

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
AUGUST 10, 2021

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.

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.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council meeting held July 27, 2021
3. Motion approving Report of Change Orders for period July 16 - 31, 2021
4. Motion approving new 12-Month Class C Liquor License with Outdoor Service, Sunday Sales and Catering Privilege - Sweet Caroline's, 316 Main Street
5. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Beer Permit with Class B Wine Permit and Sunday Sales - Hy-Vee Gas #5013, 4018 West Lincoln Way
 - b. Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales - Iowa State Center/CY Stephens, CY Stephens
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit(Carryout Beer) and Sunday Sales - Kwik Stop Liquor & Groceries, 125 6th Street
 - d. Class C Liquor License with Sunday Sales - El Azteca, 2120 Isaac Newton
6. Requests from Octagon Center for the Arts for Octagon Art Festival on Sunday, September 26, 2021
 - a. Motion approving a blanket Temporary Obstruction Permit and a blanket Vending License for the Central Business District
 - b. Resolution approving closure of the following streets from 5:00 a.m. to 6:00 p.m.
 - i. Main Street, east of Clark to just west of Duff Avenue
 - ii. Douglas Avenue between 5th Street and Main Street
 - iii. Kellogg Avenue between south of the alley and Main Street
 - iv. Burnett Avenue between south of the alley and Main Street
 - c. Resolution approving waiver of fees for blanket Vending License
 - d. Resolution allowing usage of electricity and approving waiver of costs of electricity
7. Request for 35th Anniversary Run for the Roses on October 17, 2021
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. Resolution approving full and partial closure of the following streets from 6:00 a.m. to 1:00 p.m.:

- i. Hayward Avenue from Mortensen to Storm Street - full
 - ii. State Avenue - full from Tripp to Mortensen
 - iii. Hayward Avenue from Storm Street to Knapp Street - partial, south bound lanes coned
 - iv. Knapp Street to Sheldon Ave - partial, east bound lanes coned
 - v. Sheldon Avenue from Knapp Street to Hunt Street - partial
8. Resolution approving request from Ames Community Arts Council to waive enforcement of Section 4.8(4) of *Municipal Code* pertaining to the operation of motorized bicycles on City sidewalks and bike paths through October 31, 2021, for the “Music on the Move” mobile music stage
 9. Resolution setting date of public hearing for August 24, 2021, to vacate Sanitary Sewer Easement in South Dayton Subdivision
 10. Resolution approving Professional Services Agreement with HRGreen of Johnston, Iowa, for 2021/22 Concrete Pavement Improvements (Stange and 24th) in an amount not to exceed \$233,400
 11. Resolution approving American Rescue Plan Act (ARPA) Grant Agreement for Ames Municipal Airport in an amount not to exceed \$59,000
 12. Resolution authorizing payment to ISU for its share of the Transformer Conversion Project expenses in the amount of \$93,465
 13. Resolution approving preliminary plans and specifications for CyRide 2022 HVAC Improvements Project; setting September 8, 2021, as bid due date and September 14, 2021, as date of public hearing
 14. Resolution approving preliminary plans and specifications for Southeast 16th Street and South Duff Avenue Transmission Modifications; setting September 15, 2021, as bid due date and September 28, 2021, as date of public hearing
 15. Resolution awarding contract to Terry-Durin Company of Cedar Rapids, Iowa, for LED Luminaries Supply Contract for Electric Distribution in accordance with unit prices bid
 16. Sanitary Sewer Rehabilitation (Munn Woods):
 - a. Resolution approving Change Order No. 2 in the amount of \$33,993.97
 - b. Resolution accepting completion

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.

FINANCE:

17. General Obligation Corporate Purpose and Refunding Bonds, Series 2021A:
 - a. Presentation of bids received
 - b. Resolution accepting bids and authorizing the sale and issuance of General Obligation Corporate Purpose and Refunding Bonds in an amount not to exceed \$22,405,000

PUBLIC WORKS:

18. Staff Report regarding Interim Traffic Control Plan for the Intersection of Hyde and 190th Street
19. Downtown Parking Permits for Chamber Indoor Events
20. Resolution approving Agreement for Transportation Data & Analytics Subscription Service with StreetLight Data, Inc., of San Francisco, California, for August 30, 2021 to October 31, 2024, in an amount not to exceed \$105,666.67

FIRE:

21. Resolution setting date of public hearing for August 24, 2021, to review the proposal to adopt the 2021 edition of the Uniform Plumbing Code and the 2021 edition of the International Mechanical Code with State and local amendments

HEARINGS:

22. Hearing on proposed 2021-22 CDBG Annual Action Plan Program Projects and Budget:
 - a. Resolution approving Projects and Budget and direct staff to submit the Plan for approval by HUD on or by August 16, 2021
23. Hearing on rezoning property located at 525-6th Street from Residential Medium Density (RM) to Special Purpose Government/Airport District (SGA):
 - a. First passage of ordinance

ORDINANCES:

24. Second passage of ordinance amending Urban Deer Management Program regarding reporting requirement
25. Third passage and adoption of ORDINANCE NO. 4442 rezoning, with Master Plan, 4514 and 4605 Hyde Avenue from Agricultural (A) to Suburban Residential Low Density (FS-RL)

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

COUNCIL COMMENTS:

ADJOURNMENT:

**MINUTES OF THE SPECIAL MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

JULY 27, 2021

SPECIAL MEETING OF THE AMES CONFERENCE BOARD

The Special Meeting of the Ames Conference Board was called to order by Chairman John Haila at 6:00 p.m. on July 27, 2021. Present from the Ames City Council were Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. Linda Murken, Lisa Heddens, and Latifah Faisal represented the Story County Board of Supervisors. Council Member Bronwyn Beatty-Hansen was absent. Ames Community School Board, Nevada School Board, United Community School Board, and Gilbert School Board Community were not represented.

Mayor Haila announced that the City is working from an Amended Agenda and part of the Amended Agenda included a Special Meeting of the Ames Conference Board.

DISCUSSION OF NEXT STEPS IN THE PROCESS TO HIRE A NEW AMES CITY ASSESSOR: Mayor Haila stated that the Conference Board had received a letter of resignation from Brenda Nelson, City Assessor. He wanted to review the process that the Conference Board will need to go through to appoint a new City Assessor. It was mentioned that the City Assessor is tasked with appointing a Deputy Assessor and that had not happened before the resignation of Ms. Nelson. Per *Iowa Code*, the City Clerk automatically becomes the Acting City Assessor. In discussions with City Administration, Diane Voss, City Clerk, has the authority to appoint/ask someone to assist her. Staff is going through the process of asking Assistant City Manager Deb Schildroth to provide some administrative oversight. The work will continue in the City Assessor's office, as it was previously, and no work will be done by Ms. Schildroth other than being a point of contact for minor administrative duties.

The Mayor mentioned that while Ms. Nelson was present she had been looking for ways to continue to strengthen and make improvements to the Assessor Department. It had become apparent that this would be a great opportunity for the Conference Board to request an independent entity to come in and look over the office. He commented that he and Ms. Schildroth contacted the Department of Revenue and found an individual who has done the type of assessments that the City Assessor needs. Mayor Haila wanted to be clear that staff does not anticipate or expect to find anything that is untoward, but will be more of what opportunities there are for improvements. He wanted to bring to the Board's attention and ask permission to invite the Department of Revenue to review procedures on site.

Council Member Betcher inquired how long the assessment may take. The Mayor stated that the Iowa Department of Revenue's office indicated that the review itself would take a couple of days. He hopes that the Report from the Department of Revenue could be shared with potential applicants to explain what the City is expecting.

Story County Supervisor Lisa Heddens asked how long it would be before a representative from the

Department of Revenue could come do its review. It was being anticipated that someone from the Department of Revenue would be arriving in mid-August, and it is the hope that by the end of August there would be a Report available to show the Conference Board.

Per *Iowa Code* there needs to be an Examining Board in place. The Examining Board is made up of three individuals; one appointed by City Council, one appointed by the Board of Supervisors, and one appointed by the School Boards. The Examining Board's duties are to procure a list of eligible candidates for the Assessor's position from the Department of Revenue and to handle any employment issues within the Assessor's office. The Examining Board will handle procuring resumes, potentially going through and doing some solicitations, and hearing personnel issues. It was mentioned that it is preferred that a candidate for the Examining Board have some human relations background. Mayor Haila notified the Board that any candidate for the Examining Board must live within the Ames City limits. The Mayor will reach out to the School Boards about appointing someone. There may be a few special meetings of the Conference Board needed in the near future to approve appointees.

Mayor Haila stated that the *Iowa Code* states that within seven days of the Assessor resigning, the Examining Board is to request a list. He had spoken to the Department of Revenue to let them know that the City of Ames would like to have the review done before starting the process of looking for a new Assessor and the Department of Revenue understood. The Mayor mentioned that there was no penalty for not following the seven days; however, he wanted the Conference Board to be aware of what the Code stated.

Lastly, there is a Mini Board (City Council representative, Board of Supervisor Representative, and each School Board has a representative for a total of six members), which is a subcommittee of the Conference Board. The Mayor would like to empower the Mini Board to receive the Report from the Department of Revenue, discuss the findings, and then report back to the Conference Board.

The Mayor stated the City is going to be aggressive in seeking a City Assessor. He noted that during the last recruitment there, was a small applicant pool to choose from.

CONFERENCE BOARD COMMENTS: Story County Supervisor Heddens explained that tonight's Agenda was combined with the Regular City Council Agenda and to find the Conference Board Agenda someone would have to do some digging in order to find it as it was not listed anywhere. She asked to keep those separate to help locate the Agenda easier.

ADJOURNMENT: Moved by Corrieri to adjourn the Ames Conference Board meeting at 6:14 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:16 p.m. on July 27, 2021, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and

David Martin. Council Member Bronwyn Beatty-Hansen and *ex officio* Member Trevor Poundstone were absent.

The Mayor announced that the Council was working off an Amended Agenda. City staff added an item to the Consent Agenda to approve a contract and bond for the Prairie View Industrial Center Utility Extension Project. The Pending Dram Shop Insurance was removed from Consent Item 8g; a correction was made to the dollar amount listed for Item No. 23 and 30b; and the date of the public hearing for Item No. 31d was corrected.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting held July 13, 2021, and Special Meeting held July 22, 2021
3. Motion certifying Civil Service candidates
4. Motion approving Report of Change Orders for period July 1 - 15, 2021
5. Motion approving ownership change for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales - Kum & Go #1215, 4506 Lincoln Way
6. Motion approving ownership change for Class C Liquor License with Catering Privilege and Sunday Sales - Texas Roadhouse, 519 South Duff Avenue
7. Motion approving ownership change for Class A Liquor License - Green Hills Residents' Association, 2200 Hamilton Drive, Suite 100
8. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Liquor License with Catering Privilege, Outdoor Service & Sunday Sales - Cyclone Experience Network, 1800 S 4th Street **Pending Dram Shop Insurance**
 - b. Class C Liquor License with Class B Wine Permit & Sunday Sales - Hy-Vee Market Grille, 640 Lincoln Way
 - c. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer) - Fareway Meat Market #189, 3720 Lincoln Way
 - d. Class C Liquor License with Outdoor Service, Catering Privilege, Class B Native Wine Permit, Outdoor Service & Sunday Sales - The Mucky Duck Pub, 3100 S Duff Avenue
 - e. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales - Kum & Go #1215, 4506 Lincoln Way
 - f. Class C Liquor License with Sunday Sales - Es Tas Stanton, 216 Stanton
 - g. Special Class C Liquor License with Sunday Sales - New Hickory Holding Company, 1404 S. Duff Avenue
 - h. Class C Liquor License with Outdoor Service and Sunday Sales - La Casa Maya, 631 Lincoln Way
9. RESOLUTION NO. 21-405 approving Investment Report for Fiscal Year Ending June 30, 2021
10. RESOLUTION NO. 21-406 appointing Chunhui Chen to the Ames Human Relations

- Commission
11. RESOLUTION NO. 21-407 approving Agreement between Ames Human Relations Commission and Iowa Civil Rights Commission regarding Intake and Investigation of Civil Rights Complaints
 12. RESOLUTION NO. 21-408 approving Official Statement for General Obligation Corporate Purpose Bonds, Series 2021A, setting date of sale for August 10, 2021, and authorizing electronic bidding for the sale
 13. RESOLUTION NO. 21-409 approving renewal of contract with EMC Risk Services, LLC, of Des Moines, Iowa, to provide third-party administration of the City's Worker's Compensation and Municipal Fire and Police "411 System" claims for August 1, 2021, through July 31, 2022, at a cost not to exceed \$55,000
 14. RESOLUTION NO. 21-410 approving Professional Services Agreement with WHKS & Co., of Ames, Iowa, for the 2021/22 Shared Use Path System Expansion - Ioway Creek (SE 16th Street to S 5th Street) in an amount not to exceed \$72,400
 15. RESOLUTION NO. 21-411 approving Professional Services Agreement with MSA of Ankeny, Iowa, for 2021/22 Arterial Street Pavement Improvements (Ontario and North Dakota) in an amount not to exceed \$82,125
 16. RESOLUTION NO. 21-412 approving Ames Sanitary Landfill Environmental Covenant with Iowa Department of Natural Resources
 17. RESOLUTION NO. 21-413 reauthorizing the GIS Software Enterprise Licensing Agreement with Environmental Systems Research Institute of Redlands, California, for a term of 3 years at a rate of \$66,500 per annum
 18. Ames on the Half Shell:
 - a. RESOLUTION NO. 21-414 waiving enforcement of prohibition of alcohol consumption in Bandshell Park (Section 17.17 of *Municipal Code*) from 5:00 PM to 9:00 PM on Friday, August 13, 2021
 - b. Motion authorizing Parks & Recreation Director or designee to administratively approve alternative dates during August and September 2021 should additional cancellations occur
 19. RESOLUTION NO. 21-415 approving preliminary plans and specifications for 2021/22 Shared Use Path Maintenance setting August 18, 2021, as bid due date and August 24, 2021, as date of public hearing
 20. RESOLUTION NO. 21-416 approving contract and bond for 2020/21 Arterial Street Pavement Improvements - 13th Street (Duff Avenue to Meadowlane Avenue)
 21. RESOLUTION NO. 21-417 approving contract and bond for Sludge Pumping Building Improvements Project
 22. RESOLUTION NO. 21-430 approving contract and bond for Prairie View Industrial Center Utility Extension Project
 22. RESOLUTION NO. 21-418 approving Change Order No. 4 for the 2018/19 Sanitary Sewer Rehabilitation (Siphon) in the amount of \$126,739.20
 23. RESOLUTION NO. 21-419 approving Change Order No. 1 for Electric Services Underground Trenching in the amount of \$67,000
 24. Major Final Plat for Scenic Valley Subdivision, 6th Addition:

- a. RESOLUTION NO. 21-420 approving partial completion of public improvements
- b. RESOLUTION NO. 21-421 approving Major Final Plat
- 25. RESOLUTION NO. 21-422 approving completion of Emma McCarthy Lee Park Bridge Project
- 26. RESOLUTION NO. 21-423 approving completion of Inis Grove Park Sidewalk Project
- 27. RESOLUTION NO. 21-424 approving completion of the Electric Distribution Parking Lot Reconstruction
- 28. Water Treatment Plant Lime Sludge Disposal:
 - a. RESOLUTION NO. 21-425 accepting completion of Year Three (FY 2020/21) Lime Sludge Disposal Contract with Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the final amount of \$341,217.54
 - b. RESOLUTION NO. 21-426 awarding Year Four (FY 2021/22) Lime Sludge Disposal Contract with Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the amount of \$381,900

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

PUBLIC FORUM: Tom Cackler, 4909 West 190th Street, Ames, noted that the Council had received correspondence regarding his request. He would like to do a three lot Subdivision on his property. Mr. Cackler had gone through the Planning Department to have his request considered and his request was rejected. Planning staff had told Mr. Cackler his next step would be to write a letter to the City Council. He noted that this afternoon he had received a letter from the Planning Director indicating that his request would be under tonight's Disposition discussion. Mr. Cackler asked the Council to consider letting him move forward with his request. He understands that the Ames Urban Fringe Plan is an important document, but has some concerns about how it is being implemented for existing land owners. Mr. Cackler believed that what he was requesting would be compatible with the goals of the Fringe Plan and would like to have the opportunity to present them.

Mayor Haila told Mr. Cackler that the memo from staff was just received today so it will go out in Council Packets this Friday. This will mean that the Council will determine if they want to take any action on his request at the City Council Workshop on Tuesday, August 3, 2021. City Manager Steve Schinker commented that there was some confusion, but in order to follow Council policy, the staff memo was received on Monday and the cut-off for any items to be on a Council Agenda is the Friday before a Council meeting.

DISCUSSION WITH ASSET VOLUNTEERS REGARDING FY 2022-23 ASSET PRIORITIES: Assistant City Manager Deb Schildroth mentioned that the ASSET funding process for FY 2022/23 will begin in August 2021. She explained that ASSET has a total of six volunteers; two members were present (Andrea Rich and Ed Gillott). Last year the priorities were kept the same as FY 2020/21 because the results of the 2020 Community Needs Assessment were delayed due to COVID-19. In early 2021, the assessment results became available. The ASSET Joint Funders held a special meeting on May 5, 2021, when the assessment process and results were presented. Across all sources of the data collection methods used in the assessment, the top health and human services

needs were as follows (listed in priority order with the most important listed first: 1) mental health services, 2) food security, 3) housing, 4) child care, 5) suicide prevention, and 6) income. The changes being recommended more closely align in priority with the assessment results and add a couple of service areas.

Council Member Martin thanked the ASSET volunteers for adding the letters to the sub-priorities to make it easier to identify which bullet they would be discussing. He noticed that the previous priorities referred to substance abuse prevention where the new priority refers to substance use prevention, which is a different word and meaning. Mr. Martin asked if that was intentionally done. Ms. Schildroth commented that it was. The Board is updating language and terms that are currently used in those sectors of service.

Council Member Betcher noted that back in November 2020, there was a discussion on whether or not Council has been foregrounding social justice issues or health equity as something that comes through in their priorities. Ms. Schildroth mentioned that the services that come through the ASSET process do overlap in serving those individuals that tend to fall in the social justice population groups. ASSET is going to start looking at information collected from the agencies and make sure that the services provided are available to everyone. If there are any discrepancies that come up from the agencies then ASSET will want to know what those agencies' plans are to serve those individuals. Ms. Betcher mentioned that she had brought this up as she is hoping that the Council will start a discussion about social justices. She does not want to change the priorities that are listed, but to look at the way the Council's policies and priorities align with their Goals and Vision.

Council Member Gartin commented that prioritizing and giving greater weight to mental health is consistent with what he has heard. He mentioned that it has been a difficult year and families are struggling.

Volunteer Member Andrea Rich stated that the Community Needs Assessment was an eye opener for her on the mental health needs, especially for young people. She mentioned that there are limited funds and the Volunteers have been working to follow the priorities even when the decisions are very difficult.

Volunteer Member Ed Gillott explained that he has worked in the Human Services field for 30 years and he understands the process from a provider standpoint. The issues have not changed in 30 years as there is still a need for families with young children. The work the Volunteers are doing is as important as ever. Mr. Gillott stated that putting emphasis on the priorities is a great way to make these issues more visible and make items a priority when deciding where the money should go.

Ms. Schildroth gave a brief overview of what ASSET volunteers do throughout its process.

Moved by Betcher, seconded by Junck, to approve the City of Ames ASSET Priorities for the FY 2022-23 Funding Cycle.

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

Moved by Betcher, seconded by Junck, to have a Council Workshop sometime before the next round of funding to discuss the ways in which the Council's Visions and Goals related to inclusion and creating a diverse community should or should not be used in establishing the ASSET funding priorities.

Council Member Betcher stated her motion was meant to start a discussion about the goals and how they are playing out in the funding and if the Council should be looking at its goals, and whether how many units they fund and how those units are utilized in the community. She didn't believe that Council has had this type of discussion before and felt a regular City Council meeting would not be an appropriate time to have the discussion. Council Member Martin stated he thought it was a great idea to have the conversation, but not sure an entire Workshop would be appropriate. Ms. Betcher explained the Workshop could be short or added onto another Workshop.

Council Member Gartin wanted to know what the Council is doing that needs to be improved. Ms. Betcher stated she didn't have an example, but the question is what does the Council see as the endgame. Right now, she gets the impression that the Council is concerned about units of service, how those units are distributed, and how much the City is paying for different contracts. Ms. Corrieri commented that the agencies have moved away from units and now report on the outcomes established by United Way and ASSET on a quarterly or annual basis already. She mentioned the agencies are all reporting using Scorecard and each agency has different outcomes based on the services they provide. Ms. Corrieri felt it would be more appropriate to incorporate social justice outcomes as part of what they are already reporting through the services. Ms. Betcher stated she doesn't disagree, but as a policy setting body the Council should be asking themselves "what is the policy they are setting." Mr. Gartin noted that he is still lost as still doesn't see what the Council could be doing differently and what could be achieved through having a Workshop. Ms. Betcher stated that she trusts the agencies and the Board, but should be asking how they apply to ASSET priorities.

Vote on Motion: 3-2. Voting Aye: Betcher, Junck, Martin. Voting Nay: Corrieri, Gartin.
Motion declared carried.

Ms. Schildroth asked for clarification on the timing and wanted to know if the Workshop would need to happen before the Council votes on the allocation amounts. Ms. Betcher didn't want to change this year's priorities, but recommended having a Workshop before the next discussion of these priorities, which would be before July 2022.

DOWNTOWN PLAZA: Planning and Housing Director Kelly Diekmann stated that Fleet Services Director Corey Mellies will be the project manager as the project moves from the planning stages to the construction stages. Director Mellies explained staff is asking the Council to waive Purchasing Policies to be able to move forward with Confluence. The waiver is being asked for in order to move forward with the process and start construction next summer. The plan would be to start construction on the new Plaza once construction of the parking lot is completed on 6th Street. He noted that in the Staff Report there is information about the updated costs. Tonight is the first step to get the project

going and he mentioned that more than likely they will have to look at ways to reduce costs on the project. The goal is to come back to the Council in September 2021 to discuss the ice system.

Council Member Martin wanted to clarify that the waiver being requested was not for the actual construction of the Plaza. Mr. Mellies confirmed it was not, but the waiver is to enter into a Professional Services Agreement with Confluence. City Manager Steve Schainker explained that the Council had asked staff to go back and get updated costs for the Indoor Aquatic Center and staff has done that as well for the Plaza. He noted the figures are not based on an updated design, but on conservative estimates from the consulting group on a percentage increase. Mr. Schainker mentioned that the current budget is \$3.7 million, and the estimated costs are \$4.2; there is a shortfall of about \$1.2 million. There is hope that the bidding environment will change, otherwise staff will need to cut costs or try to find extra money in the budget to allocate to this project. The Council committed to this project no matter what as this is part of the Local Match with the Iowa Reinvestment District. The only risk is to proceed with the design fees and if it comes to the point that the numbers are too high and staff can't reduce costs, those designs are already in place to use later.

Mayor Haila stated he has always been an advocate for alternates, and it would be helpful to have alternates added to the specifications. Mr. Mellies noted they will look at alternates and deducts. There have been preliminary discussions about having two bids; one to do the street work and grading on Clark and then come back and do more of the infrastructure.

Moved by Martin, seconded by Betcher, to adopt RESOLUTION NO. 21-427 waiving the Purchasing Policies and Procedures for competitive bidding of professional services and approving a single-source contract.

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

Moved by Martin, seconded by Betcher, to adopt RESOLUTION NO. 21-428 awarding a contract to Confluence of Des Moines, Iowa, for the design and construction management of the Downtown Plaza in the amount of \$325,250

City Manager Schainker wanted to clarify that the \$325,250 does not include design services for a full ice system. This was not included in the amount as the discussion of synthetic or full ice will be brought to the City Council for a decision on what will be implemented later. If the full ice system is chosen, there will be \$52,000 in additional design fees.

Council Member Gartin asked, when thinking about the design for the Plaza, did staff also consider the maintenance of the area. Mr. Schainker explained that Parks and Recreation has been included in conversations and is aware of the maintenance that will be required.

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

DOWNTOWN REINVESTMENT DISTRICT URBAN RENEWAL AREA AND PLAN:

Planning and Housing Director Kelly Diekmann noted this is the first step in the process to create an Urban Renewal Area that would have the same boundaries as they are included in the Iowa Reinvestment District Application. Urban Renewal not only has a map that identifies the area where the City has Urban Renewal power, but the City also has to list out the activities and projects that the City will undertake for the purposes of Urban Renewal. Those activities and projects are listed in the Draft Plan. The second part that needs to be addressed is if the City is going to use Tax Increment Financing (TIF). The Urban Renewal Plan must reflect if, and how, TIF funds will be used. The identified amount of TIF funds is a cap on the amount of TIF that can be collected in support of Urban Renewal Projects. Additional projects, or any increase in the TIF that exceeds what is authorized in the Plan, would require an amendment to the Plan. The Plan identifies up to \$30 million dollars for use in facilitating private development. The Reinvestment District Application identified \$25 million for the Lincoln Way Mixed Use Development and \$3.5 million for the future Kellogg Hotel. Based upon escalated costs, staff has increased the potential amount of TIF that could be applied to private development projects. The Plan also includes \$2 million for property acquisition to either remediate blight or for economic development purposes. The total amount of potential TIF is \$32 million.

After reviewing the Plan with legal counsel there were a couple of edits that needed to be made to the Draft Plan. Under Section VI: Renewal Projects and Activities there is a table that is listed as “Public Improvement Projects” and a note is going to be added to each of the estimated costs stating, “these costs may vary depending on final design and timing of construction.” Director Diekmann stated in the same table there is a project listed as “Pedestrian and bicycle facility enhancement,” which is meant to be a broad program and the notes on the side list specific projects. It will be better for the City to leave the notes as broad as possible. Staff will be deleting the sentences that reference the street level and the pedestrian bridge. The final edit is under Section VII: Types of Renewal Activities, under subsection B (General Obligation Bonds) the second paragraph is not necessary as it mentions how some projects may not be economically viable without incentives. Director Diekmann explained it is talking about the City’s own project and the City does not give incentives to themselves.

City Manager Schainker mentioned this project is unusual as normally when the City does an Urban Renewal Plan there is only one project in place. The City is creating this Urban Renewal District for a 75-acre parcel that may last 20 years. There could be many more projects that may come up. Mr. Schainker noted it was important to emphasize that approval of the proposed Downtown Reinvestment District Urban Renewal Plan does not directly commit the City to any of the projects described in the Plan as they will be subsequently and individually approved by the City Council on a case-by-case basis. Director Diekmann explained that with TIF, this will set up the authority to have TIF in the future, but the Council will have to adopt an ordinance that is much more specific on how the funding is generated, a timeframe, and distribution.

Council Member Betcher stated there were some questions from residents wondering what would happen if the Indoor Aquatic Center did not get built. She explained that the City is not locked into

describing the Urban Renewal Area (URA) as it is delineated in the report. Mr. Diekmann explained that the Council can repeal the Plan at any time or make amendments to make the boundaries smaller. The URA is an implementing tool consistent with the City's Policy direction.

Mayor Haila opened public input and closed it when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-429 approving the Necessity to initiate the proceedings for creating an Urban Renewal Area.

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

Moved by Betcher, seconded by Martin, to forward the draft Urban Renewal Plan to the Planning and Zoning Commission for recommendation.

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

Moved by Betcher, seconded by Junck, to appoint staff from the Planning & Housing Department as the City's representative to the consultation with affected taxing entities.

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

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 21-429 setting August 24, 2021, as the date of public hearing for the Urban Renewal Plan.

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

DIRECTING STAFF REGARDING THE ISSUING PROCESS FOR GENERAL OBLIGATION BONDS RELATING TO THE INDOOR AQUATIC CENTER: City Manager Steve Schainker explained that there are three financing options for the City Council to choose from for the Aquatics Center to be pursued. The three options were: 1) Urban Renewal, 2) Referendum Election, and 3) Hybrid Urban Renewal and Referendum Election. Mr. Schainker noted that regardless of which financing option the Council chooses, staff will need to notify the public on the project.

The Mayor opened public input. It was closed when no one came forward to speak.

Mr. Schainker explained that if the Council approves the Downtown Reinvestment District Urban Renewal Plan on August 24, 2021, and wants to proceed with the Urban Renewal financing option, at the meeting on August 24, 2021, staff would give notice to the public that it intends to issue bonds for the Indoor Aquatic Center. The next step would be on September 14, 2021, where the Council would consider the Resolution for the issuance of the bonds, and at that time, a petition would have to be submitted by the close of the hearing to ask for an election instead of doing the Urban Renewal process. If a petition is received, staff only has two days to verify the names before the September 16, 2021 deadline to notify the County Auditor.

Moved by Gartin, seconded by Corrieri, to move forward with the Urban Renewal financing option. Vote on Motion: 5-0. Motion declared carried unanimously.

Mr. Schainker wanted to emphasize that Council had wanted staff to go back and look at the updated costs that increased the project costs to \$31 million. He explained in the next couple of months staff is going to try and refine that total. The costs will be conceptual costs and not design costs, as staff will have to sell the bonds to enable the City to hire a design engineer. Mr. Schainker mentioned that the numbers will continue to change as a consultant is hired. He wants to get the best information possible for when they start the public campaign.

STAFF REPORT REGARDING ADDRESSING THE NEED FOR SMALL INDUSTRIAL LOTS: City Planner Justin Moore explained that the City had received a proposal from a developer to use Tax Increment Financing (TIF) to help finance a proposed new industrial park on land they are proposing to annex into the City along Dayton Road near the USDA facilities. At the May 25, 2021, meeting, the City Council directed staff to study the availability of smaller industrial lots within the City. The smaller industrial lots would be categorized as General Industrial (GI). A map was shown overhead that indicated the GI zoning is primarily concentrated in east Ames near Dayton and Bell Avenues and East Lincoln Way. Staff looked at properties that were fewer than ten acres that were not yet built upon. Staff found there were 65 unbuilt GI zoned lots in the City. Of those unbuilt lots, 61 are less than ten acres in size. However, of these small lots, 33 of them are located within a floodplain, leaving 28 potentially developable. Many of the currently unbuilt lots are located along Freel Drive and Southeast 5th Street, which is in the floodplain. Additionally, Freel Drive must be paved. Development would be permitted in the floodway fringe areas, but the costs to fill and elevate structures along with increased flood insurance premiums make development less practical.

Mr. Moore commented that staff also took into consideration any nearby competing business or industrial park. Staff looked at Boone County small industrial lots. The land immediately west of Boone County has seen some development of commercial and industrial service uses over the last 15 years and is part of a Tier 2 area for the Ames Plan 2040. The rate of development in this area has been slow since it initially started in the early 2000s and has not had any significant additions in over a decade. Based on these development trends, staff did not view the Boone County area as being in a competitive position or posing a current market alternative to provide for industrial land that meets similar needs to those described within Ames.

Planning and Housing Director Kelly Diekmann wanted to clarify that the map that showed the South Bell area is now different because the records in GIS were from January and three of the lots now have construction started on them.

City Manager Steve Schainker pointed out that the analysis proves there is a need for small lots and Council will need to decide if the City wants to provide incentives or let the market handle it. Staff does not feel comfortable with responding to the first request and felt it would be more appropriate to look at a competitive process. The cost will have to be evaluated as the City will have to pay the cost upfront and the cost will be paid back through the TIF.

Council Member Gartin mentioned this is a complicated item and wanted to know what the long-term objective was. Mr. Schainker stated that the City wants to increase its tax base, more specifically industrial tax base, which will create more jobs. He noted that by doing this the City will be picking one group that will have the ability to sell those lots cheaper as they will not have to pay for the infrastructure or the cost of acquisition. Creating smaller lots is keeping with the Council's vision of Economic Development.

Council Member Martin stated that staff had done a great job showing the need for small lots in Ames. Mr. Martin stated his recollection is that a property owner and developer come to the City saying, "we have this property and we would like to annex it to the City, and they would like it to be industrial zoned and by the way they would like a TIF." His question for the City was what is the argument that a public investment is required to get that to happen as opposed to someone who wants to have industrial zoning on its own property. Mr. Schainker noted that the City is not responding to the one property, but is going to solicit proposals. Director Diekmann stated the person who made the request is present and could speak to that question. Mr. Martin commented that he would like to hear that; however, he wanted to know what the City's obligation is to use public funds. Mr. Schainker pointed out that there is no obligation for the City. He stated that the Council will have to look at previous requests for TIF to justify if they thought it was successful to offer the TIF or not. Mr. Diekmann mentioned that the "niche" that is being discussed is difficult to gage economically on what would happen. The market would be for small businesses and some are lower operating costs and need lower capital costs to have a business in Ames.

Mayor Haila opened public input.

Chuck Winkleblack, 105 S. 16th Street, Ames, noted that he wanted to show the real need and doesn't disagree with staff, but he happened to know about the properties more specifically. The number actually available to be purchased and built on is closer to zero. He showed overhead the map of the 28 lots that were fewer than ten acre lots that were unbuilt GI Zoned properties outside the floodplain. Mr. Winkleblack went through each of the properties and pointed out what each property was and indicated that the majority of the lots were not for sale. He noted that developers have come in, and when looking at all the complications of building on Freel Drive, they find it is not a viable option. Mr. Winkleblack answered that a request was submitted to the City for annexation and industrial development, but the lots would end up being 10-20 acre lots that would not require infrastructure to be added. He noted that they are competing with Huxley, Nevada, Boone, and other places where other cities will give people land if they will build a building. The intent is to buy down the cost of the infrastructure to make it available to customers. Mr. Winkleblack commented that some of the development standards within the City of Ames are far more difficult than in other surrounding communities, and all these things drive up the price for the end user and the developer for the lots.

Public Input was closed when no one else came up to speak.

Director Diekmann stated that if Council chooses the RFP process, staff would not be able to work

on developing the RFP until later this fall. With the Ames Plan 2040, he did not want to commit any resources anywhere until public outreach was done.

Moved by Martin, seconded by Corrieri, to direct staff to prepare a Request for Proposals (RFP) for competitive bidding process with proposals describing the size of the development, cost of infrastructure, timing, planned uses, and level of City subsidy for a TIF infrastructure project.

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

INITIATION OF AN APPLICATION FOR VOLUNTARY ANNEXATION OF LAND LOCATED ALONG NORTH 500TH AVENUE NORTH OF LINCOLN WAY: Planning and Housing Director Kelly Diekmann explained that the Council first reviewed this request on June 22, 2021, and directed staff to reach out to abutting property owners about potential annexation. Staff sent outreach letters to five neighboring properties in June to determine their interest in joining the annexation. Only two property owners have responded, and they are not interested in joining the annexation. A map was shown overhead indicating the property that applied for the voluntary annexation. There are three properties on the west side and Director Diekmann indicated staff could proceed with the 100% annexation and not implement the 80/20 rule. The Council could justify bringing the properties in as an 80/20 as it meets the State criteria for uniform boundaries. He mentioned that staff felt they didn't need to bring in the other properties because the City does not control all the right-of-way along the County Line Road, and it is not essential to make the boundaries as uniform in this area. Director Diekmann commented that it is staff's recommendation to accept the application for 100% Voluntary Annexation for only the property in the request.

Mayor Haila mentioned that a lot of people were objecting to the property along Lincoln Way where a proposed 80/20 did not want to be drawn in, but the City wanted to in order to have a squared-off area. He wanted to know what the consistent logic was for approving the 100% only and not having a uniform boundary. Director Diekmann stated in this case there will be one property that is between two pieces of the City and the property to the north won't be in the City. He pointed out that this is one of the few times the Council could accept the 100% voluntary annexation and not cause a problem in the future. The Mayor asked about North 500th Avenue where there is frontage and rights-of-way and asked if that was a County or City road. Director Diekmann stated the road is split with Boone County as a 50/50 split. It was asked who would oversee maintaining the road, repairs, and plowing the area. The Public Works Department works with Boone County to do trade-off projects and they organize routes to be more efficient.

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

Moved by Betcher, seconded by Corrieri, authorizing the initiation of application for a Voluntary Annexation of land located along North 500th Avenue North of Lincoln Way.

Council Member Martin commented that this was difficult as there were two ways to look at the fairness of the request. When he looked at the request, he felt it was fair to the recent history in the neighborhood to square off the boundaries.

Vote on Motion: 0-4-1. Voting Aye: None. Voting Nay: Betcher, Corrieri, Junck, Martin. Abstain: Gartin. Motion failed.

Moved by Martin, seconded by Corrieri, to approve the Application of Voluntary Annexation and direct staff to initiate the process of annexation for an 80/20 annexation process to annex two abutting properties along North 500th Avenue.

Vote on Motion: 4-0-1. Voting Aye: Betcher, Corrieri, Junck, Martin, Voting Nay: None. Abstain: Gartin. Motion declared carried.

PLEDGING UP TO \$246,000 OF LOCAL MONIES TO BE USED TO MEET THE MINIMUM LOCAL MATCH REQUIREMENT OF THE FEMA HAZARD MITIGATION GRANT APPLICATION FOR THE WELL FIELD STANDBY POWER PROJECT: Mayor Haila opened the public hearing. It was closed when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-431 pledging up to \$246,000 of local monies to be used to meet the minimum local match requirement of the FEMA Hazard Mitigation Grant Application for the Well Field Standby Power Project.

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

ORDINANCE AMENDING THE URBAN DEER MANAGEMENT PROGRAM REGARDING REPORTING REQUIREMENTS: Police Chief Geoff Huff mentioned that before the Council is a request to change the Urban Deer Management Ordinance. The request is to change the reporting requirement from once a year to every five years. Historically the information in the Report doesn't change that much from year to year so a less frequent interval will reduce administrative burden for the program. Staff will continue to monitor the aerial deer counts, and if there are substantial changes, that information will be reported to the Council.

Council Member Gartin inquired as to how many deer were harvested with the Program. Chief Huff stated last year there were 22. He explained that is not a huge number, but still contributes to the population control.

Mayor Haila asked how many deer/vehicle accidents there were. Chief Huff mentioned he did not have that data available, but there were a few.

Council Member Betcher, commented that when the Council gets the report annually it is also an opportunity for the Council to decide if they want to continue the Ordinance. She wanted to know if the change in reporting requirement meant that the Council would not be able to revisit the possibility of an Ordinance change except every five years. Chief Huff stated that the Council could address changing the Ordinance at any time; however, since there are not substantial differences in the reporting, staff will recommend continuing the program due to the overpopulation of deer.

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

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance amending the Urban Deer Management Program regarding reporting requirements.

Roll Call Vote: 5-0. Motion declared carried unanimously.

ORDINANCE REZONING, WITH MASTER PLAN, 4514 AND 4605 HYDE AVENUE FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL):

Moved by Betcher, seconded by Martin, to pass on second reading an ordinance rezoning, with Master Plan, 4514 and 4605 Hyde Avenue from Agricultural (A) to Suburban Residential Low Density (FS-RL).

Roll Call Vote: 5-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: The Mayor mentioned there were two items to review. The first item was a letter from Jerry Nelson, Intelligencer Investments, requesting the City to consider a Text Amendment to allow a theater space to not have a 40-parking space requirement in the DSC zoning area. City Manager Steve Schainker recommended referring the letter to staff for a memo.

Moved by Betcher, seconded by Junck, to refer the letter from Mr. Nelson to staff for a memo.

Vote on Motion: 4-0-1. Voting Aye: Betcher, Corrieri, Junck, Martin. Voting Nay: None. Abstain: Gartin.

The second item was an email from Keith Shepherd, TowerCo Director of Business Development, requesting to relocate a cell tower. The Mayor stated that staff is recommending authorizing the Assistant City Manager to negotiate with the tower company for a site for the tower to be relocated on City property. Mr. Schainker mentioned this item will come back to the Council for approval; this request is just authorizing Assistant City Manager Brian Phillips to start discussion with TowerCo.

Moved by Martin, seconded by Betcher, to refer the email from Keith Shepherd to Assistant City Manager Brian Phillips to begin discussion.

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

COUNCIL COMMENTS: Council Member Betcher commented that she appreciated the fact that the Council will have a discussion on its policies. She hoped to be having an opportunity soon to have the diversity, inclusion, and policy training that had been previously discussed.

Council Member Martin stated that, regarding the Comprehensive Plan, review and publication, he had communicated to some Council Members that he would prefer another look at the Ames 2040 Plan before it goes out to the public. He noted that City Manager Schainker had given the Council a few options to approach the Ames 2040 Plan and Option 2 suggest that the Plan would be on August 17 and an additional version would be sent to Council for review before voting on August 24 whether to approve the final version for public distribution and comment.

Moved by Martin, seconded by Betcher, to pursue Option 2, which is that the Plan would be on the August 17, 2021 Agenda and an additional version would be sent to Council for review before voting on August 24, 2021, whether to approve the final version for public distribution and comment.
Vote on Motion: 5-0. Motion declared carried unanimously

City Manager Schainker mentioned that it has been hot the past couple of days and the City of Ames is going to be issuing peak electric usage alerts. They would appreciate the citizens of Ames holding back on their electric consumption for the next couple of days; to not do laundry or use the dishwasher during peak hours. Mr. Schainker stated that, due to not having any rain lately, staff is looking at the City's drought Policy. He asked citizens to reduce water consumption as much as they can. Staff will educate the public again what that Policy is once they begin going through the Policy.

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 8:15 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	July 2021	
For City Council Date:	August 10, 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	Homewood Slope Stabilization	3	\$535,192.55	RW Excavating Solutions, Inc.	\$-(50,807.60)	\$38,904.00	D. Schildroth	MA
Electric Services	750 KCMIL Copper Cable	1	\$197,222.40	RESCO	\$0.00	\$2,826.85	D. Kom	AM
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
SWEET CAROLINE'S INC.	Sweet Carolines	(515) 419-7124	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
316 Main Street	Ames	Story	50010
MAILING ADDRESS	CITY	STATE	ZIP
2115 Southwest White Birch Drive	Ankeny	Iowa	50023

Contact Person

NAME	PHONE	EMAIL
Nicole Romare	(515) 250-6928	drink@whiskeyriveronmain.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM
	Class C Liquor License	12 Month
EFFECTIVE DATE	EXPIRATION DATE	
SUB-PERMITS/PRIVILEGES		

Status of Business



State of Iowa

Alcoholic Beverages Division

BUSINESS TYPE

Privately Held Corporation

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Joseph Romare	Ankeny	Iowa	50023	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Specialty Risk of America

POLICY EFFECTIVE DATE

Aug 23, 2021

POLICY EXPIRATION DATE

Aug 23, 2022

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



MEMO

Item No. 5

To: Mayor John Haila and Ames City Council Members
From: Lieutenant Heath Ropp, Ames Police Department
Date: August 10, 2021
Subject: Beer Permit & Liquor License Renewals on City Council Agenda

The Council agenda for August 10th, 2021 includes beer permits and liquor license renewals for:

- **Hy-Vee Gas #5013** (4018 West Lincoln Way) - Class C Beer Permit with Class B Wine Permit & Sunday Sales
- **Iowa State Center – CY Stephens** (CY Stephens) - Class C Liquor License with Catering Privilege, Outdoor Service & Sunday Sales
- **El Azteca** (2120 Isaac Newton) – Class C Liquor License with Outdoor Service & 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.

- **Kwik Stop Liquor & Groceries** (125 6th St) - Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout) & Sunday Sales

A review of police records for the past 12 months found one liquor law violation for the above business. During a compliance check on March 26th, 2021 an employee sold alcohol to a minor and was cited accordingly. A follow-up compliance check was completed, and no violations were recorded

The Police Department will continue to monitor the above location by conducting regular foot patrols, business checks and by educating the staff through training and quarterly meetings. The Ames Police Department recommends license renewal for the above business.

COUNCIL ACTION FORM

SUBJECT: **OCTAGON ART FESTIVAL REQUESTS**

BACKGROUND:

The Octagon Center for the Arts plans to host the 50th Annual Art Festival in downtown Ames on Sunday, September 26, 2021. The event is scheduled to begin at 10:00 a.m. and conclude at 4:00 p.m. Booths selling art works, crafts, and food items will be in operation that day.

To facilitate this event, the following items are requested:

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

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

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

ALTERNATIVES:

1. Approve the requests from The Octagon Center for the Arts for the Art Festival on September 26, 2021, including: closure of various streets from 5:00 a.m. to 6:00 p.m., blanket Vending License and waiver of fee for Vending License, Blanket Temporary Obstruction Permit for sidewalks adjacent to closed streets, and waiver of costs for electricity during the event.
2. Approve the requests, but require payment for the Blanket Vending License and reimbursement for electricity use.
3. Deny these requests.

CITY MANAGER'S RECOMMENDED ACTION:

This is the 50th year that the Octagon has held the Art Festival. There will be more than one hundred artists on hand with unique, hand-crafted artwork for sale, live entertainment, and local food vendors. No admission is charged, and Festival organizers expect 8,000 people to attend. Ames Main Street has expressed its full support of the event.

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



Documents Received

- Date: _____
- ___ 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 _____

Departments Included

- ___ City Manager: Brian Phillips and Tasheik Kerr
- ___ 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 or Dave Cole
- ___ Police: Tom Shelton or Mike Arkovich
- ___ Water: Heidi Petersen
- ___ Risk Management: Bill Walton

CAA: Karin Chitty
 AMS: Kim Frey
 ISU: Events
 Authorization Committee

City Council Meeting

- Date _____
- ___ Added to Agenda with CAF Approved Y N
- Reminder Date _____

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 Octagon Art Festival
 Location/Address Main Street (please view map)
 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 Ames Main Street if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Ames Main Street: (515) 233-3472 Campustown -
 Campustown Action Association: (515) 450-8771 ISU - Events
 Authorization Committee: (515) 294-1437

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

TIMELINE

Setup	Date 9/26/21	Time 5am	<input type="radio"/> M <input type="radio"/> T <input type="radio"/> W <input type="radio"/> R <input type="radio"/> F <input type="radio"/> Sa <input checked="" type="radio"/> Su
Event Starts	Date 9/26/2021	Time 10 am	<input type="radio"/> M <input type="radio"/> T <input type="radio"/> W <input type="radio"/> R <input type="radio"/> F <input type="radio"/> Sa <input checked="" type="radio"/> Su

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

Event Ends	Date 9/26/2021	Time 4 pm	<input type="radio"/> M <input type="radio"/> T <input type="radio"/> W <input type="radio"/> R <input type="radio"/> F <input type="radio"/> Sa <input checked="" type="radio"/> Su
Teardown Complete	Date 9/26/2021	Time 6 pm	<input type="radio"/> M <input type="radio"/> T <input type="radio"/> W <input type="radio"/> R <input type="radio"/> F <input type="radio"/> Sa <input checked="" type="radio"/> Su

Event Category

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

Rain Date Rain Location

Yes No Is this an annual event? If yes, how many years? 50

CONTACTS

Sponsor/Applicant Name Octagon Center for the Arts

Address 427 Douglas Ave

City Ames

State IA

Zip Code 50010

Daytime Phone 515-232-5331

Cell Phone 515-291-8512

E-mail director@octagonarts.org

Alternate Contact Name

Daytime Phone

Cell Phone

E-mail

ATTENDANCE

Anticipated Daily Attendance 8000

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:

\$50-\$100 booth fees to offset festival expenses

Percentage of net proceeds going towards fundraising 50 %

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

OCTAGON

CENTER FOR THE ARTS

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

July 19, 2021

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

Honorable Mayor and City Council,

On Sunday, September 26, the Octagon Center for the Arts is hosting the 50th Annual Octagon Art Festival in Downtown Ames Main Street Cultural District.

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

The Octagon Arts Festival will officially begin Sunday, September 26 at 10 a.m. and conclude at 4 p.m. Octagon staff members have already notifying businesses on Main Street about street closures for this festival.

Sunday, September 26: Octagon Art Festival

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

10 am: festival open to public

4 pm: festival closes to public, teardown

6 pm: streets cleared of artists, streets reopen

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

Closed Streets

The following street closures are requested to cover from 6 am - 6 pm on September 26. **(Please view map)**

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

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

Utilities

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

Blanket Temporary Obstruction Permit

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

Noise Permit

•A noise permit is being requested to allow the playing of music, as well as other entertainment, in the Downtown Area from 10 a.m. on Sunday, September 26, through 4 p.m. Two entertainment areas will be set up. Main Entertainment Area near Tom Evans Park. Smaller entertainment area will be located at Main and Douglas, near Cynthia Duff Walkway.

Food Vending Permit

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

- The Octagon is requesting that the food vending fee be waived.
- The Octagon is also requesting about 6-8 picnic tables from Park and Rec to be used near the food vendor area along Kellogg. Last year these were provided by Parks & Rec and set up a few days before event.

Small Banner display

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

On behalf of the Octagon Center for the Arts, we appreciate the City of Ames supporting artistic and cultural experiences such as the Octagon Art Festival. We invite the mayor and city council members to stop by the festival on Sunday, September 26 from 10 am – 4 pm in downtown Ames.

Much gratitude,



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



July 13, 2021

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

Dear Mayor Haila and Members of the Ames City Council,

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

Therefore, we would like to express our full support of the 50th Octagon Art Festival that will take place on Sunday, September 26th, 2021.

Ames Main Street values and thrives due to events such as these and asks that the street closure requests be granted as requested.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Goodhue".

Steve Goodhue
2021 Ames Main Street Board President

CC: Kim Frey, Director, Ames Main Street

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR RUN FOR THE ROSES

BACKGROUND:

The members of Alpha Omicron Pi and the Ames Area Running Club are proposing to host their 35th annual Run for the Roses event on Sunday, October 17 from 6:00 a.m. to 1:00 p.m. The event includes a 5k race/walk, 10k race, kid's run, and a post-race breakfast. An estimated 900 guests are anticipated to attend.

The race involves a new route compared to previous years. City staff believes the new route will involve fewer runner/traffic conflicts compared to the previous route, and will allow east/west traffic to flow unimpeded along Mortensen Road. Runners will park at the Hansen Ag Center on Mortensen Road and the race will assemble on Hayward Avenue adjacent the Towers.

In order to facilitate the movement of participants, temporary street closures are required on Sunday, October 17 from 6:00 a.m. to approximately 1:00 p.m. on Hayward Avenue from the corner of Lot 61G to Storm Street and on State Avenue from Tripp Street to Mortensen Road.

Runners will use the trail path from Sheldon Avenue to Dotson Drive, crossing State Avenue. Additionally, runners will use coned-off portions of the following streets, which will remain open to traffic during the event:

- **Hayward Avenue from Storm Street to Knapp Street**
- **Knapp Street from Hayward Avenue to Sheldon Avenue**
- **Sheldon Avenue from Knapp Street to Hunt Street**

The streets will reopen as runners pass through each area during the final run. CyRide routes will only be slightly affected at the Ames Middle School turnaround, where buses will wait for a gap in the runners to enter and exit the turnaround. Public Works will provide barricades and traffic cones to facilitate the road closures, and volunteers will staff them. A blanket temporary obstruction permit for the race area is requested.

Event organizers have indicated they will place signs in the affected areas prior to the event and will go door to door with the event information.

ALTERNATIVES:

1. Approve the requests for Run for the Roses on October 17, 2021.
2. Deny the requests and direct staff to work with organizers to find an alternate location for the event.

CITY MANAGER'S RECOMMENDED ACTION:

Run for the Roses is a long-standing philanthropic event in Ames. The event has been well-organized in previous years and the proposed route has been selected to minimize potential conflicts with vehicular traffic.

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



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 Run For The Roses - 35TH ANNUAL
Location/Address HANSEN AGI CENTER - 2508 MORTENSEN RD

Region (Select one or more)

- Ames Main Street (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain) - SEE 5K + 10K ROUTE MAP

AMES, IA 50011

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 Ames Main Street if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Ames Main Street: (515) 233-3472 Campustown - director@amesdowntown.org
 Campustown Action Association: (515) 450-8771 ISU - Events director@amescampustown.com
 Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

TIMELINE

Setup Date 10/16/21 Time 12PM - 2PM M T W R F Sa Su
 Event Starts Date 10/17/21 Time 6AM - 11AM M T W R F Sa Su

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

PREPARE HANSEN SITE FOR THE EVENT
 CONDUCT REGISTRATION, RACE PACKET PICKUP
 SET UP ARENA AREA FOR POST RACE ONELE T
 BREAKFAST
 CONDUCT 10K 5K + KIDS RUN - SEE MAP
 POST RACE AWARDS CEREMONY

Event Ends Date 10/17/21 Time 11AM M T W R F Sa Su
 Teardown Complete Date 10/17/21 Time 1PM 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 N/A

Yes No
 Is this an annual event? If yes, how many years? 34

For Office Use Only

Documents Received

Date: 5-12-21

- Completed Application
- Fireworks Application (\$25 fee)
- Insurance Certificate
- Public Safety & Event Management Plan
- Site Plan/Route Map (\$25 fee) (1000000)
- 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 _____

Departments Included

- City Manager: Brian Phillips and Tasheik Kerr
- 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 or Dave Cole
- Police: Jason Tuttle or Geoff Huff
- Water: Heidi Petersen
- Risk Management: Bill Walton

CAA: Karin Chitty
 AMS: Kim Frey
 ISU: Events Authorization Committee

City Council Meeting

Date _____

Added to Agenda with CAF Approved Y N

Reminder Date _____

CONTACTS

Sponsor/Applicant Name AMES AREA RUNNING CLUB/ISU ALPHA OMEGA PI SORORITY/DON MUFF
 Address 1312 SCOTT CIR.
 City AMES State IA Zip Code 50014
 Daytime Phone 515-292-2725 Cell Phone 515-290-8837
 E-mail Donjammuff@hotmail.com
 Alternate Contact Name ROMAN LYNCH
 Daytime Phone 515-231-9445 Cell Phone 515-231-9995
 E-mail Roman.Lynch@american-national.com

ATTENDANCE

Anticipated Daily Attendance 900-1,000

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: VARIES BY AGE/DATE REGISTERED; \$10-40 PER PERSON

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

Percentage of net proceeds going towards fundraising 100 %

Percentage of net proceeds going towards for-profit entity 0 %

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 _____

July 23, 2021

Mayor Haila
City Council Members

Dear Mayor Haila & City Council Members,

The Ames Area Running Club and Iowa State's Alpha Omicron Pi Sorority will be hosting their 35th Anniversary **Run For The Roses** 5K Run/Walk, 10K Run and Kids Fun Run on Sunday morning, October 17 at the Hansen Agricultural Center, 2508 Mortensen Road. Attached, are a flyer and course map with all the details.

Our representatives (Mike Clayton, Roman Lynch & Don Muff) met on July 22 with Ames city staff representing the City Clerk, Assistant City Manager, Police and Fire Departments, Streets and Roads Department and Cy Ride – to review all aspects of our event.

The Run/Walk routes for this year's **Run For The Roses** have been revised to accommodate our Ag. Center location versus the routes used at our previous Ames Middle School location. This will result in a reduction of Ames full and partial street closings. As a result, we respectfully ask for the following full and partial temporary street closures:

- Hayward Avenue from Mortensen to Storm Street – Full
- Hayward Avenue from Storm to Knapp Street – South bound lanes coned
- Knapp Street to Sheldon Avenue – East bound lane coned
- State Street – Full closure – Full Closure to North & South bound traffic
- CMS warning signs on selected areas of State Street and Mortensen

We will have trained volunteers manning the cross-walk between the Hansen Center and the starting and finish areas on Hayward Avenue and Mortensen Road.

Thank you for your consideration!

Sincerely,
Don Muff
President, Ames Area Running Club



campustown
action
association

Campustown Action Association
119 Stanton Ave, Suite 602
Ames, IA 50014

August 5, 2021

The Campustown Action Association is supportive of the Run for the Roses race being held October 17th. The course skirts around just the outer edges of the Campustown District. They have selected a Sunday morning, on an away game weekend, which further minimizes how the district and neighborhood is affected. Routes will be marked, and they have a proven history of successful events. CAA will add the run to our calendar and the CAA September newsletter to help notify the district. We see no issues for concern and wish them great success for race day.

Sincerely,

Karin Chitty
Executive Director

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM AMES COMMUNITY ARTS COUNCIL TO USE MUSIC ON THE MOVE MOBILE MUSIC STAGE ON CERTAIN SIDEWALKS

BACKGROUND:

The Ames Community Arts Council (ACAC) has acquired a mobile music stage for a program called "Music on the Move." The stage is constructed on a customized, small trailer, on which a musician can perform. The stage is pulled by a bicycle, which can be pedal-driven, or the electric assist can be engaged to move at up to 15 miles per hour. Combined, the trailer and bike are approximately ten feet long. The mobile music stage was financed in part through a grant from the Commission on the Arts (COTA).



ACAC intends to house the mobile music stage at Stephens Auditorium, and ride it to a different neighborhood every two to three weeks through the end of October. The musician would meet up with the mobile music stage in the neighborhood, then ride through neighborhood streets for 10-15 minutes and stop for a 20–30-minute performance in an appropriate place (e.g., park, cul-de-sac, or driveway). The bike and stage would then return to Stephens Auditorium by dusk.

Because the mobile music stage is housed at Stephens Auditorium, many of the neighborhoods can only be easily accessed by traveling along major arterial roads (e.g., Lincoln Way or University Boulevard). **Neither City staff nor ACAC believe it would be safe to ride the mobile music trailer in the street along these roads, due to traffic speeds and volumes.**

However, Section 4.8(4) of Municipal Code prohibits the operation of this vehicle on bike paths or sidewalks: “No person shall operate any motor vehicle, including a motorcycle, motor scooter, ‘mo-ped’ or motorized bicycle, when under power, upon any sidewalk or bike path separated from the roadway [...].

Therefore, ACAC is requesting that the City Council waive enforcement of Section 4.8(4) to allow the operation of the mobile music stage on bike paths to travel to and from the neighborhoods where performances take place. Once the driver has arrived in the neighborhood where the performance will be, the stage will be operated upon the streets. This waiver would be in effect for performances through October 31, 2021. For future seasons, ACAC would be required to obtain City Council approval prior to using the mobile music stage for performances.

If approved, staff would expect the stage operator to give way to approaching or passing bicyclists and pedestrians using the same path or sidewalk.

ALTERNATIVES:

1. Waive enforcement of Section 4.8(4) of Municipal Code for the purpose of allowing Ames Community Arts Council to operate its mobile music stage on City sidewalks and bike paths to travel to and from neighborhood performances during daylight hours through October 31, 2021.
2. Do not authorize a waiver of enforcement of Section 4.8(4) of Municipal Code, and require ACAC to operate its mobile music stage on City streets rather than sidewalks or bike paths.

CITY MANAGER’S RECOMMENDED ACTION:

The Music on the Move initiative supports the City Council’s value of a fun, vibrant community that attracts and retains people. The City has financially supported the project through COTA grants. Allowing the mobile music stage to use bike paths and sidewalks as an alternative to busy arterial roadways is a safer alternative to convey the stage to and from its neighborhood performances.

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

From: Koolbeck, Tammy [IASTC] <tkool@iastate.edu>
Sent: Monday, July 26, 2021 1:42 PM
To: Phillips, Brian <brian.phillips@cityofames.org>
Cc: Director ACAC <director@amesart.org>
Subject: Music on the Move

[External Email]

Hi Brian, the Ames Community Arts Council will like to seek permission for our mobile music stage pulled by an electric pedal-assist bicycle to use city streets/sidewalk/paths to bring performing arts into city neighborhoods.

Music on the Move was funded by a COTA Grant and ACAC is excited to debut this new project that gives local artists an opportunity to perform and gives citizens a fun activity in their neighborhoods.

We are looking at taking out the bike every two to three weeks through October 31. Bike and stage would be ridden to the chosen neighborhood from Stephens Auditorium. Musicians would meet us at the neighborhood and set up in the "stage" trailer and we would pedal around the neighborhood for 10-15 minutes and then stop for a 20-30 minute performance at a safe place in the neighborhood whether it's in a park, a driveway and cul-de-sac. The bike and stage would then head back to Stephens. We would plan to have the bike back to Stephens by dusk.

We will find our neighborhoods through the following ways: 1) word of mouth; 2) referral; 3) publicity efforts (social media, media releases) and 4) contact Julie Gould, City of Ames Neighborhood Liaison. We have interest already in three neighborhoods: Green Hills, Northcrest and Somerset. If approved, our first Music on the Move performance will be the week of August 16 in Green Hills.

Please let me know if I might provide additional information.

Tammy Koolbeck
Board President
Ames Community Arts Council

COUNCIL ACTION FORM

SUBJECT: VACATION OF SANITARY SEWER EASEMENT IN SOUTH DAYTON SUBDIVISION

BACKGROUND:

An existing sanitary sewer easement was recorded in June 2005 within South Dayton Subdivision. Sanitary sewer infrastructure was never built within the easement area. The current owner of the subdivision is requesting to vacate the recorded easement as part of the final plat approval for creating a two-lot subdivision. **Each of the two lots will have frontage along E. Lincoln Way where sanitary sewer service can be provided; therefore, the easement and public main would no longer be needed.**

The area to be vacated is shown on Attachment A (Final Plat) and Attachment B (recorded Sanitary Sewer Easement).

ALTERNATIVES:

1. Set the date of public hearing as August 24, 2021, to approve the vacation of the aforementioned sanitary sewer easement.
2. Decline the request and retain the easement.

CITY MANAGER'S RECOMMENDED ACTION:

This sanitary sewer easement can be vacated per the request because with the new subdivision plat, each lot will have access to a sanitary sewer public main.

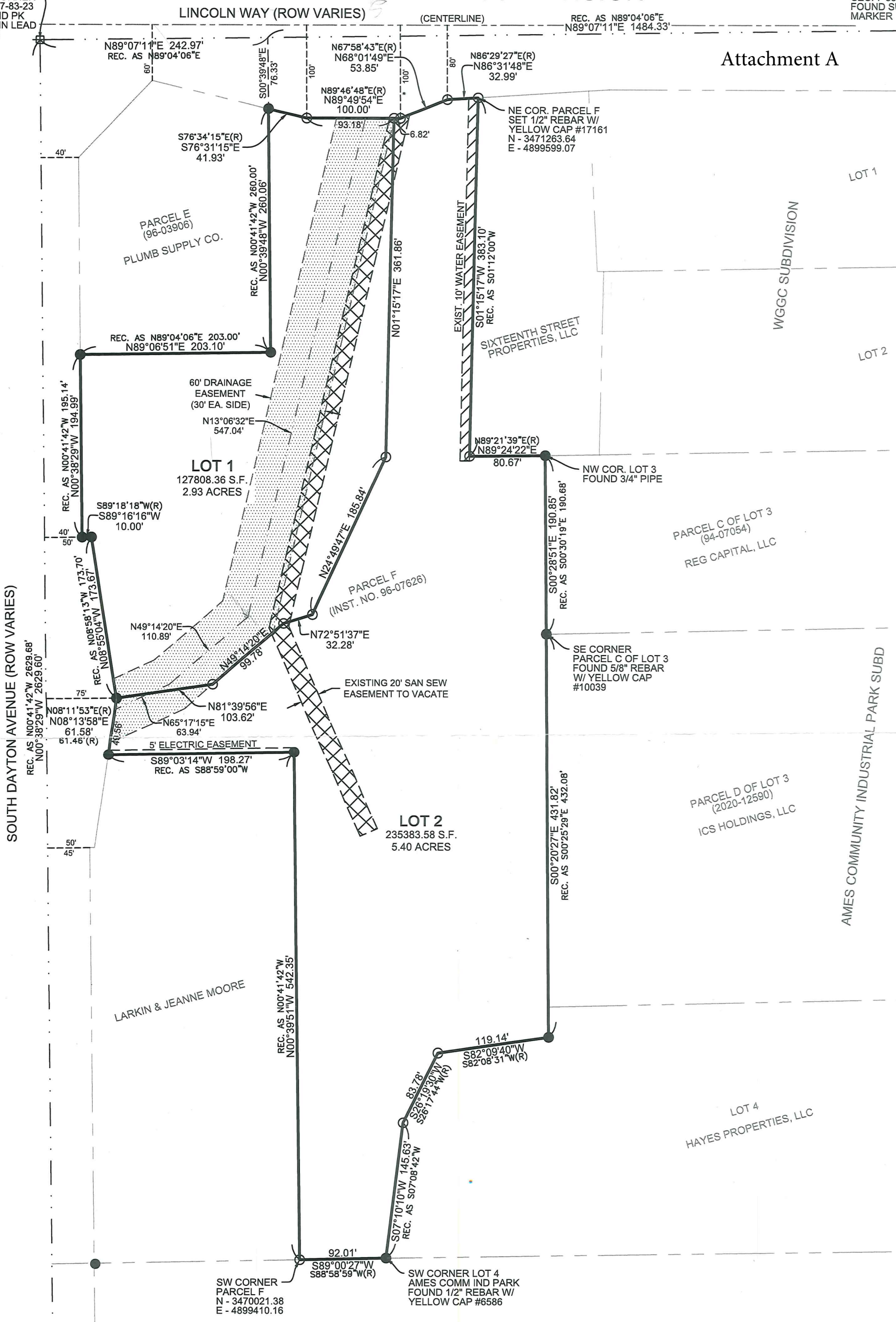
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

FINAL PLAT SOUTH DAYTON SUBDIVISION

NE CORNER
NW 1/4, NW 1/4
SEC. 7-83-23
FOUND SURVEY
MARKER

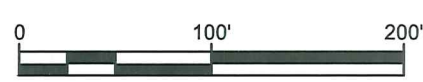
NW CORNER
SEC. 7-83-23
FOUND PK
NAIL IN LEAD
PLUG

Attachment A



W 1/4 CORNER
SEC. 7-83-23
FOUND 'X' IN
CONCRETE

- = FOUND 1/2" REBAR W/
YELLOW CAP #6586
(UNLESS NOTED)
- = SET 1/2" REBAR W/
YELLOW CAP #17161



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

FINAL PLAT
SOUTH DAYTON SUBDIVISION

LOCATION: PARCEL F IN THE NW1/4, NW1/4 SEC. 7-83-23
CITY OF AMES, STORY COUNTY, IOWA

OWNER/
DEVELOPER: EVAN KENT & JOAN E. COOPER
909 BROOKRIDGE AVE.
AMES, IA 50010

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000

RECEIVED

JUL 13 2021

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

Survey Description:

A subdivision of Parcel F, as shown on the Plat of Survey filed at Inst. No. 96-07626, in the Northwest Quarter of the Northwest Quarter of Section 7, Township 83 North, Range 23 West of the 5th P.M., City of Ames, Story County, Iowa, containing 8.33 acres.

Notes:

1. There is no FEMA floodplain located on this property.
2. Soil borings are required in areas within this plat which have been identified by the City of Ames as having soils that make construction of buildings difficult.

Zoning District: G1 - General Industrial



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

I hereby certify that this land surveying document was prepared 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.

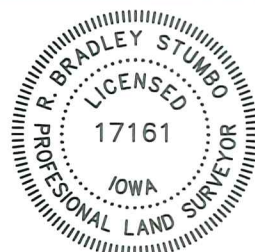
R. Bradley Stumbo

R. BRADLEY STUMBO, PLS
License number 17161

My license renewal date is December 31, 2021.

6/16/21

DATE



RETURN TO: (enu)

AMES CITY CLERK
 BOX 811
 AMES IOWA 50010

Instrument: 2005- 00007120
 Date: Jun 21, 2005 10:13:18A
 Rec Fee: 15.00 E-Cow Fee: 1.00
 Aud Fee: .00 Trans Tax: .00
 Rec Management Fee: 1.00
 Filed for record in Story County, Iowa
 Susan L. Vande Kamp, County Recorder

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

Prepared by: John R. Klaus, City of Ames Legal Department, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)

SANITARY SEWER EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors, EVAN KENT COOPER AND JOAN E. COOPER, do hereby grant and convey to the Grantee, THE CITY OF AMES, IOWA, a perpetual easement and right-of-way in, over, upon, through, and under the following described premises:

A strip of land 20.00 feet in width across part of Parcel F in the northwest fractional quarter of Section 7, Township 83 North, Range 23 west of the 5th P.M., City of Ames, Story County, Iowa, as surveyed by Robert L. Stumbo, Jr. and filed on July 2, 1996 in the office of the Story County Recorder at Instrument No. 96-07626 and being situated 10.00 feet on each side of the following described centerline: commencing at the northeast corner of said Parcel F; thence following the north line of said Parcel F S86°29'27"W, 32.99 feet; thence S67°58'43"W, 53.85 feet; thence S89°46'48"W, 1.29 feet to the point of beginning; thence departing the north line of said Parcel F S13°03'36"W, 558.58 feet; thence S23°40'02"E, 240.00 feet to a point and there terminating, containing 0.37 acres.

as shown on the attached Plat of Sanitary Sewer Easement, only for the purpose of constructing, repairing, maintaining and operating a sanitary sewer in, over, upon, through and under the above described premises. For the purposes aforesaid, the Grantee, its officers, employees, agents, licensees, successors, and assigns shall at all times have the right and privilege of access to the above described premises.

The foregoing rights are granted upon the express condition that the users of the granted rights will assume liability for all damage to the real estate described herein and any adjacent real estate caused by failure to use due care in the exercise of the granted rights.

This grant of easement and right of way shall be binding upon the heirs, successors, and assigns of the Grantors.

DATED this 17th day of June, 2005.

GRANTORS

By: Evan Kent Cooper
Evan Kent Cooper

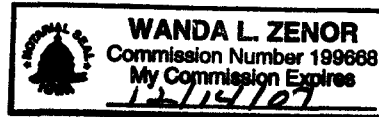
By: Joan E. Cooper
Joan E. Cooper

STATE OF IOWA, STORY COUNTY ss:

On this 14th day of June, 2005, before me, a Notary Public in and for the State of Iowa, personally appeared Evan Kent Cooper and Joan E. Cooper, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Wanda L. Zenor
Notary Public in and for the State of Iowa

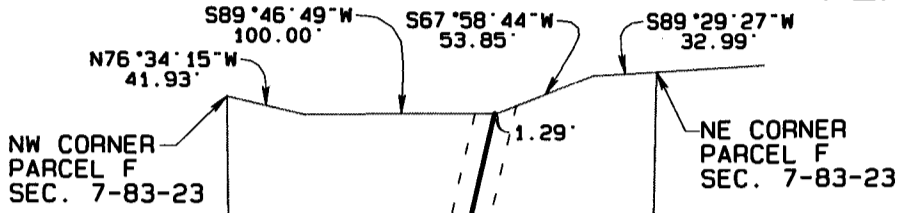
Cooper Sanitary Sewer Easement, 042605.wpd



R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

LINCOLN WAY (VARIES)

PLAT OF EASEMENT



Sanitary Sewer Easement:
 A strip of land 20.00 feet in width across part of Parcel F in the Northwest Fractional Quarter of Section 7, Township 83 North, Range 23 West of the 5th P.M., City of Ames, Story County, Iowa as surveyed by Robert L. Stumbo, Jr. and filed on July 2, 1996 in the office of the Story County Recorder at Instrument No. 96-07626 and being situated 10.00 feet on each side of the following described centerline: Commencing at the Northeast Corner of said Parcel F; thence following the north line of said Parcel F S86°29'27\"W, 32.99 feet; thence S67°58'43\"W, 53.85 feet; thence S89°46'48\"W, 1.29 feet to the point of beginning; thence departing the north line of said Parcel F S13°03'36\"W, 558.58 feet; thence S23°40'02\"E, 240.00 feet to a point and there terminating, containing 0.37 acres.

PROPRIETOR:
EVAN KENT & JOAN E. COOPER

20' SANITARY SEWER EASEMENT (10' EACH SIDE)

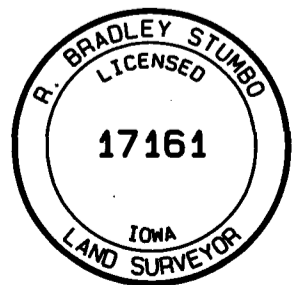
S23°40'02\"E
240.00'

DAYTON AVENUE

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo
 R. Bradley Stumbo License #17161
 My license renewal date is December 31, 2005

Date: 4/21/05



ITEM#: 10
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: 2021/22 CONCRETE STREET PAVEMENT IMPROVEMENTS (24TH AND STANGE) PROFESSIONAL SERVICES AGREEMENT

BACKGROUND:

In May 2021, staff initiated a Request for Proposals for the 2020/21 Concrete Street Pavement Improvement program. The professional services will provide the design and plan development for the reconstruction of Stange Road (0.4 miles from Blankenburg Drive to 24th Street) and 24th Street (0.8 miles from Stange Road to the railroad crossing). This project will also include storm and sanitary sewer improvements.

Proposals for this work were received from five engineering firms on June 11, 2021. The proposals were evaluated according to the following criteria: Project Understanding, Design Team/Key Personnel, Previous Experience, Project Approach, Responsiveness, Ability to Perform Work, Proposed Project Design/Letting Schedule, and Estimated Contract Cost for engineering services. The evaluation scores are as follows:

Firm	Qualifications Based Score	Qualifications Based Rank	Fee	Final Rank
HRGreen	84.5	1	\$233,400	1
WHKS	82.5	3	\$219,000	2
V&K	81.5	4	\$213,000	3
AECOM	83.5	2	\$289,000	4
Snyder	77.3	5	\$143,578	5

After weighing the qualifications and estimated fees for these five firms, staff has negotiated a contract with HRGreen of Johnston, Iowa. HRGreen scored highest based on qualifications and had the fourth lowest fee at \$233,400. HRGreen's fee was very comparable to the second and third lowest fees and the firm was selected over them based on its proposed project approach and qualifications. Staff is confident that a contract with HRGreen will provide the best value for professional services considering the firm's qualifications.

It should be noted that although Snyder and Associates had a substantially lower fee than other respondents, staff had concerns with the firm's project understanding and approach. Staff had multiple communications with Snyder and Associates regarding project details, but the final proposal was missing several key aspects of the design. Staff would be concerned that these would later be added to the contract through change orders while greatly increasing the proposed fee.

A summary of revenues and projected expenses is shown below.

Funding Source	Revenue	Expenses
G.O. Bonds	\$ 2,600,000	
Federal/State Grants	1,600,000	
Engineering and Admin		\$ 630,000
Construction		3,570,000
TOTAL	\$4,200,000	\$4,200,000

ALTERNATIVES:

1. Approve the professional services agreement for the 2021/22 Concrete Street Pavement Improvements project with HRGreen of Johnston, Iowa, in the amount not to exceed \$233,400.
2. Direct staff to negotiate an engineering agreement with another consulting firm.

CITY MANAGER'S RECOMMENDED ACTION:

Based on staff's evaluation using the above criteria, HRGreen will provide the best value to the City for professional services for the 2021/22 Concrete Street Pavement Improvements project.

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

ITEM #: 11
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: AMERICAN RESCUE PLAN ACT OF 2021 (AIRPORT RESCUE GRANT)

BACKGROUND:

On July 22, 2021, the Federal Aviation Administration (FAA) sent the City a grant agreement for The American Rescue Plan Act of 2021 (ARPA). ARPA includes \$8 billion in funds to be awarded nationally as economic assistance to eligible U.S. airports to prevent, prepare for, and respond to the COVID-19 pandemic. To distribute these funds, the FAA has established the Airport Rescue Grants.

Under the proposed agreement, **Ames will receive up to a maximum of \$59,000** to assist with operational and maintenance expenses incurred after January 20, 2020, for the next four years (1,460 calendar days). **These funds do not have a local match requirement.**

Staff is planning to use this grant to replace several obsolete T-Hangar doors as part of a larger T-Hangar door replacement project to repair damage from the 2020 Derecho, which is being paid by a combination of insurance and FEMA funds.

ALTERNATIVES:

1. Approve the ARPA Grant agreement for the Ames Municipal Airport in the amount not to exceed \$59,000.
2. Reject the grant offer.

CITY MANAGER'S RECOMMENDED ACTION:

By approving the ARPA grant, the City will provide much-needed relief to the operational expenses at the Airport. The additional funding should significantly extend the usable life of the public facilities at the Airport.

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

COUNCIL ACTION FORM

SUBJECT: **APPLIED SCIENCES TRANSFORMER CONVERSION**

BACKGROUND:

ISU's Applied Sciences Building is served as a direct customer of Ames Electric Services. In the early 1960s, when the facility reached peak employment due to its materials research and the construction of its heavy water reactor for research, a new dual-fed indoor substation was constructed in compliance with the Atomic Energy Commission's service requirements at the time.

The electric service involved a special installation where two dry-type transformers and associated 13.8kV switchgear were installed in the building's basement. The City of Ames specified, procured, installed, and owned these transformers and all the associated cabling and switchgear that was also located in the basement. These transformers and equipment have exceeded their useful life. Due to the specialized nature of the transformers, there are no replacements in inventory in the event of failure.

It is Electric Services' standard practice to serve buildings of this type using outdoor pad-mounted transformers that can be easily inspected, maintained, and replaced when needed with common inventory transformers. In order to bring this installation into conformance with current standards and mitigate the growing likelihood of a transformer failure and subsequent extended emergency outage – with accessibility difficulties associated with the basement-installation -- it was determined that the service to this building would be converted to a conventional outdoor transformer service. This conversion is now complete. ISU now owns and maintains all the 480V facilities beyond the secondary connections at the new outdoor pad-mounted transformer.

The entire conversion project costs are Electric Services' responsibility to pay. If the work had been entirely outdoor work, Electric Services would have performed this work itself. However, ISU preferred to procure and manage the interior work for this project, to address coordination and liability concerns. Therefore, Electric Services installed the new transformer and 13.8kV cables to it, and ISU procured and managed the interior conversion work, including the exterior conduits and foundation necessary to accommodate a new outdoor transformer. For the duration of the project and into the future, ISU is liable for any issues that arise from the transformer into the building, while Electric Services is responsible to maintain service up to and including the transformer.

Electric Services included \$120,000 for the ISU portion of the project in the budget. Through its competitive bidding process ISU managed expenses well and has submitted an invoice for final expenses in the total amount of \$93,465.

	Work Performed By	Financial Obligation	Budgeted Amount	Actual Expenses
Interior Work	ISU	Electric Svcs.	\$120,000	\$93,465
Exterior Work	Electric Svcs.	Electric Svcs.	7,582	8,192
Total Project			\$127,582	\$101,657

Due to the amount, staff is seeking Council's approval of payment for this invoice for ISU's expenses for the work described above.

ALTERNATIVES:

1. Authorize payment to ISU for its share of the Transformer Conversion Project expenses in the amount of \$93,465.
2. Refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

This project was necessary for Electric Services to continue providing safe, reliable, service to the Applied Sciences Building and mitigate the potential for a long emergency outage and/or an emergency purchase of replacement transformers. The new outdoor pad-mounted transformer represents best practices in the utility industry to commercial customers of this nature. ISU has procured a portion of the work for this conversion project rather than having Electric Services contract that work. Reimbursement to ISU for its share of the expenses is appropriate in this situation.

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

ITEM#: 13
DATE: 08-10-12

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS FOR CYRIDE 2022 HVAC IMPROVEMENTS PROJECT

BACKGROUND:

In August 2020, CyRide received \$292,093 in Iowa DOT Public Transit Infrastructure Grant (PTIG) funding to replace obsolete heating, ventilation, and air conditioning (HVAC) equipment in the facility. The equipment being funded serves the maintenance repair bays and the south-west bus storage area and has been identified in CyRide's Transit Asset Management (TAM) plan as being the highest priority for replacement.

The plans and specifications would reduce the number of rooftop HVAC units in the facility by consolidating the existing independent air conditioning and ventilation systems. Newer equipment would be more energy efficient and create a healthier work environment through automated air exchanges. If funding allows, the system would be incorporated into the existing facility HVAC controls, and skylights will be installed where existing rooftop units are being eliminated to improve natural lighting. The current cost estimate for the project is \$450,711. The project is listed in the FY 2021/22 Capital Improvements Plan.

To accomplish the project, the PTIG grant money will be supplemented with local funding and remaining dollars from the 2020 HVAC Improvements Project. The following budget has been reserved for this project:

Funds Available	Dollars
2020 State of Iowa PTIG Funds	\$ 86,126
2021 State of Iowa PTIG Funds	292,093
CyRides' Capital Budget	198,358
Total Available	\$ 576,577

The plans and specifications were approved by the Transit Board at its July 29, 2021 meeting. The plans and specifications are now on file in the Office of the City Clerk. The bid letting date is August 11, 2021, with bids due on September 8, 2021. Bid results will be reported to Council on September 14, 2021.

ALTERNATIVES:

1. Approve the plans and specifications for the CyRide 2022 HVAC Improvements Project, establish September 8, 2021 as the bid due date, and establish September 14, 2021 as the date to report bid results to Council.
2. Direct staff to work with the A&E consultant to modify the project plans and specifications to meet City Council priorities.

CITY MANAGER'S RECOMMENDED ACTION:

Approval of the plans and specifications will allow CyRide to move forward with an important facility improvement project.

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

COUNCIL ACTION FORM

SUBJECT: ELECTRIC SERVICES TRANSMISSION MODIFICIATIONS AT SE 16TH STREET AND SOUTH DUFF AVENUE INTERSECTION

BACKGROUND:

This Council action is for the approval of plans and specifications for the construction and relocation of approximately 2300 feet of 69 kilovolt (kV) overhead transmission and 13.8 kV overhead distribution line modifications located along Southeast 16th Street in the vicinity of South Duff Avenue. This work is to accommodate planned intersection improvements to this section of roadway in 2022. The intersection improvements involve pavement reconstruction, addition of turn lanes, new traffic signals, and sidewalk installation.

Presently, Ames Electric has a major 69 kV transmission line and distribution facilities in the area that prevent the road improvements to move forward. Electric's consulting engineer has provided a redesign of the electric facilities, moving them outside of the expanded roadway.

The engineer's estimate for the electric transmission modifications is \$590,000. Funding will come from the Street Light/Electric Line Capital Improvement Project, which includes \$1,064,468 in funding, including carryover funds.

ALTERNATIVES:

1. Approve preliminary plans and specifications for the Transmission Modifications for Electric Services at the intersection of Southeast 16th Street and South Duff Avenue, set September 15, 2021 as the due date for bids, and establish September 28, 2021 as the date of public hearing and award of contract.
2. Delay the Electric Service Transmission Modifications project at the intersection of Southeast 16th Street and South Duff Avenue.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary to relocate the existing transmission and distribution lines to make way for road improvements in the South 16th Street and South Duff Avenue intersection. These lines are a critical part of the electric system infrastructure and are needed to maintain electric service to customers in Ames.

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

COUNCIL ACTION FORM

SUBJECT: LED LUMINAIRES SUPPLY CONTRACT FOR ELECTRIC DISTRIBUTION

BACKGROUND:

This project will provide for the replacement of nearly all existing High-Pressure Sodium (HPS) and Mercury Vapor (MV) street light fixtures with Light Emitting Diode (LED) fixtures during routine maintenance activities. The CIP includes a project to replace approximately 7,500 street and security lights over a 5-year period. This contract represents the fifth year of this replacement effort and will provide LED luminaires for the period from award date through June 30, 2022.

LED lights have a longer life and use significantly less energy than existing HPS and MV fixtures. They are instant on, reduce energy usage, decrease the City's carbon footprint, contribute to a more sustainable Ames, and direct light downward to avoid light contamination of the night sky while reducing the glare that can negatively affect drivers. By performing retrofits during routine maintenance activities, this effort is expected to generate a return on investment within 10 years, based on projected energy and maintenance savings. LED fixtures have an expected life of at least 20 years compared to between 5 and 10 years for HPS.

The purpose of this project is to allow for the existing streetlight maintenance workers to retrofit LED lights during routine maintenance on HPS and MV lights in order to minimize retrofit labor costs. Since this effort will be routine-maintenance-based, it will not target specific streets or areas.

Under the proposed contract, LED luminaires would be purchased at the City's discretion on an as-needed basis. This provides the City with flexible inventory management and helps to reduce the need for storage space. The FY 2021/22 Capital Improvements Plan includes \$150,000 for the LED Street Lights – Maintenance Retrofits. Council should note that no contract amount is being authorized at this time, since payments will be made as these lights are purchased.

On July 1, 2021, an Invitation To Bid (ITB) document was issued to 154 companies. The ITB was advertised on AmesBids.

On July 19, 2021, three bids were received, as shown on the attached report. Council should note that the Evaluated Cost is based on quantities that staff estimates will be purchased during this contract period, unit prices, and operating costs. For evaluation purposes, the operating cost is based on input Watts of the LED luminaire offered and an energy cost of \$3 per Watt, per year.

Staff reviewed bids and concluded that the apparent low bid based on Evaluated Cost submitted by Terry-Durin Company, Cedar Rapids, Iowa, is acceptable. Due to the market volatility, the manufacturer can only hold prices for six months from the date of the bid. They will also give us the option to renew the contract for an additional six months, at which time we can accept or reject any price adjustment. This contract will be valid from July 1, 2021 to December 31, 2021, with the option to renew January 1 through June 30, 2022.

ALTERNATIVES:

1. Award a contract to Terry-Durin Company, Cedar Rapids, Iowa, for the LED Luminaires Supply Contract for Electric Distribution in accordance with unit prices bid. LED luminaires will be purchased as requested. Payments will be based on unit prices bid and actual quantities ordered. The contract will be valid from July 1, 2021 to December 31, 2021, with the option to renew January 1 through June 30, 2022.
2. Award the contract to one of the other bidders.
3. Reject all bids and attempt to purchase LED Luminaires on an as needed basis at unpredictable prices.

CITY MANAGER'S RECOMMENDED ACTION:

The replacement of street light fixtures with LED retrofits reduces energy consumption, provides improved performance, and reduces maintenance costs. It is important to purchase LED luminaires at the lowest possible cost with minimal risk to the City.

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

COUNCIL ACTION FORM

SUBJECT: 2019/20 SANITARY SEWER REHABILITATION (MUNN WOODS)

BACKGROUND:

This is the annual program for rehabilitation/reconstruction of deficient sanitary sewers and deteriorated manholes at various locations throughout the city. The goal of this program is to identify and remove major sources of inflow/infiltration as a means of lowering the peak wet weather flow at the treatment plant. Work typically includes rehabilitation such as the lining of existing mains or spray lining of existing structures, as well as complete removal and replacement of structures and sanitary sewer mains.

This project is in the Munn Woods and Emma McCarthy Lee Park area. Work utilized a variety of rehabilitation techniques, including sewer lining, sewer replacement, manhole and structure rehab/replacement. **The project also involved the construction of a new trail/maintenance access through the lower park area. This will serve as a greenbelt trail and will also occasionally be used by the City of Ames maintenance crews to maintain the sanitary sewer in the future.**

On October 22, 2019, City Council awarded the contract to Visu-Sewer, Inc of Pewaukee, Wisconsin, in the amount of \$2,190,212.40. Change Order No. 1 was approved in the amount of \$32,700.91 for adding point repairs at Oliver Circle, Phoenix Circle, and West of McCarthy Lee Park. **Change Order No. 2 (this action)** is the balancing change order in the amount of \$33,993.97, which reflects the actual measured quantities required during construction. **Construction was completed in the amount of \$2,256,907.28.**

Revenues and expenses associated with this program are estimated as follows:

	Available Revenue	Final Expenses
State Revolving Funds (2019/20)	\$ 3,684,000	
2019/20 San Sewer Rehab (Munn Woods-this project)		\$ 2,256,907.28
2018/19 San Sewer Rehab (Siphon) (Completed)		1,014,787.60
Engineering/Administration (Est.)		412,305.12
	\$ 3,684,000	\$ 3,684,000.00

ALTERNATIVES:

1. a. Approve Change Order No. 2 (Balancing) in the amount of \$33,993.97.
- b. Accept the 2019/20 Sanitary Sewer Rehabilitation (Munn Woods) project as completed by Visu – Sewer, Inc. of Pewaukee, Wisconsin in the amount of \$2,256,907.28.
2. Do not accept completion and direct staff to pursue changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

This project represents City Council's commitment to improve the sanitary sewer system. This is the fourth of several large projects that will have an immediate impact by removing Inflow & Infiltration to regain valuable capacity in the City's existing sanitary sewer mains.

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

ITEM # 17
DATE: 08-10-21

COUNCIL ACTION FORM

**SUBJECT: SALE AND ISSUANCE OF ESSENTIAL CORPORATE PURPOSE
GENERAL OBLIGATION AND REFUNDING BONDS SERIES 2021A
ISSUE IN AN AMOUNT NOT TO EXCEED \$22,405,000**

BACKGROUND:

The FY 2021/22 adopted budget includes General Obligation (G.O.) Bond-funded capital improvement projects in the amount of \$11,055,400. The City Council held a public hearing on the issuance of these bonds and for the refunding of bonds on February 23, 2021 as part of the budget process. Council action is now required to authorize the sale.

Projects to be funded by this bond issue include the following:

Arterial Street Pavement Improvements (N. Dakota/Ontario)	\$ 800,000	
Collector Street Pavement Improvements (Hoover Avenue)	2,400,000	
Concrete Pavement Improvements	3,500,000	
Asphalt Street Pavement Improvements	2,500,000	
Seal Coat Pavement Improvements	750,000	
Downtown Pavement Improvements (Duff to Sherman Alley)	245,000	
Intelligent Transportation System	160,400	
Downtown Plaza - General Corporate Purpose-	700,000	
Subtotal Tax Supported Bonds		\$11,055,400
Refunding Bonds		11,055,000
	Estimated Issuance Costs	294,600
	Grand Total – 2021/22 G.O. Issue	\$22,405,000

On the morning of August 10, 2021, the City will accept bids for the bonds per the terms of our offering statement. The bids will be evaluated by our financial advisor, the City's Bond Counsel, and by City staff to recommend award to the bidder with the lowest cost. A report of bids will be provided to Council at the August 10, 2021 meeting. The City Council will then be asked to adopt a resolution accepting bids and authorizing award of the sale of bonds to the chosen bidder.

ALTERNATIVES:

1. The City Council can adopt a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation and Refunding Bonds in an amount not to exceed \$22,405,000.
2. The Council can reject the bond sale resolution and delay the capital projects.

MANAGER'S RECOMMENDED ACTION:

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements during this fiscal year and savings can be realized by bond refunding.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby adopting a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation and Refunding Bonds in an amount not to exceed \$22,405,000.

ITEM#: 18
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: INTERSECTION OF 190TH STREET AND HYDE AVENUE

BACKGROUND:

The intersection of 190th Street and Hyde Avenue consists of through traffic from east and west on 190th, with stop signs for north and south traffic on Hyde Avenue. While the intersection lies mostly within the City's corporate boundary, a portion of the northern half (westbound lane) of the intersection is under Story County jurisdiction. Story County officials previously expressed safety concerns with the current operation of the intersection and had requested an all-way stop be installed.

In response to these concerns, City staff planned an all-way stop condition and installed it on August 1, 2017. Within two hours of this installation, Story County staff requested that the intersection be returned to only the 2-way stops on Hyde Ave due to traffic on 190th Street failing to stop for the new signs.

The need for future improvements at this intersection has recently been identified in the Forward 2045 (Long Range Transportation) Plan short-term time frame, which is fiscal years 2025-2029 (the project did not appear in the 2040 Long Range plan). **A corridor study of 190th Street from GW Carver Ave. to Grand Ave. has been approved in the City's FY 2022/23 Traffic System Capacity Improvements to identify the improvements that need to be programmed in the future Capital Improvement Plan (CIP).**

The City Council has received more recent concerns from Story County officials regarding the operation and safety of the 190th St/Hyde Ave intersection, which resulted in the City Council making a staff referral on June 22, 2021 to see if the study and planned improvements can be accelerated. The funding for the FY 2021/22 Traffic System Capacity Improvements is focused on the Grand Avenue Corridor; staff is in the process of hiring the consulting team to perform this corridor study.

Realizing that Story County is concerned that the study and intersection improvements are not programmed in the immediate future, staff has developed two temporary intersection control options to address a traffic volume issue that occurs only during a short period of time during weekday mornings from approximately 7:00 a.m. to 8:00 a.m. By proceeding with one of these two options, staff believes that the corridor study can remain in FY 2022/23, as planned.

OPTION 1 - INSTALL A TEMPORARY TRAFFIC SIGNAL AT 190TH & HYDE:

Staff received a quote from Iowa Signal for a temporary signal. The cost of labor, materials, and equipment to install and remove the traffic signal equipment for this option is \$38,200. Additionally, there is a rental fee of \$3,000/year while it is in operation. Therefore, the first-year cost totals \$41,200. The equipment vendor could install the temporary signal beginning shortly after September 15th.

Funding for this option could come from \$40,000 of projected savings from the S. Duff and S. 5th Street Traffic Signal project which is substantially complete. The remaining funding could come from the unobligated balance of the Accessibility Enhancement Program. The ongoing cost of \$3,000/year would then be budgeted in the City's Traffic Maintenance Operating Budget (Road Use Tax Funds).

OPTION 2 - INSTALL A TEMPORARY ENHANCED ALL-WAY STOP CONDITION AT 190TH AND HYDE:

This option includes stop signs in all directions with an overhead red-flashing light beacon mounted using wood poles and span wire. The installation would also have advanced warning signs identifying the stop condition ahead and temporary rumble strips on 190th Street to be utilized through the fall to help traffic normalize to the new all-way stop condition. **The cost of these improvements is estimated to be \$10,000 - \$15,000 and the equipment is estimated to take 30-60 days for delivery and installation.** Funding for this option could come from \$40,000 of projected savings from the S. Duff and S. 5th Street Traffic Signal project which is substantially complete.

It should be noted that if significant safety issues occur with this enhanced all-way stop, the intersection could be reconfigured with a temporary signal.

Staff analyzed peak-hour turning movement counts and modeled the intersection with an all-way stop condition. Using Highway Capacity Manual methodology, the existing two-way stop condition in the AM Peak Hour has an unacceptable Level of Service (LOS). **Should an all-way stop installed, the intersection is expected to experience significant delay along 190th Street during the 7:00 a.m. to 8:00 a.m. weekday peak hour. However, the operational efficiency is not the main consideration in this case, it is for the safety of the intersection during this short-term congested period.**

The main concern with an all-way stop is the queueing of vehicles back to the railroad tracks. Traffic models typically assume "well-behaved" and orderly drivers. However, the reality is that distracted driving and any confusion of right-of-way at the all-way stop will exacerbate the delays and queues. In the AM Peak hour, the model expects the average queue for Eastbound traffic to be approximately 950 feet with a delay of 248 seconds (> four minutes). Other approaches may also experience these issues, and if intersection operation failure occurs, the City should consider converting the intersection to signalized control.

PROPOSED SPEED LIMIT CHANGES ALONG 190TH STREET:

Public Works staff consulted with the Legal Department regarding the sections of 190th Street under City jurisdiction. Specifically, the southern half of 190th Street (eastbound lane only) from the City's corporate limits starting at a point 1,320' west of Hyde Avenue, extending east for 4,869 feet. Under Iowa Code this section of 190th Street can be designated at 45 MPH. Because of this a Council resolution, not a City ordinance, is required to post the Speed Limit at 45 MPH.

City staff worked with the Story County Engineering staff to coordinate the speed limit changes with sections of 190th Street under Story County's jurisdiction. Story County developed the attached ordinance. Also attached is an overview map of all the proposed speed limit changes.

ALTERNATIVES:

1. Direct staff to:
 - a. Install a temporary traffic signal at the intersection of 190th Street and Hyde Avenue.
 - b. Request that Story County cover the cost for one-half of the project.
 - c. Reduce the speed limit along the City's portion of 190th Street to 45 MPH in coordination with Story County staff.
2. Direct staff to:
 - a. Install a temporary enhanced all-way stop condition at the intersection of 190th Street and Hyde Avenue.
 - b. Request that Story County cover the cost for one-half of the project.
 - c. Reduce the speed limit along the City's portion of 190th Street to 45 MPH in coordination with Story County staff.
3. Direct staff to install either a temporary traffic signal or all-way stop at the intersection of 190th and Hyde Avenue, but do not seek funding from Story County.
4. Direct staff to maintain the existing configuration of the intersection.

This alternative remains viable since staff believes that based upon recent crash history, the intersection could remain as a two-way stop controlled condition.

CITY MANAGER’S RECOMMENDED ACTION:

Story County officials have continued to express concerns about the safety of this intersection if it remains a two-way stop on Hyde Ave with uncontrolled through traffic along 190th St., and have asked that the City accelerate our plans to install improvements at this intersection. The least expensive alternative to deal with this short-term traffic issue on weekdays would be to install an all-way stop at the intersection. However, this approach would create significant operational concerns. Therefore, installing a temporary traffic signal would help address their safety concerns and provide for more efficient traffic operations.

Given the concerns raised by Story County officials, their desire to accelerate improvements to this intersection, and the fact that the County has partial jurisdictional control of the intersection, it would seem appropriate that Story County cover the costs for one-half of the recommended temporary solution to this traffic issue.

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

The Installation of a temporary traffic signal at the intersection of 190th and Hyde Avenue should alleviate the immediate safety concerns at this intersection and allow the City and County to continue working on the permanent improvements as currently programmed in the CIP.

Proposed Speed Limit Changes: 190th Street

1 inch = 700 feet



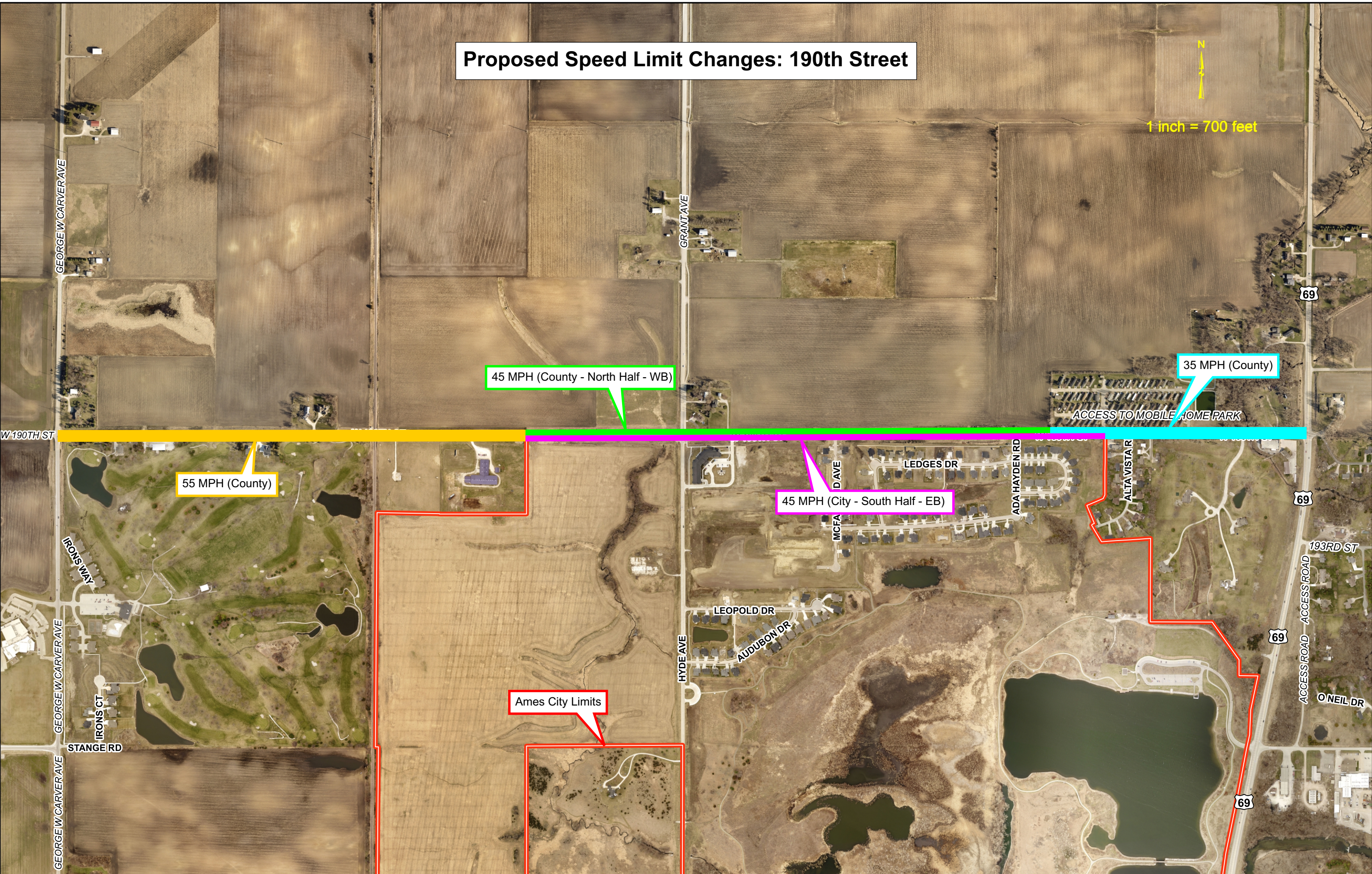
45 MPH (County - North Half - WB)

35 MPH (County)

55 MPH (County)

45 MPH (City - South Half - EB)

Ames City Limits



Prepared by and return to: The Story County Engineer's Office, 837 N Ave, Nevada, Iowa 50201 Phone 515-382-7355

RESOLUTION #21-xx

WHEREAS: The Board of Supervisors is empowered under authority of Sections 321.255 and 321.285 Subsection 4 of the 2019 Code of Iowa to determine, upon the basis of an engineering and traffic investigation, that the speed limit on any secondary road is greater than is reasonable and proper under the conditions existing, and may determine and declare a reasonable and proper speed limit, and

WHEREAS: Such investigation has been completed in accordance with Manual on Uniform Traffic Control Devices, Section 2B-13, by the Story County Engineer.

NOW THEREFORE, BE IT RESOLVED by the Story County Board of Supervisors that a speed limit be established and appropriate signs be erected at the location described as follows:

- 1) On Secondary Road W 190th St., beginning 1320 feet west of Grant Ave. in Section 9-84-24 and then running east to a point 2156 feet west of the northeast corner of Section 22-84-24 where the current 35 mile per hour speed limit begins, shall be established at 45 miles per hour for the west bound lane. (Story County currently has jurisdiction of the north half of W 190th Street. The City of Ames will be taking action to establish the same 45 mile per hour speed limit on the south half of W 190th Street)

This resolution supersedes and voids all previous resolutions establishing speed limit on the road section above described. Speed Limit to be effective upon erection of signs.

Adopted this 10th day of August, 2021

Moved by: _____

Seconded by: _____

Voting aye: _____

Voting nay: _____

Absent: _____

Not voting: _____

Recommended Approval by:

 Darren R. Moon, P.E. Date
 County Engineer

 Lisa Heddens, Chairperson
 Board of Supervisors

ATTEST: _____
 Lucy Martin
 County Auditor

ITEM #: 19
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: DOWNTOWN PARKING PERMITS FOR CHAMBER INDOOR EVENTS

BACKGROUND:

On June 23, 2021, the City received two requests to create additional parking permits in the Downtown area. The City Council referred both requests to staff. They are:

- Dan Culhane, President & CEO of the Ames Chamber, requested that an event parking permit (used only in the CBD lots) be created. The single-use event permits would support a recently renovated event space in the 304 Main Street (Chamber) building of approximately 5,000 square feet, which can hold up to 60 people each day.
- Kim Frey, Executive Director of Ames Main Street, requested that an overnight residential parking permit be created that could be used in any Downtown parking space except those on Main Street. This new permit would help support the ongoing investment in Downtown for residential and mixed-use developments.

This report will address the first request pertaining to the event parking permit. The overnight residential parking permit concept will be presented to the City Council at a later date.

DOWNTOWN CHAMBER INDOOR EVENT PARKING PERMIT:

The concept for an event parking permit involves issuing single-use daily permits, valid only in the time-limited free parking stalls within the CBD lots (X, Y & Z) behind the businesses south of Main Street. The permits would exempt the user from the time limitations so events in the Chamber's building at 304 Main Street lasting more than four hours could be attended without moving the vehicle.

City staff could print out blocks of 100 single-use permits at a time that would be presold to the Chamber. Chamber staff then would administer the permits, marking them with the single date that the permit is valid.

If this concept were to proceed, staff recommends that each single-use daily permit be priced based on Main Street's hourly meter rate. Currently, that rate is \$0.50/hr. Therefore, over the nine metered hours of the day, the daily cost would be \$4.50/permit.

City staff believes this program would not significantly increase the administrative burden on City staff. The cost to print permits is minimal, and enforcement can be easily incorporated into the City's parking enforcement program.

ALTERNATIVES:

1. Direct staff to implement a new Downtown Chamber Event Parking permit as outlined in this report.
2. Do not proceed with developing a new program, and maintain existing regulations.

CITY MANAGER'S RECOMMENDED ACTION:

This proposal appears to benefit the users of the Chamber's new indoor event space while having a relatively low impact on the City's administration of the parking system. The new permit will also provide additional revenue that will enhance the financial sustainability of the parking system.

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

ITEM #: 20
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: UPDATE TO STREETLIGHT DATA SUBSCRIPTION SERVICE FOR TRAFFIC NETWORK DATA

BACKGROUND:

The City currently has a subscription contract with StreetLight Data, Inc., which expires on October 31, 2021. This service provides the City with transportation data and analytical capabilities across the entire Ames regional area. The subscription's data and analyses include vehicle origin/destination data, trip attributes (including socioeconomic data), segment travel times and speeds, segment traffic volumes, intersection traffic volumes, truck/commercial truck data, and vehicle route choices. Data is sourced primarily from mobile devices and fleet/navigational devices and is completely anonymized.

The cost of the base contract expiring in October is \$64,900. Staff has frequently been utilizing this subscription for various purposes such as speed studies, traffic studies, and transportation planning activities. Staff feels this will continue to be a valuable resource for transportation studies and planning efforts. Funding in the amount of \$48,000 for the Streetlight Data (base) subscription was included in the FY 2021/22 Transportation Planning Work Program as approved by the AAMPO Transportation Policy Committee. Local match (\$16,900) comes from the Regional Count Program of the City's CIP.

StreetLight offers another tier to its subscription services, including multi-modal data & analytics for pedestrians, bicycles, and transit. Staff feels this would be extremely valuable data to have for multi-modal planning efforts, including the development of an Ames Bike-Ped Master Plan and Wayfinding implementation.

StreetLight is proposing a three-year renewal to our subscription with an option to opt out annually. The agreement allows the MPO/City to lock in the price for the contract term. This renewal would include an upgrade to the multi-modal tier for the remainder of the existing subscription and through the next three years. Payments would be made annually.

The cost to add the upgraded multi-modal capabilities will be initially funded from the wayfinding project, which has \$250,000 from General Fund savings. The ongoing annual costs for the base and multi-modal licenses will be programmed in the MPO's budget, with the local match paid for with budgeted Road Use Tax Funds.

The following is the budget for the first year of this subscription update/renewal:

Expenses		Revenues	
Vehicles Analytics Sub.	\$64,900.00	AAMPO PL Funds	\$ 48,000.00
		Road Use Tax Funds	16,900.00
Multi-Modal Upgrade/Sub.	40,766.67	General Fund Savings	40,766.67
Total	\$105,666.67	Total	\$105,666.67

The budget for the last two years of the contract is as follows:

Expenses		Revenues	
Vehicles Analytics Sub.	\$64,900.00	AAMPO PL Funds	\$ 84,333.00
		Road Use Tax Funds	21,333.67
Multi-Modal Upgrade/Sub.	40,766.67		
Total	\$105,666.67	Total	\$105,666.67

ALTERNATIVES:

1. Approve the agreement for the Transportation Data & Analytics Subscription Service with StreetLight Data, Inc., of San Francisco, California, for 8/30/31 to 10/31/24, in an annual amount not to exceed \$105,666.67.
2. Direct staff to negotiate an agreement with StreetLight Data, Inc., that does not include the multi-modal capabilities.
3. Do not pursue another agreement with StreetLight Data, Inc.

CITY MANAGER'S RECOMMENDED ACTION:

The existing subscription to StreetLight has been a very valuable resource for the City's transportation studies and planning efforts. The multi-modal portion of the subscription renewal will be beneficial for multi-modal planning efforts, including developing the Ames Bike-Ped Master Plan and Wayfinding implementation.

Therefore, the City Manager recommends that the City Council adopt Alternative No. 1 as noted above.

COUNCIL ACTION FORM

SUBJECT: 2021 UNIFORM PLUMBING CODE AND 2021 INTERNATIONAL MECHANICAL CODE ADOPTION

BACKGROUND:

The Uniform Plumbing Code (UPC), published by the International Association of Plumbing and Mechanical Officials (IAPMO), and the International Mechanical Code (IMC), published by the International Code Council (ICC), are the two model codes of standards for plumbing and mechanical construction and maintenance in use throughout the United States.

These Codes are typically updated at three-year intervals to reflect the latest improvements in construction technology. However, the state of Iowa skipped the 2018 adoption cycle. Therefore, the City of Ames is currently regulated by the 2015 version of the codes. On June 23, 2021, the State adopted the 2021 Uniform Plumbing Code and the 2021 International Mechanical Code with amendments.

In previous years, local jurisdictions had the option to adopt different codes, so long as the code was not less restrictive than state law (e.g., the International Plumbing Code, which is published by a different organization than the UPC, could be amended and adopted if the City desired).

However, state law now requires adoption of the UPC and IMC. Alternative codes are not permitted, but local amendments to the UPC and IMC may be adopted so long as they are not less restrictive than the UPC and IMC. In previous years, the City adopted the International Fuel Gas Code (IFGC) for fuel gas installations in lieu of Chapter 12 of the UPC. With this year's requirement to adopt the same codes as the state, the City must adopt Chapter 12 of the UPC; therefore, the need for the City to adopt the IFGC has been eliminated.

CODE CHANGES:

The first step in the code adoption process was an in-depth review of the 2021 UPC and 2021 IMC and their state amendments by Inspections staff and the Legal Department. The state adopted several amendments to the 2021 UPC and IMC. In addition, the City historically had several local amendments to the Plumbing Code. Staff has reviewed the local amendments to determine if they are still applicable. Several of the amendments are no longer needed because they are included in the new State requirements. **Staff is proposing no new local amendments compared to previous versions of these codes.**

While not a change in a local requirement, one revision that is being proposed is the movement of the local cross-connection control amendments as they currently exist from Chapter 5 (Plumbing and other Codes) of the Ames Municipal Code to Chapter 28 (Utilities) of the Ames Municipal Code. Cross-connection controls are the requirements that protect the water utility system from contamination. Staff from the Inspections Division and Water and Pollution Control Department discussed the cross-connection requirements in the City's local amendments and agreed they would be better suited outside of Chapter 5 because they have different enforcement and appeal capabilities.

Attachment A reflects the proposed UPC and IMC with amendments as approved by the Building Board of Appeals. Attachment B shows the existing codes with strikethrough for those sections that are proposed to be deleted. It also has the sections that are being added underlined. All the underlined sections are amendments from the State of Iowa that the City is required to adopt. Attachment C highlights some of the more notable changes between the code editions.

PUBLIC INPUT:

After a staff review of the codes was completed, the process moved to the Building Board of Appeals. The Building Board of Appeals is a seven-member board tasked with reviewing proposed text amendments to *Ames Municipal Code*, Chapter 5, Building, Electrical, Mechanical and Plumbing Code. Each member is qualified by experience and training in matters pertaining to building construction. Proposed text amendments are reviewed by the Board with a public hearing and recommendation to the City Council.

On July 12, 2021, Inspections staff sent an e-mail to all plumbing and mechanical contractors who have done business with the Inspection Division within the last year, and to the Ames Home Builder's Association (AHBA) to notify them of the proposed 2021 UPC and IMC adoption process. They were informed that their attendance and input at the August 2, 2021, Building Board of Appeals meeting would be welcome. An additional email was sent on July 26, 2021 to the same group reminding them of the Board meeting on August 2, 2021 and providing them with a copy of the proposed code and significant changes.

The Building Board of Appeals held a public hearing on August 2, 2021. There were no contractors present for the meeting and no public input submitted. As a result, the Board made a motion to recommend to the City Council approval of the 2021 UPC and the 2021 IMC with the State of Iowa amendments and local amendments.

A third email was sent to contractors on August 3, 2021, notifying them of the Board's decision and Staff's intent to place this matter on the August 10, 2021 City Council Agenda to request that the required public hearing for adoption of the two codes be set for August 24, 2021.

ALTERNATIVES:

1. Set the public hearing for August 24, 2021 to review the proposal to adopt the 2021 edition of the Uniform Plumbing Code (UPC) and the 2021 edition of the International Mechanical Code (IMC) with the same amendments adopted by the State of Iowa and the local amendments recommended by the Building Board of Appeals.
2. Direct staff to work with the Building Board of Appeals to develop further local amendments to the recommended codes.

CITY MANAGER'S RECOMMENDED ACTION:

City staff and the Building Board of Appeals have reviewed the proposed codes and have recommended approval to the City Council. The State Codes were in effect on June 23, 2021 and all local jurisdictions are required to adopt, at minimum, the same code as the State Code at that time.

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

Proposed Code

Sec. 5.100(11) Mechanical. Delete this section in its entirety and replace with the following:

(11) Mechanical. The provisions of the International Mechanical Code (IMC) 2021 Edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, are hereby adopted by reference with amendments as the City of Ames Mechanical Code.

Sec. 5.100(12) Plumbing. Delete this section in its entirety and replace with the following:

(12) Plumbing. The provisions of the Uniform Plumbing Code (UPC), Sections 101 and 102 and Chapters 2 through 17 of the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, California 91761-2816, are hereby adopted by reference with amendments as the City of Ames Plumbing Code.

Sec. 5.100(13) Gas. Delete this section in its entirety and replace with the following:

(13) Gas. Fuel gas piping shall comply with the requirements of Chapter 12 of the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, California 91761-2816 and adopted by the City of Ames with amendments as the City of Ames Fuel Gas Code, unless the provisions conflict with the Iowa Administrative code (IAC) 661-Chapter 226, Liquefied Petroleum Gas. Where Chapter 12(2021UPC) conflicts with 661-chapter 226(IAC), the provisions of Chapter 226 shall be followed.

Section 5.206 MECHANICAL. Delete Section 5.206 in its entirety and insert the following in lieu thereof:

Section 5.206. MECHANICAL.

The adopted provisions of the 2021 International Mechanical Code (IMC), are amended as follows:

- (1) Section 101.2 Scope.** is amended by deleting the words ‘by the International Fuel Gas Code’ in the last sentence and inserting the following in lieu thereof: ‘by Chapter 12 of the UPC as stated in Section 5.100(13) of this Chapter’.
- (2) Section 101.2 Scope.** is amended by deleting the following: “Exception: Detached one- and two- family dwellings and townhomes not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height shall comply with this code or the International Residential Code.”
- (3) Section 304.11 Guards.** is amended by deleting the exception and inserting the following new exception in lieu thereof: “**Exception:** Guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire lifetime of the roof covering. The devices shall be evaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.”
- (4) Section 306.1 Access.** is amended by deleting the last sentence and inserting the following in lieu thereof: “An unobstructed level working space at least 30 inches deep and 30 inches wide shall be provided on any side of equipment where service access is required. The authority having jurisdiction

- may approve service reductions prior to equipment installation, provided that the manufacturer's instructions are met.”
- (5) **Section 306.2 Appliances in attics.** is amended by deleting this section in its entirety and inserting the following section in lieu thereof: “**Section 306.2 Appliances in attics.** Appliances in rooms and closets. Rooms and closets containing appliances shall be provided with a door and an unobstructed passageway measuring not less than 36 inches wide and 80 inches high. A level service space not less than 30 inches deep and 30 inches wide shall be present at the front service side of the appliance with the door open.”
- (6) **Section 306.5. Equipment and appliances on roofs or elevated structures.** is amended by adding the following to the end of the section: “If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on the roof or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.” And deleting the following exception “Exception: This section shall not apply to Group R-3 occupancies.”
- (7) **Section 306.5.3 Visual screening of rooftop equipment.** is amended by deleting this section in its entirety and inserting the following section in lieu thereof: “**Section 306.5.3 Visual screening of rooftop equipment.** Equipment screening shall not be installed to the rooftop unit or the curb of the rooftop unit unless specified in the mechanical equipment manufacturer's installation instructions.”
- (8) **Section 401.1 Scope.** is amended by deleting the section in its entirety and inserting the following section in lieu thereof: “**Section 401.1 Scope.** This chapter shall govern the ventilation of spaces within a building intended to be occupied. These buildings shall meet either the requirements of ASHRAE Standard 62.1, “Ventilation for Acceptable Indoor Air Quality,” 2019 edition, published by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers, 1791 Tullie Circle N.E., Atlanta, GA 30329, or the requirements contained in this chapter. Mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances; hazardous exhaust systems; dust, stock, and refuse conveyor systems; sub slab soil exhaust systems; smoke control systems; energy recovery ventilation systems; and other systems specified in Section 502 shall comply with Chapter 5.”
- (9) **Table 4033.3.1.1 Minimum Ventilation Rates:** is amended by adding the following footnotes:
- i. For gym, stadium, arena (play area) categories of the sports and amusement occupancy. When combustion equipment is intended to be used on the playing surface, additional dilution ventilation and/or source control shall be provided.
 - j. For ventilation purposes, “smoking” includes both combustible tobacco products and accessories and electronic smoking devices and accessories.
- (10) **Section 504.9.2 Duct installation.** is amended by deleting the section in its entirety and inserting the following section in lieu thereof: “**504.8.2 Duct installation.** Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined by screws or similar fasteners that protrude into the inside of the duct.”
- (11) **Section 506.3.13.3 Termination location.** is amended by deleting the section in its entirety and inserting the following new section in lieu thereof: “**506.3.13.3 Termination location.** Exhaust outlets shall be located not less than 10 feet (3048 mm) horizontally from parts of the same or contiguous

- buildings, adjacent buildings and adjacent property line and shall be located not less than 10 feet (3048 mm) above the adjoining grade level. Exhaust outlets shall be located not less than 20 feet horizontally/vertically from or not less than five (5) feet above air intake openings and operable doors and windows into any building.”
- (12) **Section 507.3 Type II Hoods.** is amended by deleting the first sentence in its entirety and inserting the following sentence in lieu thereof: “Type II hoods shall be installed above dishwashers capable of heating water beyond 140 degrees Fahrenheit and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system.”
- (13) **Section 508.1.1 Makeup air temperature.** is amended by deleting the section in its entirety and inserting the following section in lieu thereof: “**Section 508 .1.1 Makeup air temperature.** All kitchen makeup air systems shall be verified by a certified TAB (testing and balance) contractor to heat and cool makeup air to within 10 degrees of room temperature set point. The TAB contractor shall be certified by NEBB, TABB, or other certifying organization as approved by the Authority Having Jurisdiction.”
- (14) **Section 601.5 Return air openings.** is amended by adding the following two additional requirements for return air openings:
- “9. Return air openings shall be located at least 18 inches from supply air openings. Air throw shall be directed away from return air openings to reduce short cycling of air. Exception: Factory-made concentric duct terminations.
10. One return air opening per floor is required on a central duct return system per ACCA Manual D, Appendix 8. Return air transfer openings are required on all bedrooms when dedicated return air openings are not used.”
- (15) **Section 603 Duct Construction and Installation.** is amended by adding the following new subsection: “**603.1.1 Duct location.** Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.”
- (16) **Section 604.3 Coverings and linings.** is amended by deleting the section in its entirety and inserting the following new section in lieu thereof: “**604.3 Coverings and linings.** Duct coverings and linings, including adhesives where used, shall have a flame spread index of not more than 25 and a smoke-development index of not more than 50, when tested in accordance with ASTM E84 or UL 723, using the specimen preparation and mounting procedures of ASTM E2231. Duct coverings and linings shall not flame, glow, smolder or smoke when tested in accordance with ASTM C411 at the temperature to which they are exposed in service. The testing temperature shall not fall below 250°F (121°C). Coverings and linings shall be listed and labeled. The use of an air gap to meet R-value requirements for duct insulation shall be prohibited.”
- (17) **Section 607.6.2 Membrane Penetrations** is amended by adding the following exception: “**Exception:** Duct systems that originate and terminate entirely within one dwelling/sleeping unit and are constructed entirely of minimum 0.0187-inch-thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.”

(18) **Section 607.6.2.1.3.** is amended by deleting the section in its entirety and inserting the following new section in lieu thereof: “**607.6.2.1.3 Access.** Access to ceiling radiation dampers shall be provided with an approved means of access that is large enough to permit inspection and maintenance of the damper and its operating parts. Dampers equipped with fusible links, internal operators for both shall be provided with either an access door that is not less than 12 inches (305mm) square, or a removable duct section.”

(19) **Section 607.6.2.1.4.** is amended by inserting the following new section: “**607.6.2.1.4 Identification of access.** Access to ceiling radiation damper locations and access points shall be permanently identified on the exterior by a label or marking acceptable to the authority having jurisdiction.”

Sec. 5.208. PLUMBING. Delete Section 5.208 in its entirety and insert the following in lieu thereof:

Sec. 5.208 PLUMBING.

The adopted provisions of the 2021 Uniform Plumbing Code (UPC), are amended as follows:

- (1) **Section 102.4.1 Building Sewers and Drains.** is amended by adding the following new section:

“Section 102.4.1.1 Building Demolition. Whenever a structure or building is to be demolished, before demolition begins the following must be completed:

 - (a) Building sewer capped at curb line with a manufactured plug.
 - (b) Foundation line capped at curb line with a manufactured plug.
 - (c) Water service capped or plugged at main.
 - (d) Plumbing inspector sign-off on demolition sheet given to contractor before demolition permit is issued.”
- (2) **Section 102.0 Applicability.** is amended by adding a new subsection **“Section 102.9 Annexed Building.** When a structure or building is on land that has been or is being annexed into the City of Ames and connection to the public water or sewer system is requested for that building or structure, the City may require that its plumbing system be inspected to determine whether the system has adequate sewer venting and backflow prevention to protect the public water system, and to determine if it is otherwise free from hazards to those exposed or potentially exposed to that system. Based on that inspection, if it is determined that a cross connection or other hazard exists, then the City shall determine what corrective action is needed to eliminate the hazard(s) and the owner shall complete the corrective action before connection to City services is allowed.”
- (3) **Section 301.5 Alternative Engineered Design.** is amended by adding the following sentence to the end of the section: “No engineered single-stack drainage system shall be installed.”
- (4) **Section 309.6 Dead Legs.** is amended by adding the following sentence to the end of the section: “The authority having jurisdiction can determine the method of flushing.”
- (5) **Section 312.6 Freeze Protection.** is amended by adding the following at the end of the section: “Systems requiring protection from freezing shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be maintained, the sides and top of pipe wall shall be covered with 1 ½" blue board insulation. The sides of the insulation shall be at least five (5) feet in depth.”
- (6) **Section 314.4.1 Installation of Thermoplastic Pipe and Fittings.** is deleted in its entirety and a new section is inserted in lieu thereof: **“Section 314.4.1 Installation of Thermoplastic Pipe and Fittings.** Trench width for thermoplastic pipe shall be limited to six times the outside diameter of the piping at the base. Thermoplastic piping shall be bedded in not less than 4 inches (102 mm) of aggregate bedding material supporting the pipe. Initial backfill shall encompass the pipe. Aggregate material shall be three-eighths (3/8) inch p-gravel or 1-inch clean class one bedding.”
- (7) **Section 402.5 Setting.** is amended by adding the following sentence to the end of the section that begins “Exception:”: “Sanitary napkin receptors are not dispensers and shall not be within the clear space of the water closet.”

- (8) **Section 407.3 Limitation of Hot Water Temperature for Public Lavatories.** is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”
- (9) **Section 408.3.2 Temperature Limiting.**
- (1) Amend this section by adding the following to the end of (3): “and installed at or as close as possible to the point of use.”
 - (2) Amend this section by adding the following to the end of (5): “may be used downstream of other allowed device. TAFR valves are not intended to be installed in place of devices complying with ASSE 1016, ASSE 1017, ASSE 1066, ASSE 1069, or ASSE 1070.”
- (10) **Section 408.0 Showers.** is amended by adding a new subsection: “**Section 408.11 Shampoo Bowls and Grooming Stations.** Limitation of Hot Water Temperature of Hair Shampoo Bowls and Pet Grooming Stations. The maximum hot water temperature discharging from hair shampoo bowls and pet grooming stations shall be limited to 120°F (49°C). The maximum temperature shall be regulated by one of the following means, which shall be installed at or as close as possible to the point of use:
- “(1) A limiting device conforming to ASSE 1070, ASME A112.1070, CSA B125.70, or CSA B125.3.
 - “(2) A water heater conforming to ASSE 1084.”
- (11) **Section 409.4 Limitation of Hot Water in Bathtubs and Whirlpool Bathtubs.** is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”
- (12) **Section 410.3 Limitation of Water Temperature in Bidets.** is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”
- (13) **Section 416.5 Drain.** is amended by deleting the last sentence, which states: “Where a drain is provided, the discharge shall be in accordance with Section 811.0.”
- (14) **Section 418.3 Location of Floor Drains** is amended by adding the following new subsection:
“**418.3(5)** In all buildings, a three-inch (3") floor drain shall be located on the lowest floor level and where the water meter is located. A three-inch (3") or larger floor drain shall be located in the same room where a reduced pressure principal backflow prevention assembly is installed that discharges water. A two-inch (2") or larger floor drain shall be provided in the same room the water heater is located on the lowest floor level.
- Exception:** Existing water heaters and water meters unless relocated.”
- (15) **Section 422.1 Fixture Count.**
- (1) Amend the section by deleting the first paragraph and inserting the following in lieu thereof: “Plumbing fixtures shall be provided in each building for the type of building occupancy and in the minimum number shown in Table 2902.1 and its associated foot notes of the 2021 International Building Code. Required public facilities shall be designated by a legible sign for each sex. Signs shall be readily visible and located near the entrance to each toilet facility.”
 - (2) Amend the section by deleting the second paragraph and inserting the following in lieu thereof: “The minimum number of fixtures shall be calculated at 50 percent male and 50 percent female based on the total occupant load. Where information submitted indicates a difference in the distribution of the

- sexes, such information shall be used to determine the number of fixtures for each sex. Once the occupancy load and occupancy are determined, Table 2902.1 shall be applied to determine the minimum number of plumbing fixtures required. When gender-neutral restrooms are provided, the total number of fixtures provided must be the sum of men's and women's fixtures as figured, and urinals in gender-neutral restrooms shall not be substituted for more than 67 percent of men's water closets in assembly and educational occupancies or 50 percent of men's water closets in all other occupancies. Where gender-neutral fixtures are provided in addition to separate men's and women's facilities, those gender-neutral fixtures shall be included in determining the number of fixtures provided in an occupancy. Where applying the fixture ratios in Table 2902.1 results in fractional numbers, such numbers shall be rounded to the next whole number. For multiple occupancies, fractional numbers shall be first summed and then rounded to the next whole number."
- (16) **Section 422.1.1 Family or Assisted-Use Toilet and Bathing Facilities.** is amended by adding the following sentence to the end of the section: "Required family or assisted-use fixtures are permitted to be included in the number of required fixtures for either the male or female occupants in assembly and mercantile occupancies."
- (17) **Table 422.1 Minimum Plumbing Facilities.** Delete the table.
- (18) **Section 422.2 Separate Facilities.** is amended by adding the following additional exception: "(4) Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by any gender and sufficient privacy for water closets is installed. Partitions or compartment walls shall extend from no more than 1 inch from the floor to no less than 84 inches from the floor. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall."
- (19) **Section 422.0 Minimum Number of Required Fixtures.** is amended by inserting the following new subsection: "**422.6 Substitution for Water Closets.** "In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies. (Reprinted from the 2018 International Plumbing Code section 424.2)"
- (21) **Section 604.6 Cast-Iron Fittings** is deleted.
- (22) **Section 604.7 Malleable Iron Fittings** is deleted.
- (23) **Section 604.10.1 Tracer Wire.** is deleted and the following is inserted in lieu thereof: "**604.10.1 Tracer Wire.** Plastic materials for building supply outside underground shall be installed with a 14-gauge solid copper tracer wire in a blue jacket affixed to the pipe at appropriate intervals. The tracer wire will start with a 5-foot electrical ground stake at the water main and be terminated at a weatherproof junction box at an approved location on the building exterior. An appropriate splice may be used at the water meter. The junction box shall be accessible and be labeled to identify it as a tracer wire termination."
- (24) **Section 609.1 Installation.** is deleted in its entirety and the following is inserted in lieu thereof: "**Section 609.1 Installation.** Water piping shall be adequately supported in accordance with Table 313.3. Burred ends shall be reamed to the full bore of the pipe or tube. Changes in direction shall be made by the appropriate use of fittings, except that changes in direction in copper or copper alloy tubing shall be permitted to be made with bends, provided that such bends are made with bending

equipment that does not deform or create a loss in the cross-sectional area of the tubing. Changes in direction are allowed with flexible pipe and tubing without fittings in accordance with the manufacturer's instructions. Provisions shall be made for expansion in hot-water piping. Piping, equipment, appurtenances, and devices shall be installed in a workmanlike manner in accordance with the provisions and intent of the code. Building supply yard piping shall be not less than 60 inches below earth cover."

(25) **Section 609.1 Installation.** is amended by adding the following new sections 609.1.1 through 609.1.9
 "Section 609.1.1 **New Service Location.** In a new subdivision the water service line shall be installed at the center of the property unless otherwise approved by the Administrative Authority.

Section 609.1.2 Threaded Taps on Water Mains. All threaded taps on the main shall be at least 24 inches apart and shall be at least $\frac{3}{4}$ inch in size. If more than one tap is made for a service line, the taps will be staggered on the pipe. No more than three (3) threaded taps shall be made for a service connected to a 4-inch or larger main. Maximum threaded tap size for a 4-inch main is $\frac{3}{4}$ inch. All taps will be made in the top half of the water main, but not more than 45" above the horizontal plane. All services having two (2) taps or more shall be combined through a brass wye pipe connection. The maximum length of service from the main to the wye shall be four (4) feet. The following table lists appropriate number of taps for different service sizes.

Service Size Taps

1 inch = two $\frac{3}{4}$ inch or one 1 inch

1 $\frac{1}{4}$ inch = two 1 inch

1 $\frac{1}{2}$ inch = two 1 inch

Section 609.1.3 Corporation Cock Required. A corporation cock of either a Mueller or Ford make, or its equivalent, shall be inserted in every tap one- and one-half inch or less in diameter made in the water main. The connection to the main shall be made by a regulation corporation cock and copper service with a compression joint if the pipe is plastic SIDR-7 200 P 3408. All connections to the water main shall be adequately looped to prevent breakage from ditch settlement.

Section 609.1.4 Service Valve Required. A service valve shall be installed immediately following a two (2) inch or larger tap on all take offs from the water main or private main.

Section 609.1.5 Service Saddles. Service saddles allowed on four (4) inch or larger water mains when water service is $\frac{3}{4}$ ", 1", 1 $\frac{1}{4}$ ", and 1 $\frac{1}{2}$ " shall have a stainless-steel strap with two bolts wide minimum. The bolts or nuts shall be either stainless steel or blue coated. When tapping a four (4) inch or larger main for water services for a two (2) inch or larger water service, the service saddle shall be a stainless-steel full wrap around saddle. The bolts and nuts shall be either stainless steel or blue coated. Any water service that is larger than a two (2) inch shall require a tapping valve and sleeve at the main or private main. The Post Indicator Valve (PIV) for fire line shall not serve as the water service valve after the main. All tapping valve sleeves shall meet the Urban Standard Specifications as follows:

(1) Valve: Tapping valve conforming to ANSI/AWWA C509.

(2) Sleeve:

(a) Minimum 14 gauge

(b) Stainless steel, ASTM A240, Type 304

(c) Working pressure 200 psi.

(d) Must fully surround pipe

(3) Gasket:

(a) To completely surround pipe

(b) Minimum thickness 0.125 inch

(c) Material: nitrile rubber.

(4) Outlet Flange:

(a) Stainless steel, ASTM A240, Type 304

(b) ANSI B 16.1, 125 pound pattern

(5) Bolts: Stainless steel, ASTM A240, Type 304

Section 609.1.6 Curb Stop required. There shall be a curb stop in every service connection to the main. It shall be located on the property line or as close as possible thereto and in alleys within one foot of the alley line, except two (2) inch and larger, which shall have a street valve box over the valve at the water main. Curb Stops shall be of the quarter turn ball valve type with the grip joint ends. The curb stop to be used for services from three-fourths ($\frac{3}{4}$) inch to two (2) inches shall be the style known as Mueller Mark II Oriseal or Ford Ball Valve with 90° curb stop, or equal, provided with T handle and extension rod keyed and locked to curb stop and shall be the same diameter as the pipe served. The curb stop shall be kept in an operative condition at all times.

Section 609.1.7 Curb Box required. The curb stop shall be covered by a curb box of the Western pattern No. 100, or equal, extending to the curb grade. In cases where the surface of the ground is higher than the curb grade to the extent that the curb box will not extend sufficiently to be in plain view, then the curb box shall be extended to the ground surface. Whenever a water service is renewed the curb box shall be brought to the curb grade or present natural ground level and moved to the property line. In placing the curb stop in position, care must be exercised to provide against settlement of the curb box, by providing a base of brick, stone or concrete block set on solid earth for support. A support shall be placed across the ditch and wired to the curb box near the top to keep it in a vertical position while filling the ditch. In the event a curb box is set in any location where a concrete or asphalt surface is to be placed, a sleeve shall be placed around the cap to allow for expansion and contraction.

Section 609.1.8 Water Services Serving Fire Sprinkler Systems. Sprinkler systems used for fire protection may be permitted to be attached to the water mains by a licensed Plumbing Contractor. No open connection can be incorporated in the system, and there shall be no valves except the service valve at the main unless a post indicator valve (PIV) is required. One- and two-family residential sprinkler lines shall be metered through the single meter. The property owner or tenant shall promptly report to the City any seal which has been broken for the closing of the system. A detailed drawing of the sprinkler system shall be filed with the City and free access to the building shall be granted the City for inspection purposes. Water services shall be sized to accommodate the requirements of the fire sprinkler system.

Section 609.1.9. Where required, a post indicator valve (PIV) must be set at 36" above final grade. The termination flange, inside the building, shall not be more than twelve (12) inches above finished floor level and be set at a true vertical position. When entering through a wall, the termination flange shall not be more than twelve (12) inches from the wall and set in a true horizontal position. The fire line shall have a two hundred (200) pound pressure test done for a minimum of two (2) hours without losing any pressure. The fire line shall be tested from the tap at the main to the termination flange with the PIV open and the curb box closed. No fire line static pressure test shall be started after 1:30 p.m., Monday through Friday.

A certified fire sprinkler installer may install the backflow device to the sprinkler system for containment. The termination flange, inside the building, from horizontal to the vertical position or from horizontal to the horizontal position traveling through an exterior wall or floor, shall have no smaller than $\frac{3}{4}$ inch galvanized or equivalent all-thread rod used between said flanges to keep fire line termination stable. The fire line located in the trench may use mega-lug type supports, however, a concrete thrust block shall be in front of fire line traveling from horizontal to vertical prior to the termination flange. Only PVC C-900 DR 14 and ductile iron shall be used for the fire line service. The fittings shall be mechanical joint type. The tapping valve, PIV, and all other fittings and pipe shall be marked to withstand 200 p.s.i.

(a) If the fire line and water service are on one line, the domestic water service shall have the take off so that the domestic service will have a curb stop and stop box at the property line. If a PIV is required, the domestic service will branch off prior to the PIV and have a curb stop and

stop box adjacent to the PIV. The take off for the water service shall be either brass, ductile iron, C-900 PVC DR14, or copper to the curb box.

(b) The curb stop and stop box may be installed at another location with prior approval from the Authority Having Jurisdiction.

- (26) **Section 609.12 Pipe Insulation.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 609.12 Pipe Insulation.** Insulation of domestic hot water piping shall be in accordance with the applicable energy conservation code.”
- (27) **Section 610.1 Size, Size of Potable Water Piping,** is amended by deleting the words “each water meter and” from the first sentence and adding “Water meter sizing shall be determined by the Water Meter Division” to the end of the section.
- (28) **Table 610.4 Fixture Unit Table for Determining Water Pipe and Meter Sizes** is amended by deleting footnote 2 and inserting the following in lieu thereof: “Building supply, one (1) inch nominal size minimum.”
- (29) **Section 610.8 Size of Meter and Building Supply Pipe Using Table 610.4** is amended by adding the following exception.
“Exception: Where a single water service line provides service to a new duplex or is split for any other reason, the service line shall be at least one inch in diameter. Where an existing structure is to be converted to a duplex a 1" equivalent service may be provided by a separate tap. The new service lines shall be divided by a wye at the property line. Existing 1" services may be split inside the building so long as shut-offs are available in a common area. Separate curb boxes shall be installed, and separate ¾ inch service lines shall be run to the individual customer units.”
- (30) **Section 610.8(6) Size of Meter and Building Supply Pipe Using Table 610.4** is amended by deleting the last sentence and inserting the following in lieu thereof: “No building water service line shall be less than one (1) inch diameter.”
- (31) **Section 611.4 Sizing of Residential Softeners.** is amended by adding the following to the end of the last sentence in the section: “or as specified in the manufacturer’s installation instructions.”
- (32) **Section 612 Residential Fire Sprinkler Systems.** is amended by deleting sections 612.0 through 612.7.2.
- (33) **Table 702.1 Notes. Note #8.** is amended by adding the following at the end of the footnote: “Public use shall be any building or structure that is not a dwelling unit. Fraternities and sororities are not classified by this section as a dwelling unit.”
- (34) **Table 702.1 Notes. Note #9.** is amended by deleting “a maximum shower size of 36 inches (914 mm) in width and 60 inches (1524 mm) in length” and inserting the following in lieu thereof: “showers having only one shower head rated at a maximum of 2.5 gpm.”
- (35) **Section 703.1 Minimum Size, Size of Drainage Piping,** is amended by adding the following at the end of the section: “No underground drainage piping or vent shall be less than two (2) inches inside diameter.”

- (36) **Section 704.3 Commercial Sinks** is deleted in its entirety and the following section inserted in lieu of: **Section 704.3 Commercial Sinks.** “Pot sinks, scullery sinks, dishwashing sinks, silverware sinks, and other similar fixtures shall have an airgap indirect waste connection to a properly trapped and vented floor sink. Commercial kitchens must have at least one floor sink with a three-inch waste line serving the main scullery sink.”
- (37) **Section 710.1 Backflow Protection.** is amended by adding the following sentences to the end of the section: “The requirement for the installation of a backwater valve shall apply only when determined necessary by the Authority Having Jurisdiction based on local conditions. When a valve is required by the Authority Having Jurisdiction, it shall be a manually operated gate valve or fullway ball valve. An automatic backwater valve may also be installed but is not required.”
- (38) **Section 715.2 Joining Methods and Materials** is amended by adding the following exception: “No molded rubber coupling shall be used on any sanitary sewer or storm sewer. Appropriate stainless steel shielded molded rubber couplings may be used as connections when connecting sanitary or storm sewers. Single band shielded couplings (no hub clamps) are not allowed on any exterior building sanitary sewer, or storm sewer.”
- (39) **Section 717.1 General, Size of Building Sewers.** is amended by deleting the first paragraph and inserting the following in lieu thereof: “The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1 Maximum/Minimum Fixture Unit Loading on Building Sewer Piping. No building sewer shall be smaller than four (4) inches. The building sewer shall not be smaller than the building drain.
With prior approval from the Building Official, a sewage ejector may discharge the building sewer to the public sewer manhole when the public main is too shallow to allow the building sewer discharge to flow by gravity. The pipe material to be used shall be Polyethylene (P.E.) Two (2) inch SDR 7, 3408. The two (2) inch line shall at all times be a minimum of five (5) feet deep or freeze protection is required. The sewage ejector shall be vented with a minimum two (2) inch pipe.”
- (40) **Section 718.2 Support.** is deleted in its entirety and the following section inserted in lieu thereof: “**Section 718.2 Support.** Building sewer pipe made of cast iron, copper, or extra strength vitrified clay shall be laid on a firm bed. Pipe consisting of Schedule 40 PVC/ABS, PVC SDR 23.5/35 and PVC truss pipe shall be enveloped on bottom, sides and top with a minimum of four (4) inches of either one (1) inch clean or 3/8" minus crushed rock, 3/8" washed chip or “pea gravel”. After enveloping the pipe, the remainder of the ditch may be filled once the inspection is complete.”
- (41) **Section 719.6 Manholes** is amended by deleting the second paragraph.
- (42) **Section 807.3 Domestic Dishwashing Machine.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 807.3 Domestic Dishwashing Machine.** No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine, or without looping the discharge line of the dishwasher as high as possible near the flood level of the kitchen sink where the waste disposer is connected. Listed air gap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher.”
- (43) **Section 814.5 Point of Discharge.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 814.5 Point of Discharge.** Air-conditioning condensate waste pipes shall connect indirectly to a properly trapped fixture, floor drain, or open sight drain, or where permitted in Section

- 814.6, to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, sump pump, the tailpiece of plumbing fixtures or indirectly to the building storm sewer through a roof drain. A condensate drain shall be trapped in accordance with appliance manufacturer's instructions or as approved."
- (44) **Section 901.1 Applicability.** is amended by adding the following sentence to the end of the section: "No engineered single-stack drainage systems shall be installed."
- (45) **Section 901.2 Vents Required.** is amended by adding the following at the end of the section: "All single-family or two-family dwelling units with a basement shall be provided with a two (2) inch future vent. The future vent shall be combined with other vents or terminate through the roof. Such vent shall be capped in the floor joist area of the basement for future use. The two (2) inch vent is for a future basement bathroom or other approved fixtures."
- (46) **Section 906.1 Roof Termination.** is amended by deleting the last sentence.
- (47) **Section 906.7 Frost or Snow Closure.** is amended by deleting "two (2) inches (50.8mm)" in the first sentence and inserting "three (3) inches (76.2 mm)" in lieu thereof.
- (48) **Section 908.2.2 Size.** is amended by deleting the second sentence in this section and inserting the following new sentence in lieu thereof: "The wet vent shall be not less than two (2) inches (50 mm) in diameter for six (6) drainage fixture units (dfu) or less, and not less than three (3) inches (80 mm) in diameter for seven (7) dfu or more."
- (49) **Table 1002.2 Horizontal Lengths of Trap Arms** is amended to read as follows:

Table 1002.2
Horizontal Lengths of Trap Arms
(Except for Water Closets and Similar features)^{1,2}

Trap Arm Diameter (inches)	Distance trap to vent Minimum(inches)	Length Maximum (feet)
1-1/4	2-1/2	5
1-1/2	3	6
2	4	8
3	6	12
4	8	12
Exceeding 4	2 x Diameter	12

For SI units: 1 inch = 25.4 mm

Notes:

1 Maintain ¼ inch per foot slope (20.8 mm/m).

2 The developed length between the trap of a water closet or similar fixture (measured from the top of the closet flange to the inner edge of the vent) and its vent shall not exceed 6 feet (1829 mm).

- (50) **Section 1007.1 Trap Seal Protection. General.** is amended by deleting "not deemed necessary for safety or sanitation by the Authority Having Jurisdiction" and inserting the following in lieu thereof: "floor drains or similar traps that receive a liquid discharge year-round."

- (51) **Section 1014.1.3 Food Waste Disposers and Dishwashers.** is amended by deleting the second sentence and inserting the following in lieu thereof: “Commercial food waste disposers shall discharge into the building’s drainage system in accordance with the requirements of the Authority Having Jurisdiction.”
- (52) **Section 1101.6.2 Sump.** is amended by replacing “fifteen (15) gpm” with “17 gpm with a 17-foot head” and adding the following to the end of the section: “The sump pump line may be either Schedule 40 PVC or Schedule 80 PVC pipe. The fittings shall be either schedule 80 PVC deep socket or schedule 40 deep socket pressure fittings. The sump pump line may also be 1 ½" polyethylene (PE) SDR 9, 3408. The PE joints shall be made with ribbed insert fittings secured by stainless steel clamps. The sump line shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be maintained, freeze protection shall be provided. When the sump line is discharged into a storm manhole, intake, or storm main that is not five (5) feet below final surface grade, a quarter (¼) of an inch hole shall be drilled into the bottom portion of the horizontal 90°elbow before pipe is placed in the vertical position.
If two sump lines are combined together, the sump line shall be a two (2) inch line to the storm main, intake, or manhole. The sump pump shall have an electrical outlet within reach of the manufacturer’s cord.
No foundation drain service line shall be discharged onto property, someone else’s property, or into the building drain or building sewer. No floor drain, clothes washer, or any other plumbing fixture shall be discharged into the foundation sump pit.
Every sump pit in an elevator shaft shall meet the rules and regulations as required by the State of Iowa for elevators. No hydraulic elevator sump shall be discharged into a storm or sanitary sewer.”
- (53) **Section 1101.6.3 Splash Blocks** is deleted.
- (54) **Section 1101.6.5 Open Area** is deleted.
- (55) **Sections 1205.0 through 1205.2 Authority to Render Gas Service.** are deleted.
- (56) **Sections 1207.0 and 1207.1 Temporary Use of Gas.** are deleted.
- (57) **Section 1208.6.4.5 Corrugated Stainless Steel Tubing.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 1208.6.4.5 Corrugated Stainless Steel Tubing.** Only CSST with an arc-resistant jacket or covering system listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed, in accordance with the terms of its approval, the conditions of listing, the manufacturer’s instructions and this code, including electrical bonding requirements in Section 1211.2. CSST shall not be used for through-wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.”
- (58) **Section 1211.3 Arc-Resistant Jacketed CSST.** is deleted.

Existing Code with Proposed Deletions and Additions

~~(11) — **Mechanical.** The provisions of the International Mechanical Code (IMC) 2015 Edition published by the International Code Council, Inc., as adopted and amended in this code, shall apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy related systems.~~

~~**Exception:** One and two family dwellings shall comply with the 2015 International Residential Code.~~

Sec. 5.100(11) Mechanical. Delete this section in its entirety and replace with the following

(11) **Mechanical.** The provisions of the International Mechanical Code (IMC) 2021 Edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, are hereby adopted by reference with amendments as the City of Ames Mechanical Code.

~~(12) — **Plumbing.** The provisions of the Uniform Plumbing Code (UPC) 2015 Edition published by the International Association of Plumbing and Mechanical Officials, with the addition of Appendix A Recommended Rules for Sizing the Water Supply System, Appendix B Explanatory Notes on Combination Waste and Vent Systems, Appendix C Alternate Plumbing Systems (at the discretion of the AHJ), and Appendix D Sizing Storm Water Drainage Systems, are hereby adopted and designated, together with and subject to the additions, deletions, and modifications hereinafter stated in the amendments to this code, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, all aspects of a medical gas system, and fuel gas piping.~~

Sec. 5.100(12) Plumbing. Delete this section in its entirety and replace with the following

(12) **Plumbing.** The provisions of the Uniform Plumbing Code (UPC), Sections 101 and 102 and Chapters 2 through 17 of the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, California 91761-2816, are hereby adopted by reference with amendments as the City of Ames Plumbing Code.

~~(13) — **Gas.** The provisions of the International Fuel Gas Code (IFGC) 2015 Edition published by the International Code Council, Inc., as adopted and amended in this code, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories. **Exception:** One and two family dwellings shall comply with the 2015 International Residential Code.~~

Sec. 5.100(13) Gas. Delete this section in its entirety and replace with the following

(13) **Gas.** Fuel gas piping shall comply with the requirements of Chapter 12 of the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, California 91761-2816 and adopted by the City of Ames with amendments, unless the provisions conflict with the Iowa Administrative code (IAC) 661-Chapter 226, Liquefied Petroleum Gas. Where Chapter 12(2021UPC) conflicts with 661-chapter 226(IAC), the provisions of Chapter 226 shall be followed.

Sec. 5.206. — MECHANICAL.

The provisions of the 2015 International Mechanical Code (IMC), are amended as follows:

- (1) ~~Section 103 Department of Mechanical Inspections~~ and associated subsections is deleted.
- (2) ~~Section 106.4.1 Approved construction documents~~ is deleted.
- (3) ~~Section 106.4.3 Expiration~~ is deleted.
- (4) ~~Section 106.4.4 Extensions~~ is deleted.
- (5) ~~Section 106.4.8 Posting of permit~~ is deleted.
- (6) ~~Section 106.5 Fees~~ is deleted.
- (7) ~~Section 106.5.1 Work commencing before permit issuance~~ is amended to read “Any person who commences work on a mechanical system before obtaining the necessary permits may be subject to 100 percent of the usual permit fee in addition to the required permit fees.”
- (8) ~~Section 106.5.2 Fee schedule~~ is amended to read “The fees for mechanical work shall be indicated in Appendix U of the Ames Municipal Code.”
- (9) ~~Section 106.5.3 Fee refunds~~ is deleted.
- (10) ~~Section 108.4 Violation penalties~~ is deleted.
- (11) ~~Section 108.5 Stop work orders~~ is deleted.
- (12) ~~Section 109 Means Of Appeal~~ and associated subsections is deleted.
- (13) ~~Section 607.6.2 Membrane Penetrations~~ is amended by adding the following exception:
Exception: Duct systems constructed entirely of minimum 0.0187 inch thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.

Section 5.206 MECHANICAL. Delete Section 5.206 in its entirety and insert the following in lieu of:

Section 5.206. MECHANICAL.

The adopted provisions of the 2021 International Mechanical Code (IMC), are amended as follows:

- (1) Section 101.2 Scope. is amended by deleting the words ‘by the International Fuel Gas Code’ in the last sentence and inserting the following in lieu thereof: ‘by Chapter 12 of the UPC as stated in Section 5.100(13) of this Chapter’.
- (2) Section 101.2 Scope. is amended by deleting the words “Exception: Detached one- and two- family dwellings and townhomes not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height shall comply with this code or the International Residential Code.”
- (3) Section 304.11 delete the exception and inserting in lieu thereof the following new exception:
Exception: Guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire lifetime of the roof covering. The devices shall be evaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.
- (4) Section 306.1 Access. Delete the last sentence and inserting in lieu thereof: “An unobstructed level working space at least 30 inches deep and 30 inches wide shall be provided on any side of equipment where service access is required. The authority having jurisdiction may approve service reductions prior to equipment installation, provided that the manufacturer’s instructions are met.”
- (5) Section 306.2 Appliances in attics. Delete this section in its entirety and insert in lieu thereof the following new section. Appliances in rooms and closets. Rooms and closets containing appliances shall be provided with a door and an unobstructed passageway measuring not less than 36 inches wide

- and 80 inches high. A level service space not less than 30 inches deep and 30 inches wide shall be present at the front service side of the appliance with the door open.
- (6) **Section 306.5. Equipment and appliances on roofs or elevated structures.** Is amended by adding the following to the end of the section: “If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on the roof or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.” And deleting the following exception “Exception: This section shall not apply to Group R-3 occupancies.”
- (7) **Section 306.5.3** insert the following new section: **Section 306.5.3 Visual screening of rooftop equipment.** Equipment screening shall not be installed to the rooftop unit or the curb of the rooftop unit unless specified in the mechanical equipment manufacturer’s installation instructions.
- (8) **Section 401.1 Scope.** Delete the section in its entirety and insert in lieu thereof the following new **section 401.1:** This chapter shall govern the ventilation of spaces within a building intended to be occupied. These buildings shall meet either the requirements of ASHRAE Standard 62.1, “Ventilation for Acceptable Indoor Air Quality,” 2019 edition, published by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers, 1791 Tullie Circle N.E., Atlanta, GA 30329, or the requirements contained in this chapter. Mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances; hazardous exhaust systems; dust, stock, and refuse conveyor systems; sub slab soil exhaust systems; smoke control systems; energy recovery ventilation systems; and other systems specified in Section 502 shall comply with Chapter 5.
- (9) **Table 4033.3.1.1 Minimum Ventilation Rates:** is amended by adding the following footnotes.
- i. For gym, stadium, arena(play area) categories of the sports and amusement occupancy. When combustion equipment is intended to be used on the playing surface, additional dilution ventilation and/or source control shall be provided.
- j. For ventilation purposes, “smoking” includes both combustible tobacco products and accessories and electronic smoking devices and accessories.
- (10) **Section 504.9.2 Duct installation.** Delete section 504.9.2 in its entirety and insert in lieu thereof the following new section: **504.8.2 Duct installation.** Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined by screws or similar fasteners that protrude into the inside of the duct.
- (11) **Section 506.3.13.3** delete section 506.3.13.3 in its entirety and insert in lieu thereof the following new section: **506.3.13.3 Termination location.** Exhaust outlets shall be located not less than 10 feet (3048 mm) horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property line and shall be located not less than 10 feet (3048 mm) above the adjoining grade level. Exhaust outlets shall be located not less than 20 feet horizontally/vertically from or not less than 5 feet above air intake openings and operable doors and windows into any building.
- (12) **Section 507.3 Type II Hoods.** Replace the first sentence in its entirety with the following sentence: “Type II hoods shall be installed above dishwashers capable of heating water beyond 140 degrees Fahrenheit and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system.”
- (13) **Section 508.1.1 Makeup air temperature.** Delete section 508.1.1 in its entirety and insert in lieu thereof the following section. **Section 508 .1.1 Makeup air temperature.** All kitchen makeup air systems shall be verified by a certified TAB (testing and balance) contractor to heat makeup air to within 10 degrees of room temperature set point. The TAB contractor shall be certified by NEBB, TABB, or other certifying organization as approved by the Authority Having Jurisdiction.
- (14) **Section 601.5 Return air openings.** Is amended by adding the following two additional requirements for return air openings.

9. Return air openings shall be located at least 18 inches from supply air openings. Air throw shall be directed away from return air openings to reduce short cycling of air. Exception: Factory-made concentric duct terminations.
10. One return air opening per floor is required on a central duct return system per ACCA Manual D, Appendix 8. Return air transfer openings are required on all bedrooms when dedicated return air openings are not used.
- (15) Section 603 Duct Construction and Installation. 603.1.1 Duct location. Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.
- (16) Section 604.3 Coverings and linings. Delete section 604.3 in its entirety and insert in lieu thereof the following new section: 604.3 Coverings and linings. Duct coverings and linings, including adhesives where used, shall have a flame spread index of not more than 25 and a smoke-development index of not more than 50, when tested in accordance with ASTM E84 or UL 723, using the specimen preparation and mounting procedures of ASTM E2231. Duct coverings and linings shall not fame, glow, smolder or smoke when tested in accordance with ASTM C411 at the temperature to which they are exposed in service. The testing temperature shall not fall below 250°F (121°C). Coverings and linings shall be listed and labeled. The use of an air gap to meet R-value requirements for duct insulation shall be prohibited.
- (17) **Section 607.6.2 Membrane Penetrations** is amended by adding the following exception: **Exception;** Duct systems that originate and terminate entirely within one dwelling/sleeping unit and are constructed entirely of minimum 0.0187 inch thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.
- (18) **Section 607.6.2.1.3. Insert the following new section 607.6.2.1.3 Access.** Access to ceiling radiation dampers shall be provided with an approved means of access that is large enough to permit inspection and maintenance of the damper and its operating parts. Dampers equipped with fusible links, internal operators for both shall be provided with either an access door that is not less than 12 inches (305mm) square, or a removable duct section.
- (19) **Section 607.6.2.1.4. Insert the following new section 607.6.2.1.4 Identification of access.** Access to ceiling radiation damper locations and access points shall be permanently identified on the exterior by a label or marking acceptable to the authority having jurisdiction.

~~Sec. 5.207. — GAS.~~

The provisions of the 2015 International Fuel Gas Code (IFGC), are amended as follows:

- (1) ~~Section 106 Permits and associated subsections is deleted.~~
- (2) ~~Section 108 Violations and associated subsections is deleted.~~
- (3) ~~Section 109 Means Of Appeal and associated subsections is deleted.~~

Section 5.208 PLUMBING. Delete Section 5.208 in its entirety and insert the following in lieu thereof:

Sec. 5.208. PLUMBING.

The provisions of the ~~2015~~ 2021 Uniform Plumbing Code (UPC), are amended with the addition of Appendix A Recommended Rules for Sizing the Water Supply System, Appendix B Explanatory Notes on Combination Waste

and Vent Systems, Appendix C Alternate Plumbing Systems (at the discretion of the AHJ), and Appendix D Sizing Storm Water Drainage Systems, and the revision of the following text as stated:

(1) **Section 102.4.1.1 Building Demolition** stating:

Whenever a structure or building is to be demolished, before demolition begins the following must be completed:

- (a) Building sewer capped at curb line with a manufactured plug.
- (b) Foundation line capped at curb line with a manufactured plug.
- (c) Water service capped or plugged at main.
- (d) Plumbing inspector sign-off on demolition sheet given to contractor before demolition permit is issued.

(2) **Section 102.9 Annexed Building** stating:

When a structure or building is on land that has been or is being annexed into the City of Ames and connection to the public water or sewer system is requested for that building or structure, the City may require that its plumbing system be inspected to determine whether the system has adequate sewer venting and backflow prevention to protect the public water system, and to determine if it is otherwise free from hazards to those exposed or potentially exposed to that system. Based on that inspection, if it is determined that a cross connection or other hazard exists, then the Building Official shall determine what corrective action is needed to eliminate the hazard(s) and the owner shall complete the corrective action before connection to City services is allowed.

~~(3) **Section 104.4 Permit Issuance** is amended to delete the reference to Section 104.5.~~

~~(4) **Section 104.4.1 Approved Plans or Construction Documents** is deleted.~~

~~(5) **Section 104.4.3 Expiration** is deleted.~~

~~(6) **Section 104.4.6 Retention of Plans** is deleted.~~

~~(7) **Section 104.5 Fees** is amended to replace reference to Table 104.5 with Appendix U of the City of Ames Municipal Code.~~

~~(8) **Section 105.2.6 Reinspections** is amended by deleting the last two paragraphs of the section.~~

~~(9) **Section 106.3 Penalties** is deleted.~~

~~(10) **Section 107.0 Board of Appeals** and both subsections is deleted.~~

(3) **Section 301.5 Alternative Engineered Design.** is amended by adding the following sentence to the end of the section: “No engineered single-stack drainage system shall be installed.”

(4) **Section 309.6 Dead Legs.** is amended by adding the following sentence to the end of the section: “The authority having jurisdiction can determine the method of flushing.”

(5) **Section 312.6 Freeze Protection.** is amended by adding the following at the end of the section: “Systems requiring protection from freezing shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be maintained, the sides and top of pipe wall shall be covered with 1 ½" blue board insulation. The sides of the insulation shall be at least five (5) feet in depth.”

- (6) Section 314.4.1 Installation of Thermoplastic Pipe and Fittings. is deleted in its entirety and a new section is inserted in lieu thereof: “Section 314.4.1 Installation of Thermoplastic Pipe Fittings. Trench width for thermoplastic pipe shall be limited to six times the outside diameter of the piping at the base. Thermoplastic piping shall be bedded in not less than 4 inches (102 mm) of aggregate bedding material supporting the pipe. Initial backfill shall encompass the pipe. Aggregate material shall be three-eighths (3/8) inch p-gravel or 1-inch clean class one bedding.”
- (7) Section 402.5 Setting. is amended by adding the following sentence to the end of the section that begins “Exception:”: “Sanitary napkin receptors are not dispensers and shall not be within the clear space of the water closet.”
- (8) Section 407.3 Limitation of Hot Water Temperature for Public Lavatories. is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”
-
- (9) Section 408.3.2 Temperature Limiting.
- (1) Amend this section by adding the following to the end of (3): “and installed at or as close as possible to the point of use.”
- (2) Amend this section by adding the following to the end of (5): “may be used downstream of other allowed device. TAFR valves are not intended to be installed in place of devices complying with ASSE 1016, ASSE 1017, ASSE 1066, ASSE 1069, or ASSE 1070.”
- (10) Section 408.0 Showers. is amended by adding a new subsection: “Section 408.11 Shampoo Bowls and Grooming Stations. Limitation of Hot Water Temperature of Hair Shampoo Bowls and Pet Grooming Stations. The maximum hot water temperature discharging from hair shampoo bowls and pet grooming stations shall be limited to 120°F (49°C). The maximum temperature shall be regulated by one of the following means, which shall be installed at or as close as possible to the point of use:
- “(1) A limiting device conforming to ASSE 1070, ASME A112.1070, CSA B125.70, or CSA B125.3.
- “(2) A water heater conforming to ASSE 1084.”
- (11) ~~Section 411.1 Water Closet Bowls~~ is amended to state:
~~All water closet bowls shall be of the elongated type with open front seats except in dwelling units and motel and hotel rooms. In nurseries, schools and other similar places where plumbing fixtures are provided for the use of children under six (6) years of age, water closets shall be of a size and height suitable for children’s use. All water closets shall be equipped with seats as required below.~~
- (11) Section 409.4 Limitation of Hot Water in Bathtubs and Whirlpool Bathtubs. is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”
- (12) Section 410.3 Limitation of Water Temperature in Bidets. is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”

(13) Section 416.5 Drain. is amended by deleting the last sentence, which states: “Where a drain is provided, the discharge shall be in accordance with Section 811.0.”

(14) **Section 418.3 Location of Floor Drains** is amended by adding section 418.3(5) as follows: In all buildings, a three-inch (3") floor drain shall be located on the lowest floor level and where the water meter is located. A three-inch (3") or larger floor drain shall be located in same room where a reduced pressure principal backflow prevention assembly is installed that discharges water. A two-inch (2") or larger floor drain shall be provided in the same room the water heater is located on the lowest floor level.

Exception: Existing water heaters and water meters unless relocated.

~~(13) **Table 422.1 Minimum Plumbing Facilities** is amended by adding the following:~~

~~With prior approval, Authority Having Jurisdiction may allow use of Chapter 29 of the 2015 International Building Code.~~

(15) Section 422.1 Fixture Count.

(1) Modify the section by deleting the first paragraph and inserting the following in lieu thereof:
“Plumbing fixtures shall be provided in each building for the type of building occupancy and in the minimum number shown in Table 2902.1 and its associated foot notes of the 2021 International Building Code.

Required public facilities shall be designated by a legible sign for each sex. Signs shall be readily visible and located near the entrance to each toilet facility.”

(2) Modify the section by deleting the second paragraph and inserting the following in lieu thereof:

“The minimum number of fixtures shall be calculated at 50 percent male and 50 percent female based on the total occupant load. Where information submitted indicates a difference in the distribution of the sexes, such information shall be used to determine the number of fixtures for each sex. Once the occupancy load and occupancy are determined, Table 2902.1 shall be applied to determine the minimum number of plumbing fixtures required. When gender-neutral restrooms are provided, the total number of fixtures provided must be the sum of men’s and women’s fixtures as figured, and urinals in gender-neutral restrooms shall not be substituted for more than 67 percent of men’s water closets in assembly and educational occupancies or 50 percent of men’s water closets in all other occupancies. Where gender-neutral fixtures are provided in addition to separate men’s and women’s facilities, those gender-neutral fixtures shall be included in determining the number of fixtures provided in an occupancy. Where applying the fixture ratios in Table 2902.1 results in fractional numbers, such numbers shall be rounded to the next whole number. For multiple occupancies, fractional numbers shall be first summed and then rounded to the next whole number.

(16) Section 422.1.1 Family or Assisted-Use Toilet and Bathing Facilities.

Modify the section by adding the following sentence to the end of the section: “Required family or assisted-use fixtures are permitted to be included in the number of required fixtures for either the male or female occupants in assembly and mercantile occupancies.”

(17) Table 422.1 Minimum Plumbing Facilities. Delete the table

(18) Section 422.2 Separate Facilities. Modify this section by adding an Additional exception:
“(4) Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by any gender and sufficient privacy for water closets is installed. Partitions or compartment walls shall extend from no more than 1 inch from the floor to no less than 84 inches from the floor. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.”

(19) Section 422.6 Substitution for Water Closets. Insert the following new section: “In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies. (Reprinted from the 2018 International Plumbing Code section 424.2)”

~~(14) — Section 422.3 Fixture Requirements for Special Occupancies is amended by replacing the last sentence and inserting the following in lieu thereof:~~

~~In food establishments the fixture requirements may be determined by the statutes and regulations of the State of Iowa. The following requirements apply to food establishments, bars and night clubs:~~

~~(a) Bars, taverns and nightclubs shall be provided with a three (3) compartment glass washing sink and a drain board with hot and cold running water. The sink shall have an indirect waste with an air gap to a floor sink with a 3” trap.~~

~~(b) A restaurant shall have either a three (3) compartment ware washing sink or an automatic dish washing machine of commercial type, including a booster heater along with a two compartment sink.~~

~~(c) A hand washing sink with hot and cold running water shall be installed in each food preparation area in restaurants and behind each bar area of bars, taverns and nightclubs.~~

~~(d) A mop/utility sink shall be required with hot and cold running water in each restaurant, bar, tavern or nightclub, for mop and waste water. The mop/utility sink shall not be used as a hand washing sink.~~

~~(20) — Section 603 Cross Connection Control is amended as follows:~~

~~(a) Section 603.2 Approval of Devices or Assemblies is amended by deleting the last sentence and inserting the following in lieu thereof: “Testing or maintenance shall be performed by a registered backflow assembly tester approved by the Authority Having Jurisdiction”.~~

~~(b) Section 603.4.2 Testing is amended by deleting the text and inserting the following in lieu thereof:~~

~~(i) The premise owner or responsible party shall have the backflow prevention assembly tested by a registered tester at the time of installation, repair, or relocation and not less than on an annual schedule thereafter, or more often when required by the Authority Having Jurisdiction. The periodic testing shall be performed in accordance with procedures approved by the Administrative Authority. The Authority Having Jurisdiction may establish the annual schedule.~~

~~(ii) Backflow prevention assemblies which are in place, but have been out of service for more than three months, shall be tested before being put back into service. Backflow prevention assemblies used in seasonal applications shall be tested before being put into operation each season.~~

~~(iii) The Authority Having Jurisdiction may periodically verify test procedures and results.~~

- (iv) ~~When warranted, the Authority Having Jurisdiction may require backflow prevention assemblies to be tested at any time in addition to the annual testing requirement. Examples of this include, but are not limited to, assemblies with a history of repeated failures or assemblies that have been subjected to fire, flood, or other unusual environmental conditions.~~
- (v) ~~The tester shall report the results of all inspections and tests of a backflow prevention assembly to the customer and to the Authority Having Jurisdiction on a form approved by the Authority Having Jurisdiction within ten working days. The tester shall immediately report to the Authority Having Jurisdiction when and where a test indicates that an assembly fails to meet standards and no immediate repair is done to make the assembly meet standards.~~
- (vi) ~~Before being placed back into service, any backflow prevention assembly which fails a test shall be repaired or replaced. In the case when a reported value is less than the minimum, the Director of the City of Ames Water and Pollution Control Department may approve temporary restoration of service."~~

(a) ~~Section 603.4.8 Drain Lines~~ is amended inserting at the start of the section the following: "Provisions shall be made to convey the discharge of water from any reduced pressure principle backflow prevention assembly (RP) to a suitable drain."

(b) ~~Section 603.4.9 Prohibited Locations~~ is amended by adding at the end of the section the following: "Backflow prevention devices with atmospheric vents or ports shall be protected from flooding. No backflow prevention device shall be installed in a place where it would create a safety hazard such as, but not limited to, over an electrical panel or above ceiling level."

(d) ~~Section 603.4 General Requirements~~ is amended by adding a new **Section 603.4.10 Repairs** as follows:

- (i) ~~All repairs to backflow prevention assemblies shall be performed by registered backflow prevention assembly testers.~~
- (ii) ~~The tester shall not change the design, material, or operational characteristics of a backflow prevention assembly during repair or maintenance. The tester shall use only original manufacturer replacement parts or equivalent parts approved by the University of Southern California—Foundation for Cross Connection Control and Hydraulic Research.~~
- (iii) ~~The tester shall report the repair of a backflow prevention assembly to the customer and to the Authority Having Jurisdiction within ten working days. The report shall include the list of materials or replacement parts used and subsequent tests."~~

(e) ~~Section 603.0 Cross Connection Control~~ is further amended by adding after the last numbered section a new **section 603.10** as follows:

(i) Purpose. The purpose of these containment regulations is:

- a. to protect the City of Ames Public Water Supply (PWS) from the possibility of contamination or pollution by containing within the customer's internal distribution system(s) or the customer's private water system(s) such contaminants or pollutants that could backflow into the PWS; and
- b. to provide for the maintenance of a continuing program of containment that will systematically and effectively prevent the contamination or pollution of the PWS.

(ii) Definitions. As used in this section:

- a. Approved Backflow Prevention Assembly For Containment means: A backflow prevention assembly which is approved by the University of Southern California—

~~Foundation for Cross Connection Control and Hydraulic Research. The backflow prevention assembly must also be listed by the International Association of Plumbing and Mechanical Officials, or by the American Society of Sanitary Engineering. The approval and listing requirements do not apply to an air gap used as an approved backflow prevention assembly for containment.~~

~~b. Auxiliary Water Supply means: Any source of water that is available to the customer over which the City of Ames water utility does not have sanitary control to reduce pollution, contamination, or other conditions that make that source of water unacceptable as a potable water supply, such as, but not limited to-~~

- ~~1. a public or private water supply other than the City of Ames water utility;~~
- ~~2. public or private wells, or~~
- ~~3. lakes, naturally fed ponds, storm water basins, and flowing waters (rivers, creeks, etc.) from which water is drawn.~~

~~e. Available to the Customer means: The water utility customer has authority to use, or direct the use of, the auxiliary water supply by virtue of ownership, contract, or other arrangement for control.~~

~~d. Backflow means: The undesirable reversal of flow into the public water distribution system.~~

~~e. Backflow Prevention Assembly means: An assembly or means to prevent backflow.~~

~~1. Air Gap means: This is a physical break between the PWS and the customer's water system. The air gap is to create an unobstructed vertical distance between the opening of any pipe or faucet conveying water to a tank, plumbing fixture, receptor, or other assembly and the flood level of the receptacle. The air gap shall conform to the requirements of **UPC Table 603.3.1 Minimum Airgaps for Water Distribution.**~~

~~2. Reduced Pressure Principle Backflow Prevention Assembly (RP) means: The RP consists of two independently acting check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves. These units are located between two tightly closing resilient seated valves as an assembly, and equipped with properly located resilient seated test shutoffs.~~

~~3. Double Check Valve Assembly (DC) means: The DC consists of two internally loaded check valves, either spring loaded or internally weighted, installed as a unit between two tightly closing resilient seated shutoff valves with properly located resilient seated test shutoffs.~~

~~f. Commercial/Industrial Fluid means: Any liquid, gas, or solution that is a chemical, biological, or other substance in a form, quantity, or concentration that would constitute a hazard (health or non-health) if introduced into the public water supply, such as, but not limited to~~

- ~~1. polluted or contaminated waters;~~
- ~~2. all types of process and used waters (waters which originated from the public water supply but may have deteriorated in sanitary quality);~~
- ~~3. chemicals in fluid form;~~
- ~~4. plating acids and alkalis;~~
- ~~5. circulated cooling waters (except for those solely used for air conditioning);~~
- ~~6. oils, gases, caustic and acid solutions;~~

~~7. other liquid and gaseous fluids used industrially, agriculturally, commercially, or for other non domestic purposes.~~

~~g. Commercial/Industrial Fluid System means: Any system used by the water utility customer to store or utilize any commercial/industrial fluid in a manner that may constitute a hazard (health or non health) to the public water supply, such as, but not limited to~~

~~1. car washes,~~

~~2. microbreweries,~~

~~3. chlorinators,~~

~~4. clean in place systems,~~

~~5. bulk fluid storage with remote dispensing (motor oil, antifreeze, etc.), and~~

~~6. injection molding with integral heating and cooling. However, commercial/industrial fluid systems do not include:~~

~~1. fuel gas (propane or natural gas) systems;~~

~~2. air conditioning, cooling, refrigeration, and similar systems using only Freon or similar refrigerants;~~

~~3. sanitary sewer, rainwater, or storm sewer lines; and~~

~~4. boilers.~~

~~h. Containment means: A method of backflow prevention which requires the installation of a backflow prevention assembly at the water service connection.~~

~~i. Contamination means: An impairment of a potable water supply by the introduction or admission of any foreign substance that degrades the quality of the water and creates a health hazard.~~

~~j. Cross Connection means: An actual or potential connection between any part of a potable water system and any other environment containing other substances in a manner that, under any circumstances, would allow such substances to enter the potable water system.~~

~~k. Hazard, Degree of means: The rating of a cross connection or service connection which indicates if it has the potential to cause contamination or pollution. The term is derived from an evaluation of the potential risk to public health and the adverse effect of the hazard upon the potable water system.~~

~~1. Hazard Health means: A hazard upon the PWS involving any substance that, if introduced in the potable water supply, could cause death, illness, spread disease, or have a high probability of causing such effects.~~

~~2. Hazard Non health means: A hazard upon the PWS involving any substance that generally would not be a health hazard but, if introduced into the PWS, could cause a nuisance by introducing color, taste or odor, or would alter the quality of the PWS physically, chemically, or biologically.~~

~~l. ——— Permanent Swimming Pool means: A pool or tub with a capacity of 1,000 gallons or more of chemically treated water that has a filtration system with a pump and rigidly supported walls/sides. Above ground movable pools and tubs that meet the above criteria shall be deemed “permanent swimming pools.”~~

~~m. ——— Pollution means: The presence of any foreign substance in water that impairs, alters, or degrades its quality but does not constitute a health hazard.~~

~~n. ——— Registered Backflow Prevention Assembly Technician (Technician) means: A person who is registered by the State of Iowa to test or repair backflow prevention assemblies and report on the condition of those assemblies.~~

~~o. ——— Service Connection means: The terminal end of the pipe connected to, directly or indirectly, the City of Ames water main; that is, the point of delivery to the customer's water system. If a meter is installed at the end of the service connection, then the service connection shall mean the downstream end of the meter. Service connections shall also include, but not be limited to, a temporary water service connection from a fire hydrant and all other temporary or emergency water service connections from the public water system.~~

~~p. ——— Thermal Expansion means: Volumetric increase of water due to heating resulting in increased pressure in a closed system.~~

~~(iii) ——— Administrative Authority~~

~~a. ——— The Administrative Authority is the Ames City Council acting through such persons or departments as the City Council shall designate.~~

~~b. ——— The Administrative Authority shall have the right to enter, with the consent of the customer or upon the basis of a suitable warrant issued by a court of appropriate jurisdiction, any property to determine if the conditions for a partial or total exemption have been satisfied or if a backflow prevention assembly has been properly installed for containment.~~

~~1. ——— All backflow prevention assemblies shall be available for City inspection within a short notice by the Administrative Authority. Short notice is considered to be less than 24 hours.~~

~~2. ——— The entrance to the property to determine if the conditions for a partial or total exemption have been satisfied will not be necessary if the customer has properly installed, tested, and maintained an approved RP or air gap on every and all service connections serving the customer's premises.~~

~~c. ——— The Administrative Authority may collect fees for the administration of this program.~~

~~d. ——— The Administrative Authority shall maintain records of containment hazard surveys, and of the installation, testing, and repair of all backflow prevention assemblies installed for containment purposes~~

~~(iv) ——— Where Containment Is Required~~

~~a. ——— An RP or air gap is required for containment for every direct or indirect service connection unless such connection:~~

~~1. ——— qualifies for a total or partial exemption; or~~

~~2. ——— supplies a fire protection system.~~

~~b. ——— A DC may be installed for containment in place of an RP or air gap when a partial exemption is granted.~~

~~e. ——— A partial exemption shall be granted only if all of the following conditions precedent are met.~~

~~1. ——— The entire facilities are within the scope and applicability of the plumbing regulations of the City of Ames, Iowa.~~

~~2. ——— All water uses are protected by the “isolation” provisions of Chapter 6 of the Uniform Plumbing Code.~~

~~3. ——— There are no auxiliary water supplies.~~

~~4. ——— There are no solar heating systems.~~

~~5. ——— There are no permanent swimming pools.~~

~~6. ——— There are no commercial/industrial fluid systems.~~

~~7. ——— The entire facilities and all pertinent circumstances and conditions are fully accessible for inspection by representatives of the City’s Water and Pollution Control Department.~~

~~d. ——— No backflow prevention assembly is required for containment when a total exemption is granted.~~

~~e. ——— A total exemption shall be granted when a partial exemption has been granted and all of the following conditions precedent are met.~~

~~1. There is only one service connection, not including services for fire protection systems.~~

~~2. ——— The facility is less than four stories above grade.~~

~~f. ——— Failure of the Administrative Authority to notify a customer that they do not qualify for an exemption and that they shall install backflow prevention assemblies for containment shall in no way relieve a customer of the responsibility to comply with all requirements of these regulations.~~

~~g. ——— The Director of the City of Ames Water and Pollution Control Department may require installation of an air gap, by and at the customer's sole expense, at the service connection where records indicate a history of threat to the public water supply system because of inappropriate handling of health hazard substances or actual backflow into the PWS.~~

~~(v) ——— New Service Connections~~

~~a. ——— Plans shall be submitted to the Administrative Authority for review on all new service connections in order to determine if a partial or total exemption shall be granted.~~

~~b. — The Administrative Authority shall require the installation of the appropriate backflow prevention assembly for containment before the initiation of water service.~~

~~(vi) — Fire Protection Systems~~

~~a. — A backflow prevention assembly to be used in a fire protection system shall meet the requirements of Factory Mutual Research Corporation (FM) and Underwriters Laboratory (UL) and the requirements of the fire code and the building code of the City of Ames, in addition to the requirements of paragraph (ii)a. Assemblies sized smaller than 2 1/2 inches which have not been tested by FM and listed by UL may be allowed if approved by the City of Ames Fire Department Chief.~~

~~b. — An RP shall be installed on all new and existing fire protection systems which the Administrative Authority determines to have any of the following:~~

~~1. — Interconnections with auxiliary supplies such as reservoirs, rivers, ponds, wells, mills, or other industrial water systems; or~~

~~2. — Use of antifreeze or other additives in the fire protection system unless an RP is used to isolate the loop or branch containing antifreeze or other additives when a DC is installed at the service connection; or~~

~~3. — Any other facility, connection, or condition which may cause contamination~~

~~c. — A DC will be required for all other fire protection systems. The DC shall be required on all new systems at the time of installation and on existing systems at the time that they are modified.~~

~~(vii) — Portable Tanks. Portable tanks and vessels shall be filled through a properly installed and maintained backflow prevention assembly or vacuum breaker.~~

~~(viii) — Installation of Backflow Prevention Assemblies~~

~~a. — All backflow prevention assemblies for containment shall be installed so that they are accessible for testing as stated in the UPC at **Section 603.4.3** thereof. The installation shall also provide the same clearances as called for the water meter in the City of Ames Municipal Code, Section 28.205.(5).~~

~~b. — The required backflow prevention assemblies for containment shall be installed in horizontal plumbing immediately following the meter or as close to that location as deemed practical by the Administrative Authority unless approved in writing by the Administrative Authority. In any case, it shall be located upstream of any branch piping. Installation at this point does not eliminate the responsibility of the customer to protect the water supply system from contamination or pollution between the backflow prevention assembly and the water main, and to protect the water supply system from contamination or pollution within the premises.~~

~~c. — If hot water is used within the water system, thermal expansion shall be provided for when installing a backflow prevention assembly for containment.~~

~~d. — If interruption of water service during testing and repair of backflow assemblies for containment is unacceptable to the customer, another backflow prevention assembly for containment, sized to handle the temporary water flow needed during the time of test or repair, shall be installed in parallel piping.~~

~~(ix) — Removal of Backflow Prevention Assemblies~~

~~a. — The use of an assembly may be discontinued and the assembly removed from service upon presentation of sufficient evidence that the customer qualifies for an exemption.~~

~~(x) — Testing of Backflow Prevention Assemblies~~

~~a. — When water service has been terminated for non-compliance, the backflow prevention assembly for containment shall be repaired or replaced and then tested prior to the resumption of water service.~~

~~(xi) — Backflow Incidents~~

~~a. — The customer shall immediately notify the Administrative Authority when the customer becomes aware that backflow has occurred in the building, property, or private water system receiving water service.~~

~~b. — The Administrative Authority may order that water service be temporarily shut off when backflow occurs in a customer's building, property, or private water system. Such shut off is to protect the system from further contamination or pollution and to allow time for locating and mitigating the cause and extent of the contamination or pollution.~~

~~(xii) — Existing Backflow Prevention Assemblies For Containment~~

~~a. — All backflow prevention assemblies for containment installed prior to November 1, 1996, that do not meet the requirements of these regulations but were approved testable assemblies for the purpose described herein at the time of installation and that have been properly installed and maintained, shall, except for the testing, inspection, and maintenance requirements under Section (x) and Section (xi), be excluded from the requirements of these rules so long as the Administrative Authority is assured that they will satisfactorily protect the PWS. Whenever the existing assembly for containment is moved from the present location, requires replacement, or when the use of the service area protected by the assembly changes so that the Administrative Authority determines that the customer no longer qualifies for a partial exemption, the unit shall be replaced by an approved backflow prevention assembly for containment meeting the requirements of these regulations.~~

~~(xiv) — Customer Non-compliance~~

~~a. — In case of non-compliance with these regulations, the Administrative Authority shall notify the customer to comply within ten working days. In the event of failure or upon refusal of the customer to comply as ordered, the Administrative Authority may, after notice and reasonable opportunity for hearing, terminate water service. Non-compliance includes, but is not limited to, the following:~~

~~1. — Refusal to allow the Administrative Authority access to the property to determine if the conditions for a partial or total exemption have been satisfied, except when an RP or air gap is properly installed for containment and properly maintained~~

~~2. — Providing inadequate backflow prevention~~

~~3. — Failure to install a backflow prevention assembly for containment which has been required by the Administrative Authority~~

~~4. — Failure to test, maintain, or properly repair a backflow prevention assembly for containment as required by the Administrative Authority~~

~~5. Failure to comply with the requirements of these regulations~~

~~6. Refusal to replace a faulty backflow prevention assembly~~

~~7. Removal of a backflow prevention assembly for containment which has been required by the Administrative Authority except for seasonal removal as in Section (viii) f~~

~~8. Bypassing of a backflow prevention assembly for containment which has been required by the Administrative Authority~~

~~9. Failure to report a backflow incident~~

~~10. Direct connection between the PWS and a sewer line~~

~~11. A situation which presents an immediate health hazard to the PWS~~

~~b. For conditions 7, 8, 9, 10, and 11, the Administrative Authority will take the following steps:~~

~~1. Make a reasonable effort to advise the customer of intent to terminate water service.~~

~~2. Terminate water service and lock service valve. The water service will remain inactive until correction of the violation has been approved by the Administrative Authority.~~

~~(xv) COMMITTEE OF ADJUSTMENT There is hereby established the Containment Committee of Adjustment.~~

~~a. The Committee shall consist of three members as follows: the Building Official of the City or that official's designee; the Director of Water and Pollution Control or the Director's designee; and a representative of the Building Board of Appeals, selected from among the members of that Board by majority vote of the Board's members.~~

~~b. The said Committee of Adjustment shall have the following powers:~~

~~1. To hear and decide appeals that allege an error in any decision or determination made in the administration and enforcement of Section 5.208(8)(c) of the Municipal Code of the City of Ames, Iowa~~

~~2. To authorize, in specific cases, such exemption from the requirements of Section 5.208(8)(c) of the Municipal Code of the City of Ames, Iowa, as will not be contrary to the laws of the State of Iowa, when due to special circumstances not of the property owner's own creation, a strict literal interpretation of Section 5.208(8)(c) would result in undue expenses to the property owner in view of an alternative measure agreed to by the property owner that will not be contrary to the public interest~~

~~(xvi) Presumptive Exemptions The following water uses shall generally be presumed exempt from the containment requirements of Section 5.208(8)(c): water closets, lavatories, bath tubs, showers, water softeners, single faucet water treatment units, boilers, sinks, irrigation systems, clothes washers,~~

dishwashers, pre-rinse stations, garden hose connections, drinking fountains, urinals, carbonators/beverage dispensers, garbage disposals, ice makers, cleaning chemical dispensers, and private fire hydrants. However, when warranted by the facts and circumstances of a particular situation, the Administrative Authority, with notice and opportunity to be heard extended to the property owners, may apply to the Containment Committee of Adjustment for a determination that containment measures are required under such facts and circumstances.

(20) ~~Section 603.0 Cross Connection Control~~ is amended by deleting the text and inserting the following in lieu thereof: ~~Section 603.0 Cross Connection Control shall be in compliance with Section 28.209B of the City of Ames Municipal Code.~~

(16) ~~Section 603.5.8 Water Cooled Equipment~~ is amended to read:
Water-cooled compressors, degreasers, or any other water-cooled equipment shall be protected by an approved reduced pressure principle backflow prevention assembly.

(17) ~~Section 603.5.10 Steam or Hot Water Boilers~~ is amended to read:
Potable water make-up connections to boilers, sterilizers, chillers, commercial clothes washers, or water heaters for radiant heat, shall have a reduced pressure principle backflow prevention assembly.

(18) ~~Section 604.1 Pipe, Tube, and Fittings~~ is amended by adding the following:
The following type of pipe and fittings are allowed in the interior/exterior of a building or structure:

Interior

Above concrete floor (lowest level)

- (a) ~~soft copper (Type K, L, M)~~
- (b) ~~rigid copper (Type K, L, M)~~
- (c) ~~brass~~
- (d) ~~cross linked polyethylene (PEX) (as approved by Chapter 17 of the Uniform Plumbing~~

Code),

- (e) ~~ductile iron (four (4) inch or larger).~~
- (f) ~~CPVC~~

Below concrete floor (lowest level)

- ~~(a) soft copper (type K) (approved flared or compression fittings only)~~
- ~~(b) PEX(as approved by Chapter 14 of the Uniform Plumbing Code)~~
- ~~(c) Polyethylene, IPS 200 p.s.i. SLDR 7, PE3408~~
- ~~(d) ductile iron (four (4) inch or larger) with flanged mechanical joints.~~
- ~~(e) C 900 PVC DR 14 (fire line).~~

Exterior

- ~~(a) PEX(as approved by Chapter 14 17 of the Uniform Plumbing Code),and which meets manufacturer's specifications.~~
- ~~(b) Soft copper (Type K) (approved flared or compression fittings only)~~
- ~~(c) Brass~~
- ~~(d) Ductile iron (mechanical joint) (bolts shall be teflon coated)~~
- ~~(e) PVC meeting AWWA C 900 standards, DR14 for fire lines and Dr18 for non fire lines.~~
- ~~(f) Polyethylene, IPS 200 p.s.i. SLDR 7, PE3408~~

Note: Polyethylene, PEX and PVC C 900 shall be installed with a 14 gauge solid copper tracer wire in a blue jacket affixed to the pipe at appropriate intervals. The tracer wire will start with a 5 foot electrical ground stake at the water main, continue to the water meter, and be terminated at a weatherproof junction box at an approved location on the building exterior. An appropriate splice may be used at the water meter. The junction box shall be accessible and be labeled to identify it as a tracer wire termination.

(21) ~~Section 604.6 Cast-Iron Fittings~~ is deleted.

- (22) **Section 604.7 Malleable Iron Fittings** is deleted.
- (23) **Section 604.10.1 Tracer Wire.** Delete Section 604.10.1 and insert the following in lieu thereof.
Plastic materials for building supply outside underground shall be installed with a 14-gauge solid copper tracer wire in a blue jacket affixed to the pipe at appropriate intervals. The tracer wire will start with a 5 foot electrical ground stake at the water main and be terminated at a weatherproof junction box at an approved location on the building exterior. An appropriate splice may be used at the water meter. The junction box shall be accessible and be labeled to identify it as a tracer wire termination.

~~(23) **Section 605.0 Joints and Connections** is amended by adding new subsections 605.0.1 through 605.0.13 as follows:~~

~~**Sec. 605.0.1.** Curb Stops shall be of the quarter turn ball valve type with the grip joint ends.~~

~~**Sec. 605.0.3.** All threaded taps on the main shall be at least 24 inches apart and shall be at least $\frac{3}{4}$ inch in size. If more than one tap is made for a service line, the taps will be staggered on the pipe. No more than three (3) threaded taps shall be made for a service connected to a 4 inch or larger main. Maximum threaded tap size for a 4 inch main is $\frac{3}{4}$ inch. All taps will be made in the top half of the water main, but not more than 45" above the horizontal plane. All services having two (2) taps or more shall be combined through a brass wye pipe connection. The maximum length of service from the main to the wye shall be four (4) feet. The following table lists appropriate number of taps for different service sizes.~~

~~Service-Size Taps~~

~~1 inch = two $\frac{3}{4}$ inch or one 1 inch~~

~~1 $\frac{1}{4}$ inch = two 1 inch~~

~~1 $\frac{1}{2}$ inch = two 1 inch~~

~~**Sec. 605.0.4.** Service saddles allowed on four (4) inch or larger water mains when water service is $\frac{3}{4}$ ", 1", 1 $\frac{1}{4}$ ", and 1 $\frac{1}{2}$ " shall be a Smith Blair, or equivalent, #317, #357, #372, #393 or #397. The saddles shall have a stainless steel strap with two bolts wide minimum. The bolts or nuts shall be either stainless steel or blue coated. When tapping a four (4) inch or larger main for water services for a two (2) inch or larger water service, the Smith Blair, or equivalent stainless steel full wrap around saddle, #238, #239, #264, or #265 shall be used. The bolts and nuts shall be either stainless steel or blue coated. Any water service that is larger than a two(2) inch shall require a tapping valve and sleeve at the main or private main. The Post Indicator Valve (PIV) for fire line shall not serve as the water service valve after the main. All tapping valve sleeves shall meet the Urban Standard Specifications as follows:~~

~~(1) Valve: Tapping valve conforming to ANSI/AWWA C509.~~

~~(2) Sleeve:~~

~~(a) Minimum 14 gauge~~

~~(b) Stainless steel, ASTM A240, Type 304~~

~~(c) Working pressure 200 psi.~~

~~(d) Must fully surround pipe~~

~~(e) Approved sleeves~~

~~(i) Cascade Water Works Manufacturing Company, Style CST-EX~~

~~(ii) PowerSeal Pipeline Products Corporation, Model 3490AS~~

~~(iii) JCM Industries, Inc. Model JCM 432~~

~~(iv) Approved equal~~

~~(3) Gasket:~~

~~(a) To completely surround pipe~~

~~(b) Minimum thickness 0.125 inch~~

~~(c) Material: nitrile rubber.~~

(4) Outlet Flange:

(a) Stainless steel, ASTM A240, Type 304

(b) ANSI B 16.1, 125 pound pattern

(5) Bolts: Stainless steel, ASTM A240, Type 304

Sec. 605.0.5. In the event a curb box is set in any location where a concrete or asphalt surface is to be placed, a sleeve shall be placed around the cap to allow for expansion and contraction.

Sec. 605.0.6. In a new subdivision the water service line shall be installed at the center of the property unless otherwise approved by the Administrative Authority.

Sec. 605.0.7. There shall be a curb cock in every service connection to the main. It shall be located on the property line or as close as possible thereto and in alleys within one foot of the alley line, except two (2) inch and larger, which shall have a street valve box over the valve at the water main. The curb cock to be used for services from three fourths (3/4) inch to two (2) inches shall be the style known as Mueller Mark II Oriseal or Ford Ball Valve with 90° curb cock, or equal, provided with T handle and extension rod keyed and locked to curb cock and shall be the same diameter as the pipe served. The curb cock shall be kept in an operative condition at all times.

Sec. 605.0.8. The curb cock shall be covered by a curb box of the Western pattern No. 100, or equal, extending to the curb grade. In cases where the surface of the ground is higher than the curb grade to the extent that the curb box will not extend sufficiently to be in plain view, then the curb box shall be extended to the ground surface. Whenever a water service is renewed the curb box shall be brought to the curb grade or present natural ground level and moved to the property line. In placing the curb cock in position, care must be exercised to provide against settlement of the curb box, by providing a base of brick, stone or concrete block set on solid earth for support. A support shall be placed across the ditch and wired to the curb box near the top to keep it in a vertical position while filling the ditch.

Sec. 605.0.9. A corporation cock of either a Mueller or Ford make, or its equivalent, shall be inserted in every tap one and one half inch or less in diameter made in the water main. The connection to the main shall be made by a regulation corporation cock and copper service with a compression joint if the pipe is plastic SDR 7 200 P 3408. All connections to the water main shall be adequately looped to prevent breakage from ditch settlement.

Sec. 605.0.10. A service valve shall be installed immediately following a two (2) inch or larger tap on all take offs from the water main or private main.

Sec. 605.0.11. Where a single water service line provides service to a new duplex or is split for any other reason, the service line shall be at least one inch in diameter. Where an existing structure is to be converted to a duplex a 1" equivalent service may be provided by a separate tap. The new service lines shall be divided by a wye at the property line. Existing 1" services may be split inside the building so long as shut offs are available in a common area. Separate curb boxes shall be installed, and separate 3/4 inch service lines shall be run to the individual customer units.

Sec. 605.0.12. Sprinkler systems used for fire protection may be permitted to be attached to the water mains by registered plumbing contractors by direct connection without meters under the direction and supervision of the City. No open connection can be incorporated in the system, and there shall be no valves except the service valve at the main unless a post indicator valve (PIV) is required by the Fire Inspector.. One and two family residential sprinkler lines shall be metered through the single meter. The property owner or tenant shall promptly report to the City any seal which has been broken for the closing of the system. A detailed drawing of the sprinkler system shall be filed with the City and free access to the building shall be granted

the City for inspection purposes. No charge will be made for water used for fire purposes through a sprinkler system. The fire line shall be a minimum four (4) inch diameter with a shut off valve installed after the tap into the main. When required, the PIV shall be a minimum of forty (40) feet from the building or at a location determined by the fire inspector.

Exception: The fire line may be smaller than 4" in size if hydraulic calculations by the fire sprinkler company show that a 4" would not be required.

Sec. 605.0.13.— Where required, a post indicator valve (PIV) must be set at 36" above final grade. The termination flange, inside the building, shall not be more than twelve (12) inches above finished floor level and be set at a true vertical position. When entering through a wall, the termination flange shall not be more than twelve (12) inches from the wall and set in a true horizontal position. The fire line shall have a two hundred (200) pound pressure test done for a minimum of two (2) hours without losing any pressure. The fire line shall be tested from the tap at the main to the termination flange with the PIV open and the curb box closed. No fire line static pressure test shall be started after 1:30 p.m., Monday through Friday. A certified fire sprinkler installer may install the backflow device to the sprinkler system for containment. The termination flange, inside the building, from horizontal to the vertical position or from horizontal to the horizontal position traveling through an exterior wall or floor, shall have no smaller than ¾ inch galvanized or equivalent all-thread rod used between said flanges to keep fire line termination stable. The fire line located in the trench may use mega lug type supports, however, a concrete thrust block shall be in front of fire line traveling from horizontal to vertical prior to the termination flange. Only PVC C 900 DR 14 and ductile iron shall be used for the fire line service. The fittings shall be mechanical joint type. The tapping valve, PIV, and all other fittings and pipe shall be marked to withstand 200 p.s.i. Before requesting a Bac T test, the fire line shall be flushed thoroughly by the plumbing contractor. The contractor shall request, from the Inspection Division, a Bac T test form, complete the form and return it to the Inspection Division. Utility Maintenance Division will collect the sample for testing. If the fire line passes Bac T test, the Inspection Division will contact the plumbing contractor. The termination flange shall have a two (2) inch ball valve to properly flush the fire line.

(a) If the fire line and water service are on one line, the domestic water service shall have the take off so that the domestic service will have a curb stop and stop box at the property line. If a PIV is required, the domestic service will branch off prior to the PIV and have a curb stop and stop box adjacent to the PIV. The take off for the water service shall be either brass, ductile iron, C 900 PVC DR14, or copper to the curb box.

(b) The curb stop and stop box may be installed at another location with prior approval of the Inspections Division and the Water and Pollution Control Department.

(22) **Section 608.5 Drains** is amended by deleting and replacing "the outside of the building" with "a properly drained surface".

(23) **Section 609.1 Installation** is amended by deleting the last two sentences in the section and inserting the following in lieu thereof:

All water service lines shall be installed at least five feet below finish grade. If the water service cannot be buried below frost depth at any point, the trench shall be lined with 1 ½" thick "Blue Board" insulation or equivalent as approved by the Administrative Authority. Sand backfill material shall then be placed to a depth of one foot above the top of pipe, then 1 ½" "Blue Board" or equivalent will be installed so that the entire trench width and length in the area needing protection against freezing is insulated and then backfilled. The insulation shall be at least five (5) feet in depth.

(24) **Section 609.1 Installation.** Delete Section 609.1 and insert the following in lieu thereof:
Section 609.1 Installation. Water piping shall be adequately supported in accordance with Table 313.3. Burred ends shall be reamed to the full bore of the pipe or tube. Changes in direction shall be made by the appropriate use of fittings, except that changes in direction in copper or copper alloy tubing shall be permitted to be made with bends, provided that such bends are made with bending equipment that does not deform or create a loss in the cross-sectional area of the tubing. Changes in direction are allowed with flexible pipe and tubing without fittings in accordance with the manufacturer's instructions. Provisions shall be made for expansion in hot-water piping. Piping, equipment, appurtenances, and devices shall be installed in a workmanlike manner in accordance with the provisions and intent of the code. Building supply yard piping shall be not less than 60 inches below earth cover.

(25) **Section 609.1 Installation.** is amended by adding the following new sections 609.1.1 through 609.1.9

Section 609.1.1 New Service Location. In a new subdivision the water service line shall be installed at the center of the property unless otherwise approved by the Administrative Authority.

Section 609.1.2 Threaded Taps on Water Mains. All threaded taps on the main shall be at least 24 inches apart and shall be at least $\frac{3}{4}$ inch in size. If more than one tap is made for a service line, the taps will be staggered on the pipe. No more than three (3) threaded taps shall be made for a service connected to a 4-inch or larger main. Maximum threaded tap size for a 4-inch main is $\frac{3}{4}$ inch. All taps will be made in the top half of the water main, but not more than 45" above the horizontal plane. All services having two (2) taps or more shall be combined through a brass wye pipe connection. The maximum length of service from the main to the wye shall be four (4) feet. The following table lists appropriate number of taps for different service sizes.

Service Size Taps

1 inch = two $\frac{3}{4}$ inch or one 1 inch

1 $\frac{1}{4}$ inch = two 1 inch

1 $\frac{1}{2}$ inch = two 1 inch

Section 609.1.3 Corporation Cock Required. A corporation cock of either a Mueller or Ford make, or its equivalent, shall be inserted in every tap one- and one-half inch or less in diameter made in the water main. The connection to the main shall be made by a regulation corporation cock and copper service with a compression joint if the pipe is plastic SIDR-7 200 P 3408. All connections to the water main shall be adequately looped to prevent breakage from ditch settlement.

Section 609.1.4 Service Valve Required. A service valve shall be installed immediately following a two (2) inch or larger tap on all take offs from the water main or private main.

Section 609.1.5 Service Saddles. Service saddles allowed on four (4) inch or larger water mains when water service is $\frac{3}{4}$ ", 1", 1 $\frac{1}{4}$ ", and 1 $\frac{1}{2}$ " shall have a stainless-steel strap with two bolts wide minimum. The bolts or nuts shall be either stainless steel or blue coated. When tapping a four (4) inch or larger main for water services for a two (2) inch or larger water service, the service saddle shall be a stainless-steel full wrap around saddle. The bolts and nuts shall be either stainless steel or blue coated. Any water service that is larger than a two (2) inch shall require a tapping valve and sleeve at the main or private main. The Post Indicator Valve (PIV) for fire line shall not serve as the water service valve after the main. All tapping valve sleeves shall meet the Urban Standard Specifications as follows:

(1) Valve: Tapping valve conforming to ANSI/AWWA C509.

(2) Sleeve:

(a) Minimum 14 gauge

(b) Stainless steel, ASTM A240, Type 304

(c) Working pressure 200 psi.

- (d) Must fully surround pipe
- (3) Gasket:
 - (a) To completely surround pipe
 - (b) Minimum thickness 0.125 inch
 - (c) Material: nitrile rubber.
- (4) Outlet Flange:
 - (a) Stainless steel, ASTM A240, Type 304
 - (b) ANSI B 16.1, 125 pound pattern
- (5) Bolts: Stainless steel, ASTM A240, Type 304

Section 609.1.6 Curb Stop required. There shall be a curb stop in every service connection to the main. It shall be located on the property line or as close as possible thereto and in alleys within one foot of the alley line, except two (2) inch and larger, which shall have a street valve box over the valve at the water main. Curb Stops shall be of the quarter turn ball valve type with the grip joint ends. The curb stop to be used for services from three-fourths ($\frac{3}{4}$) inch to two (2) inches shall be the style known as Mueller Mark II Oriseal or Ford Ball Valve with 90° curb stop, or equal, provided with T handle and extension rod keyed and locked to curb stop and shall be the same diameter as the pipe served. The curb stop shall be kept in an operative condition at all times.

Section 609.1.7 Curb Box required. The curb stop shall be covered by a curb box of the Western pattern No. 100, or equal, extending to the curb grade. In cases where the surface of the ground is higher than the curb grade to the extent that the curb box will not extend sufficiently to be in plain view, then the curb box shall be extended to the ground surface. Whenever a water service is renewed the curb box shall be brought to the curb grade or present natural ground level and moved to the property line. In placing the curb stop in position, care must be exercised to provide against settlement of the curb box, by providing a base of brick, stone or concrete block set on solid earth for support. A support shall be placed across the ditch and wired to the curb box near the top to keep it in a vertical position while filling the ditch. In the event a curb box is set in any location where a concrete or asphalt surface is to be placed, a sleeve shall be placed around the cap to allow for expansion and contraction.

Section 609.1.8 Water Services Serving Fire Sprinkler Systems. Sprinkler systems used for fire protection may be permitted to be attached to the water mains by a licensed Plumbing Contractor. No open connection can be incorporated in the system, and there shall be no valves except the service valve at the main unless a post indicator valve (PIV) is required. One- and two-family residential sprinkler lines shall be metered through the single meter. The property owner or tenant shall promptly report to the City any seal which has been broken for the closing of the system. A detailed drawing of the sprinkler system shall be filed with the City and free access to the building shall be granted the City for inspection purposes. Water services shall be sized to accommodate the requirements of the fire sprinkler system.

accommodate the requirements of the fire sprinkler system.

Section 609.1.9. Where required, a post indicator valve (PIV) must be set at 36" above final grade. The termination flange, inside the building, shall not be more than twelve (12) inches above finished floor level and be set at a true vertical position. When entering through a wall, the termination flange shall not be more than twelve (12) inches from the wall and set in a true horizontal position. The fire line shall have a two hundred (200) pound pressure test done for a minimum of two (2) hours without losing any pressure. The fire line shall be tested from the tap at the main to the termination flange with the PIV open and the curb box closed. No fire line static pressure test shall be started after 1:30 p.m., Monday through Friday.

A certified fire sprinkler installer may install the backflow device to the sprinkler system for containment. The termination flange, inside the building, from horizontal to the vertical position or from horizontal to the horizontal position traveling through an exterior wall or floor, shall have no

smaller than ¾ inch galvanized or equivalent all-thread rod used between said flanges to keep fire line termination stable. The fire line located in the trench may use mega-lug type supports, however, a concrete thrust block shall be in front of fire line traveling from horizontal to vertical prior to the termination flange. Only PVC C-900 DR 14 and ductile iron shall be used for the fire line service. The fittings shall be mechanical joint type. The tapping valve, PIV, and all other fittings and pipe shall be marked to withstand 200 p.s.i.

(a) If the fire line and water service are on one line, the domestic water service shall have the take off so that the domestic service will have a curb stop and stop box at the property line. If a PIV is required, the domestic service will branch off prior to the PIV and have a curb stop and stop box adjacent to the PIV. The take off for the water service shall be either brass, ductile iron, C-900 PVC DR14, or copper to the curb box.

(b) The curb stop and stop box may be installed at another location with prior approval from the Authority Having Jurisdiction.

~~(24) Section 609.5 Unions is amended by adding the following to the end of the section:~~

~~Exception: water heaters and boilers.~~

~~(25) Section 609.10 Water Hammer is amended by adding:~~

~~Exception: Single family dwelling units.~~

~~(26) Section 609.12 Pipe Insulation. Delete Sections 609.11 through 609.11.2 and insert the following in lieu thereof: Section 609.12 Pipe Insulation. Insulation of domestic hot water piping shall be in accordance with the applicable energy conservation code.~~

(27) **Section 610.1 Size, Size of Potable Water Piping**, is amended by deleting the words “each water meter and” from the first sentence and adding “Water meter sizing shall be determined by the Water Meter Division” to the end of the section.

(28) **Table 610.4 Fixture Unit Table for Determining Water Pipe and Meter Sizes** is amended by deleting the language in footnote 2 and inserting the following in lieu thereof: Replace “Building supply, three-quarter(¾) inch nominal size minimum.” With “Building supply, one (1) inch nominal size minimum.

(29) **Section 610.8 Size of Meter and Building Supply Pipe Using Table 610.4** is amended by adding the following exception.

Exception: Where a single water service line provides service to a new duplex or is split for any other reason, the service line shall be at least one inch in diameter. Where an existing structure is to be converted to a duplex a 1" equivalent service may be provided by a separate tap. The new service lines shall be divided by a wye at the property line. Existing 1" services may be split inside the building so long as shut-offs are available in a common area. Separate curb boxes shall be installed, and separate ¾ inch service lines shall be run to the individual customer units.

(30) **Section 610.8(6) Size of Meter and Building Supply Pipe Using Table 610.4** is amended by deleting the last sentence and inserting the following in lieu thereof: No building water service line shall be less than one (1) inch diameter.

(31) Section 611.4 Sizing of Residential Softeners. Modify the section by adding the following to the end of the last sentence in the section: “or as specified in the manufacturer’s installation instructions.”

(32) Section 612 Residential Fire Sprinkler Systems. Delete sections 612.0 through 612.7.2.

- (29) ~~Section 701.2 Drainage Piping~~ is amended to read as follows:
 Drainage pipe and fittings used inside a new building or an existing building for underground shall be copper (type L), brass, ABS (schedule 40), PVC (schedule 40) or cast iron.
 Exception: Galvanized may be used on a sewage ejector system when the discharge line is three (3) inch or larger. The galvanized shall only be piped no more than four (4) feet out of pit.
 Above ground piping shall be the same as underground except that ABS and PVC pipe may be coextruded and copper tube and fittings may be type M for commercial and structures that are more than a one and two family dwelling. A one and two family dwelling may use type DWV copper tube.
- (30) ~~Table 702.1 Drainage Fixtures Unit Values (DFU)~~ is amended by adding the following to footnote #8:
 Public use shall be any building or structure that is not a dwelling unit. Fraternities and sororities are not classified by this section as a dwelling unit.
- (31) ~~Section 703.1 Minimum Size, Size of Drainage Piping~~, is amended by adding the following at the end of the section:
 No underground drainage piping or vent shall be less than two (2) inches inside diameter.
- (33) **Table 702.1 Notes . Note #8.** Modify this note by adding the following at the end of the footnote:
 “Public use shall be any building or structure that is not a dwelling unit. Fraternities and sororities are not classified by this section as a dwelling unit.”
- (34) **Table 702.1 Notes. Note #9.** Modify this note by deleting “a maximum shower size of 36 inches (914 mm) in width and 60 inches (1524 mm) in length” and inserting the following in lieu thereof: “showers having only one shower head rated at a maximum of 2.5 gpm.”
- (35) **Section 703.1 Minimum Size, Size of Drainage Piping**, is amended by adding the following at the end of the section: No underground drainage piping or vent shall be less than two (2) inches inside diameter.
- (36) **Section 704.3 Commercial Sinks** is amended to read “pot sinks, scullery sinks, dishwashing sinks, silverware sinks, and other similar fixtures shall have an airgap indirect waste connection to a properly trapped and vented floor sink. Commercial kitchens must have at least one floor sink with a three-inch waste line serving the main scullery sink.”
- (33) ~~Section 705.0.1~~ is added: No molded rubber coupling (Fernco Coupling or equivalent) shall be used on any sanitary sewer or storm sewer. Appropriate stainless steel shielded molded rubber couplings may be used as connections when connecting sanitary or storm sewers. Single band shielded couplings (no hub clamps) are not allowed on any exterior building sanitary sewer, or storm sewer.
- (37) **Section 710.1 Backflow Protection.** Modify the section by adding the following sentences to the end of the section: “The requirement for the installation of a backwater valve shall apply only when determined necessary by the Authority Having Jurisdiction based on local conditions. When

a valve is required by the Authority Having Jurisdiction, it shall be a manually operated gate valve or fullway ball valve. An automatic backwater valve may also be installed but is not required.”

- (38) **Section 715.2 Joining Methods and Materials** is amended by adding the following exception:
No molded rubber coupling shall be used on any sanitary sewer or storm sewer. Appropriate stainless steel shielded molded rubber couplings may be used as connections when connecting sanitary or storm sewers. Single band shielded couplings (no hub clamps) are not allowed on any exterior building sanitary sewer, or storm sewer.
- (39) **Section 717.1 General, Size of Building Sewers.** Delete the first paragraph and insert the following in lieu thereof: “The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1 Maximum/Minimum Fixture Unit Loading on Building Sewer Piping. No building sewer shall be smaller than four (4) inches. The building sewer shall not be smaller than the building drain. With prior approval from the Building Official, a sewage ejector may discharge the building sewer to the public sewer manhole when the public main is too shallow to allow the building sewer discharge to flow by gravity. The pipe material to be used shall be Polyethylene (P.E.) Two (2) inch SDR 7, 3408. The 2" line shall at all times be a minimum of five (5) feet deep or freeze protection is required. The sewage ejector shall be vented with a minimum two (2) inch pipe.
- (40) **Section 718.2 Support.** Delete this section in its entirety and replace by inserting the following in lieu thereof: Building sewer pipe made of cast iron, copper, or extra strength vitrified clay shall be laid on a firm bed. Pipe consisting of Schedule 40 PVC/ABS, PVC SDR 23.5/35 and PVC truss pipe shall be enveloped on bottom, sides and top with a minimum of four (4) inches of either one (1) inch clean or 3/8" minus crushed rock, 3/8" washed chip or “pea gravel”. After enveloping the pipe, the remainder of the ditch may be filled once the inspection is complete.
- ~~(36) **Section 718.3 Protection from Damage** is amended to read as follows:
No building drain or sewer shall be closer than two (2) feet from the building structure or footing that is not made out of cast iron, Schedule 40 PVC, or Type “L” copper. At no point shall the building sewer be less than five (5) feet in depth on new construction or when replacing existing sewers. If less than five (5) feet in depth, the trench shall be lined with 1 ½” thick blue board insulation. The insulation of the sides shall be at least five (5) feet below finished grade with a cap over the two sides.
One (1) inch clean 3/8" minus, 3/8" washed chips, and pea gravel rock shall be placed on the bottom, sides and top of pipe whenever any type of PVC is used. Whenever cast iron is used sand may take the place of the one (1) inch rock. Whenever possible, the building sewer shall be at a depth of nine (9) feet below street grade from the main to the property line on new construction. Whenever possible on a duplex or single family dwelling, the building sewer shall not be located under a driveway.~~
- (41) **Section 719.6 Manholes** is amended by deleting the second paragraph.
- ~~(38) **Section 801.4 Bar and Fountain Sink Traps** is amended to read as follows:
Sinks (except hand sinks) in a bar, nightclub, tavern, or soda fountain shall drain to an approved and properly trapped and vented floor sink through an approved airgap or airbreak. The floor sink, drain line, trap, and strainer inlet shall be at least three (3) inch pipe size. The developed length from the fixture outlet to the floor sink shall not exceed five (5) feet.~~

- (42) Section 807.3 Domestic Dishwashing Machine. Modify the section by deleting the section and inserting the following language in lieu thereof: “No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine, or without looping the discharge line of the dishwasher as high as possible near the flood level of the kitchen sink where the waste disposer is connected. Listed air gap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher.”
- (43) Section 814.5 Point of Discharge. Delete Section 814.5 and insert the following in lieu thereof: Section 814.5 Point of Discharge. Air-conditioning condensate waste pipes shall connect indirectly to a properly trapped fixture, floor drain, or open sight drain, or where permitted in Section 814.6, to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, sump pump, the tailpiece of plumbing fixtures or indirectly to the building storm sewer through a roof drain. A condensate drain shall be trapped in accordance with appliance manufacturer’s instructions or as approved.
- (44) Section 901.1 Applicability. Modify the section by adding the following sentence to the end of the section: “No engineered single-stack drainage systems shall be installed.”
- (45) **Section 901.2 Vents Required,** is amended by adding the following at the end of the section: “All single-family or two-family dwelling units with a basement shall be provided with a two (2) inch future vent. The future vent shall be combined with other vents or terminate through the roof. Such vent shall be capped in the floor joist area of the basement for future use. The two (2) inch vent is for a future basement bathroom or other approved fixtures.
- ~~(41) **Section 902.2 Bars, Soda Fountains, and Counter, Vents Not Required,** is amended to read as follows:
Sinks (except hand sinks) in a bar, nightclub, tavern, or soda fountain shall drain to an approved and properly trapped and vented floor sink through an approved airgap or airbreak. The floor sink, its drain line, trap, and strainer inlet shall be at least three (3) inch pipe size. The developed length from the fixture outlet to the floor sink shall not exceed five (5) feet.~~
- ~~(42) **Section 903.1 Applicable Standards, Materials,** is amended to read as follows:
Drainage and vent pipe and fitting used inside a new building or an existing building for underground shall be copper (Type L), brass, ABS (Schedule 40), PVC (Schedule 40) or cast iron. Above ground piping shall be the same as underground except that coextruded PVC and ABS may be used, and copper tube and fittings may be Type M for commercial and structures that are other than a one and two family dwelling. One and two family dwellings may use type DWV copper tube.~~
- ~~(43) **Section 903.2 Use of Copper or Copper Alloy Tubing** is amended to remove “type DWV” and replace it with “type L”.~~
- ~~(44) **Section 903.2.1 Aboveground** is amended to remove “type DWV” and replace it with “type L”, and to add
Exception: Single family and two family dwellings may use copper tube type DWV.~~
- ~~(45) **Section 904.1 Size,** Add after second sentence “No vent smaller than 2 inch is allowed below ground”.~~

- (46) ~~Section 906.7 Frost or Snow Closure, Vent Termination~~, is amended to read as follows:
Change two (2) inches to three (3) inches and ten (10) inches to twelve (12) inches and remove reference to mm.
- (46) Section 906.1 Roof Termination. Modify the section by deleting the last sentence.
- (47) Section 906.7 Frost or Snow Closure. Modify the section by deleting “two (2) inches (50.8mm)” in the first sentence and inserting “three (3) inches (76.2 mm)” in lieu thereof.
- (47) ~~Section 908.2 Horizontal Wet Venting for a Bathroom Group~~, is amended to Water closets, bathtubs, showers and floor drains within one bathroom group located on the same floor level and for private use shall be permitted to be vented by a horizontal wet vent where all of the conditions of Section 908.2.1 through Section 908.2.5 are met.
- (48) Section 908.2.2 Size. Delete the second sentence in this section and insert the following new sentence in lieu thereof: “The wet vent shall be not less than 2 inches (50 mm) in diameter for 6 drainage fixture units (dfu) or less, and not less than 3 inches (80 mm) in diameter for 7 dfu or more.”
- (49) Table 1002.2 Horizontal Lengths of Trap Arms is amended to read as follows:

Table 1002.2
Horizontal Lengths of Trap Arms
(Except for Water Closets and Similar features)^{1,2}

<u>Trap Arm Diameter</u> <u>(inches)</u>	<u>Distance trap to vent</u> <u>Minimum(inches)</u>	<u>Length Maximum</u> <u>(feet)</u>
1-1/4	2-1/2	5
1-1/2	3	6
2	4	8
3	6	12
4	8	12
Exceeding 4	2 x Diameter	12

For SI units: 1 inch = 25.4 mm

Notes:

1 Maintain ¼ inch per foot slope (20.8 mm/m).

2 The developed length between the trap of a water closet or similar fixture (measured from the top of the closet flange to the inner edge of the vent) and its vent shall not exceed 6 feet (1829 mm).

- (50) **Section 1007.1 Trap Seal Protection**. General. Modify this section by deleting “not deemed necessary for safety or sanitation by the Authority Having Jurisdiction” and inserting the following in lieu thereof: “floor drains or similar traps that receive a liquid discharge year round.”
- (51) Section 1014.1.3 Food Waste Disposers and Dishwashers. Modify the section by deleting the second sentence and inserting the following in lieu thereof: “Commercial food waste disposers shall discharge into the building’s drainage system in accordance with the requirements of the Authority Having Jurisdiction.”

- (49) ~~Section 1101.3 Storm Water Drainage to Sanitary Sewer Prohibited~~ is amended by adding the following:

~~Whenever such connection or arrangement is found to exist in violation of the ordinances of this city and Chapter 5, whereby surface water runoff, subsoil or footing drainage is discharged or diverted into the sanitary sewer system, the inspector shall issue a written notice to the owner to cause such to be abated by ordering a connection to a public storm main or collector line.~~

- (50) ~~Section 1101.4 Material Uses~~ is amended to read as follows:

~~Rainwater piping placed within the interior of a building to two (2) feet out of building or footings shall be cast iron, brass, copper (Type M), Schedule 40 PVC or Schedule 40 ABS DWV. Schedule 40 PVC and ABS pipe installed within a duct or plenums shall be insulated with an insulation having a flame spread index of not more than 25 and a smoke index of not more than 50. Coextruded PVC & ABS pipe not allowed below grade.~~

~~Rainwater piping placed outside a building shall be cast iron, brass, copper (Type M), Schedule 40 PVC or Schedule 40 ABS DWV, reinforced concrete pipe (RCP), vitrified clay pipe (VCP), SDR 23.5 PVC, SDR 35 PVC, PVC truss pipe, PVC A2000 pipe, and corrugated high density polyethylene (P.E.)~~

~~SDR 23.5 PVC, SDR 35 PVC, schedule 40 PVC or Schedule 40 ABS, PVC truss, PVC A2000, and corrugated polyethylene pipe outside a building shall be enveloped with four (4) inches of crushed rock, either one (1) inch clean or 3/8" minus 3/8" washed chips, or "pea gravel", on the top, bottom and sides. Coextruded PVC & ABS pipe not allowed below grade. The storm water sewer may be connected to the City storm main at intakes, manholes, or connected directly into the storm main. Whenever a direct connection is made to the storm main, the connection shall be made by a clamping saddle or a fitting with a sealant that makes the joints water and root proof.~~

~~If the storm sewer is one half (1/2) or more of the size of the storm main, a manhole shall be required at the point of connection to the storm main. All manholes shall meet the Iowa Statewide Urban Standards (SUDAS).~~

~~All direct taps into the storm main shall be installed on the top one half (1/2) of the main.~~

~~The storm sewer shall have a cleanout installed every one hundred (100) feet and every change of direction exceeding 135°. In place of a cleanout every one hundred (100) feet, a manhole shall be placed every three hundred (300) feet (manhole shall meet Iowa Statewide Urban Standards (SUDAS)).~~

~~No Fernco coupling or no hub clamp shall be used on the storm sewer or main.~~

~~Exception: When converting to PVC truss pipe or clay pipe, a Fernco stainless steel shielded coupling shall be used on storm sewer.~~

- (51) ~~Section 1101.6.1 Discharge, Subsoil Drains~~, is amended to read as follows:

~~The subsoil drains may be allowed to discharge to a pond, or waterway if approved by the Building Official. If not allowed by the Building Official, the subsoil drain shall be discharged to a storm main.~~

~~Regardless, the gravity line shall have a backwater valve.~~

~~In existing buildings, if granted permission by the plumbing inspector, the perimeter tile may flow by gravity to a storm main, intake, or manhole if there is at least ten (10) feet vertical height difference between the perimeter tile and the storm main, intake, or manhole.~~

- (52) **Section 1101.6.2 Sump**, is amended by replacing "fifteen (15) gpm" with "17 gpm with a seventeen (17) foot head" and adding the following to the end of the section: The sump pump line may be either Schedule 40 PVC or Schedule 80 PVC pipe. The fittings shall be either schedule 80 PVC deep socket or schedule 40 deep socket pressure fittings. The sump pump line may also be 1

½" polyethylene (PE) SDR 9, 3408. The PE joints shall be made with ribbed insert fittings secured by stainless steel clamps. The sump line shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be maintained, freeze protection shall be provided. When the sump line is discharged into a storm manhole, intake, or storm main that is not five (5) feet below final surface grade, a quarter (¼) of an inch hole shall be drilled into the bottom portion of the horizontal 90°elbow before pipe is placed in the vertical position.

If two sump lines are combined together, the sump line shall be a two (2) inch line to the storm main, intake, or manhole. The sump pump shall have an electrical outlet within reach of the manufacturer's cord.

No foundation drain service line shall be discharged onto property, someone else's property, or into the building drain or building sewer. No floor drain, clothes washer, or any other plumbing fixture shall be discharged into the foundation sump pit.

Every sump pit in an elevator shaft shall meet the rules and regulations as required by the State of Iowa for elevators. No hydraulic elevator sump shall be discharged into a storm or sanitary sewer.

(53) **Section 1101.6.3 Splash Blocks** is deleted.

(54) **Section 1101.6.5 Open Area** is deleted.

~~(55) **Tables 1101.8 Sizing of Horizontal Rainwater Piping, 1101.12 Sizing of Roof Drains, Leaders, and Vertical Rainwater Piping, and 1103.3 Size of Gutters** are amended by adding the following note to the end of each table:~~

~~Rainfall rates for the City of Ames shall be based at three and one half (3 ½) inches of rain per hour.~~

(55) **Sections 1205.0 through 1205.2 Authority to Render Gas Service.** Delete the sections

(56) **Sections 1207.0 and 1207.1 Temporary Use of Gas.** Delete the sections.

(57) **Section 1208.6.4.5 Corrugated Stainless Steel Tubing.** Delete section 1208.6.4.5 and insert the following in lieu thereof: Corrugated Stainless Steel Tubing. Only CSST with an arc-resistant jacket or covering system listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed, in accordance with the terms of its approval, the conditions of listing, the manufacturer's instructions and this code, including electrical bonding requirements in Section 1211.2. CSST shall not be used for through-wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

(58) **Section 1211.3 Arc-Resistant Jacketed CSST.** Delete the section.

Significant Changes for the UPC

- New provisions for temperature limiting devices allows conforming water heaters to be utilized for temperature limiting of the hot water. 407.3(2)
- New provisions for the required guardrails around equipment located on elevated surfaces. 508.2.11
- New standard introduced for leak detection devices for water supply and distribution. 606.8-606.9
- New design standard for potable water pumps. 609.8.1-609.8.2
- New design and installation standards for plastic DWV piping. 701.2
- New design standard for cleanout fittings and caps. 707.2
- New requirements for circuit venting 911.2.1-911.5

Significant Changes for the IMC

- New standard for condensate line termination. 307.1.1, 307.2.1.1, 307.2.3.3
- New, more relaxed, standards for factory combustion/intake and exhaust. 401.4(3)
- New standards for whole-house ventilation. 403.2.1 Exceptions 2-2.2
- New standards for manicure/pedicure operations. 520.20
- New standards for clothes dryer exhausts. 504.4.1, 504.6
- New regulation for grease duct cleanouts 506.3.9(6,7)
- New requirements for polyurethane spray-foam. 602.2.2.1.8, 604.3
- New standards for fire and smoke dampers. 607.4.1-607.4.2
- Updated refrigerant tables. 1101.1.1, 1101.1.2, Table 1101.2

COUNCIL ACTION FORM

SUBJECT: 2021-22 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS

BACKGROUND:

At its March 23rd meeting, City Council reviewed draft CDBG and HOME programs for the upcoming Annual Action Plan and directed staff to proceed with public outreach regarding the draft programs and budget. On May 12th and 13th, City staff hosted online public forums to gather input regarding possible projects for consideration for the 2021-22 CDBG/HOME Annual Action Plan as part the City's Entitlement Program. Four persons attended and participated in the forum discussions, including representatives from The Bridge Home (formerly the Emergency Residence Project (ERP), Good Neighbor, and an Ames resident. Staff also received an email comment from a City resident.

On May 13th, HUD notified the City of a correction being made in our 2021-22 CDBG allocation, which resulted in an increase to \$599,177. The allocation for HOME funds for FY 2021-22 remain in the amount of \$350,543. Due to this funding update, HUD announced that in order to address an error in the FY 2021 allocation, and to help grantees/entitlement cities expedite the submittal of their Annual Action Plans, **HUD has reduced the required 30-day public comment period to a three-day comment period.**

At the May 25, 2021, City Council meeting, City Council reviewed feedback from Public Forums (see Attachment C) and directed staff to proceed with preparing a proposed 2021-22 Annual Action Plan for public comment. The Plan was made available for public comment from July 31st through August 3rd. **Public input received during the comment period is listed on Attachment B.**

Staff is recommending approval of the programs that were initially outlined to City Council in March, except that the description for the Acquisition for Slum and Blight will be expanded to included acquisition/use for public facilities and/or public infrastructure type projects.

With the overarching need to expand the supply of affordable housing for low- and moderate-income households, staff believes that this can best be accomplished through the implementation of the Homebuyer Assistance Program, New Home Construction Program, Public Infrastructure Improvements Programs and Acquisition/Reuse Program for housing and slum/blight/public facilities/public infrastructure areas. Additionally, the City will continue to administer the CARES funds.

Notably with the CDBG program there is an allowance to use up to 30% of our funds for

non-low and moderate benefit in order to address other needs in the community. Since we are in the last year of our three-year cycle (2020-2023) to spend at least 70% of our CDBG funding for a low and moderate benefit, this year presents a good opportunity to utilize up to 30% of our funds for a slum and blight program without putting ourselves at risk of not meeting the low- and moderate-income targets.

It is anticipated at the end of the 2020-21 Fiscal Year the City will have spent at least 90% of our three-year allocation to benefit low- and moderate-income households. Therefore, the proposed Action Plan includes \$304,342 which can be used for slum and blight removal and/or for public facility or public infrastructure improvements.

The proposed programs and budget for the 2021-22 Annual Action Plan are listed in Attachment A. Of the \$599,177 in CDBG funding, approximately \$119,835 (20%) has been allocated for administration. The anticipated proposed budget also includes 2020-21 rollover funds and anticipated program income that has been outlined in Attachment A.

Of the \$350,543 of HOME funds, approximately \$35,054 (10%) has been allocated for administration and includes rollover administration and program funding from previous years. Also, the budget has been reduced by approximately -\$52,581 (15%) for a CHDO set aside that is required by HUD.

The Action Plan budget will also include an anticipated rollover balance of Round 3 CARES (COVID-19) funds of approximately \$225,256, including administration. The total recommend budgets for all three federal programs is projected to be approximately \$3,001,699.

ALTERNATIVES:

1. Approve the proposed 2021-22 Annual Action Plan Program Projects and proposed budget (Attachment A) in connection with the City's CDBG/HOME programs and direct staff to submit the plan for approval by HUD on or by August 16, 2021.
2. Approve the proposed 2021-22 Annual Action Plan Program Projects and proposed budget (Attachment A) in connection with the City's CDBG/HOME programs **with modifications**, and direct staff to submit the plan for approval by HUD on or by August 16, 2021.

CITY MANAGER'S RECOMMENDED ACTION:

Although there was not a high level of participation in the Public Forums, those who attended indicated the highest priority centered around increasing the supply of affordable housing for low-income families and how funds could be used to increase the supply of affordable rental housing. The City's Plan addresses this with support for affordable housing development in Baker Subdivision as well as with the separate Acquisition/Reuse

for affordable housing. All of the proposed programs help address the needs identified in the 2019-23 Five-Year Consolidated Plan.

CDBG funds continue to bring the City a unique opportunity to use federal funding to address our housing and community development priorities. In order to qualify for receipt of these funds over the next fiscal year, this document must be approved.

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

ATTACHMENT A

2021-22 Proposed CDBG/HOME Annual Action Plan Projects and Budget

Proposed 2021-22 Action Plan Expenditure Budget:	
Programs	Budget
CDBG Acquisition/Reuse Program for Affordable Housing (including demolition)	\$264,000
CDBG Acquisition/Reuse Program for Slum/Blight Removal/Public Facilities/Public Improvements (including demolition)	\$304,342
CDBG Public Infrastructure Improvements Program for Baker Subdivision (including Engineering & Legal costs)	\$419,487
Rehabilitation/Disposition of 241 Village	\$11,000
CDBG-CV CARES (Rent, Mortgage & Utility) Relief Assistance	\$225,256
HOME Homeownership Construction Program (Baker Subdivision)	\$745,015
HOME Down Payment Assistance	\$383,632
HOME LIHTC Multi-Family Assistance 2,702,732	\$350,000
General Administration for CDBG, HOME & CARES	CDBG: \$119,835 HOME: \$169,132 CARES: \$10,000
Total	\$3,001,699
PROPOSED 2021-22 Action Plan Revenue Budget:	
2021-22 CDBG Allocation	\$599,177
2020-21 CDBG Program Rollover	\$419,487*
2021-22 CDBG Anticipated Program Income	\$100,000*
2020-21 CDBG-CV CARES Rollover	\$235,256
2021-22 HOME Allocation	\$350,543
2020-21 HOME Anticipated Program Rollover	1,297,236
Grand Total CDBG & HOME	\$3,001,699

***City Council should note that the anticipated revenue for the CDBG program rollover and the anticipated program income are cautious estimates being projected by staff.**

ATTACHMENT B

Public Input received during Comment Period July 31 to August 3

From: Hauptman, John M [PHYSA] <hauptman@iastate.edu>
Sent: Tuesday, August 03, 2021 2:03 PM
To: Baker-Latimer, Vanessa <vanessa.bakerlatimer@cityofames.org>
Subject: Ames neighborhoods

[External Email]

Dear Vanessa,

please accept these several suggestions; you can contact me for any further comments or clarifications. I have lived in Ames (as a professor at ISU) for 40 years, in one house, in one neighborhood, and I have seen many changes in Ames.

Let me preface everything with the comment that healthy neighborhoods beget higher valued homes and a better tax base for Ames. Also, neighborhood schools allow students to walk and bike to school, reducing overall costs to the school district, which comes from tax funds, by eliminating the expensive buses and their drivers. Obviously, it is better for the students, too.

1. There are many neighborhoods in Ames that once had an elementary school, but the schools were closed, people moved out, and the neighborhoods have become industrial: the area between Lincoln and the railroad tracks, between Lincoln and S. Fourth. I could supply a map of Ames to be more precise. Loan sharks and pay-day sharks and pawnbrokers line Lincoln in this area. It is not a good sight for people coming into Ames.
2. Crawford elementary school was closed many years ago. The south of campus area is now, it seems to me, to be slated for student apartments. This may look good to local developers and maybe even to the city, but it will not be a healthy neighborhood.
3. A good solution is to reopen Crawford as a two-unit elementary school, one unit as magnet school, the second unit as a regular elementary school. Faculty who work at ISU can drop off and pick up their kids easily. Neighborhood children can walk and bike to school. Every winter, I see children huddled together at school bus stops, in the snow and sleet and rain, with one parent as security.
4. The Crawford apartments can be a magnet school with small rooms (former apartments) for music, geography, mathematics, science experiments, etc. The playground can easily be enlarged by taking the railroad right-of-way (now used for apartment parking), the small sports equipment building (unused and unchanged for 40 years, as far as I can tell), and the three old houses on the corner of Stanton and Knapp. The underground parking is sufficient for teachers and parent pick-up and drop-offs.
5. There are many sizes and styles of homes in this neighborhood, and restoring the elementary school will return the whole area, Welch and the student areas, Country Club Dr., the sports complex, as far West as State Ave, South beyond Mortensen, East

beyond ISU Center, etc., into a healthy higher-valued area of Ames. It might even be a showcase for a healthy Iowa city.

6. It seems to me that Ames has gone in the direction of huge schools, and closing the small schools. This may make sense for a budget, but I would like to see the costs of buses compared to any economy of scale. Not every elementary school needs a full-time principal, half-time is enough. And the costs to students and parents in time and scheduling of moving kids around every day.

7. The middle school used to be what is now City Hall. It became the cheaply-built middle school on State St. (which rained indoors when it rained outdoors, and was demolished), and the middle school is now a huge building far out on Mortensen to which nearly everyone is bussed in, driven in, every day. I cannot see this as leading to a healthier city.

8. There is more to be said, but I need to talk with a map.

Scientific American magazine published an article on healthy cities. This involves many things, and requires foresight by city manager. Simply going for single-year budget savings, and losing more in the long run, is not the way to form a good and proud city.

best regards,
John Hauptman
2328 Donald St.

ATTACHMENT C

Public Forum Feedback May 12th and 13th

The public feedback was centered around the need to continue to address affordable housing and neighborhoods. Staff has summarized the public comments and primary questions about funding options as follows:

- If funding could be used to provide more affordable rental housing units? Also, what is the City's long-term plans for increasing the availability of affordable rental housing units for "families with children" (Commenter suggested that Story County will be needing an additional 20,000 units to have units "available")
- If funding could be used to contract with non-profits to help the City implement their programs and/or public service programs?
- If funding could be used to provide grants to private entities to help create affordable housing with by helping initial capital costs (i.e., down payment or fees and other upfront costs)?
- If funding could be used to install a gazebo in a neighborhood?

Staff's takeaway from the public input was that there still seems to be a continued consensus that affordable housing and neighborhood investment is needed in the community.

ITEM #: 23
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: REZONE PARCEL AT 525 6TH STREET FROM “RM” (RESIDENTIAL MEDIUM DENSITY) TO “S-GA” (SPECIAL PURPOSE GOVERNMENT/AIRPORT DISTRICT)

BACKGROUND:

In July 2014, the City purchased three properties at 525 6th Street (*see Attachment A- Location Map*) totaling 0.63 acres. The site was the former location of Ames Community Preschool Center, but the site is currently vacant. The City originally acquired the land for the purpose of constructing affordable housing. The City used part of its federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG) money to purchase the properties.

Subsequently, the City Council determined that development of affordable housing at the site was not feasible with available resources and decided that the land should be sold and the funds returned to HUD to be utilized for affordable housing at another location in the City, the Baker Subdivision. City Council approved this action on July 13, 2021.

With the proposed development of a public plaza east of City Hall in place of Parking Lot N, the City Council determined that this 6th Street property should be retained by the City for use as parking rather than sold for private development purposes. City Council first discussed this option of parking on 6th Street as part of the January 26th City Council meeting when reviewing the Downtown Plaza concept proposed for Lot N. City Council determined to move forward with this plan at its July 13th meeting. **The change of zoning for the property at 525 6th Street [from Residential Medium Density Zone (RM) to Special Purpose Government/Airport District (S-GA)] will facilitate the development of the property as a City-owned parking lot.**

City staff is in the process of designing the parking lot. Preliminary designs for the parking lot include access from 6th Street only; there will be no access from the alley. Final design and approval by the City Council is expected to occur later this summer or fall once the rezoning is completed. Construction is anticipated in 2022.

The LUPP Future Land Use Map designates the subject property and the surrounding properties along 6th Street, as “Downtown Service Center” (*see Attachment D- LUPP Land Use Map*). Rezoning the subject property to “S-GA” (Special Purpose Governmental/Airport District) complies with the LUPP as a zoning district for implementation of the Downtown Services Center designation related to providing for parking in support of the Downtown area and City Hall.

Planning and Zoning Commission. The Planning and Zoning Commission reviewed the request on July 21, 2021 and voted 5-0 to recommend the City Council approve the rezoning for the property at 525 6th Street Avenue to “S-GA.”

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property in accordance with the notification requirements of Chapter 29.

ALTERNATIVES:

1. Approve the rezoning of the 0.63 acres of the property at 525 6th Street from “RM” Residential Medium Density to “S-GA” Special Purpose Governmental/Airport District.
2. Do not approve a rezoning of the property at 525 6th Street.
3. Refer this report back to City staff for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed rezoning is consistent with the Land Use Policy Plan Future Land Use Map as described in the addendum. Rezoning will have no impacts on current infrastructure and City services for this parcel.

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

ADDENDUM

REZONING BACKGROUND:

A Plat of Survey boundary line adjustment was approved on July 2, 2021, consolidating the three lots into one parcel, described as 'Parcel A' and addressed as 525 6th Street. The property includes 0.63 acres.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Vacant
North	Single Family Detached Residential
East	First Christian Church
South	City Hall & City Hall Parking Lot
West	Two Family Residential

Land Use Policy Plan Future Land Use Map. The Land Use Policy Plan (LUPP) Future Land Use Map designates the extent of generalized land uses throughout the City. The intent of the LUPP Map is to illustrate relationships among uses in order to create an efficient, compatible and viable development pattern for the community and to serve as a policy guide in decision making for zoning.

The Land Use Policy Plan (LUPP) Future Land Use Map designates this area as "Downtown Services Center" (see *Attachment D*). The Downtown Service Center designation is one of six commercial designations in the LUPP. The designation is intended for "specialized business services, governmental services and retail commercial uses that are associated with highly intense activities and central location..." Rezoning of the subject property to "S-GA" (Special Purpose Governmental/Airport District) is compliant with the LUPP as a zoning district for implementation of the Downtown Services Center designation recognizing the unique condition of government services at this location in Downtown.

Staff believes the rezoning request is consistent with the goals and policies of the LUPP.

Existing/Proposed Zoning. The property is currently zoned "RM" Residential Medium Density (see *Attachment B- Existing Zoning Map*). Properties to the north, west, and east are zoned RM with the Single-Family Conservation Overlay.

The proposed zoning is "S-GA" Special Purpose Governmental/Airport District (see *Attachment C- Proposed Zoning Map*). The "S-GA" district is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal governmental authorities. The property is owned by the City of Ames and will

be utilized for municipal use as a parking lot. Although properties within this district enjoy a legal exemption from local zoning requirements, it is expected that the development will utilize standards which are compatible with the general character of the area.

Public Infrastructure. The property is currently vacant but was previously developed and is fully served by City infrastructure.

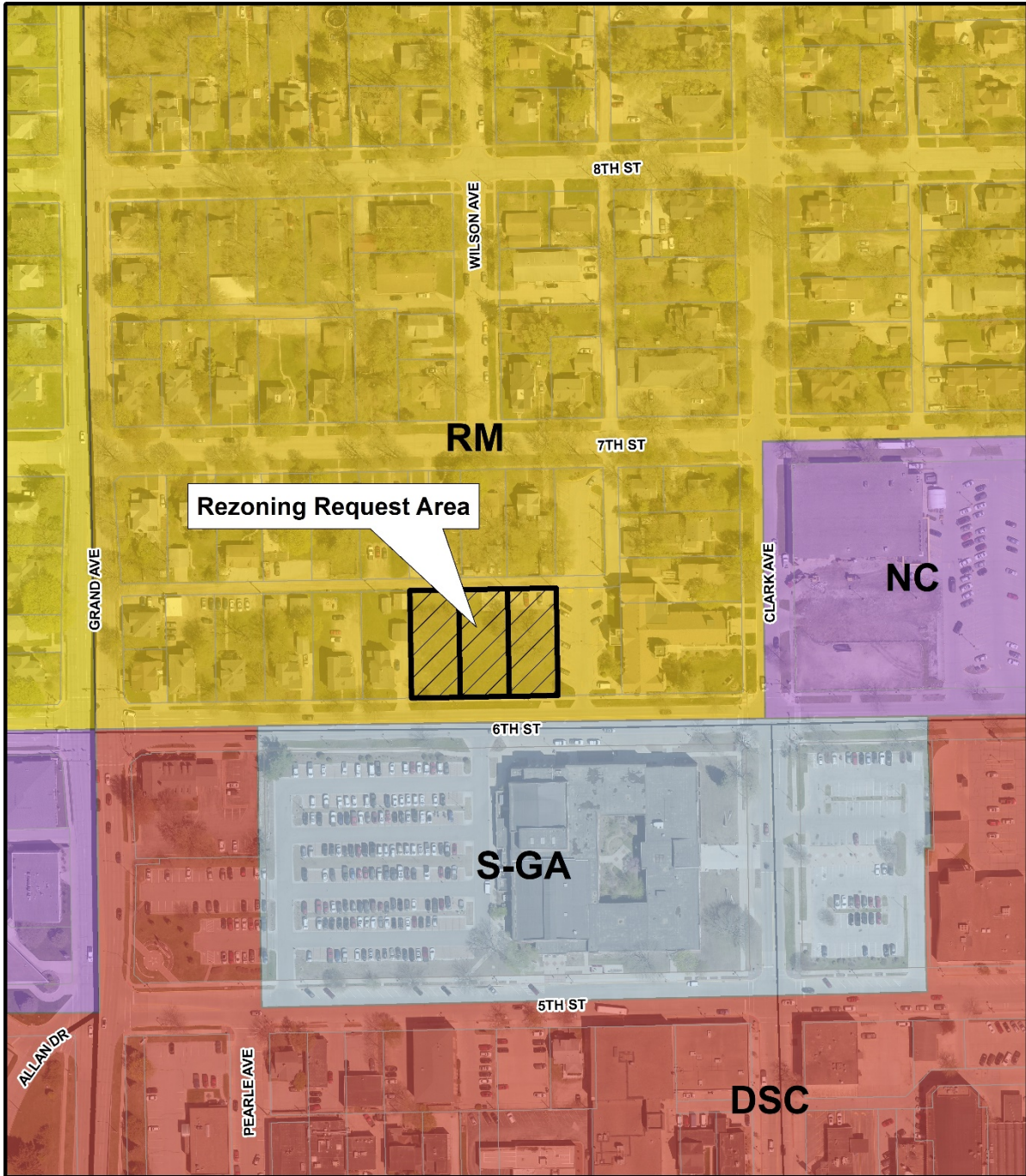
Applicant's Statement. The applicant has provided an explanation of the reasons for the rezoning request in *Attachment F*.

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by the City of Ames. The rezoning request and statement of justification is included as *Attachment E*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of "Downtown Services Center" as identified on the Land Use Policy Plan (LUPP) Future Land Use Map included as *Attachment D*.
4. The proposed rezoning to "S-GA" (Special Purpose Governmental/Airport District) zoning is appropriate since the City owns the property and intends to develop it for a parking lot.
5. Development of the parking lot will utilize standards which are compatible with the general character of the area.
6. Rezoning will have no impacts on current infrastructure and City services for this parcel.

Public Notice. The City provided mailed notice to all property owners within 200 feet of the subject property in accordance with the notification requirements of Chapter 29.

ATTACHMENT B: EXISTING ZONING

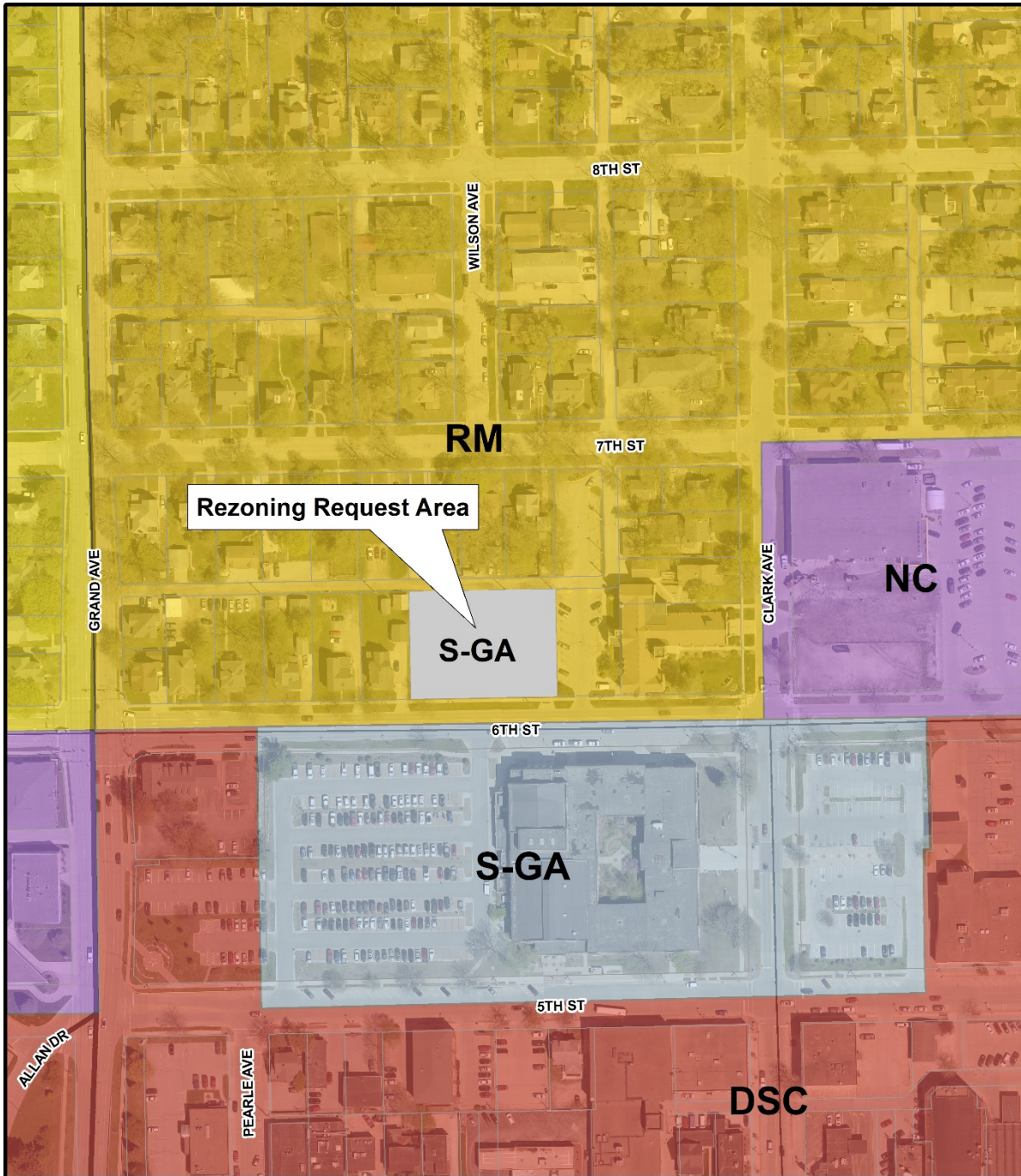


**525 6th Street Rezoning Request
EXISTING ZONING**

Prepared by City of Ames, Planning Division, July 2021



ATTACHMENT C: PROPOSED ZONING

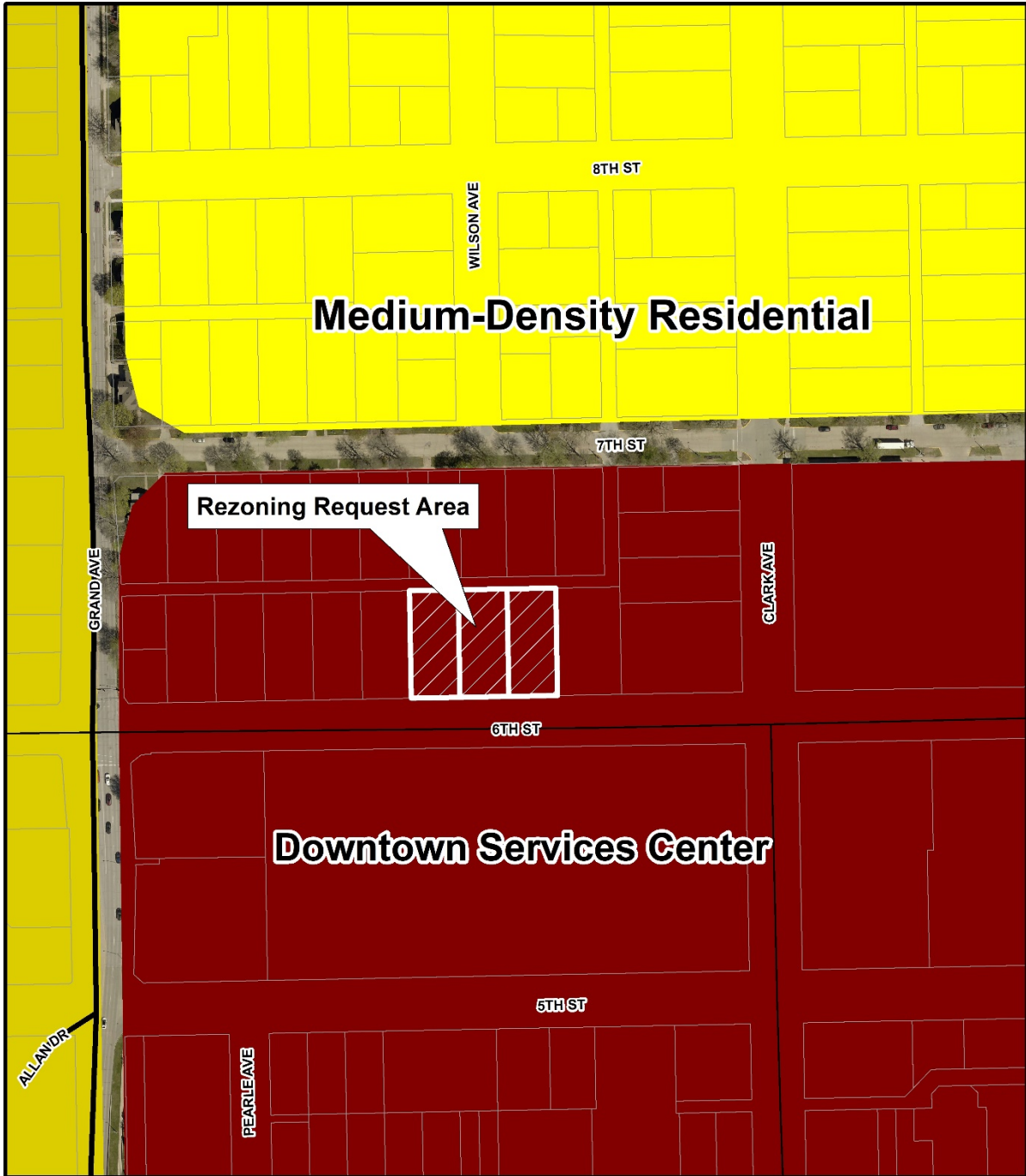


525 6th Street Rezoning Request PROPOSED ZONING

Prepared by City of Ames, Planning Division, July 2021



ATTACHMENT D: LUPP LAND USE MAP



525 6th Street Rezoning Request LUPP LAND USE MAP

Prepared by City of Ames, Planning Division, July 2021



ATTACHMENT E: APPLICANT'S STATEMENT

REZONING APPLICATION

The following text is intended to supplement the Rezoning Application packet as required.

1. **Reasons for Requesting Rezoning.** The City of Ames acquired the three parcels of land at 519, 525, and 601 6th Street in July of 2014 for the purpose of constructing affordable housing. Subsequently, the City Council determined that it was not feasible to develop affordable housing as originally envisioned. The City's Consolidated Plan for Housing and its Annual Action Plan have contemplated the sale of the property and reuse of the funds for other affordable housing purposes for the past 2-3 years.

Upon review of Downtown parking needs and the loss of Parking Lot N in from City Hall with development of a plaza, the City Council determined that this property should be retained by the City and developed for use as parking. City Council authorized on July 13th acquisition of the site and returning funds to the CDBG program in order to develop parking at this site.

The change of zoning for the property at 525 6th Street [from Residential Medium Density Zone (RM) to Special Purpose Government/Airport District (S-GA)] will facilitate the development of the property as a city-owned parking lot.

2. **Consistency of this Rezoning with the Land Use Policy Plan.** The rezoning request matches what is set forth in the Land Use Policy Plan (LUPP). The LUPP designation is Commercial - Downtown Services Center.
3. **Current Zoning.** Residential Medium Density Zone (RM)
4. **Proposed Zoning.** Special Purpose Government/Airport District (S-GA)
5. **Proposed Use.** Downtown Parking. The parking lot will have access from 6th Street.
6. **Legal Description.** Parcel 'A' composed of Lots 17, 18, & 19 of Wells Subdivision of Block 43 in Blair's Third Addition, City of Ames, Story County, Iowa.
7. **Land Area.** 27,714.5 Sq. Ft. or 0.63 Acres.
8. **Map.** See attachment.