,919)	164,280
(Increase) decrease in intergovernmental receivable	2,893	2,226,306	-	20,000	-	(88,285)	2,160,914
(Increase) decrease in inventories	(9,578)	16	-	1,747	488	-	(7,327)
(Increase) decrease in prepaid items	-	(15,955)	-	-	(272)	(945)	(17,172)
(Increase) decrease in deferred outflows of resources	6,851	119,495	3,870	2,914	465	7,337	140,932
Increase (decrease) in accounts payable	5,765	3,487	(6,672)	5,727	971	99,764	109,042
Increase (decrease) in accrued payroll	1,208	(288)	4,696	(931)	(911)	(394)	3,380
Increase (decrease) in accrued compensated absences	6,365	7,331	1,543	(10,565)	(502)	10,631	14,803
Increase (decrease) in due to other funds	(23,991)	(10,958)	(19,085)	(306)	(2,938)	(10,707)	(67,985)
Increase (decrease) in retainage payable	-	(6,601)	13,536	3,051	-	-	9,986
Increase (decrease) in intergovernmental payable	(100)	(4,292)	5	159	444	12,358	8,574
Decrease in accrued landfill post-closure costs	-	-	-	-	-	(4,158)	(4,158)
Increase (decrease) in unearned revenue	(204)	-	-	-	-	-	(204)
Increase in post-employment benefits	4,445	37,737	3,115	954	761	14,246	61,258
Increase (decrease) in pension liability	(19,953)	(276,863)	(13,542)	(6,834)	(2,563)	(45,838)	(365,593)
Increase (decrease) in deferred inflows of resources	35,237	451,711	23,082	11,166	4,503	81,000	606,699
Total adjustments	22,510	3,301,777	66,354	112,801	6,958	715,972	4,226,372
Net cash provided by (used for) operating activities	\$ (199,040)	\$ (3,863,012)	\$ 1,107,455	\$ (113,728)	\$ (62,879)	\$ (800,528)	\$ (3,931,732)

Internal Service Funds

Internal service funds are used to account for services provided to other departments or agencies of the government, or to other governments on a cost-reimbursement basis.

Fleet Services Fund - to account for capital equipment other than those accounted for in other funds. A central garage is used and appropriate charges are made to other City departments for maintenance and replacement.

Information Technology Fund - to account for all information technology services provided to City departments.

Risk Management Fund - to account for the self-insured workers' compensation insurance and all other insurance premiums and claims payments, other than for health insurance.

Health Insurance Fund - to account for self-insured health insurance claims payments and stop-loss premiums.

City of Ames
Combining Statement of Net Position
Internal Service Funds
June 30, 2020

	Fleet Services	Information Technology	Risk Management	Health Insurance	Total Internal Service Funds
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 5,858,696	\$ 1,427,582	\$ 2,330,309	\$ 3,776,248	\$ 13,392,835
Investments	5,201,344	1,278,408	2,080,968	3,351,608	11,912,328
Accrued interest receivable	34,358	8,572	13,816	21,861	78,607
Accounts receivable, net	21,122	3,368	15,341	83,869	123,700
Due from other funds	546,229	60,358	5,512	4,841	616,940
Intergovernmental receivable	12,003	23,827	-	9,535	45,365
Inventories	76,082	-	-	-	76,082
Prepaid items	316	212,816	838	1,074	215,044
Total current assets	<u>11,750,150</u>	<u>3,014,931</u>	<u>4,446,783</u>	<u>7,249,037</u>	<u>26,460,901</u>
Noncurrent assets:					
Capital assets:					
Land improvements	-	192,433	-	-	192,433
Buildings	884,494	-	-	-	884,494
Equipment	17,778,008	2,911,686	-	-	20,689,694
Less accumulated depreciation	(9,419,799)	(2,153,578)	-	-	(11,573,377)
Total noncurrent assets	<u>9,242,703</u>	<u>950,541</u>	<u>-</u>	<u>-</u>	<u>10,193,244</u>
Total assets	<u>20,992,853</u>	<u>3,965,472</u>	<u>4,446,783</u>	<u>7,249,037</u>	<u>36,654,145</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows related to OPEB	18,105	15,498	684	1,692	35,979
Deferred outflows related to pensions	135,560	85,016	22,829	24,627	268,032
Total deferred outflows of resources	<u>153,665</u>	<u>100,514</u>	<u>23,513</u>	<u>26,319</u>	<u>304,011</u>
LIABILITIES					
Current liabilities:					
Accounts payable	60,830	87,004	56,110	81,750	285,694
Accrued payroll	12,793	1,367	-	-	14,159
Accrued compensated absences	2,297	3,810	165	453	6,725
Due to other funds	24,793	3,536	1,274,886	25,070	1,328,285
Claims payable	-	-	1,221,951	853,621	2,075,572
Intergovernmental payable	139,572	410	3,037	2,691	145,711
Unearned revenue	-	-	-	9,470	9,470
Total current liabilities	<u>240,285</u>	<u>96,127</u>	<u>2,556,149</u>	<u>973,055</u>	<u>3,865,616</u>
Noncurrent liabilities:					
Accrued compensated absences	33,447	70,794	1,813	4,994	111,048
Accrued other post-employment benefits	60,760	52,006	2,302	5,678	120,746
Net pension liability	493,796	318,147	68,348	79,970	960,261
Total noncurrent liabilities	<u>588,003</u>	<u>440,947</u>	<u>72,463</u>	<u>90,642</u>	<u>1,192,055</u>
Total liabilities	<u>828,288</u>	<u>537,074</u>	<u>2,628,612</u>	<u>1,063,697</u>	<u>5,057,671</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to OPEB	9,301	7,961	351	869	18,482
Deferred inflows related to pensions	63,331	27,498	26,761	17,307	134,897
Total deferred inflows of resources	<u>72,632</u>	<u>35,459</u>	<u>27,112</u>	<u>18,176</u>	<u>153,379</u>
NET POSITION					
Net investment in capital assets	9,242,703	950,541	-	-	10,193,244
Unrestricted	11,002,895	2,542,912	1,814,572	6,193,483	21,553,862
Total net position	<u>\$ 20,245,598</u>	<u>\$ 3,493,453</u>	<u>\$ 1,814,572</u>	<u>\$ 6,193,483</u>	<u>\$ 31,747,106</u>

City of Ames
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2020

	Fleet Services	Information Technology	Risk Management	Health Insurance	Total Internal Service Funds
Operating revenues:					
Charges for services	\$ 4,198,311	\$ 2,902,295	\$ 2,575,064	\$ 10,146,795	\$ 19,822,465
Operating expenses:					
Cost of goods and services	2,153,350	2,393,819	2,660,254	9,506,464	16,713,887
Depreciation	1,191,793	260,275	-	-	1,452,068
Total operating expenses	3,345,143	2,654,094	2,660,254	9,506,464	18,165,955
Operating income (loss)	853,168	248,201	(85,190)	640,331	1,656,510
Non-operating revenues:					
Investment income	285,191	52,475	87,865	173,098	598,629
Loss on disposal of capital assets	(223,117)	-	-	-	(223,117)
Total non-operating revenues	62,074	52,475	87,865	173,098	375,512
Change in net position	915,242	300,676	2,675	813,429	2,032,022
Net position, beginning	19,330,356	3,192,777	1,811,897	5,380,054	29,715,084
Net position, ending	<u>\$ 20,245,598</u>	<u>\$ 3,493,453</u>	<u>\$ 1,814,572</u>	<u>\$ 6,193,483</u>	<u>\$ 31,747,106</u>

City of Ames
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2020

	Fleet Services	Information Technology	Risk Management	Health Insurance	Total Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	\$ 4,456,376	\$ 3,120,094	\$ 2,568,738	\$ 10,376,855	\$ 20,522,063
Payments to suppliers	(860,402)	(883,678)	(1,980,154)	(9,245,306)	(12,969,540)
Payments to employees	(858,266)	(890,187)	(132,516)	(168,080)	(2,049,049)
Payments/receipts to other funds for services provided	(296,385)	(784,304)	1,267,305	6,642	193,258
Net cash provided by operating activities	<u>2,441,323</u>	<u>561,925</u>	<u>1,723,373</u>	<u>970,111</u>	<u>5,696,732</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition and construction of capital assets	(2,087,071)	(173,604)	-	-	(2,260,675)
Net cash used for capital and related financing activities	<u>(2,087,071)</u>	<u>(173,604)</u>	<u>-</u>	<u>-</u>	<u>(2,260,675)</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of investments	(663,343)	(449,150)	(1,818,449)	(1,143,638)	(4,074,580)
Proceeds from sale of investments	350,245	237,151	960,142	603,841	2,151,379
Interest on investments	283,492	51,186	82,032	169,181	585,891
Net cash provided by (used for) investing activities	<u>(29,606)</u>	<u>(160,813)</u>	<u>(776,275)</u>	<u>(370,616)</u>	<u>(1,337,310)</u>
Net increase (decrease) in cash and cash equivalents	324,646	227,508	947,098	599,494	2,098,746
Cash and cash equivalents, beginning	5,534,050	1,200,074	1,383,211	3,176,754	11,294,089
Cash and cash equivalents, ending	<u>\$ 5,858,696</u>	<u>\$ 1,427,582</u>	<u>\$ 2,330,309</u>	<u>\$ 3,776,248</u>	<u>\$ 13,392,835</u>

City of Ames
Combining Statement of Cash Flows (continued)
Internal Service Funds
For the Year Ended June 30, 2020

	Fleet Services	Information Technology	Risk Management	Health Insurance	Total Internal Service Funds
Reconciliation of operating income to net cash provided by operating activities:					
Operating income	\$ 853,168	\$ 248,201	\$ (85,190)	\$ 640,331	\$ 1,656,510
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation expense	1,191,793	260,275	-	-	1,452,068
(Increase) decrease in accounts receivable	(18,431)	(3,368)	(814)	234,366	211,753
(Increase) decrease in due from other funds	265,194	218,726	(5,512)	(4,841)	473,567
(Increase) decrease in intergovernmental receivable	11,302	2,441	-	(8,935)	4,808
Decrease in inventories	10,686	-	-	-	10,686
(Increase) decrease in prepaid items	1,302	(49,537)	(623)	(1,074)	(49,932)
(Increase) decrease in deferred outflows of resources	900	(5,718)	2,302	2,203	(313)
Increase (decrease) in accounts payable	5,801	83,907	15,365	(57,010)	48,063
Increase (decrease) in accrued payroll	(1,504)	(302)	-	-	(1,806)
Increase (decrease) in accrued compensated absences	1,788	14,218	(2,609)	3,641	17,038
Increase (decrease) in due to other funds	(24,730)	(229,972)	1,274,560	14,543	1,034,401
Increase (decrease) in claims payable	-	-	519,750	133,621	653,371
Increase (decrease) in intergovernmental payable	110,931	-	3,037	(1,028)	112,940
Increase in post-employment benefits	10,628	9,096	403	993	21,120
Increase (decrease) in pension liability	(27,088)	(13,109)	(4,548)	(5,822)	(50,567)
Increase in deferred inflows of resources	49,583	27,067	7,253	9,653	93,556
Total adjustments	<u>1,588,155</u>	<u>313,724</u>	<u>1,808,563</u>	<u>329,780</u>	<u>4,040,223</u>
Net cash provided by operating activities	<u>\$ 2,441,323</u>	<u>\$ 561,925</u>	<u>\$ 1,723,373</u>	<u>\$ 970,111</u>	<u>\$ 5,696,733</u>

Fiduciary Funds

Agency Funds

Agency funds are used to account for short-term custodial collections on resources on behalf of another individual, entity, or government.

Payroll Clearing Fund - to hold payroll taxes withheld from employees until they are paid to the appropriate authorities.

Flex Benefits Fund - to hold Section 125 flex benefits withheld from employees.

City of Ames
Combining Statement of Assets and Liabilities
Agency Funds
June 30, 2020

	Payroll Clearing	Flex Benefits	Total
ASSETS			
Cash and cash equivalents	\$ 230,474	\$ 6,610	\$ 237,084
Accounts receivable, net	851	54	905
Investments	105,771	-	105,771
Total assets	\$ 337,096	\$ 6,664	\$ 343,760
LIABILITIES			
Accounts payable	\$ 6,586	\$ 6,664	\$ 13,250
Due to other governments	330,510	-	330,510
Total liabilities	\$ 337,096	\$ 6,664	\$ 343,760

City of Ames
Combining Statement of Changes in Assets and Liabilities
Agency Funds
For the Year Ended June 30, 2020

	Total Agency Funds			
	Balance			Balance
	07/01/19	Additions	Deductions	06/30/20
ASSETS				
Cash and cash equivalents	\$ 217,176	\$ 31,693,647	\$ 31,673,739	\$ 237,084
Accounts receivable, net	45	1,160	300	905
Intergovernmental receivable	176	-	176	-
Investments	161,147	1,515	56,891	105,771
Total assets	<u>\$ 378,544</u>	<u>\$ 31,696,322</u>	<u>\$ 31,731,106</u>	<u>\$ 343,760</u>
LIABILITIES				
Accounts payable	\$ 40,575	\$ 33,600,185	\$ 33,627,510	\$ 13,250
Due to other governments	337,969	18,651,071	18,658,530	330,510
Total liabilities	<u>\$ 378,544</u>	<u>\$ 52,251,256</u>	<u>\$ 52,286,040</u>	<u>\$ 343,760</u>
Payroll Clearing Fund				
	Balance			Balance
	07/01/19	Additions	Deductions	06/30/20
ASSETS				
Cash and cash equivalents	\$ 179,199	\$ 30,479,857	\$ 30,428,582	\$ 230,474
Accounts receivable, net	23	1,106	278	851
Investments	161,147	1,515	56,891	105,771
Total assets	<u>\$ 340,369</u>	<u>\$ 30,482,478</u>	<u>\$ 30,485,751</u>	<u>\$ 337,096</u>
LIABILITIES				
Accounts payable	\$ 2,400	\$ 32,723,414	\$ 32,719,228	\$ 6,586
Due to other governments	337,969	18,651,071	18,658,530	330,510
	<u>\$ 340,369</u>	<u>\$ 51,374,485</u>	<u>\$ 51,377,758</u>	<u>\$ 337,096</u>
Flexible Benefits Fund				
	Balance			Balance
	07/01/19	Additions	Deductions	06/30/20
ASSETS				
Cash and cash equivalents	\$ 37,977	\$ 1,213,790	\$ 1,245,157	\$ 6,610
Accounts receivable, net	22	54	22	54
Intergovernmental receivable	176	-	176	-
Total assets	<u>\$ 38,175</u>	<u>\$ 1,213,844</u>	<u>\$ 1,245,355</u>	<u>\$ 6,664</u>
LIABILITIES				
Accounts payable	\$ 38,175	\$ 876,771	\$ 908,282	\$ 6,664



STATISTICAL SECTION



CITY OF
Ames™

STATISTICAL SECTION

This part of the City's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents	Page
Financial Trends <i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	125
Revenue Capacity <i>These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.</i>	130
Debt Capacity <i>These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.</i>	134
Demographic and Economic Information <i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	140
Operating Information <i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	142

City of Ames
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental activities										
Net investment in capital assets	\$ 110,348,921	\$ 111,810,541	\$ 112,305,532	\$ 116,792,110	\$ 120,231,602	\$ 129,469,743	\$ 137,632,652	\$ 141,703,409	\$ 144,730,839	\$ 148,292,299
Restricted	15,338,746	20,794,194	12,081,140	18,009,657	19,525,973	19,116,323	20,842,946	21,714,454	22,260,410	23,978,574
Unrestricted	15,638,160	12,237,776	21,194,735	15,726,615	(2,573,072)	871,100	783,394	1,139,151	3,346,885	3,029,850
Total governmental activities	141,325,827	144,842,511	145,581,407	150,528,382	137,184,503	149,457,166	159,258,992	164,557,014	170,338,134	175,300,723
Business-type activities										
Net investment in capital assets	243,495,813	251,498,597	272,253,133	277,649,147	303,949,791	317,734,901	320,823,796	308,134,898	311,786,131	320,199,338
Restricted	2,708,889	2,814,032	1,001,294	1,015,822	1,027,652	2,262,200	2,425,524	2,458,169	2,554,924	30,006,410
Unrestricted	218,617,981	249,745,121	268,805,782	310,375,526	261,830,409	258,217,652	304,183,289	353,749,237	382,923,270	364,718,214
Total business-type activities	464,822,683	504,057,750	542,060,209	589,040,495	566,807,852	578,214,753	627,432,609	664,342,304	697,264,325	714,923,962
Primary government										
Net investment in capital assets	353,844,734	363,309,138	384,558,665	394,441,257	424,181,393	447,204,644	458,456,448	449,838,307	456,516,970	468,491,637
Restricted	18,047,635	23,608,226	13,082,434	19,025,479	20,553,625	21,378,523	23,268,470	24,172,623	24,815,334	53,984,984
Unrestricted	234,256,141	261,982,897	290,000,517	326,102,141	259,257,337	259,088,752	304,966,683	354,888,388	386,270,155	367,748,064
Total primary government	\$ 606,148,510	\$ 648,900,261	\$ 687,641,616	\$ 739,568,877	\$ 703,992,355	\$ 727,671,919	\$ 786,691,601	\$ 828,899,318	\$ 867,602,459	\$ 890,224,685

City of Ames
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Expenses										
Governmental activities:										
General government	\$ 2,629,067	\$ 2,559,365	\$ 2,755,166	\$ 2,915,560	\$ 4,165,152	\$ 2,686,082	\$ 3,136,291	\$ 4,044,800	\$ 3,141,379	\$ 3,304,608
Public safety	14,281,351	15,144,853	15,589,369	15,943,465	12,730,107	15,524,747	17,292,304	18,202,532	18,951,047	20,956,310
Public works	16,339,571	14,938,688	15,352,458	12,721,868	12,482,265	13,650,452	13,698,162	15,667,469	16,929,643	17,259,469
Health and social services	1,250,292	1,159,849	1,005,458	1,078,118	1,161,242	1,180,361	1,342,880	1,293,038	1,499,781	1,463,008
Culture and recreation	7,703,519	8,818,851	9,082,953	8,536,548	9,857,775	9,770,521	9,872,288	10,989,672	11,059,949	11,257,074
Community and economic development	4,262,698	2,875,118	2,366,904	2,477,986	2,972,753	2,898,115	3,461,393	3,257,359	4,025,768	3,463,620
Interest	1,469,661	1,298,010	1,369,323	2,174,303	1,577,883	1,635,789	1,592,039	1,532,790	1,534,075	1,578,408
Total governmental activities	47,936,159	46,794,734	47,521,631	45,847,848	44,947,177	47,346,067	50,395,357	54,987,660	57,141,642	59,282,497
Business-type activities:										
Mary Greeley Medical Center	146,292,855	155,374,830	160,369,431	161,792,473	168,891,942	176,918,607	182,728,675	185,267,383	186,917,186	194,116,951
Electric	48,241,832	50,159,375	52,411,173	54,791,141	53,024,205	54,906,155	58,618,483	60,617,830	62,322,757	58,345,295
Sewer	6,719,787	7,956,963	9,122,173	7,848,323	7,435,226	7,229,003	7,574,949	8,558,520	8,826,479	7,020,822
Water	7,099,299	6,630,919	6,856,515	6,894,305	6,866,001	7,383,824	8,122,396	11,766,957	9,841,869	10,620,259
Parking	805,253	767,154	846,825	876,916	888,452	900,939	887,679	891,229	975,126	999,414
Transit	10,010,387	10,002,499	10,629,183	11,391,087	11,859,395	12,216,003	13,208,178	13,794,474	14,004,166	13,842,640
Storm sewer	917,771	918,495	655,522	467,378	644,411	557,890	1,231,885	420,171	270,883	796,588
Ice arena	526,660	521,670	606,215	578,163	584,702	605,291	602,774	651,714	650,947	665,247
Golf course	230,698	232,689	211,279	206,620	253,997	243,309	258,459	227,798	254,380	215,211
Resource recovery	4,310,188	4,184,929	4,375,362	4,670,459	4,577,441	4,320,344	4,619,859	4,485,732	4,478,297	4,493,593
Total business-type activities	225,154,730	236,749,523	246,083,678	249,516,865	255,025,772	265,281,365	277,853,337	286,681,808	288,542,090	291,116,020
Total expenses	273,090,889	283,544,257	293,605,309	295,364,713	299,972,949	312,627,432	328,248,694	341,669,468	345,683,732	350,398,517
Program Revenues										
Governmental activities:										
Charges for services:										
General government	1,404,478	118,459	130,627	163,655	134,239	172,126	203,609	158,792	123,407	116,999
Public safety	2,571,060	2,864,844	3,194,059	3,433,170	3,652,787	3,345,400	3,768,480	3,421,439	3,476,553	3,865,956
Public works	5,231,237	6,601,518	6,026,315	295,874	715,898	277,437	268,565	2,737,534	310,035	314,576
Culture and recreation	1,490,008	2,031,204	1,980,793	1,974,037	2,029,655	1,939,498	2,135,274	2,131,253	2,158,429	1,414,160
Other activities	24,163	7,630	11,140	15,925	23,015	24,615	25,660	21,132	15,082	17,650
Operating grants and contributions	2,758,176	1,091,752	1,192,687	6,940,124	7,173,301	8,521,814	8,681,507	8,546,037	8,950,597	9,090,602
Capital grants and contributions	4,742,929	4,985,082	3,211,001	3,516,122	1,632,753	6,822,367	6,664,323	3,285,174	3,426,018	3,536,671
Total governmental activities	18,222,051	17,700,489	15,746,622	16,338,907	15,361,648	21,103,257	21,747,418	20,301,361	18,460,121	18,356,614

City of Ames
Changes in Net Position (continued)
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Business-type activities:										
Charges for services										
Mary Greeley Medical Center	160,115,058	171,389,850	175,011,409	174,265,003	184,201,460	181,534,863	189,944,553	194,988,247	192,530,036	194,363,177
Electric	57,545,144	57,195,559	57,353,200	60,016,205	56,636,062	58,511,422	64,339,637	68,660,541	68,342,980	64,882,140
Sewer	5,402,162	6,188,602	6,648,263	7,491,746	8,267,051	8,370,811	8,856,136	9,175,876	9,172,812	7,754,405
Water	7,650,007	8,824,494	9,125,922	9,647,203	9,584,813	9,987,307	10,502,276	10,620,863	10,414,170	11,448,309
Parking	872,625	779,976	883,899	870,246	891,983	925,177	899,705	829,993	1,011,601	797,454
Transit	5,588,406	4,828,097	5,108,154	5,463,677	5,814,552	6,337,415	6,576,578	6,746,369	6,803,540	6,735,543
Storm sewer	957,122	1,155,583	1,136,621	1,179,495	1,215,233	1,241,840	1,700,529	1,817,030	1,842,228	1,852,740
Ice arena	472,015	475,743	471,760	507,203	532,001	544,300	481,831	504,884	475,197	444,262
Golf course	220,388	235,824	220,643	256,221	248,853	268,440	191,186	184,601	179,367	150,549
Resource recovery	4,374,268	3,583,946	3,731,936	3,469,877	3,687,927	3,031,997	3,314,210	2,719,456	2,879,813	3,019,801
Operating grants and contributions	2,567,137	2,751,186	2,723,226	3,059,305	3,161,366	3,405,067	5,062,412	4,961,244	4,437,834	8,118,261
Capital grants and contributions	5,541,433	8,991,024	8,604,246	4,708,511	3,304,381	1,474,384	4,752,319	1,728,763	3,097,169	2,014,199
Total business-type activities	251,305,765	266,399,884	271,019,279	270,934,692	277,545,682	275,633,023	296,621,372	302,937,867	301,186,747	301,580,840
Total program revenues	269,527,816	284,100,373	286,765,901	287,273,599	292,907,330	296,736,280	318,368,790	323,239,228	319,646,868	319,937,454
Net (expense) / revenue										
Governmental activities	(29,714,108)	(29,094,245)	(31,775,009)	(29,508,941)	(29,585,529)	(26,242,810)	(28,647,939)	(34,686,299)	(38,681,521)	(40,925,883)
Business-type activities	41,245,154	34,269,756	24,851,014	28,028,817	20,607,251	31,340,007	25,084,530	16,256,059	12,644,657	10,464,820
Total net (expense) / revenue	11,531,046	5,175,511	(6,923,995)	(1,480,124)	(8,978,278)	5,097,197	(3,563,409)	(18,430,240)	(26,036,864)	(30,461,063)
General revenues										
Governmental activities:										
Taxes										
Property taxes	22,821,388	23,485,295	23,913,389	25,273,931	25,988,892	27,114,273	28,166,804	29,680,915	31,204,329	32,973,640
Sales taxes	6,117,664	6,935,154	6,655,355	6,648,615	7,996,943	7,831,295	7,711,124	7,681,519	7,991,619	8,470,509
Hotel / motel taxes	1,416,830	1,518,571	1,760,462	1,845,940	2,113,310	2,272,323	2,435,756	2,412,667	2,515,468	1,986,157
Unrestricted grants and contributic	15,990	17,040	17,726	17,819	19,108	20,527	20,565	22,146	23,589	54,366
Investment income	499,004	436,302	18,067	544,414	455,916	699,289	211,126	689,377	2,190,478	2,177,884
Other income	-	314,699	120,071	118,097	133,787	450,340	251,997	1,214,979	759,997	602,881
Gain on disposal of assets	-	127,182	16,084	25,501	63,228	140,825	118,389	6,039	-	-
Transfers	(228,423)	(223,314)	12,751	(18,401)	117,020	(13,399)	(465,996)	(1,604,405)	(222,839)	(376,965)
Total governmental activities	30,642,453	32,610,929	32,513,905	34,455,916	36,888,204	38,515,473	38,449,765	40,103,237	44,462,641	45,888,472
Business-type activities:										
Investment income	17,372,875	4,197,199	13,003,757	26,013,566	8,201,914	1,001,761	27,543,163	18,271,065	19,708,701	8,135,196
Other income	-	-	40,761	66,660	64,714	40,083	417,879	427,961	337,470	647,271
Gain on disposal of assets	18,421	5,164,193	35,091	551,139	25,700	-	48,479	12,078	8,354	-
Special item	9,382,844	-	-	-	-	-	-	-	-	-
Transfers	228,423	223,314	(12,751)	18,401	(117,020)	13,399	465,996	1,604,405	222,839	376,965
Total business-type activities	27,002,563	9,584,706	13,066,858	26,649,766	8,175,308	1,055,243	28,475,517	20,315,509	20,277,364	9,159,432
Total primary government	57,645,016	42,195,635	45,580,763	61,105,682	45,063,512	39,570,716	66,925,282	60,418,746	64,740,005	55,047,904
Change in net position										
Governmental activities	928,345	3,516,684	738,896	4,946,975	7,302,675	12,272,663	9,801,826	5,416,938	5,781,120	4,962,589
Business-type activities	68,247,717	43,854,462	37,917,872	54,678,583	28,782,559	32,395,250	53,560,047	36,571,568	32,922,021	19,624,252
Total change in net position	\$ 69,176,062	\$ 47,371,146	\$ 38,656,768	\$ 59,625,558	\$ 36,085,234	\$ 44,667,913	\$ 63,361,873	\$ 41,988,506	\$ 38,703,141	\$ 24,586,841

City of Ames
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General fund										
Nonspendable	\$ 97,918	\$ 96,235	\$ 73,623	\$ 68,428	\$ 90,538	\$ 141,713	\$ 172,236	\$ 237,381	\$ 240,990	\$ 240,978
Assigned	124,097	147,752	382,930	253,059	296,803	725,077	809,033	580,004	402,312	283,809
Unassigned	7,751,289	7,924,363	7,902,465	9,046,946	10,332,050	11,137,621	11,270,733	10,824,689	12,119,527	13,768,589
Total general fund	<u>\$ 7,973,304</u>	<u>\$ 8,168,350</u>	<u>\$ 8,359,018</u>	<u>\$ 9,368,433</u>	<u>\$ 10,719,391</u>	<u>\$ 12,004,411</u>	<u>\$ 12,252,002</u>	<u>\$ 11,642,074</u>	<u>\$ 12,762,829</u>	<u>\$ 14,293,376</u>
All other governmental funds										
Nonspendable	1,999,501	1,976,152	2,019,699	1,998,143	2,007,044	2,023,387	2,059,985	2,038,896	2,081,395	2,118,765
Restricted	16,940,269	24,621,403	47,672,976	30,630,963	31,882,923	30,000,397	31,507,537	32,769,654	35,581,189	43,100,229
Committed	5,577,769	1,399,913	1,547,185	1,461,826	1,397,635	2,013,730	1,978,585	1,988,318	2,064,956	2,213,310
Assigned	1,259,956	316,669	-	-	-	71,393	-	-	-	-
Unassigned	(470,818)	(308,456)	(669,214)	(448,098)	(1,811,003)	(2,479,002)	(2,741,760)	(1,309,206)	(2,483,786)	(3,841,578)
Total all other governmental funds	<u>\$ 25,306,677</u>	<u>\$ 28,005,681</u>	<u>\$ 50,570,646</u>	<u>\$ 33,642,834</u>	<u>\$ 33,476,599</u>	<u>\$ 31,629,905</u>	<u>\$ 32,804,347</u>	<u>\$ 35,487,662</u>	<u>\$ 37,243,754</u>	<u>\$ 43,590,726</u>

City of Ames
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUES										
Taxes	\$ 30,355,882	\$ 31,908,563	\$ 32,319,668	\$ 33,755,016	\$ 36,080,369	\$ 37,207,916	\$ 38,313,146	\$ 39,760,873	\$ 41,716,868	\$ 43,506,491
Special assessments	238,106	217,885	306,761	16,590	362,306	222,895	298,227	564,860	321,318	303,643
Licenses and permits	1,138,714	1,327,206	1,707,463	1,892,634	2,017,035	1,687,317	2,059,688	1,635,289	1,554,088	1,856,585
Intergovernmental	11,408,113	9,098,425	9,084,528	10,658,992	8,277,965	14,500,743	10,983,498	11,815,543	10,242,731	11,293,897
Charges for services	3,969,212	4,039,097	3,298,578	3,393,715	3,517,164	3,596,467	3,798,813	3,914,432	4,066,129	3,413,036
Fines and forfeitures	196,748	214,641	111,014	146,485	138,720	93,652	67,584	65,504	43,614	28,276
Investment income	635,176	320,693	70,115	419,786	404,297	529,364	169,673	530,341	1,598,321	1,579,072
Miscellaneous	476,659	3,027,255	1,219,633	863,337	825,429	852,639	930,506	1,856,014	1,231,347	1,064,583
Total revenues	48,418,610	50,153,765	48,117,760	51,146,555	51,623,285	58,690,993	56,621,135	60,142,856	60,774,416	63,045,583
EXPENDITURES										
Current:										
General government	2,398,630	2,405,265	2,906,491	2,720,623	3,308,736	2,655,547	3,520,312	3,806,110	2,965,150	3,031,260
Public safety	14,252,764	14,938,537	15,287,766	15,839,280	16,237,949	16,664,555	17,097,771	17,703,682	18,624,774	19,127,916
Public works	5,463,593	5,538,204	5,388,832	5,434,191	5,488,851	5,871,433	5,868,576	6,202,540	7,073,307	6,732,091
Health and social services	1,252,377	1,159,849	1,005,458	1,078,118	1,161,242	1,180,361	1,342,880	1,293,038	1,499,781	1,463,008
Culture and recreation	6,869,276	7,224,794	7,088,894	7,179,033	7,613,063	8,263,043	8,648,567	9,072,955	9,168,122	9,253,898
Community and economic development	4,266,580	2,870,859	2,363,783	2,481,609	2,875,879	2,909,942	3,464,575	3,249,583	4,028,589	3,448,039
Debt service:										
Principal	5,741,838	7,385,280	9,713,723	7,671,776	7,364,829	13,142,882	10,481,762	8,657,150	8,862,109	8,973,882
Interest and fiscal charges	1,595,755	1,389,368	1,440,738	1,815,272	1,765,082	1,995,674	2,064,652	2,067,672	2,120,728	2,158,844
Capital outlay	12,643,534	10,884,449	13,972,053	22,817,899	14,294,598	24,428,030	12,119,780	11,983,901	11,432,322	12,147,899
Total expenditures	54,484,347	53,796,605	59,167,738	67,037,801	60,110,229	77,111,467	64,608,875	64,036,631	65,774,882	66,336,837
Excess (deficiency) of revenues over (under) expenditures	(6,065,737)	(3,642,840)	(11,049,978)	(15,891,246)	(8,486,944)	(18,420,474)	(7,987,740)	(3,893,775)	(5,000,466)	(3,291,254)
OTHER FINANCING SOURCES (USES)										
Transfers in	7,625,145	8,476,754	8,695,389	8,725,886	9,917,519	13,410,870	10,665,237	10,451,681	10,702,128	10,890,297
Transfers out	(7,484,112)	(8,627,749)	(8,794,765)	(8,753,037)	(9,879,039)	(13,474,329)	(10,940,973)	(12,060,457)	(10,924,967)	(11,267,262)
General obligation bonds issued	6,690,000	6,675,000	30,455,000	-	9,395,000	11,435,000	6,890,605	6,985,000	7,490,000	10,520,000
Premium on general obligation bonds	197,459	12,885	1,302,774	-	238,187	901,045	475,349	602,484	610,152	1,025,738
Refunding bonds issued	5,980,000	-	2,090,000	-	-	5,150,000	2,130,000	3,990,000	-	-
Premium on refunding bonds	-	-	57,213	-	-	436,214	189,555	326,513	-	-
Payment to refunded bond escrow	(7,250,000)	-	-	-	-	-	-	(4,328,059)	-	-
Total other financing sources (uses)	5,758,492	6,536,890	33,805,611	(27,151)	9,671,667	17,858,800	9,409,773	5,967,162	7,877,313	11,168,773
Net change in fund balances	\$ (307,245)	\$ 2,894,050	\$ 22,755,633	\$ (15,918,397)	\$ 1,184,723	\$ (561,674)	\$ 1,422,033	\$ 2,073,387	\$ 2,876,847	\$ 7,877,519
Debt service as a percentage of non-capital expenditures	19.6%	15.9%	19.2%	23.0%	21.0%	20.0%	28.2%	24.2%	20.1%	19.8%

City of Ames
Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Residential Property	Commercial Property	Industrial Property	Utilities	Multi-Residential¹	Other Property¹	Less: Military Tax Exemption	Total Taxable Value	Total Direct Tax Rate	Estimated Actual Assessed Value	Taxable Value as a Percentage of Estimated Actual Assessed Value
2011	\$ 1,145,943,933	\$ 834,382,923	\$ 132,671,800	\$ 16,025,529	\$ -	\$ -	\$ 2,849,302	\$ 2,126,174,883	\$10.8458	\$ 3,431,600,584	61.96%
2012	1,203,280,867	821,428,238	129,708,000	16,640,931	-	-	2,797,446	2,168,260,590	10.8437	3,453,383,950	62.79%
2013	1,274,315,462	817,189,995	132,577,960	18,490,587	-	-	2,727,070	2,239,846,934	10.7213	3,485,543,532	64.26%
2014	1,343,486,699	836,448,468	130,392,785	18,309,505	-	-	2,667,806	2,325,969,651	10.8578	3,536,735,367	65.77%
2015	1,420,669,916	791,068,230	125,969,430	18,255,332	-	-	2,606,690	2,353,356,218	10.8554	3,604,369,966	65.29%
2016	1,552,353,357	757,802,880	120,629,790	16,686,705	-	-	2,514,090	2,444,958,642	10.6294	3,789,598,226	64.52%
2017	1,647,904,615	696,992,705	136,333,800	16,846,075	106,897,191	441,500	2,350,188	2,603,065,698	10.3733	4,052,418,330	64.23%
2018	1,731,394,279	705,942,764	137,021,310	19,179,323	109,617,206	609,200	2,323,334	2,701,440,748	10.3759	4,180,898,134	64.61%
2019	1,909,559,823	794,219,367	153,921,400	19,793,507	174,954,300	-	2,287,220	3,050,161,177	10.0686	4,632,139,435	65.85%
2020	2,019,762,039	823,143,900	157,933,848	22,030,395	215,828,400	-	2,179,804	3,236,518,778	10.0256	4,837,411,018	66.91%

Source: Story County Auditor

¹ Fiscal year 2017 is the first fiscal year to have these classifications.

**City of Ames
Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years**

Fiscal Year	City Direct Rates				Total Direct Tax Rate ³	Overlapping Rates ¹			Total Direct & Overlapping Rates
	General ²	Public Transit	Employee Benefits	Debt Service		Ames School District ⁴	Consolidated County ⁵	Area Vocational ⁶	
2011	6.14501	0.61862	0.51112	3.57104	10.84579	14.65339	6.57299	0.56008	32.63225
2012	6.00441	0.63491	0.67239	3.53194	10.84365	14.51772	6.34859	0.59018	32.30014
2013	5.83418	0.65737	0.70627	3.52343	10.72125	14.47262	6.58192	0.58466	32.36045
2014	5.85539	0.64949	0.75345	3.59946	10.85779	14.34904	6.50266	0.69120	32.40069
2015	5.83299	0.65719	0.78331	3.58189	10.85538	14.34759	6.39469	0.65724	32.25490
2016	5.77474	0.65200	0.71216	3.49047	10.62937	14.20276	6.72830	0.67574	32.23617
2017	5.60071	0.64261	0.71908	3.41087	10.37327	14.34101	6.21998	0.72334	31.65760
2018	5.65041	0.65194	0.72660	3.34694	10.37589	14.34129	6.24271	0.67458	31.63447
2019	5.50149	0.63361	0.71534	3.21813	10.06857	14.34179	6.29920	0.69468	31.40424
2020	6.05031	0.62811	0.67923	3.19314	10.02557	14.34142	6.50310	0.65249	31.52258

¹ Overlapping rates are those of local and county governments that may apply to property owners within the City of Ames. Not all overlapping rates apply to all Ames property taxpayers.

² State law limits the maximum tax rate for the general fund to \$8.10 per thousand dollars of assessed valuation.

³ City Council sets the rate.

⁴ School district board of education sets the rate.

⁵ Story County board of supervisors, the county and city's assessors board, county agricultural extension board, and county hospital board set the rate.

⁶ Area community college sets the rate.

Source: Story County Auditor

**City of Ames
Principal Property Taxpayers
Current Year and Nine Years Ago**

Taxpayer	2020			2011		
	Taxable Assessed Value	Rank	Percentage of Total Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Assessed Value
Iowa State University Research Park	\$ 56,097,983	1	1.73%			
Barilla America Inc.	37,649,430	2	1.16%	41,260,000	1	1.94%
Campus Investors IS LLC	36,949,414	3	1.14%	11,022,000	8	0.52%
Clinic Building Company, Inc.	29,672,730	4	0.92%	15,981,000	5	0.75%
FPA6 University West LLC	22,357,004	5	0.69%			
GPT Ames Owner LLC	21,346,650	6	0.66%	-		
ACA Stadium View Student Housing Dst	20,348,211	7	0.63%			
Dayton Park LLC	19,707,990	8	0.61%	-		
CB at Ames LLC	18,148,502	9	0.56%			
Ames Iowa LLC	16,857,900	10	0.52%			
North Grand Mall Partners LLC				24,402,600	2	1.15%
Walmart Stores, Inc - Store 4256-00				22,468,000	3	1.06%
Cycloneball LLC				17,277,000	4	0.81%
Midwest Centers				13,720,000	6	0.65%
SUSA Holding of Story County Inc				12,743,000	7	0.60%
Ball Plastics Container Corp				10,024,000	9	0.47%
Chelan Daybreak LLC				9,469,900	10	0.45%
	<u>\$ 279,135,814</u>		<u>8.62%</u>	<u>\$ 178,367,500</u>		<u>8.40%</u>

Source: Story County Auditor

**City of Ames
Property Tax Levies and Collections
Last Ten Fiscal Years**

Fiscal Year Ended June 30,	Tax Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount Collected	Percentage of Levy		Amount Collected	Percentage of Levy
2011	\$ 23,064,211	\$ 22,514,535	97.62%	\$ 3,546	\$ 22,518,081	97.63%
2012	23,516,201	23,178,276	98.56%	5,943	23,184,219	98.59%
2013	24,018,714	23,540,944	98.01%	1,970	23,542,914	98.02%
2014	25,261,403	24,795,918	98.16%	2,516	24,798,434	98.17%
2015	25,557,159	24,772,538	96.93%	13	24,772,551	96.93%
2016	26,000,394	25,108,284	96.57%	-	25,108,284	96.57%
2017	27,044,391	25,919,190	95.84%	-	25,919,190	95.84%
2018	28,137,151	27,044,258	96.12%	-	27,044,258	96.12%
2019	29,467,293	28,805,839	97.76%	-	28,805,839	97.76%
2020	31,041,345	30,109,340	97.00%	-	30,109,340	97.00%

Sources: Story County Auditor and City Finance Department

City of Ames
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities		Business-Type Activities			Total Outstanding Debt	Percentage of Personal Income ²	Population ³	Per Capita
	General Obligation Bonds ¹	General Obligation Bonds ¹	Revenue Bonds ¹	Notes Payable	Loans Payable				
2011	\$44,448,603	\$ 2,442,080	\$19,077,870	\$ 4,395,970	\$ 683,896	\$71,048,419	5.56%	58,965	\$ 1,205
2012	43,633,557	2,203,850	83,391,700	2,933,922	535,182	132,698,211	9.63%	58,965	2,250
2013	67,647,632	4,660,760	89,571,199	1,611,285	4,167,950	167,658,826	12.08%	58,965	2,843
2014	59,811,442	4,191,151	86,942,752	568,517	8,884,606	160,398,468	11.47%	58,965	2,720
2015	61,891,291	4,001,571	84,078,724	122,457	14,519,773	164,613,816	11.77%	58,965	2,792
2016	66,260,584	5,399,300	100,601,136	-	35,976,370	208,237,390	14.66%	58,965	3,532
2017	64,987,720	6,534,531	96,160,114	-	66,093,486	233,775,851	14.35%	58,965	3,965
2018	63,331,642	5,682,156	91,617,054	-	66,796,145	227,426,997	12.60%	58,965	3,857
2019	62,013,160	4,794,742	86,967,258	-	68,697,475	222,472,635	15.12%	58,965	3,773
2020	64,024,953	4,219,035	115,821,050	-	65,182,044	249,247,082	14.17%	66,258	3,762

¹ Presented net of original issuance discounts and premiums and deferred charges

² Personal income is presented on page 142

³ United States Census Bureau

City of Ames
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds¹	Less: Amounts Available in Debt Service Fund²	Total	Percentage of Estimated Actual Assessed Value of Property³	Per Capita⁴
2011	\$ 46,890,683	\$ 1,942,412	\$ 44,948,271	1.31%	\$ 762
2012	45,837,407	1,658,922	44,178,485	1.28%	749
2013	72,308,392	1,260,206	71,048,186	2.04%	1,205
2014	64,002,593	603,260	63,399,333	1.79%	1,075
2015	65,892,862	594,468	65,298,394	1.81%	1,107
2016	71,659,884	773,472	70,886,412	1.87%	1,202
2017	71,522,251	1,173,608	70,348,643	1.74%	1,193
2018	69,013,798	987,953	68,025,845	1.63%	1,154
2019	66,807,902	928,447	65,879,455	1.42%	1,117
2020	68,243,988	1,207,777	67,036,211	1.39%	1,012

¹ General bonded debt of both governmental and business-type activities, net of original issuance discounts and premiums and deferred charges

² Amount restricted for debt service payments

³ See page 132 for property value data

⁴ See page 142 for population data

City of Ames
Direct and Overlapping Governmental Activities Debt
As of June 30, 2020

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Amount Applicable to Primary Government
Debt repaid with property taxes:			
Ames Community School District	\$48,125,000	98.25%	\$ 47,282,813
Gilbert Community School District	27,595,000	50.52%	13,940,994
Des Moines Area Community College ¹	52,490,000	5.88%	3,086,412
Nevada Community School District	5,586,000	0.23%	12,848
Story County	11,207,282	59.36%	6,652,643
Other debt:			
Ames Community School District revenue bonds	11,009,000	98.25%	10,816,343
Gilbert Community School District revenue bonds	6,795,000	50.52%	3,432,834
Nevada Community School District revenue bonds	10,780,000	0.23%	24,794
Nevada Community School District capital notes	878,000	0.23%	2,019
Subtotal, overlapping debt			<u>85,251,700</u>
City direct debt			<u>64,024,953</u>
Total direct and overlapping debt			<u><u>\$149,276,653</u></u>

¹ New jobs training certificates payable primarily from credits and incremental property tax revenue derived from jobs training program. The certificates are further secured by a back-up levy of general taxes.

Note: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Source: Debt outstanding provided by each governmental unit. Applicable percentages calculated based on assessed value data from the Story County Auditor.

**City of Ames
Legal Debt Margin
June 30, 2020**

Legal debt margin for the fiscal year ended June 30, 2020:

Assessed value	\$ 4,837,411,018
Debt limit (5% of actual value)	\$ 241,870,551
Debt applicable to limit:	
General obligation bonds	64,305,000
Legal debt margin	\$ 177,565,551
Percentage of net debt margin available	73.41%
Percentage of net debt margin exhausted	26.59%

Year	Debt Limit	Outstanding Debt	Percentage of Net Debt Margin Available
2020	\$ 241,870,551	\$ 64,305,000	73.41%
2019	231,606,972	63,290,000	72.67%
2018	209,044,907	65,480,000	68.68%
2017	202,620,917	68,230,000	66.33%
2016	189,479,911	68,825,000	63.68%
2015	180,218,498	64,110,000	64.43%
2014	176,836,768	62,260,000	64.79%
2013	174,277,177	70,385,000	59.61%
2012	172,669,198	45,240,000	73.80%
2011	171,580,029	46,185,000	73.08%

Note: State of Iowa statutory debt limit is 5% of total actual assessed valuation.

**City of Ames
Pledged-Revenue Coverage
Last Ten Fiscal Years**

Hospital Revenue Bond

Fiscal Year	Gross Revenues ³	Less: Operating Expenses	Net Available Revenue	Debt Service ¹		Coverage
				Principal	Interest	
2011	\$ 160,115,058	\$ 132,028,206	\$ 28,086,852	\$ 1,340,000	\$ 954,863	12.24
2012	171,389,850	139,964,878	31,424,972	1,375,000	3,069,633	7.07
2013	175,011,409	145,546,625	29,464,784	1,915,000	3,682,094	5.26
2014	174,265,003	145,968,125	28,296,878	2,755,000	3,869,900	4.27
2015	184,201,460	147,149,250	37,052,210	2,825,000	3,803,608	5.59
2016	181,534,863	153,761,276	27,773,587	2,890,000	3,735,480	4.19
2017	189,926,814	162,011,472	27,915,342	3,070,000	3,172,934	4.47
2018	194,988,247	164,723,116	30,265,131	3,150,000	3,090,047	4.85
2019	192,530,036	169,574,256	22,955,780	3,235,000	3,004,771	3.68
2020	198,155,472	177,497,057	20,658,415	4,705,000	3,338,470	2.57

Electric Revenue Bond

Fiscal Year	Gross Revenues	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2011	\$ -	\$ -	\$ -	\$ -	\$ -	-
2012	-	-	-	-	-	-
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
2016	58,511,422	51,059,004	7,452,418	800,000	161,946	7.75
2017	64,339,637	53,697,044	10,642,593	625,000	343,556	10.99
2018	68,660,541	56,603,627	12,056,914	655,000	312,306	12.46
2019	68,342,980	58,076,088	10,266,892	685,000	279,556	10.64
2020	64,882,140	53,445,511	11,436,629	720,000	245,306	11.85

**City of Ames
Pledged-Revenue Coverage (Continued)
Last Ten Fiscal Years**

Sewer Capital Loan Note

Fiscal Year	Gross Revenues	Less: Operating Expenses	Net Available Revenue	Debt Service ²		Coverage
				Principal	Interest	
2011	\$ -	\$ -	\$ -	\$ -	\$ -	-
2012	-	-	-	-	-	-
2013	6,643,819	7,083,679	(439,860)	-	3,019	-
2014	7,491,746	5,809,744	1,682,002	128,000	20,300	-
2015	8,267,051	5,334,578	2,932,473	131,000	38,999	17.25
2016	8,370,811	4,751,416	3,619,395	134,000	44,520	20.27
2017	8,856,136	5,147,061	3,709,075	169,000	42,951	17.50
2018	9,175,876	5,934,923	3,240,953	172,000	51,001	14.53
2019	9,172,812	6,575,420	2,597,392	414,250	89,827	5.15
2020	7,754,405	5,207,127	2,547,278	415,332	119,105	4.77

Water Capital Loan Note

Fiscal Year	Gross Revenues	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2011	\$ -	\$ -	\$ -	\$ -	\$ -	-
2012	-	-	-	-	-	-
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	9,584,813	5,560,459	4,024,354	-	64,982	-
2016	9,987,307	5,771,458	4,215,849	-	454,561	-
2017	10,502,276	6,141,051	4,361,225	-	857,786	5.08
2018	10,824,699	6,211,833	4,612,866	2,870,000	1,294,591	1.11
2019	11,121,859	6,917,507	4,204,352	2,927,000	1,287,070	1.00
2020	12,004,634	7,004,160	5,000,474	2,986,000	1,243,815	1.18

¹ Debt service payments do not include payments to refund revenue bonds.

² 2013 was the year of issuance. Accordingly no principal payments were scheduled. Further, there was not any debt outstanding in the previous nine years that was secured by pledged revenues.

³ Prior year gross revenues were restated to accurately reflect operating revenue.

**City of Ames
Demographic and Economic Statistics
Last Ten Calendar Years**

Calendar Year	Population¹	Per Capita Personal Income¹	Personal Income	School Enrollment²	Unemployment Rate³
2010	58,965	\$ 21,655	\$ 1,276,887,075	4,280	4.1%
2011	58,965	23,363	1,377,599,295	4,224	4.1%
2012	58,965	23,547	1,388,448,855	4,229	3.9%
2013	58,965	23,713	1,398,237,045	4,247	3.2%
2014	58,965	23,713	1,398,237,045	4,171	2.7%
2015	58,965	24,082	1,419,995,130	4,181	2.4%
2016	58,965	27,629	1,629,143,985	4,188	2.4%
2017	58,965	30,615	1,805,213,475	4,300	2.0%
2018	58,965	24,946	1,470,940,890	4,387	1.6%
2019	66,258	26,548	1,759,017,384	4,477	1.9%

¹ United States Census Bureau

² Ames School District

³ Iowa Workforce Development

**City of Ames
Principal Employers
Current Year and Nine Years Ago**

Employer	2020			2011		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Iowa State University	16,647	1	30.42%	14,020	1	27.44%
City of Ames	1,573	2	2.87%	902	4	1.77%
Mary Greeley Medical Center	1,407	3	2.57%	1,347	2	2.64%
Danfoss (1)	1,015	4	1.85%	650	7	1.27%
Iowa Department of Transportation	975	5	1.78%	1,012	3	1.98%
Hy-Vee Food Stores	725	6	1.32%	738	6	1.44%
McFarland Clinic, P.C.	675	7	1.23%	886	5	1.73%
Ames Community School District	650	8	1.19%	650	8	1.27%
Workiva	550	9	1.01%			
Hach Chemical	500	10	0.91%			
Ames Laboratories				477	9	0.93%
Wal-Mart				440	10	0.86%
Total			<u>45.15%</u>			<u>41.33%</u>

¹ Formerly Sauer-Danfoss

Sources: United States Department of Labor, City of Ames, and company inquiries.

City of Ames
Full-Time Equivalent Employees by Function
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General government:										
Management services	22.50	22.25	23.25	23.25	23.25	23.25	24.25	24.25	24.50	24.50
Finance	40.75	40.75	40.75	40.75	40.75	40.75	40.75	40.75	41.00	41.00
Planning and housing	10.50	8.00	8.00	8.00	7.00	7.00	7.00	7.00	7.00	7.00
Administrative services ¹	-	-	-	-	6.50	6.00	6.00	5.00	5.00	5.00
Fleet services/facilities	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Transit	75.95	75.95	75.95	75.95	81.55	84.05	84.05	84.05	84.50	85.50
Fire/inspections	68.00	68.50	68.50	68.50	65.00	65.00	68.00	70.00	71.00	72.00
Police/animal control/parking	77.65	77.65	77.65	77.65	77.65	77.65	79.65	80.65	82.15	83.15
Library	31.00	31.50	31.50	31.50	35.25	35.50	35.75	35.75	36.50	37.00
Parks and recreation	20.50	19.50	19.50	19.50	19.50	19.50	25.00	25.00	25.00	25.00
Water and pollution control	41.50	41.50	41.50	41.25	40.05	40.05	40.30	40.30	40.00	40.00
Electric	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00
Public works:										
Administration	3.00	3.00	3.00	3.00	1.50	2.00	2.00	2.00	2.00	2.00
Engineering	13.00	14.00	14.00	14.00	14.00	15.75	15.75	14.75	14.75	14.75
Resource recovery	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
Streets	19.00	19.00	19.00	19.00	19.00	19.00	22.00	22.00	22.00	22.00
Utility maintenance	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	12.00
Other	13.00	13.00	13.00	13.00	13.00	13.00	8.00	10.00	10.00	10.00
Hospital	1,055.00	1,064.00	1,092.00	1,082.00	1,050.00	1,071.00	1,067.00	1,082.00	1,086.00	1,117.00
Total	<u>1,607.85</u>	<u>1,615.10</u>	<u>1,644.10</u>	<u>1,633.85</u>	<u>1,610.50</u>	<u>1,636.00</u>	<u>1,642.00</u>	<u>1,660.00</u>	<u>1,667.90</u>	<u>1,703.40</u>

¹ Administrative services was formed with employees from the planning and housing, fire/inspections, and public works administration divisions.

Source: City Finance Department

City of Ames
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General government:										
Number of licenses/permits processed	512	462	539	524	617	559	714	635	752	561
Police:										
Physical arrests	1,415	1,395	1,463	1,588	1,531	1,362	1,215	1,596	1,480	1,380
Parking violations	52,147	48,947	44,100	45,530	46,759	50,280	47,272	38,798	32,711	27,278
Traffic violations	2,953	4,068	3,204	2,543	2,981	2,451	2,614	2,834	2,328	2,092
Fire:										
Number of fires	175	188	137	150	107	126	89	116	80	82
Number of ambulance assists	2,211	2,178	2,325	2,471	2,464	2,442	2,663	2,646	2,857	2,473
Inspections	1,011	829	1,058	1,263	1,205	1,435	1,074	831	501	582
Library:										
Total circulation	1,388,273	1,343,758	1,222,547	1,205,620	1,255,953	1,304,434	1,280,305	1,222,360	1,220,180	961,602
Library visits	416,908	443,895	323,859	226,690	426,608	506,034	523,673	508,918	485,929	336,272
Parks and recreation:										
Total number of participant visits	303,012	320,533	287,504	294,978	279,103	293,757	255,227	280,766	281,420	187,725
Total number of activities	149	148	154	160	175	187	194	196	200	175
Resource recovery:										
Tons of refuse processed	56,789	53,731	48,244	27,878	50,035	41,646	45,598	37,124	33,173	33,511
Tipping fee per ton	52.75	52.75	52.75	52.75	52.75	52.75	52.75	55.00	55.00	58.75
Other public works:										
Blocks of streets crack sealed	65	110	92	123	90	66	73	65	81	88
Blocks of streets slurry sealed	-	-	-	11	22	36	33	30	-	-
Blocks of seal coat reconstruction	8	6	7	8	4	16	-	10	6	-
Hospital:										
Total admissions	9,918	9,617	8,768	8,289	8,298	7,867	8,368	8,510	8,267	8,230
Average percent of occupancy	57.1%	56.3%	54.1%	52.1%	50.5%	49.3%	49.7%	50.2%	50.6%	52.1%
Electric:										
Kilowatt hours produced at plant	341,229,148	307,447,978	318,394,938	282,348,784	278,471,640	243,388,530	244,149,566	222,873,411	167,189,716	176,914,000
Meters in service	24,436	24,844	25,141	25,353	26,023	26,232	26,475	27,324	27,348	27,613
Transit:										
Passengers	5,447,289	5,759,883	5,892,786	6,619,182	6,711,665	6,785,479	6,658,027	6,572,065	6,121,023	4,577,482
Total miles driven	1,421,852	1,412,162	1,384,270	1,493,983	1,599,493	1,658,443	1,635,781	1,649,762	1,516,271	1,437,907
Water:										
Billion gallons per year pumped	2.074	2.151	2.082	2.131	2.022	2.110	2.131	2.245	2.117	2.260
Utility locates performed	6,471	6,466	6,247	6,185	6,615	8,121	7,383	7,113	6,932	7,935
Water main breaks	37	18	42	47	19	19	18	42	46	19
Wastewater:										
Billion gallons per year treated	2.501	1.906	2.093	1.936	2.389	2.690	2.427	2.141	2.706	2.291

Sources: City departments and Mary Greeley Medical Center

**City of Ames
Capital Asset Statistics by Function
Last Ten Fiscal Years**

Function	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	9	9	9	11	11	11	11	11	11	11
Fire stations	3	3	3	3	3	3	3	3	3	3
Parks and recreation:										
Total number of parks	36	36	37	37	37	37	36	36	38	38
Total number of park acres	1,213	1,213	1,224	1,227	1,227	1,227	1,223	1,224	1,230	1,230
Total number of athletic fields	18	18	18	18	18	18	18	21	21	21
Other public works:										
Miles of streets	260	272	288	290	291	291	300	305	305	249
Number of traffic signals	70	70	70	67	67	67	68	69	70	71
Number of signs	9,759	9,852	9,486	9,489	9,485	9,509	9,854	10,087	10,658	10,876
Hospital:										
Beds in operation	199	199	199	199	199	199	199	199	199	199
Transit:										
Buses owned	79	84	89	93	104	105	104	105	104	89
New buses purchased	7	7	2	-	6	9	5	3	1	-
Water:										
Miles of water mains	241	241	241	243	247	254	247	249	250	250
Fire hydrants	2,650	2,648	2,663	2,700	2,771	2,847	2,906	2,948	2,977	2,995
Wells	28	28	28	28	28	28	25	24	25	25
Wastewater:										
Sanitary sewer miles	201	202	202	203	204	204	210	211	212	212
Storm sewer miles	261	263	265	260	263	271	276	277	278	279

Note: No capital asset indicators are available for general government, library, resource recovery, or electric functions.

Sources: City departments and Mary Greeley Medical Center



Information to Comply with *Government Auditing Standards*
and Uniform Guidance

June 30, 2020

City of Ames, Iowa



**Independent Auditor’s Report on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements Performed
in Accordance with *Government Auditing Standards***

To the Honorable Mayor and
Members of the City Council
City of Ames, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Ames, Iowa (City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated March 30, 2021. Other auditors audited the financial statements of Mary Greeley Medical Center (presented as an enterprise fund), as described in our report on the financial statements. This report does not include the results of the other auditors’ testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. Our report qualifies the opinion of such financial statements as the Mary Greeley Medical Center did not present Provider Relief Funds in accordance with Generally Accepted Accounting Principles.

Other auditors also audited the financial statements of the Mary Greeley Medical Center Foundation, the discretely presented component unit. Those financial statements were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not extend to those financial statements.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2020-001, that we consider to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2020, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part IV of the accompanying schedule of findings and questioned costs. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to Findings

The City's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Dubuque, Iowa
March 30, 2021



Independent Auditor’s Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council
City of Ames, Iowa

Report on Compliance for Each Major Federal Program

We have audited the City of Ames, Iowa’s (City), compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City’s major federal programs for the year ended June 30, 2020. The City’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

Management’s Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor’s Responsibility

Our responsibility is to express an opinion on the compliance for each of the City’s major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City’s compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Eide Bailly LLP

Dubuque, Iowa
March 30, 2021

City of Ames, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2020

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Commerce Direct program Investments for Public Works and Economic Development Facilities	11.300		\$ 645,131
U.S. Department of Housing and Urban Development Direct program CDBG - Entitlement Grants Cluster Community Development Block Grants/Entitlement Grants	14.218		368,341
U.S. Department of Justice Direct program COVID-19 - Coronavirus Emergency Supplemental Funding Program	16.034		2,585
Bulletproof Vest Partnership Program	16.607		3,585
Edward Byrne Memorial Justice Assistance Grant Program	16.738		6,069
Edward Byrne Memorial Justice Assistance Grant Program	16.738		3,006
Total Edward Byrne Memorial Justice Assistance Grant Program			9,075
Total U.S. Department of Justice			15,245
U.S. Department of Transportation Direct program Airport Improvement Program	20.106		63,344
Highway Planning and Construction Cluster Pass-through program from Iowa Department of Transportation			
Highway Planning and Construction	20.205	STP-U-0155(696)--70-85	2,151,245
Highway Planning and Construction	20.205	20MPO-AAMPO	326,493
Highway Planning and Construction	20.205	STP-E-0155(684)--8V-85	85,403
Highway Planning and Construction	20.205	2019-006-00-015-FY18	39,735
Total Highway Planning and Construction Cluster			2,602,876
Federal Transit Cluster Direct program Federal Transit – Capital Investment Grants	20.500		14,610
Federal Transit - Formula Grants	20.507		2,494,129
Federal Transit - Formula Grants	20.507		301,582
Total Federal Transit - Formula Grants			2,795,711
Total Federal Transit Cluster			2,810,321

City of Ames, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2020

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-through Entity Identifying Number	Federal Expenditures
U.S. Department of Transportation (continued)			
Pass-through program from			
Iowa Department of Transportation			
Metropolitan Transportation Planning and State and Non-metropolitan Planning and Research	20.505	20MPO-AAMPO	\$ <u>1,888</u>
Transit Services Programs Cluster			
Pass-through program from			
Iowa Department of Transportation			
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	2016-026-01-015-FY18	435,452
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	2020-001-00-FY19	117,676
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	2020-001-00-SFY20	116,247
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	2016-026-02-015-FY18	<u>116,045</u>
Total Transit Services Programs Cluster			<u>785,420</u>
Highway Safety Cluster			
Pass-through program from			
Iowa Department of Public Safety			
State and Community Highway Safety	20.600	PAP 20-402-M0AL, Task 01-00-00	17,810
State and Community Highway Safety	20.600	PAP 19-402-M0AL, Task 01-00-00	<u>8,604</u>
Total State and Community Highway Safety			26,414
National Priority Safety Programs	20.616	PAP 20-415b-M1HVE Task 01-00-00	<u>667</u>
Total Highway Safety Cluster			<u>27,081</u>
Total U.S. Department of Transportation			<u>6,290,930</u>
U.S. Department of Health and Human Services			
Pass-through program from			
Iowa Department of Public Health			
Immunization Cooperative Agreements	93.268	5889I480	<u>11,625</u>
Total			<u>\$ 7,331,272</u>

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal award activity of the City of Ames, Iowa, (City) under programs of the federal government for the year ended June 30, 2020. The information is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or fund balance, or cash flows of the City.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported in the schedule are reported on the modified accrual basis of accounting – when they become a demand on current available financial resources in the governmental fund types and on the full accrual basis of accounting – when expenditures are incurred in the proprietary fund types. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The City received federal awards both directly from federal agencies and indirectly through pass-through entities. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient. There was no assistance provided to subrecipients during the year ended June 30, 2020.

Note 3 - Indirect Cost Rate

The City has not elected to use the 10% de minimis cost rate.

Note 4 - Provider Relief Funds

Mary Greeley Medical Center (blended component unit) received amounts from the U.S. Department of Health and Human Services (HHS) through the Provider Relief Fund (PRF) program (CFDA #93.498) during the year ended June 30, 2020. The Organization incurred eligible expenditures, and, therefore, recognized PRF revenue totaling \$3,792,303 for the year ended June 30, 2020 on the financial statements. In accordance with the 2020 Compliance Supplement Addendum, this funding was not included in the Schedule of Expenditures of Federal Awards for the year ending June 30, 2020.

Part I: Summary of the Independent Auditor's Results:

Financial Statements

Type of auditor's report issued	Unmodified for all opinion units except for Mary Greeley Medical Center, which was qualified
Internal control over financial reporting	
Material weakness identified	Yes
Significant deficiencies identified not considered to be material weaknesses	None reported
Noncompliance material to financial statements noted	No

Federal Awards

Internal control over major programs	
Material weakness identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Type of auditor's report issued on compliance for major programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516	No

Identification of major programs:

<u>Name of Federal Program or Cluster</u>	<u>CFDA Number</u>
Federal Transit Cluster	
Federal Transit – Capital Investment Grants	20.500
Federal Transit - Formula Grants	20.507
Transit Services Programs Cluster	
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513
Dollar threshold used to distinguish between Type A and Type B programs	\$750,000
Auditee qualified as low-risk auditee	No

Part II: Findings Related to the Financial Statements

2020-001 Material Audit Adjustments

Criteria: A properly designed system of internal control over financial reporting allows entities to initiate, authorize, record, process, and report financial data reliably in accordance with generally accepted accounting principles.

Condition: During the course of our engagement, we proposed material audit adjustments to beginning net position, intergovernmental receivables, and unavailable revenue, and the Schedule of Expenditures of Federal Awards.

Cause: There is a limited number of office staff with varying levels of experience with the reporting requirements. This significantly limits the City's review procedures.

Effect: The effect of this condition was financial data not in accordance with generally accepted accounting principles.

Recommendation: We recommend that City staff continue to receive relevant training and that additional review procedures be implemented.

Views of Responsible Officials: Management will ensure proper training will take place across all areas within the accounting division to ensure there is understanding of policies and procedures. Cross training will take place and detailed standard operating procedures will be created/updated for every position within the accounting division to ensure proper controls are in place. Accounting is in the transition of hiring new experienced staff who will help achieve accurate accounting and reporting of financial statements.

Part III: Findings and Questioned Costs for Federal Awards

There were no findings and questioned costs to report.

Part IV: Other Findings Related to Required Statutory Reporting

2020-IA-A Certified Budget: Disbursements during the year ended June 30, 2020, did not exceed the amount budgeted.

2020-IA-B Questionable Expenditures: We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979.

2020-IA-C Travel Expense: No expenditures of City money for travel expenses of spouses of City officials or employees were noted.

However, one instance was noted during testing in which incomplete receipts were included as backup documentation for purchases during City related travel.

Recommendation: The City should require proper receipt documentation as allowed by their policy.

View of Responsible Officials: The City will ensure receipts and other supporting documentation will be documented, tracked, and retained in accordance with Iowa State Code and City policies regarding record retention.

2020-IA-D Business Transactions: Business transactions between the City and City officials or employees are detailed as follows:

Name, Title, and Business Connection	Transaction Description	Amount
Kyler Brekke, Employee, Father is owner of Brekkes Town & County	Services	\$ 3,578
Gary Milam, Employee, Owner Milam Concrete & Construction	Services	675
Ben McConville, Employee, Brother is owner Iowa Concrete Leveling	Services	450

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transactions above do not appear to represent conflicts of interest since total transactions with each individual were less than \$6,000 during the fiscal year.

2020-IA-E Restricted Donor Activity: No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.

2020-IA-F Bond Coverage: Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to insure the coverage is adequate for current operations.

Part IV: Other Findings Related to Required Statutory Reporting (continued)

2020-IA-G Council Minutes: No transactions were found that we believe should have been approved in the Council minutes but were not.

2020-IA-H Deposits and Investments: No instances of noncompliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.

2020-IA-I Revenue Bonds: No instances of noncompliance with the provisions of the City's revenue bond resolutions were noted.

2020-IA-J Annual Urban Renewal Report: The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1.

COUNCIL ACTION FORM

SUBJECT: PROPOSED SALE OF CITY-OWNED PROPERTY AT 1126 GRAND AVENUE TO HABITAT FOR HUMANITY OF CENTRAL IOWA

BACKGROUND:

At the November 10, 2020 City Council meeting, the City Council directed staff to proceed with the purchase of the property at 1126 Grand Avenue in order to mitigate conditions of a dangerous building as had been determined by the City's Inspection Division. City Council also authorized staff to borrow funds from the City's Affordable Housing Program for the purchase, to test and remove asbestos, and to demolish and clear the site.

It was also determined that once the structure was removed the lot would be sold to recoup the cost of the acquisition, remediation, and demolition. This revenue would then reimburse the City's Affordable Housing fund.

In the February 9th City Council packet, Habitat of Humanity for Central Iowa, officially notified the City Council of its interest in purchasing the lot at 1126 Grand Avenue. Habitat stated its goal would be to construct a new home for a qualified lower income household in need of affordable housing and that the new home would blend into the current neighborhood and be complementary to the existing homes.

The City has negotiated to sell the property to Habitat for \$23,100, which will cover the City's cost for purchase (\$7,837.80), asbestos removal/demolition (\$13,138.62), and recording/legal/platting/abstracting (\$2,119.91). Staff has neogitated with Habitat to pay a \$10,000 cash deposit and pay the remaining balance of \$13,100 at closing. The City Attorney's Office has finalized the terms and conditions with Habitat that includes restrictive covenant language (see attached agreement).

ALTERNATIVES:

1. Adopt a resolution approving the sale of 1126 Grand Avenue to Habitat for Humanity of Central Iowa in the amount of \$23,100 based on the terms and conditions outlined in the attached agreement.
2. Modify the terms and conditions in the attached agreement and approve the sale of the property.
3. Refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The opportunity to purchase a deteriorated house to stabilize a viable neighborhood was an important priority for the City's affordable housing program. Additionally, the opportunity to now sell the property to an area non-profit to provide affordable housing for low-income families is consistent with the goals and priorities of the City's CDBG 2019-23 Five-year Consolidated Plan and 2019 Fair Housing Analysis Impediments Study.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

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

Prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146
Return to: Diane R. Voss, Ames City Clerk, Ames City Hall, 515 Clark Ave., Ames, IA 50010; 515-239-5146

**AGREEMENT BETWEEN THE CITY OF AMES AND
HABITAT FOR HUMANITY OF CENTRAL IOWA, INC.,
FOR PURCHASE AND CONSTRUCTION OF PROPERTY
AT 1126 GRAND AVENUE, AMES, IOWA**

THIS AGREEMENT is made and entered into between the City of Ames, Iowa, an Iowa municipal corporation (“City”) and Habitat for Humanity of Central Iowa, Inc. (“Habitat”), an Iowa corporation.

WHEREAS, the City has utilized community development block grant funds to acquire real property for rehabilitation or construction, or both, of a home to be used as owner-occupied housing for income-qualified homebuyers to further the goals and objectives of the City’s 2019-23 Consolidated CDBG five-year plan; and

WHEREAS, Habitat also has the goal of providing safe and affordable owner-occupied housing to low income home buyers and is willing to participate with the City in rehabilitation or new construction, or both, of residential structures.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

**I
CITY’S OBLIGATIONS**

- A. Purchase of Property. The City has secured the purchase of property legally described as **Lot 9 and the North Five and Four Tenths (5.4) Feet of Lot 10, Block Two (2), except the East Fifty (50) Feet Thereof, in Lee’s Addition to Ames, Story County, Iowa** (also known as 1126 Grand Avenue) (hereinafter “Property”) and will retain ownership of that Property until sold to Habitat under the conditions described herein.

- B. Access to Property. The City agrees to grant Habitat immediate and continuing access to the property for the purpose of construction of the property. Access for the purpose

of construction shall also be granted to Habitat's agents.

- C. Technical Assistance. Upon request, the City will provide technical assistance to Habitat concerning compliance with the terms of this Agreement.
- D. Performance Monitoring. The City may inspect and monitor the performance of Habitat to determine its compliance regarding the performance standards of this Agreement. Substantial nonperformance, as determined by the City, constitutes noncompliance with this Agreement. In the event this occurs, the City shall notify Habitat of the noncompliance and provide a time limit to correct the noncompliance.
- E. Property Conveyance. The City shall convey marketable title to the property for and in consideration of Habitat's completion of new construction on the property, payment of sums set out in Section II.A(1) and agreement to sell the property on or before March 31, 2022, to a qualified homebuyer, as set forth hereafter.

II

HABITAT'S OBLIGATIONS

- A. Compensation for Purchase.
 - 1. Habitat agrees to pay the City of Ames \$23,100.00 for the Property. Habitat agrees that it shall provide a non-refundable down payment of \$10,000.00 for the Property. This down payment shall be due to the City within one (1) calendar week from the date of this signed agreement. The total remaining balance of the purchase price in the amount of \$13,100.00 shall be due the City at the time Habitat has completed all other requirements under this Agreement and acquires title to the Property from the City. Habitat shall pay all transfer and recording expenses, including transfer taxes, any permit fees and other expenses related to the conveyance of the Property. The City will provide Habitat with an abstract of title to the real property continued within 45 days of the Closing Date.
 - 2. In Kind Compensation. Habitat agrees to provide all materials, labor and services as are necessary to rehabilitate the Property to the standards described in section II.B so that it is safe and habitable for residential use.
 - 3. Property Improvements. Habitat agrees to complete all construction included on **Attachment A** by this reference made a part hereof. All property improvements shall be completed on or before February 28, 2022. Habitat further agrees that if it fails or decides to not to complete the improvements to the Property, the City of Ames will not reimburse Habitat for any cost incurred for any improvements made to the Property.
 - 4. Property Maintenance and Utilities. Habitat shall be responsible for all maintenance for the Property (i.e., lawn care, snow removal, etc.) and shall have all utilities (electric, gas, water, and sewer) transferred into its name within one calendar week from the date of this mutually signed Agreement.

5. Property Taxes. Property taxes until transfer of title to Habitat will be the responsibility of the City of Ames. Habitat shall receive no tax proration credit from the City.
- B. Performance Standards. The Property shall be rehabilitated in compliance with all applicable state and local building codes and regulations, including necessary building permits as required. The development of any architectural designs, if necessary, for the project shall be the responsibility of Habitat, subject to prior approval by the City. Habitat shall submit new construction plans to the Planning and Housing Department and Building Inspections Division for written approval before applying for a building permit.
- C. Completion of New Construction and Sale to Qualified Homebuyers.
1. City shall not convey title of the property to Habitat unless and until the following two actions have occurred: 1) the selected **initial** home buyer has been determined eligible by the City (Housing Division staff) and 2) the City has completed a final walk-thru of the property and verified that all improvements as outlined in Attachment A have been completed satisfactorily.
 2. Habitat shall provide to the City on or before October 31, 2021, in a format prescribed by the City, the following documentation and information of the selected **initial** home buyer: **a)** the selected home buyer meets the eligibility requirements outlined by the City; and **b)** has an income that is at or below 80% of the Ames MSA (IA) income limits as established by HUD as outlined in **Attachment B incorporated by reference into this Agreement**. The Housing Division staff (utilizing CDBG program requirements), will verify the eligibility of the selected **initial** home buyer and notify Habitat in writing of that determination within 30 calendar days from the date of the received documentation.
 3. Habitat shall within one (1) calendar week after the completion of the construction of the property, schedule a final walk-thru with the City Housing Division to verify the construction of the property has been completed satisfactorily. Upon verification that the construction of the property has been satisfactorily completed, the City of Ames will schedule the closing date to convey title of the property to Habitat before March 31, 2022.
 4. Habitat further agrees that it will include in its mortgage documents to an eligible buyer the following language:

Borrower(s) covenants and agrees that in the event it shall desire to sell or convey the Property during the term of this Security Instrument, for a period of ten (10) years, the Borrower(s) shall first offer the Property to Habitat for Humanity of Central Iowa, Inc. (HFHCI), or HFHCI's successor in interest, in the following manner:

Borrower(s) shall serve notice in writing to HFHCI, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that Borrower(s) desires to sell the Property. The notice shall also contain an offer to sell the Property to Lender, or its successor in interest, upon the terms and conditions as set forth in the bona fide offer.

For a period of thirty (30) calendar days after the receipt of the notice, Lender, or its successor in interest, shall have the right to purchase the Property for the same price on the same terms that the Property was sold to the Borrower(s). However, at the time of sale of the Property, all payments (excluding insurance, taxes and escrow payments used for the repair of the Property) and the added, appraised value of any permanent improvements (which have been approved by the Lender) to the property made by the Borrower(s) with their funds will be repaid to the Borrower(s). If Lender, or its successor in interest, fails to exercise the right to purchase set forth in this paragraph, Borrower(s) may sell or convey the Property to any party making a bona fide offer.

In the event Lender timely notifies Borrower(s) that it elects to purchase the Property on the terms provided in the notice set forth in the preceding paragraph, Lender and Borrower(s) shall promptly, but no later than sixty (60) calendar days after the date of notice from Lender to Borrower(s), execute such usual and customary documents as shall be required in order to consummate such transaction.

5. Habitat shall provide certification in a form acceptable to the City that the activities carried out under this Agreement will meet the objective of benefitting low- and moderate-income persons as defined in 24 CFR 570.208. Along with a copy of the mortgage documents sign between Habitat and the Home buyer.

- D. Completion Date and Terms. Habitat shall be permitted to commence construction as soon as their financial institution has verified to the City that the down payment has been placed into an escrow account. Habitat shall complete the construction of the Property by February 28, 2022. Habitat shall promptly sell the Property to qualified homebuyers on or before March 31, 2022.

Within thirty (30) calendar days after the closing of permanent financing and sale to the eligible homebuyers, Habitat, at its expense, shall have properly recorded any mortgage, security agreement, financing statement, purchase contract or similar document(s) required by the City.

Habitat agrees to comply with all applicable federal, state and local laws and regulations governing the funds provided under this Agreement.

- E. Insurance. During the period of this Agreement, effective as of the start date of the project, Habitat shall, at its own expense, procure and maintain all-risk property

damage and liability insurance. For the term of this Agreement, Habitat shall list the City as an additional insured on said property insurance. Property damage coverage shall not be less than the current market value of the Property. Liability coverage shall include contractual insurance as well as comprehensive form insurance and shall provide coverages of not less than \$1,000,000 bodily injury per person, \$1,000,000 bodily injury per occurrence and \$500,000 property damage. Habitat shall furnish the City with a certificate of insurance. The insurance company providing the insurance must be licensed to do business in the state of Iowa and rated as A or better by A.M. Best. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party or reduced in coverage or in limits except after thirty (30) days prior written notice has been given to the City. The contractor shall also give at least thirty (30) days prior notice to the City, by certified mail, return receipt requested, of any coverage to be suspended, voided, canceled by either party or reduced in coverage or in limits. Habitat shall provide Workers' Compensation insurance coverage, as required by Chapter 85 of the *Code of Iowa*, for all employees involved in the performance of this Agreement. Habitat shall furnish the City with certificates of insurance for all insurance required under this Agreement, upon request of the Housing Coordinator.

F. Audits, Inspections and Records.

1. Prior to the transfer of title of the Property and annually thereafter, Habitat shall promptly furnish to the City for its review and approval a current audit of its annual financial statements.
2. Habitat shall promptly furnish the City and HUD with such statements, records, data and information as the City or HUD may reasonably request pertaining to this Agreement.
3. Habitat shall maintain all records for ten (10) years from the date of this Agreement that are pertinent to the activities to be funded under this Agreement including, but not limited to:
 - a. Records providing a full description of each activity undertaken.
 - b. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance.
 - c. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program.
 - d. Financial records as required by 24 CFR 570.502 and OMB Circular A-110.

G. Homebuyer Records. Habitat shall maintain homebuyer data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, a

signed and dated verification of income statement, or other basis for determining eligibility, and a description of service provided. Such information shall be made available to City monitors or their designees for review upon request.

During the term of this Agreement, any time during normal business hours, Habitat shall make available to the City, HUD and/or the Comptroller General of the United States, or their duly authorized representatives, all of Habitat's records in order to permit examination of any audits, invoices, materials, payrolls, personnel records, conditions of employment and other data relating to all matters covered by this Agreement.

Habitat shall submit a Homebuyer Completion Report at the close of the finished housing unit and/or sale to an income-qualified buyer. The completion report shall, at a minimum, include information relating to the final project costs and funding sources, and household characteristics as required by the City for reporting to HUD's IDIS system.

- H. Notices. Habitat shall direct all notices, reports, insurance policies and other communications related to or required by this Agreement to the office of the City of Ames Department of Planning and Housing, Housing Coordinator, 515 Clark Avenue, Room 214, Ames, Iowa, 50010. Notice by both Habitat and the City shall be given by ordinary mail.

Additionally, until completion of the project, Habitat shall submit quarterly reports describing progress of the project activities, which shall be due no later than ten (10) calendar days after the end of the calendar quarter.

III NON-PERFORMANCE

- A. Performance Obligation. Until March 31, 2032, Habitat shall, in a manner satisfactory to the City, fulfill its stated purpose as outlined in II.E of this Agreement and provide continued service.
- B. Limitation on Resale. Habitat agrees the documents of the sale of the Property to the qualified initial home buyer outlined in SECTION II will include provisions to restrict any subsequent sales during the duration of this Agreement by imposing an agreed upon resale ratio that will ensure that the Property will be affordable to a subsequent home buyer who meets the income limits outlined in SECTION II of this Agreement. Habitat further agrees that if the Property is resold to **subsequent home buyers during the ten (10) year Performance Obligation**, that they must meet the requirements as set forth in SECTION II, for the remaining **period until March 31, 2032**. Habitat shall immediately notify the City that the Property is for re-sale and follow the procedures as outline under SECTION II.

C. Limitation on Assignment.

1. Habitat shall not sell, assign or transfer any legal or equitable interest in the Property at any time prior to March 30, 2032, without written concurrence of the City. In such event, Habitat shall repay to the City the City's original purchase price of \$23,100, which shall be due in full immediately, or if Habitat discontinues its program, Habitat shall repay to the City the City's original purchase price of \$23,100 or show proof that the Property will continue to be occupied by an eligible household, as outlined in SECTION II of this Agreement.
2. In no case shall Habitat assign its mortgage to a qualified lending institution, or any other entity, prior to March 31, 2032, without the express written approval of the City of Ames.

D. Discontinuance of Habitat. In the event Habitat discontinues its services prior to March 31, 2032, the value of the prorated portion of real and personal property (tangible and intangible) secured with the CDBG funds, if applicable, under this Agreement shall revert to the City. If said Property has been disposed of, Habitat shall reimburse the City in the amount of the current fair market value of the Property less any portion of the fair market value attributable to non-City CDBG funds. (Personal property includes, but is not limited to, equipment, furnishings and vehicles.)

E. Default. In the event Habitat defaults in the performance or observation of any covenant, agreement or obligation set forth in this Agreement, and if such default remains uncured for a period of thirty (30) calendar days after notice thereof shall have been given by the City to Habitat (or for a period of sixty (60) calendar days after such notice if such default is curable but requires acts to be done or conditions to be remedied which, by their nature, cannot be done or remedied within such 30-day period and thereafter diligently and continuously prosecutes the same to completion within such 60-day period), the City may declare that Habitat is in default hereunder and may take any one or more of the following steps, at its option:

1. By mandamus or other suit, action or proceeding at law or in equity, require Habitat to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or a violation of the rights of the City hereunder, or obtain damages caused by Habitat by any such default.
2. Have access to and inspect, examine and make copies of all books and records of Habitat which pertain to the project.
3. Declare a default with the Home Ownership Agreement and make no further disbursements, and demand immediate repayment from Habitat of any funds previously disbursed under the Home Ownership Agreement.
4. Take whatever other action at law or in equity which may appear necessary or desirable to enforce the obligations, covenants and restrictions of Habitat hereunder, including the recovery of funds. No delay in enforcing the provisions hereof as to

any breach or violation shall impair, damage or waive the right of the City to enforce the same or obtain relief against or recover for the continuation or repetition of such breach or violation, or any similar breach or violation thereof, at any later time or times.

F. Events of Default. The following, by way of specification but not limitation, shall constitute events of default of this Agreement between Habitat and the City:

1. The homebuyer has a principal place of residence at some place other than the Property.
2. The homebuyer causes or permits the Property to be damaged, in disrepair, the site of a public nuisance or otherwise the site of conditions that unreasonably interfere with the use and enjoyment of other properties in the vicinity, ordinary wear and tear excepted.
3. The homebuyer allows unauthorized persons to reside in the property without written approval by Habitat and the City of Ames.
4. The homebuyer abandons or ceases to occupy the property for more than 60 calendar days per year.

IV ENVIRONMENTAL, ASSESSMENT, HISTORIC PRESERVATION AND LEAD BASED PAINT

Habitat shall assist the City in complying with all applicable environmental assessments, historic preservation requirements of HUD and the State Historic Preservation Office of Iowa, and section 302 of the Lead-Based Paint Poisoning Prevention Act and HUD regulations thereunder (24 CFR, part 50) insofar as they apply to the performance of this Agreement.

V ELIGIBILITY RESTRICTIONS FOR CERTAIN RESIDENT ALIENS (570.613)

- A. Restriction. Habitat agrees to comply with 24 CFR 570.613, which states that certain newly legalized aliens, as described in 24 CFR, part 5, subpart E, are not eligible to apply for benefits under covered activities funded by the City's CDBG programs. "Benefits" under this section means financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities funded through the City's CDBG programs. "Benefits" does not include relocation services and payments to which displaces are entitled by law.
- B. Covered Activities. "Covered activities" under this section means activities meeting the requirements of section 570.208(a) that either:

1. Have income eligibility requirements limiting the benefit exclusively to low- and moderate-income persons; or
 2. Are targeted geographically or otherwise to primarily benefit low- and moderate-income persons (excluding activities serving the public at large, such as sewers, roads, sidewalks and parks), and that provide benefits to persons on the basis of an application.
- C. Limitation on Coverage. The restrictions under this section apply only to applicants for new benefits not being received by covered resident aliens as of the effective date of this Agreement.
- D. Compliance. Compliance can be accomplished by Habitat obtaining certification as provided in 24 CFR, part 5, subpart E, evidencing citizenship or eligible immigration status.

VI TERMINATION OF AGREEMENT FOR CAUSE

If Habitat fails to fulfill its obligations under this Agreement in a timely and proper manner, or if Habitat violates any of the terms, agreements or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to Habitat of such termination, specifying the default or defaults, and stating that this Agreement shall be terminated thirty (30) days after the giving of such notice unless such default or defaults are remedied within such cure period. The City shall be obligated to make no payment due hereunder after it gives said notice unless the defaults are remedied within said thirty (30) day period. In the event of such termination, Habitat shall promptly repay to the City the full grant/loan amount or that portion of the amounts that have been disbursed to Habitat prior to such termination.

VII TERMINATION OF AGREEMENT FOR CONVENIENCE

This Agreement may be terminated in whole or in part upon the mutual agreement of the parties hereto, in which case the City and Habitat shall agree in writing upon the termination conditions, including the effective date, the disposition of contract amounts and, in the case of partial termination, the portion to be terminated. However, if, in the case of partial termination, the City determines that the remaining portion of the award will not accomplish the purposes for which the award was made, and the award is terminated in its entirety, Habitat shall promptly repay to the City the full grant/loan amount or that portion of the amount which has been disbursed to Habitat prior to such termination.

VIII
INTEREST OF CERTAIN FEDERAL AND OTHER OFFICIALS

- A. No member or delegate to the Congress of the United States, and no resident Commissioner, shall be admitted to any share or part of this Agreement, or to any benefit to arise therefrom.
- B. No member of the governing body of the City, no officer, employee, official or agent of the City, or other local public official who exercises any functions or responsibilities in connection with the review, approval or carrying out of the project to which this Agreement pertains, shall have any private interest, direct or indirect, in this Agreement.
- C. No federal funds appropriated under this Agreement shall be paid, by or on behalf of Habitat, to any person for influencing or attempting to influence a member of Congress, an officer or employee of Congress or any federal agency in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or agreement.
- D. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this federal agreement, Habitat shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- E. Habitat shall require that the language of this certification be included in the award documents for all sub-Habitats and that all sub-Habitats shall certify and disclose accordingly.

IX
CONFLICT OF INTEREST

Habitat covenants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services to be undertaken through this Agreement. Habitat further covenants that in the performance of this Agreement, no person having such an interest shall be employed by Habitat.

X
GRANTOR RECOGNITION

All activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as CDBG funded. In addition, Habitat will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

**XI
ASSIGNABILITY**

Habitat shall not assign or transfer any interest in this Agreement without the prior written approval of the City. Any assignment made without such consent shall be void. This Agreement shall be binding upon the parties and shall inure to the benefit of the successors and assigns of the parties hereto.

**XII
HOLD HARMLESS
PROVISION**

Habitat shall indemnify, defend and hold harmless the City, its officers, employees and agents from all liability, loss, cost, damage and expense (including reasonable attorney's fees and court costs) resulting from or incurred by reason of any actions based upon the negligent acts or omissions of Habitat's employees or agents during the performance of this Agreement.

The City shall indemnify, defend and hold harmless Habitat, its officers, employees and agents from all liability, loss, cost, damage and expense (including reasonable attorney's fees and court costs) resulting from or incurred by reason of any actions based upon the negligent acts or omissions of the City's employees or agents during the performance of this Agreement.

**XIII
SEVERABILITY CLAUSE**

If any one or more of the provisions contained in this Agreement are held to be invalid, illegal or unenforceable, this Agreement shall be deemed severable and the remainder of the Agreement shall remain in full force and effect.

**XIV
LIMITATIONS OF CITY LIABILITY – DISCLAIMER OF
RELATIONSHIP**

The City shall not be liable to Habitat, or to any party, for completion of or failure to complete any improvements, which are parts of the project. Nothing contained in this Agreement, nor any act or omission of the City or Habitat, shall be construed to create any special duty, relationship, third-party beneficiary, respondent superior, limited or general partnership, joint venture or any association by reason of Habitat's involvement with the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this _____ day of _____, 2021.

CITY OF AMES, IOWA

**HABITAT FOR HUMANITY OF
CENTRAL IOWA, INC.**

By _____
John A. Haila, Mayor

By _____
Lana Stoelting, Board Vice President

Attest _____
Diane R. Voss, City Clerk

By _____
Sandi Risdal, Executive Director

STATE OF IOWA, STORY COUNTY, ss:

STATE OF IOWA, STORY COUNTY, ss:

On this _____ day of _____, 2021, before me, a Notary Public in and for the State of Iowa, personally appeared John A. Haila and Diane R. Voss, to me personally known, and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 21-_____, adopted by the City Council on the _____ day of _____, 2021, and that John A. Haila and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

On this _____ day of _____, 2021, before me, a Notary Public in and for the State of Iowa, personally appeared Lana Stoelting and Sandi Risdal, to me personally known, who being by me duly sworn, did say that they are the Board Vice President and Executive Director, respectively, of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and the said Lana Stoelting and Sandi Risdal acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for the State of Iowa

Notary Public in and for the State of Iowa

**ATTACHMENT A
IMPROVEMENTS TO BE COMPLETED BY HABITAT FOR HUMANITY OF
CENTRAL IOWA
FOR 1126 GRAND AVENUE**

This list is not exhaustive, other items that become apparent during the construction of a new house on the subject property maybe added to this list by mutual consent of the parties.

Construction of the home must meet all of the City of Ames Building Code standards, permit requirements and inspections. The property must also include the following features:

1. Minimum 3-bedroom structure with basement with innovative design
2. Basement egress with stub for future bath
3. Radon system
4. Shutters on front window to enhance exterior
5. Downspouts and gutters
6. Exterior and interior doors and combination storm doors
7. High energy efficient windows including basement windows
8. High efficiency furnace
9. Central air conditioning
10. Quality maintenance free vinyl siding (including “wrapping” with Tyvek or equivalent) on the property including all windows, doors trim, soffits, and fascia.
11. Landscaping improvements, raise grade as needed around foundation and install additional landscaping and cosmetic work (not to exceed \$1,000)
12. Replace and/or repair public and property sidewalks where needed
13. GFI electrical circuits in kitchen and bath
14. Hard-wired smoke detectors on each level, bedrooms and hallways
15. Sump pump
16. Home must confirm to City of Ames and/or Alliant Energy residential conservation standards and be wired for load management (min. service 150 amps) for refrigerator, range, range hood, washer/dryer, HVAC, water heater and sump pump
17. Lot to be sodded on front, side and at least 25’ of rear yard so as to eliminate areas of lot from being susceptible to erosion and runoff. Seeding to be done on remaining rear yard.
18. Three (3) foot wide sidewalk to front door.
19. A one car garage, to include two (2) parking spaces, detached or attached.

Habitat is required to submit a development summary statement, drawings and plans, including the following items: Representative architectural elevations and floor plan of the home.

The above items will be written in more detailed specifications and subject to final approval of all parties.

A walk through pre-final inspection by the City will be required within 3-4 weeks prior to the construction deadline (on or before February 28, 2022). A final inspection will be required on or before March 15, 2022, to verify that all items have been completed. Failure to adhere to these deadlines may cause the agreement to become null and void.

ATTACHMENT B

2020 80% of Ames (IA) MSA*** (subject to change)	
Family Size	Gross Income Cannot Exceed
1	\$53,000
2	\$60,600
3	\$68,150
4	\$75,700
5	\$81,800
6	\$87,850
7	\$93,900
8	\$99,950

***Metropolitan Statistical Area

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1126 GRAND AVENUE

BACKGROUND:

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

The proposed plat of survey for property at 1126 Grand Avenue (see Attachments A & B) is for a conforming conveyance parcel review to consolidate Lot 9, and the north 5.4 feet of Lot 10, Block 2, Lee's Addition. The property is now vacant since the house and detached garage were recently demolished. The purpose of consolidating the lot and the conveyance parcel is to establish Parcel B, which is necessary to obtain a building permit for a new house.

The City currently owns the property and will sell it to Habitat for Humanity of Central Iowa for construction of a new single-family dwelling. Proposed Parcel B includes a total of 6,890.7 square feet which meets the minimum lot area for a single-family dwelling in the Urban Core Residential Medium Density (UCRM) zone. Combining these two properties does not create any new nonconformities.

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

ALTERNATIVES:

1. Approve the plat of survey consistent with the standards of Chapter 23 for approval of a boundary line adjustment.
2. Deny the proposed plat of survey if the City Council finds that the requirements for plats of survey for design and improvements, as described in Section 23.308, have not been satisfied.
3. Refer this back to staff for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements for a conforming conveyance parcel and has made a preliminary decision of approval. Creating Parcel B rectifies the conveyance parcel condition of the unplatted parcel. No conflict exists with the existing Urban Core Residential Medium Density (UCRM) zoning standards and the proposed boundary line adjustment.

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

ADDENDUM

PLAT OF SURVEY FOR 1126 GRAND AVENUE

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

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

Property Owner(s) & Site Location:

Owner(s): City of Ames

Existing Street Address: 1126 Grand Avenue

Assessor's Parcel #: 09-02-103-180

Legal Description:

BOUNDARY DESCRIPTION PARCEL B

LOT 9 AND THE NORTH FIVE AND FOUR TENTHS (5.4) FEET OF LOT 10, BLOCK TWO (2), EXCEPT THE EAST FIFTY (50) FEET THEREOF, LEE'S ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 2, LEE'S ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE S 89°09'34" E, ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 109.82 FEET: THENCE S 00°59'18" E, A DISTANCE OF 62.68 FEET; THENCE N 89°14'03" W, TO A POINT ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 109.90 FEET; THENCE N 00°54'27" W, ON SAID WEST LINE, A DISTANCE OF 62.82 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 0.15 ACRES (6,890.7 S.F.), MORE OR LESS.

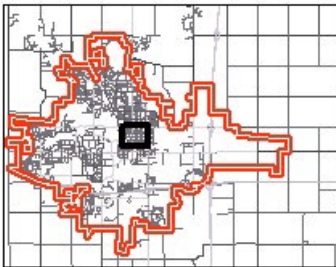
Public Improvements:

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

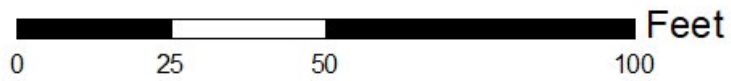
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (No additional improvements required other than sidewalk and street trees that are required as part of South Fork Subdivision.)

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

Attachment A - Location Map



Location Map
1126 Grand Avenue



Attachment B - Plat of Survey

PLAT OF SURVEY

INDEX LEGEND
LOCATION: PART OF LOT 9 & 10, BLOCK 2, LEE'S ADDITION, CITY OF AMES, STORY COUNTY IOWA
REQUESTOR: CITY OF AMES
PROPRIETOR: CITY OF AMES
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

LEGEND

SURVEYOR'S REPORT

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE CITY OF AMES.
 BASIS OF SURVEY FROM QUIT CLAM DEED INSTRUMENT NUMBER
 2020-13892.

- ⊕ MONUMENT FOUND
- (R) RECORDED (D) DEEDED
- (M) MEASURED (P) PLATED
- POB POINT OF BEGINNING

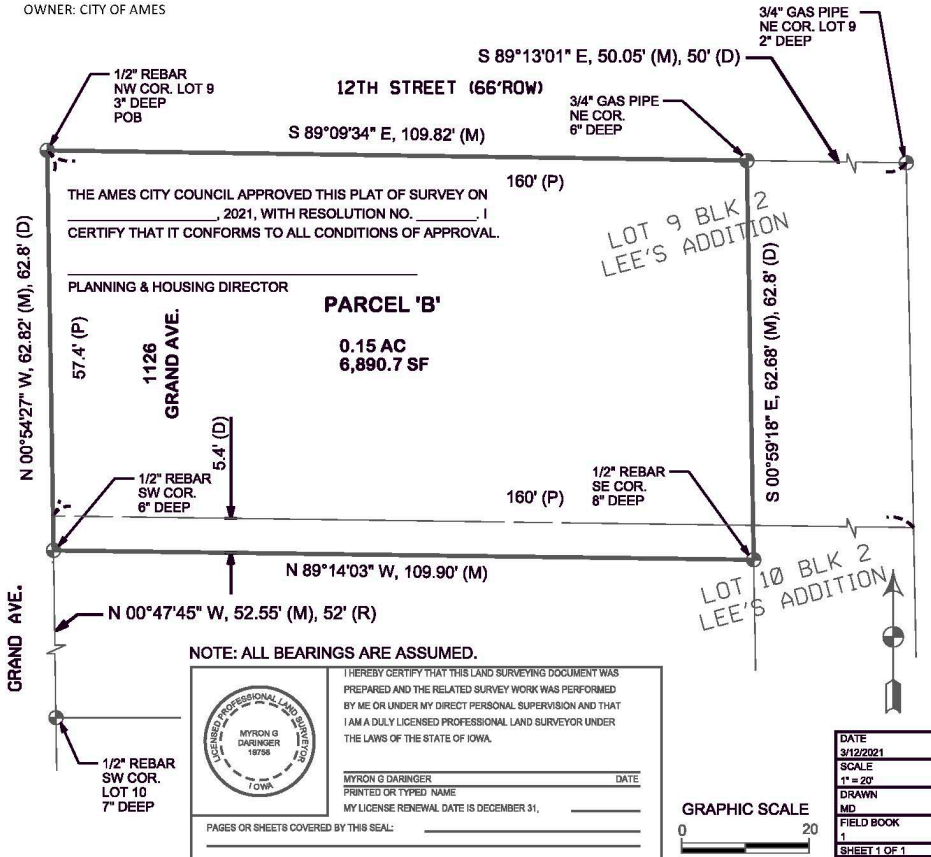
BOUNDARY DESCRIPTION PARCEL B

LOT 9 AND THE NORTH FIVE AND FOUR TENTHS (5.4) FEET OF LOT 10, BLOCK TWO (2), EXCEPT THE EAST FIFTY (50) FEET THEREOF, LEE'S ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 2, LEE'S ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE S 89°09'34" E, ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 109.82 FEET; THENCE S 00°59'18" E, A DISTANCE 62.68 FEET; THENCE N 89°14'03" W, TO A POINT ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 109.90 FEET; THENCE N 00°54'27" W, ON SAID WEST LINE, A DISTANCE OF 62.82 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 0.15 ACRES (6,890.7 S.F.), MORE OR LESS.

OWNER: CITY OF AMES



COUNCIL ACTION FORM

SUBJECT: EASEMENT FOR ISU PEDESTRIAN BRIDGE PROJECT WITHIN UNIVERSITY BOULEVARD RIGHT-OF-WAY

BACKGROUND:

Iowa State University is proposing the construction of a pedestrian bridge across University Boulevard, connecting Jack Trice Stadium on the west with satellite parking areas on the east. A rendering of the pedestrian bridge has been provided by ISU staff (Attachment 1). On March 23, 2020, the City Council set the public hearing date for an easement to facilitate this project. Below is a map depicting the location of the proposed bridge:



An easement agreement has been prepared by City and ISU staff (Attachment 2). This agreement allows the bridge's structure to be located within and overtop of the City's right-of-way for a period of 50 years. In exchange for the easement, ISU will pay the City \$1, and agrees to make the bridge accessible for public use as a safe alternative crossing for University Boulevard. The easement provides construction access to ISU and provides that ISU will complete site restoration following construction.

ALTERNATIVES:

1. Approve the easement on University Boulevard for the ISU Pedestrian Bridge Project.
2. Reject the easement and direct staff to renegotiate the easement terms.

CITY MANAGER'S RECOMMENDED ACTION:

This pedestrian bridge project is the first step in implementing ISU's multiuse entertainment and art district master plan. It should be noted that this bridge will be accessible in the future to those parking lots along S. 16th Street. This will significantly improve traffic safety during events by reducing the potential pedestrian and vehicle conflicts seen at the S. 16th Street and University Blvd intersection.

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

Attachment 1: Bridge Rendering



Legal Description: See pages 6-9.

Return document to: 3550 Beardshear Hall, Iowa State University, 515 Morrill Road, Ames, Iowa 50011

Document prepared by: Office University Counsel, 3550 Beardshear Hall, Iowa State University, 515 Morrill Road, Ames, Iowa 50011

**IOWA STATE UNIVERSITY – CITY OF AMES
PEDESTRIAN BRIDGE EASEMENT AGREEMENT
JACK TRICE STADIUM – EAST GATEWAY BRIDGE**

This Pedestrian Bridge Easement Agreement (“**Agreement**”) is entered into April 13, 2021, by and between the City of Ames, Iowa (“**Grantor**”) and the Board of Regents, State of Iowa for the use and benefit of Iowa State University of Science and Technology (“**Grantee**”).

- A. Grantor holds a 160-foot-wide permanent right of way that encompasses University Boulevard between South 16th Street and South 4th Street in the Northeast ¼ of the Southwest ¼ of Section 10, Township 83 North, Range 24 West in Story County, Iowa (“Right of Way”).
- B. Grantee desires to construct a pedestrian bridge on and across a portion of the Right of Way. Grantor supports the construction of the pedestrian bridge and is willing to grant Grantee an easement on and across a portion of the Right of Way in accordance with the terms of this Agreement.

TERMS

- 1. Location: Subject to the terms of this Agreement, Grantor grants Grantee an easement that shall be located upon, through, across and/or over portions of the Right of Way as more specifically depicted in the Permanent Easement Plat, which is attached as Exhibit A and made part of this Agreement (“**Easement Area**”).
- 2. Use: Grantee shall use the Easement Area for the purpose of constructing, inspecting, maintaining, and repairing a pedestrian bridge. The parties acknowledge that the pedestrian bridge will be open to use by members of the public, and Grantor and Grantee may use the pedestrian bridge as other members of the public may use it.
- 3. Access: Grantee's entrance upon Grantor's Right of Way to access the Easement Area shall be over reasonable routes designated by Grantor.

4. Construction Requirements:

- a. Construction Coordination: Grantor and Grantee shall coordinate prior to and during construction of the pedestrian bridge. Grantor and Grantee shall each designate at least one representative to serve as its liaison to the other party regarding the construction.
- b. Construction Plans: Grantee shall submit to Grantor for Grantor's approval a copy of Grantee's plans for construction of the pedestrian bridge. Grantor's approval shall not be unreasonably withheld. Grantee shall certify that the pedestrian bridge is constructed in substantial compliance with the approved plans.
- c. Construction Dates: Grantor and Grantee shall mutually agree on the dates during which the construction activities may occur in order to diminish any adverse impact on Grantor's activities on the Right of Way.
- d. Temporary Construction Easement: Grantor grants Grantee a temporary construction easement in an area immediately adjacent to the Easement Area as identified in the Temporary Easement Plat, which is attached as Exhibit B, for a period of two years from the date of construction commencement solely for the purpose of constructing the pedestrian bridge. However, if Grantee has completed its use of the temporary construction easement prior to the end of the two-year period, the temporary construction easement shall immediately terminate. Grantee's obligations and liability with respect to the Easement Area shall also apply to the temporary construction easement.
- e. Utilities Crossings; Permission from Easement Holder: All crossings of existing sewers, water lines, tile lines, electric lines, telecommunication lines, conduit or other existing facilities shall be made in cooperation with and subject to the specifications of the engineer or other official of Grantor in charge of such installations. Grantor owns a single phase primary underground electric line within the Right of Way that will be protected in place during construction as set forth in the construction plans at Grantee's sole expense. Unite Private Networks owns an underground cable in the Right of Way. Grantor shall require Unite Private Networks to relocate the underground cable by no later than August 31, 2021 at the sole expense of Unite Private Networks.
- f. Restoration: Grantee shall submit to Grantor for Grantor's approval a copy of Grantee's restoration plans for restoring the Easement Area not utilized for the pedestrian bridge and the temporary construction easement area. Grantor's approval shall not be unreasonably withheld. Grantee shall ensure that the restoration is in accordance with the approved plans and all restoration costs shall be at the expense of the Grantee. All ditches, trenches and other excavations shall be firmly filled and maintained in such manner as to present no hazard or obstacle to Grantor's use of the Right of Way for other purposes.
- g. Liens: Grantor's property shall not be subjected to liens of any nature by reason of Grantee's construction, maintenance or repair of the pedestrian bridge or by reason of any other act or omission of Grantee, including, but not limited to, mechanic's and materialman's liens. Grantee has no power, right or authority to subject Grantor's property to any mechanic's or materialman's lien or claim of lien.

5. Liability:
 - a. Damage to Grantor Property: Grantee shall promptly notify Grantor of any damage to the Easement Area, Right of Way or other real or personal property of Grantor occurring while Grantee is constructing, maintaining or repairing the pedestrian bridge. At Grantor's request, Grantee shall either repair or replace the damaged property, reimburse Grantor for reasonable, documented expenses incurred by Grantor to repair or replace the damaged property or compensate Grantor for the loss of the property.
 - b. Inspection, Maintenance and Repair: As between Grantor and Grantee, Grantee shall be solely responsible for inspecting, maintaining and repairing the pedestrian bridge and the Easement Area, including landscaping and cleaning and removing snow from the pedestrian bridge. Subject to Section 6, Grantor grants Grantee permission to enter Grantor's Right of Way as needed to inspect, maintain, and repair the pedestrian bridge and Easement Area. Grantee shall provide to Grantor contact information for the individual Grantor may contact if Grantor believes maintenance or repairs are needed and to whom Grantor may refer inquiries received from members of the public about the pedestrian bridge.
 - c. Third Party Claims: To the extent permitted by Chapter 669 of the Iowa Code and other applicable law, Grantee shall indemnify and hold harmless Grantor and its officers, employees, and agents harmless from any claims, liabilities, damages, fines, and expenses arising from the pedestrian bridge, use of the Easement Area by Grantee, or from any tort (as defined in Chapter 669 of the Iowa Code) arising from the acts or omissions of Grantee or its officers or employees.
 - d. Insurance: Grantee shall maintain appropriate insurance coverage or self-insure for liabilities that may arise from the activities set forth in this Agreement.
6. Traffic Control: If portions of South University Boulevard must be closed to traffic in order to construct, inspect, maintain, or repair the pedestrian bridge, Grantee shall notify Grantor. Grantee shall comply with any reasonable requirements of Grantor regarding traffic control.
7. Rights Reserved: Grantor reserves to itself the right to use of Easement Area for any purpose that does not interfere with the pedestrian bridge or Grantee's rights granted in this Agreement.
8. Consideration: In consideration for this easement, Grantee shall pay Grantor \$1.00 upon execution of this Agreement. The benefits the pedestrian bridge provides to Grantor, including providing an alternative safe walking route for the general public and decreasing traffic congestion on South University Boulevard serve as additional consideration for this easement. No cost of the facilities to be constructed within this Easement Area shall be assessed or charged to the Grantor.
9. Duration: This easement is granted, and all rights hereunder shall endure, for a period of 50 years so long as the Grantee continues to use the Easement Area for a pedestrian bridge in accordance with this Agreement. Grantor and Grantee may mutually agree in writing to renew this Agreement. Upon expiration of the easement term or discontinuation of Grantee's use of the Easement Area for a pedestrian bridge in accordance with this Agreement: (i) all rights granted to Grantee shall terminate and revert to Grantor and (ii) Grantee shall remove

the pedestrian bridge and restore the Easement Area to pre-easement conditions at no expense to Grantor unless otherwise agreed by Grantor and Grantee.

- 10. Assignment Prohibited: The grant of this easement is to Grantee only and cannot be assigned in whole or part to any other party without written consent of Grantor.

Grantor and Grantee execute this Pedestrian Bridge Easement Agreement by their lawfully designated officials as of the date first written above.

CITY OF AMES, IOWA

Passed and approved on _____, 2021, by Resolution No. _____, adopted by the City Council of Ames, Iowa.

Attest:

By:

Diane R. Voss, City Clerk

John A. Haila, Mayor

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2021, by Diane R. Voss and John A. Haila, as City Clerk and Mayor, respectively, of the City of Ames, Iowa.

Notary Public
My commission expires: _____

BOARD OF REGENTS, STATE OF IOWA

By _____
Mark Braun
Executive Director

STATE OF IOWA, COUNTY OF POLK, SS.:

This instrument was acknowledged before me on _____, 2021, by Mark Braun as Executive Director of the Board of Regents, State of Iowa.

Notary Public
My Commission expires: _____

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 ERIC J. MILLER
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 ericmiller@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 NE1/4 SW1/4
 SECTION 10, TOWNSHIP 83 NORTH, RANGE 24 WEST
 REQUESTED BY:
 SUBSTANCE ARCHITECTURE



PERMANENT EASEMENT PLAT

PERMANENT EASEMENT EAST DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0° 22' 17" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 543.09 FEET; THENCE SOUTH 89° 14' 34" WEST, 605.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD AND TO THE POINT OF BEGINNING; THENCE SOUTH 00° 45' 26" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 55.00 FEET; THENCE SOUTH 89° 14' 34" WEST, 30.00 FEET; THENCE NORTH 00° 45' 26" WEST, 55.00 FEET; THENCE NORTH 89° 14' 34" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1,650 S.F.).

PERMANENT EASEMENT WEST DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0° 22' 17" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 543.09 FEET; THENCE SOUTH 89° 14' 34" WEST, 740.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 45' 26" EAST, 55.00 FEET; THENCE SOUTH 89° 14' 34" WEST, 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD; THENCE NORTH 00° 45' 26" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 55.00 FEET THENCE NORTH 89° 14' 34" EAST, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,375 S.F.).

PERMANENT OVERHEAD EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0° 22' 17" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 543.09 FEET; THENCE SOUTH 89° 14' 34" WEST, 635.86 FEET; THENCE SOUTH 0° 45' 26" EAST, 7.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 45' 26" EAST, 42.42 FEET; THENCE NORTH 89° 59' 59" WEST, 105.01 FEET; THENCE NORTH 00° 45' 26" WEST, 42.42 FEET; THENCE SOUTH 89° 59' 59" EAST, 105.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES (4,454 S.F.).

DATE OF SURVEY

02-16-21

OWNER

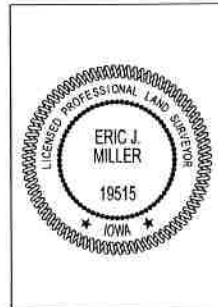
CITY OF AMES

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 10-83-24 IS ASSUMED TO BEAR SOUTH 0° 22' 17" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19515 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	I	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	---	
Section Line	---	
Easement Line	---	



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.

Eric J. Miller 4-7-21
 Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:
 SHEET 1 AND 2 OF 2

JACK TRICE STADIUM-EAST GATEWAY BRIDGE

SHEET 1 OF 2

PERMANENT EASEMENT PLAT

PN: 120.0877

FLD BK: PG:

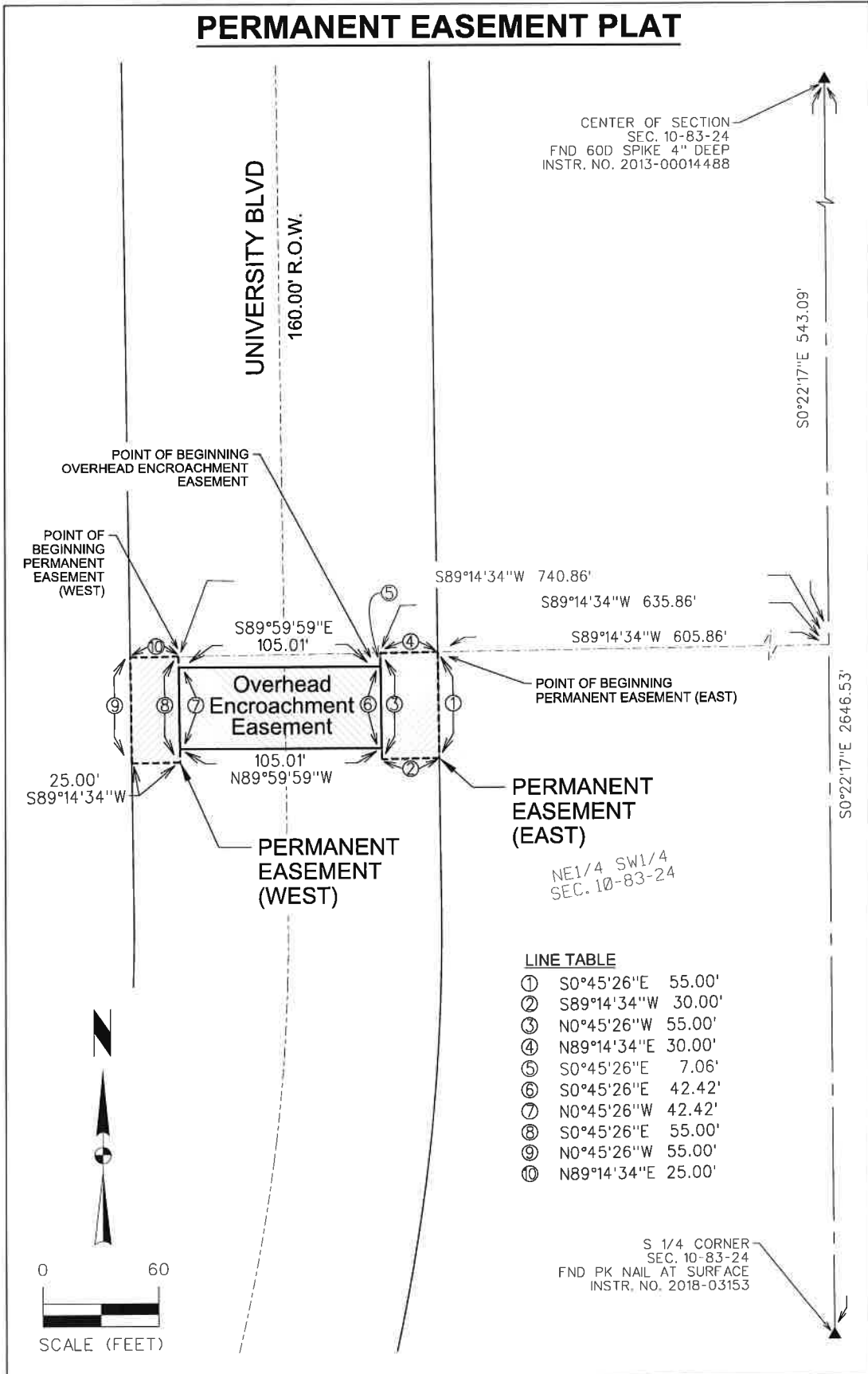
DATE: 02/10/21

PM/TECH: EJM



2727 S.W. SNYDER BLVD.
 ANKENY, IA 50023 (515) 964-2020

PERMANENT EASEMENT PLAT



LINE TABLE

①	S0°45'26"E	55.00'
②	S89°14'34"W	30.00'
③	N0°45'26"W	55.00'
④	N89°14'34"E	30.00'
⑤	S0°45'26"E	7.06'
⑥	S0°45'26"E	42.42'
⑦	N0°45'26"W	42.42'
⑧	S0°45'26"E	55.00'
⑨	N0°45'26"W	55.00'
⑩	N89°14'34"E	25.00'



**JACK TRICE STADIUM-EAST GATEWAY BRIDGE
PERMANENT EASEMENT PLAT**

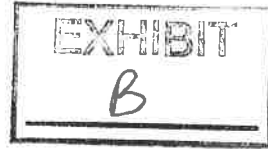
SHEET 2 OF 2
PN: 120.0877
FLD BK: PG:
DATE: 02/10/21
PM/TECH: EJM



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 ERIC J. MILLER
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 ericmiller@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 NE1/4 SW1/4
 SECTION 10, TOWNSHIP 83 NORTH, RANGE 24 WEST
 REQUESTED BY:
 SUBSTANCE ARCHITECTURE



TEMPORARY EASEMENT PLAT

TEMPORARY EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0° 22' 17" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 425.63 FEET; THENCE SOUTH 89° 14' 34" WEST, 606.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD AND TO THE POINT OF BEGINNING; THENCE SOUTH 00° 45' 26" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 247.59 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1034.93 FEET, WHOSE ARC LENGTH IS 73.69 FEET AND WHOSE CHORD BEARS SOUTH 01° 16' 58" WEST, 73.67 FEET; THENCE NORTH 86° 40' 39" WEST, 160.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 874.93 FEET, WHOSE ARC LENGTH IS 62.30 FEET AND WHOSE CHORD BEARS NORTH 01° 16' 58" EAST, 62.28 FEET; THENCE NORTH 00° 45' 26" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 247.59 FEET; THENCE NORTH 89° 14' 34" EAST, 160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.16 ACRES (50,493 S.F.).

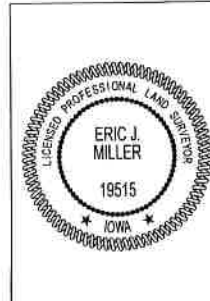
DATE OF SURVEY
02-16-21

OWNER
CITY OF AMES

BASIS OF BEARING
THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 10-83-24 IS ASSUMED TO BEAR SOUTH 0° 22' 17" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19515 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	---	
Section Line	---	
Easement Line	---	



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.

Eric J. Miller 4-7-21
 Eric J. Miller, PLS Date

License Number: 19515
 My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:
 SHEET 1 AND 2 OF 2

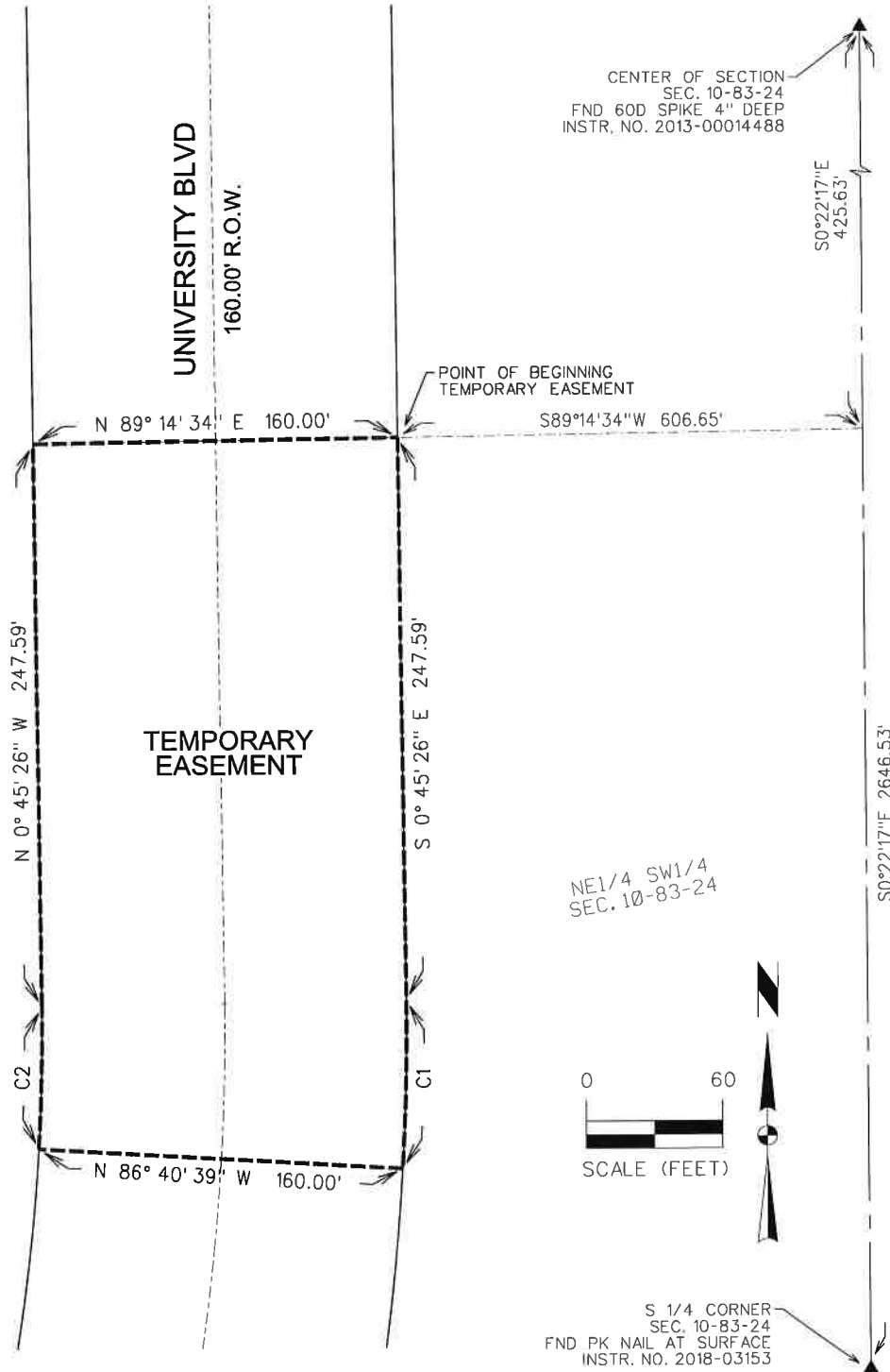
**JACK TRICE STADIUM-EAST GATEWAY BRIDGE
 TEMPORARY EASEMENT PLAT**

SHEET	1 OF 2
PN:	120.0877
FLD BK:	PG:
DATE:	02/10/21
PM/TECH:	EJM



2727 S.W. SNYDER BLVD.
 ANKENY, IA 50023 (515) 964-2020

TEMPORARY EASEMENT PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	4° 04' 47" RT	1,034.93'	73.69'	36.86'	S 1° 16' 58" W 73.67'
C2	4° 04' 47" LT	874.93'	62.30'	31.16'	N 1° 16' 58" E 62.28'

JACK TRICE STADIUM-EAST GATEWAY BRIDGE TEMPORARY EASEMENT PLAT



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	2 OF 2
PN:	120.0877
FLD BK:	PG:
DATE:	02/10/21
PM/TECH:	EJM

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT - FIRE STATION #1 HVAC REPLACEMENT PROJECT

BACKGROUND:

The HVAC system at Fire Station #1 has reached the end of its service life, as control of the system is no longer accessible without a complete overhaul of the existing control system. Multiple actuators have failed and need to be operated by hand to adjust station temperature. Additionally, multiple condensing units are starting to fail, and one unit is no longer operational. The system is 21 years old and only one vendor from the Des Moines metro area can provide service for the system due to the proprietary control system.

City staff has proposed a replacement with an energy efficient residential-style system. This conversion will reduce the system complexity and repair costs and will allow any HVAC vendor to perform service as needed. The new equipment would also have a substantially lower maintenance and replacement costs compared to the current system.

A similar conversion from a complex and inefficient HVAC system to a large residential-style HVAC system was completed at Fire Station #3 in 2015. That conversion resulted in a 40% reduction in the amount of energy needed to heat the station, which translates to an 8,000 lb. annual reduction in CO2 emissions (10% carbon footprint reduction for Fire Station #3). In addition to the energy and cost savings, that project resulted in a significant increase in occupant comfort.

Engineering costs, which include design, specification review, onsite management, and final acceptance of work for this project were previously awarded to LMV Engineering, L.C. (LMV) for a contract amount of \$9,600.

Project specifications and plans were approved by City Council on February 23, 2021, and the project was sent out for bids. Four bids were received on March 24, 2021, as summarized below:

Bidder	Bid Amount	Alternate #1	Total Bid
<i>Engineer's Estimate</i>	<i>\$120,000</i>	<i>Included</i>	<i>\$120,000</i>
Mechanical Comfort, Inc.	\$110,750	\$3,684	\$114,434
Air-Con Mechanical	\$124,405	\$5,382	\$129,787
Proctor Mechanical	\$125,800	\$5,000	\$130,800
ACI Mechanical, Inc.	\$134,800	\$3,000	\$137,800

Alternate #1 is to add new ventilation fans on the roof of the building. City staff has evaluated the bids and determined that the low bid including Alternate #1 from Mechanical Comfort, Inc., of Ames, Iowa is acceptable.

Total funding budgeted for the project is \$110,000, which has been allocated in the FY 2020/21 Adjusted Budget from the General Fund. **Additional funding available for this project has been identified from savings from the Fire Station #2 Restroom Addition. The Restroom Addition project has been placed on hold due to possible station relocation and the creation of a second, independent shower stall during a recent bedroom addition remodeling project.**

Expenditures	Amount
Engineering	\$ 9,600
Low Construction Bid	114,434
TOTAL EXPENDITURES	\$124,034

Funding Source	Amount
FY 2020/21 HVAC Project Budget	\$110,000
Savings from Fire Station #2 Restroom Addition	49,692
AVAILABLE FUNDING	\$159,692

ALTERNATIVES:

1. Accept the report of bids for the Ames Fire Station #1 HVAC Replacement Project and award the contract to Mechanical Comfort, Inc. of Ames, IA in the amount of \$114,434.
2. Do not award this project and rebid at a later date.

CITY MANAGER’S RECOMMENDED ACTION:

The HVAC system at Fire Station #1 is failing and is no longer cost effective to repair. The installation of an energy efficient residential-style HVAC system will allow for local service calls, decreased equipment costs, and increased energy savings over the life of the equipment. Having a fully operational HVAC system with system control capabilities will provide increased comfort for staff and visitors to the facility.

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

ITEM#: 36
 DATE: 04-13-21

COUNCIL ACTION FORM

SUBJECT: 2020/21 ASPHALT STREET PAVEMENT IMPROVEMENTS (MCKINLEY DRIVE, JENSEN AVENUE, AND LUTHER DRIVE)

BACKGROUND:

This is the annual program for reconstruction or resurfacing (rehabilitation) of 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 project is in the area of McKinley Drive (Hayes to Northwestern Avenue), Jensen Avenue (24th Street to Luther Drive), and Luther Drive (Kellogg Avenue to 28th Street).**

During the design phase, plans were prepared following the Complete Streets Plan. All the streets in this project have existing sidewalks on both sides of the street, except the west side of Jensen Avenue from 24th St to 25th St, which is along O'Donnell Ace hardware. **On March 23, 2021, City Council directed infill of sidewalk in this section to be included with the project.** Representatives of the hardware store understand that sidewalk will be added and do not object.

On April 7, 2021, one bid was received for the project as follows:

<i>Bidder</i>	<i>Amount</i>
<i>Engineer's estimate</i>	\$1,816,344.30
Manatts Inc	\$1,799,294.43

Revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
G.O. Bonds	\$1,400,000	
2020/21 Water Utility Fund	\$ 500,000	
2021/22 Low Point Drainage	\$ 50,000	
2020/21 Sanitary Sewer Fund	\$ 50,000	
2021/22 Storm Water Imp	\$ 50,000	
Construction		\$1,799,294.43
Engineering/Administration		\$ 200,000.00
TOTAL	\$ 2,050,000	\$1,999,294.43

ALTERNATIVES:

1. a. Accept the report of bids for the 2020/21 Asphalt Street Pavement Improvement (McKinley Dr, Jensen Ave, and Luther Dr.) project.

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

c. Award the 2020/21 Asphalt Street Pavement Improvement (McKinley Dr, Jensen Ave, and Luther Dr.) project to Manatts Inc. of Ames, Iowa, in the amount of \$1,799,294.43.
2. Award the contract to one of the other bidders.
3. Do not proceed with this project.

CITY MANAGER'S RECOMMENDED ACTION:

By approving final plans and specifications and awarding the contract, this project 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.

COUNCIL ACTION FORM

SUBJECT: 2020/21 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM (8TH STREET)

BACKGROUND:

This is an annual program to rehabilitate or reconstruct concrete street sections that have deteriorated in order to prevent premature breakdown of the pavement. This work will provide enhanced rideability to residents and visitors. **This project is in the area of 8th Street (Northwestern Avenue to Duff Avenue).**

During design phase, the plans were prepared following the Complete Streets Plan. All the streets in this project have existing sidewalks on both sides of the street, except 8th Street from Wilson Ave to Clark Ave. **On March 23, 2021, City Council directed staff not to include infill of sidewalk on this section.**

City staff has completed preliminary plans and specifications for this project with a base bid and then alternatives for the type of pavement used on the reconstruction of 8th Street project. **Alternative A is for concrete reconstruction and Alternative B is for asphalt reconstruction.** A table of total estimated costs for each Alternative is shown below:

	<u>Base + Alt A (Concrete)</u>	<u>Base + Alt B (Asphalt)</u>
Base Bid	\$ 1,125,582.85	\$ 1,125,582.85
Paving Alternative	\$ 673,939.50	\$ 556,322.40
Construction Subtotal	\$ 1,799,522.35	\$ 1,681,905.25
Engineering	\$ 270,000.00	\$ 270,000.00
Total Project Costs	\$ 2,069,522.35	\$ 1,951,905.25

On April 7, 2021, bids for the project were received as follows:

<i>Bidder</i>	<i>Base + Alt A Amount</i>	<i>Base + Alt B Amount</i>
<i>Engineer's estimate</i>	\$1,799,522.35	\$1,681,905.25
Manatt's Inc	N/A	\$1,256,246.21
Con-Struct Inc	\$1,439,002.50	N/A
All Star Concrete LLC	\$1,809,175.70	N/A

Using the low bid, the revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
G.O. Bonds	\$ 2,300,000	
Road Use Tax	\$ 100,000	
Construction (Low Bid: Base + Alt B)		\$1,256,246.21
Engineering/Administration		\$ 270,000.00
	\$ 2,400,000	\$1,526,246.21

ALTERNATIVES:

1. a. Accept the report of bids for the 2020/21 Concrete Pavement Improvement project (8th Street from Northwestern Avenue to Duff Avenue).
- b. Approve the final plans and specifications for this project.
- c. Award the 2020/21 Concrete Pavement Improvement project (8th Street from Northwestern Avenue to Duff Avenue) to Manatts Inc. of Ames, Iowa, in the amount of \$1,256,246.21.
2. Award the contract to one of the other bidders.
3. Do not proceed with this project.

CITY MANAGER’S RECOMMENDED ACTION:

By approving final plans and specifications and awarding the contract, this project will result in substantially lower street maintenance costs and it will provide enhanced rideability to residents and visitors.

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

COUNCIL ACTION FORM

SUBJECT: ORDINANCE RELATING TO SIDEWALK CAFE BARRIER AND PLACEMENT REQUIREMENTS

BACKGROUND:

On June 23, 2020, in response to public health guidance for physical distancing of restaurant patrons, the City Council relaxed requirements for outdoor dining through October 2020. This allowed restaurants to space patrons further apart into outdoor seating areas, meeting the spacing requirements and minimizing the reduction of the total number of patrons who could be served.

At that time, the City Council also directed staff to prepare an ordinance change to the Sidewalk Café Code to permanently address two aspects of operating a sidewalk café. These two changes are discussed below.

BARRIER REQUIREMENT:

The Sidewalk Café Code requires that barriers be placed between the sidewalk café and the pedestrian travel path on the sidewalk. These are typically fence sections, planters, or weighted posts with chains. This requirement is intended to reduce the encroachment of tables and chairs into the pedestrian travel path on the sidewalk.

The proposed change would remove the requirement for barriers separating the sidewalk café from the traveling path on the sidewalk, at sidewalk cafes where alcohol is not served. Where alcohol is served, barriers would still be required as a means to delineate the extent of the licensed service area.

Since the Sidewalk Café Code was overhauled approximately five years ago, City staff has observed that the barrier requirements appear to be one of the more challenging aspects of the Sidewalk Café Code to maintain compliance with. Even with the removal of the requirement for barriers in certain situations, other provisions of the Sidewalk Café Code outline the expectation for tables and chairs to avoid encroaching on the traveling path of the sidewalk.

EXTENSION ONTO ADJACENT FRONTAGE:

Sidewalk cafes are not currently permitted to extend any farther along the sidewalk's length than the frontage of the indoor restaurant associated with the sidewalk café. The proposed change would allow sidewalk cafés to extend along in front of an adjacent business, provided the extension is approved by the adjacent business owner and the ingress/egress from the adjacent business is not blocked.

This change would allow for longer and larger sidewalk cafes to be established, and for spaces in front of other establishments (such as retail stores) to be used with permission.

City staff has prepared an ordinance to implement these modifications, which is attached.

ALTERNATIVES:

1. Approve first reading of an ordinance amending Section 22.32 of Municipal Code pertaining to Sidewalk Cafes to modify the barrier requirements and the extension of sidewalk cafes along an adjacent frontage.
2. Direct staff to make modifications to the draft ordinance.
3. Do not approve the proposed ordinance.

CITY MANAGER'S RECOMMENDED ACTION:

The two proposed changes to the Sidewalk Café Code lessen the requirements for Sidewalk Café operators, making it easier to implement a successful sidewalk café operation. The encroachment of tables and chairs into the sidewalk traveling path is still prevented through other aspects of the Sidewalk Café Code, and extensions along an adjacent frontage would be allowed only if the adjacent business owner consents.

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

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 22.32(B)(4) AND SECTION 22.32(J) AND ENACTING A NEW SECTION 22.32(B)(4) AND A NEW SECTION 22.32(C)(2)(V) THEREOF, FOR THE PURPOSE OF SIDEWALK CAFÉ MODIFICATIONS 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 as follows:

“Sec. 22.32. SIDEWALK CAFÉ PERMITS.

...

(b) **Where Permissible.** A sidewalk cafe shall be permitted as follows:

...

(4) Provided the area in which the sidewalk café is located extends no farther along the sidewalk’s length than the actual sidewalk frontage of the operating indoor business, or no farther than the actual sidewalk frontage of an adjacent business with the written permission of the adjacent business operator, or a combination of the two, and all other applicable provisions of this subsection are fulfilled.

(c) **Restrictions on Smoking and Alcoholic Beverages.**

Permittees shall enforce the following prohibitions or restrictions:

...

(2) Alcoholic beverages may be served at sidewalk cafes pursuant to a valid liquor control license, and in accordance with state and local alcoholic beverage control laws, provided the following additional requirements are met:

...

(v) **Delineating Sidewalk Cafe Area.** The sidewalk cafe shall be delineated by barriers at least forty-two (42) inches in height separating patrons from the pedestrian traffic on the sidewalk and, if applicable, roadway traffic. Barriers may consist of ropes, chains, planters, fencing, or other sturdy material that physically separates the sidewalk café from the adjoining right-of-way. Barriers separating a sidewalk café from roadway traffic must be secured to other barriers or weighted to prevent their encroachment into driving or parking lanes. Barriers shall comply with detectability requirements as set forth in the current version of the Americans with Disabilities Act Accessibility Guidelines. Barriers shall be set within the 50 percent of the sidewalk designated for the sidewalk cafe, to ensure a minimum of four (4) feet of sidewalk width clear of obstructions, and

(vi) Alcoholic beverages shall not be served or dispensed at the sidewalk café of any establishment where minors are prohibited according to Section 17.16, except that establishments permitted to have minors on the premises only during certain hours of the day according to Section 17.16 may serve alcohol at their sidewalk café only during those hours. An establishment which is not permitted to have minors on the premises at any time may request, and the City Council may grant, an exception to this requirement on a case- by-case basis. The City Council shall consider the site conditions, the compliance history of the establishment and its staff, staff training, and any other factors it deems relevant to ensuring the safe and responsible use of City sidewalks. The City Council may impose special conditions in addition to those indicated in this Section on any sidewalk café granted an exception to dispense alcohol.”

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

COUNCIL ACTION FORM

SUBJECT: DEDICATION OF RIGHT OF WAY FROM 2520 AIRPORT DRIVE AND 3300 S. RIVERSIDE DRIVE

BACKGROUND:

The City is in the process of selling property at 3100 S. Riverside Drive to Sigler Companies. This property is located at Ames Municipal Airport. To prepare the land for sale to Sigler, the acquisition parcel needs to be a legally platted lot with access from a public ROW. Therefore, South Riverside Drive and the access road to the Sigler acquisition parcel need to be dedicated as right-of-way (ROW).

These road ROW areas are currently part of the larger Airport parcel, with the property line extending to the centerline of S. Riverside Drive. All the adjacent property is owned by the City of Ames. The width of the ROW on S. Riverside Drive is 80 feet, half of which is the 40-foot ROW to be dedicated with this action. The remaining 40 feet is existing ROW along ISU Research Park's frontage. The access road to the Sigler building will be 66-foot ROW and will be named Aviation Way. Sigler was consulted regarding the name and it will be compatible with any future land use and platting on the Airport property.

Dedication of ROW will be the first step in the process of selling the property to Sigler. After the ROW dedication, there will be a platting process that creates the acquisition parcel. Once the parcel is created, it will revert to its base zoning of Government-Airport. Staff will then present City Council with a draft agreement for sale and rezoning the newly created parcel to General Industrial zoning.

ALTERNATIVES:

1. a) Approve the dedication of right-of-way from 2520 Airport Drive and 3300 South Riverside Drive as shown in the attached Exhibit A.

b) Direct the City Attorney to draft an Ordinance that names the access road "Aviation Way" as shown in Exhibit A.
2. Maintain existing conditions.

CITY MANAGER'S RECOMMENDED ACTION:

Dedication of this ROW area will allow the sale of Airport property to Sigler to move forward. It will also establish the existing roadway uses within standard ROW rather than roadway easements. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

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

Prepared by: Jane Chang, City of Ames Legal Department, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)
Address Tax Statement To: City of Ames, Iowa, 515 Clark Avenue, Ames, Iowa 50010
Return to Ames City Clerk, Box 811, Ames, IA 50010

ORDINANCE NO. _____

AN ORDINANCE TO NAME THE ACCESS ROAD RUNNING EAST FROM SOUTH RIVERSIDE ROAD AVIATION WAY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The access road running east from South Riverside Road for approximately 1,266 feet to its eastern end is hereby named Aviation Way, as depicted in the attached Exhibit A.

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

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

Passed this _____ day of _____, 2021.

Diane R. Voss, City Clerk

John A. Haila, Mayor

EXHIBIT "A"

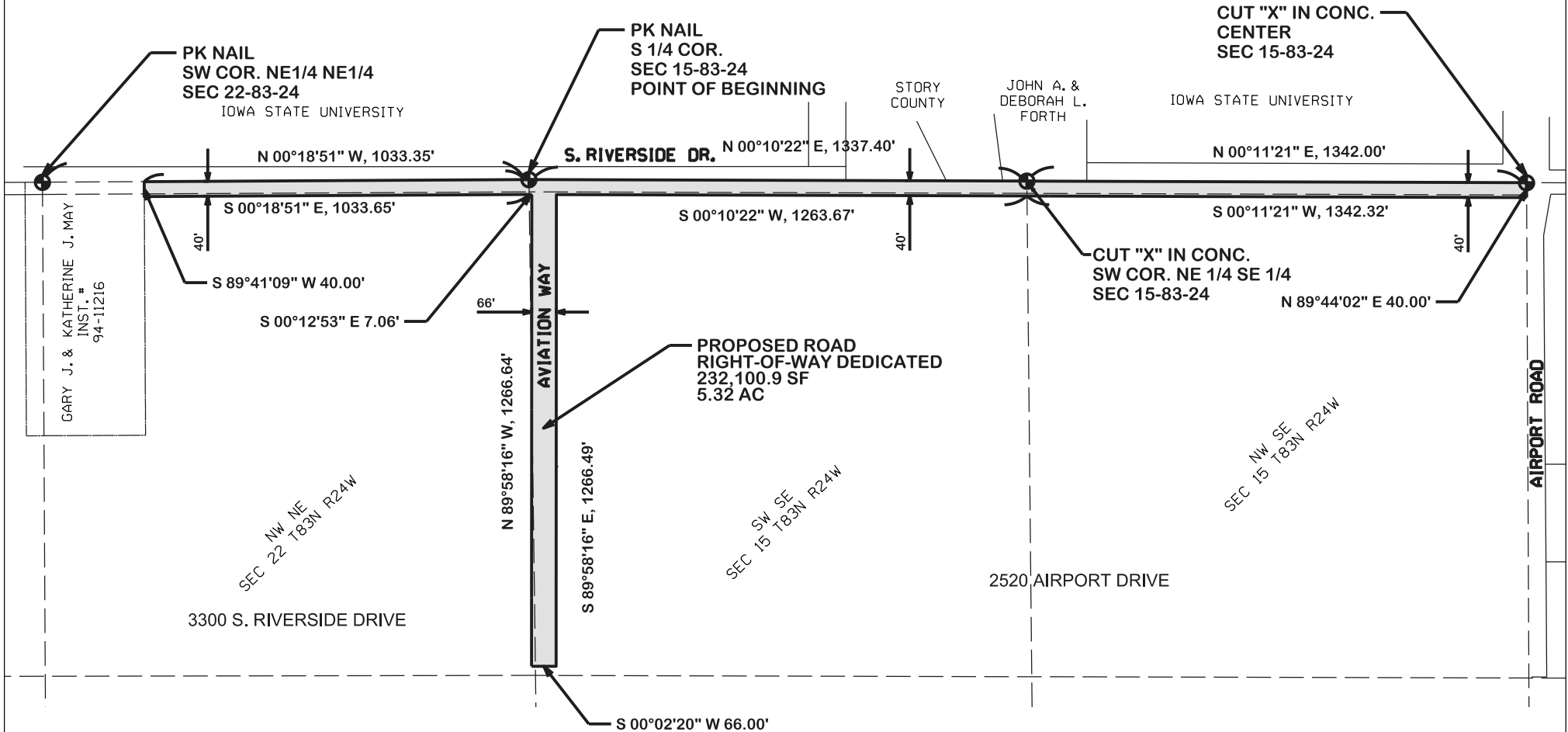


EXHIBIT "A" BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST, STORY COUNTY, IOWA: THENCE N 00°10'22" E ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE 1337.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE N 00°11'21" E, ON SAID WEST LINE, A DISTANCE OF 1342.00 FEET TO THE CENTER OF SAID SECTION 15; THENCE N 89°44'02" E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 40.00 FEET; THENCE S 00°11'21" W, A DISTANCE OF 1342.32 FEET; THENCE S 00°10'22" W, A DISTANCE OF 1263.67 FEET; THENCE S 89°58'16" E, A DISTANCE OF 1266.49 FEET; THENCE S 00°02'20" W, A DISTANCE OF 66.00 FEET, THENCE N 89°58'16" W, A DISTANCE OF 1266.64 FEET; THENCE S 00°12'53" E, A DISTANCE OF 7.06 FEET; THENCE S 00°18'51" E, A DISTANCE OF 1033.65; THENCE S 89°41'09" W TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 83 NORTH, RANGE 24 WEST, A DISTANCE OF 40.00 FEET; THENCE N 00°18'51" W ON SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1033.35 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 5.32 ACRES (232,100.9 S.F.), MORE OR LESS.

OWNER: CITY OF AMES

