



MEMO

To: Mayor and City Council
From: Renee Hall, City Clerk
Date: July 10, 2026
Subject: Packet of Communications to Council

Listed below are the communications to the City Council known to staff as of July 10, 2026:

1. Corey Mellies, Director of Fleet – June 9, 2026
RE: Base Bid adjustments to Ames Animal Services Project
2. Manatts – June 29, 2026
RE: Request for annexation at 1901 S Dayton Ave
3. Bonnie Alley, Ames Resident – July 7, 2026
RE: Mortenson Road Corridor Study Considerations
4. Ames Regional Economic Alliance – July 7, 2026
RE: Data Center Support
5. Justin Moore, Planning & Housing – July 14, 2026
RE: Request to waive the requirement for Rural Subdivision covenants for a Plat of Survey at 2702 North Dakota



MEMO

To: Mayor and City Council
From: Corey Mellies, Director of Fleet
Date: June 9, 2026
Subject: Response to Referral Request – Base Bid Adjustments to the Ames Animal Services Project

At the May 12, 2026 City Council meeting, City Council directed staff to include the footings and foundations needed for shade structures in the base bid of new Ames Animal Services building. Staff has worked with the architect to include the necessary footings and foundations in the base bid. The shade structures will be an add-alternate that will be evaluated when bids are received.

City Council also had two questions regarding the project. The first was related to the HVAC system on the roof contributing to odors in the building. The following is the response of DLI, the mechanical engineers on the project:

“The only point in these systems where odors (generated indoors) could be transferred between units is at the energy recovery wheels of the DOAS units, since these provide fresh air to multiple RTUs and remove exhaust air from their corresponding zones (so odors could potentially be transmitted from the exhaust air leaving the DOAS units to the fresh air entering the DOAS units, which is then distributed to the RTUs). The amount of air transferred between the two streams is not only minimal, however, but also occurs upstream of the filters, coils, and UVGI devices located not only in the DOAS units, but in the RTUs as well. Consequently, the transfer of odors between units is not a concern.”

The second question concerned the project meeting the Iowa Department of Agriculture requirements and the Association of Shelter Veterinarians Guidelines for Standard of

Care in Animal Shelters. DLI, also serving as the animal sheltering expert on the project, has prepared a document showing the requirements and guidelines and how they are met. The document is attached to this memo.



Design Standards for New Ames Animal Services

Project Designation: AAMES.IA
Prepared: Monday, May 18, 2026

The Ames Animal Services has been designed to meet or exceed the minimum requirements of all applicable codes, standards, and animal care guidelines. The facility as a whole complies with the minimum building code requirements necessary for a safe and functional operation. In addition, the animal care components of the design have been developed in accordance with the Association of Shelter Veterinarians (ASV) Guidelines for Standards of Care in Animal Shelters, Iowa Department of Agriculture requirements, and DLI's established design and engineering standards.

The Iowa Department of Agriculture requirements for animal sheltering are intentionally broad in scope and include both facility and operational considerations. To further support best practices in animal welfare, the design team also utilized the ASV Guidelines for Standards of Care in Animal Shelters during the planning and design process. While many aspects of the ASV Guidelines relate to shelter operations and procedures, several recommendations directly influence facility design requirements and planning considerations.

While the Association of Shelter Veterinarians (ASV) Standards are currently considered guidelines rather than enforceable code requirements in Iowa, portions of these standards have already been adopted into code in New York. As animal welfare expectations continue to evolve and receive increased public and regulatory attention, similar adoption of these standards may occur in additional jurisdictions in the future.

Designing the shelter to meet ASV Standards was therefore an important consideration not only from an animal welfare perspective, but also from a long-term financial stewardship standpoint. Incorporating these standards into the project proactively helps position the facility for future compliance and reduces the likelihood of costly renovations or operational modifications later. Many shelters where these standards have been codified, such as New York, are currently undergoing extensive and expensive upgrades to meet the updated requirements.

The shelter meets Iowa Dept. of Ag requirements which include:

- Secure and safe animal housing
- Impervious floor and wall surfaces that allow efficient cleaning and sanitizing
- Adequate temperature controls and ventilation through our comprehensive HVAC system to prevent the accumulation of moisture, odors, and disease hazards
- Lighting that can allow for inspections and cleaning
- Drainage system to manage waste and prevent standing water
- Dedicated isolation holding areas for cats and dogs
- Shelter shall be provided to allow access to shade from direct sunlight and regress from exposure to rain or snow
- Washrooms, basins or sinks shall be provided within or be readily accessible to each housing facility
- Equipment shall be available for removal and disposal of all waste materials from housing facilities to minimize vermin infestation, odors and disease hazards
- Facilities shall be provided to isolate diseased animals, to prevent exposure to healthy animals
- Outdoor dog runs and exercise areas shall be of sound construction and kept in good repair so as to safely contain the animal(s) therein without injury. Floors shall be concrete, gravel or materials which can be regularly cleaned and kept free of waste accumulation
- Group housing is permitted for animals which are compatible with one another. Adequate space shall be provided to prevent crowding and to allow freedom of movement and comfort to animals of the size which are housed in the facility
- The shape and size of the enclosure shall afford ample space for the individual(s) to comfortably turnabout, stand erect, sit or lie

Facility requirements from ASV Guidelines that are met by this design include:

- General Facility Requirements
 - Shelter facility includes sufficient space to allow for the execution of essential shelter operations and programs as required by mission or mandate
 - Facility design and use provides for proper separation of animals by species, predator/prey status, health status, and behavior
 - Shelter has a variety of housing units available to meet the individual needs of animals
 - Primary enclosures are structurally sound and maintained in safe, working condition to prevent injury and escape
 - Animals are able to make normal postural adjustments within their primary enclosure, including standing and walking several steps, sitting normally, laying down at full body length, and holding the tail completely erect
 - A sealed, impermeable surface, such as resinous epoxy or resinous urethane, is considered for new facilities
 - Flexibility in operational and spatial use is incorporated into designs for remodeling and new facilities in order to meet the changing needs of the community and services offered by the shelter
 - When designing a new facility or undertaking a significant renovation, shelter consults with a shelter veterinarian and an architect experienced in shelter design
 - When remodeling or planning a new facility, the movement of animals, people, and supplies is incorporated into the design
 - Supplies of food are stored in a manner to prevent spoilage or contamination
- Cat Housing
 - Individual cat housing provides 11 ft² (1.0 m²) or more of floor space
 - Primary enclosures allow animals to sit, sleep, and eat away from areas of their enclosures where they defecate and urinate
 - Multi-compartment enclosures are provided for the majority of animals housed in the shelter
 - Cat housing units are elevated off the floor
 - Cat cages face away from each other or are spaced more than 4 ft (1.2 m) apart
 - A minimum of 18 ft² (1.7 m²) of floor space per adult cat is provided for group housing
 - No more than 6 adult cats are co-housed in a primary enclosure
- Dog Housing
 - Enclosures that include outdoor space protect animals from adverse weather, provide choice for thermoregulation, protect from predators, and prevent escape, theft or harassment
 - Preventing visual contact between dogs is not used as the sole strategy to reduce barking
 - Shelter avoids large warehouse type rooms when designing housing
 - Primary enclosures allow animals to sit, sleep, and eat away from areas of their enclosures where they defecate and urinate
 - Multi-compartment enclosures are provided for the majority of animals housed in the shelter
- Isolation
 - Shelter has a means of isolating infectious animals
 - Isolation housing meets the medical and behavioral needs of ill animals
 - Different species are not housed within the same isolation room
 - Separate isolation areas are provided for animals with different highly contagious diseases to prevent co-infections with multiple pathogens
 - Isolation rooms are designed so that they do not open directly into another animal housing area
 - Isolation rooms have access to a sink for handwashing and are set up with space for treatments, examinations, and storage for dedicated supplies
 - Isolation rooms are designed with windows to allow observation of animals from a corridor without needing to repeatedly enter the room
- Mechanical Engineering/HVAC
 - Ventilation is maintained at a high enough rate to ensure adequate air quality in all areas of the shelter including in primary enclosures
 - Ventilation does not compromise recommended ambient temperatures
 - All ventilation systems are regularly maintained based on manufacturer recommendations
 - Air from isolation areas is exhausted outside and not recirculated
 - Ultraviolet irradiation is not relied upon as the sole method for ensuring good air quality or infectious disease prevention



- Noise Control
 - Noise is minimized in animal housing areas
- Electrical Engineering/Lighting
 - Lighting promotes a safe working environment and effective observation of animals and the enclosure
 - Facilities are designed to offer as much natural light as possible
 - When natural lighting is not available and artificial light is used, it approximates natural light in both duration and intensity to support circadian rhythms
- Plumbing Engineering/Sanitation
 - Drainage systems or operational practices (e.g. squeegee, towel drying) prevent the accumulation of standing water
 - Hand hygiene stations are sinks that allow washing with soap and water, and drying with single use towels
 - Feces are promptly removed from animal housing and exercise areas
- Outdoor Animal Areas
 - All enclosed outdoor spaces have double door entry points to keep animals safe and reduce the risk of escape
- Animal Intake
 - Animal intake occurs in a designated quiet space away from the main pattern of foot traffic
 - Intake rooms have elevated surfaces to place animals in carriers off of floor level
- Euthanasia
 - A separate room is designated for euthanasia in a quiet area away from the main pattern of foot traffic
 - The room used for euthanasia is well lit and large enough to accommodate the necessary people and equipment

DESIGN LEARNED, INC.

positively impacting the lives of animals

860-889-7078 • 112 Main Street, Norwich, CT 06360 • designlearned.com • info@designlearned.com

Hall, Renee

To: Hall, Renee
Subject: FW: Non-agenda Communication - FW: Annexation of 1901 South Dayton Avenue

From: Joel Mills <joelm@manatts.com>
Sent: Monday, June 29, 2026 1:46 PM
To: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Cc: Chris Sawin <chriss@manatts.com>; Mona Bond <monabond51@gmail.com>
Subject: Annexation of 1901 South Dayton Avenue

[External Email]

Mr. Kelly Diekmann,

Please accept this email and provide it to Ames City Council for their review of our annexation proposal.

Manatts has operated a laydown yard at 1901 South Dayton Avenue for approximately the past decade. We respectfully request that the Ames City Council approve the annexation of this property, currently located in Story County, into the City of Ames and designate it as industrial zoning.

This site enables Manatts to efficiently deploy portable asphalt and/or concrete production equipment. The use of portable equipment at this location allows us to take full advantage of nearby natural resources, including the Manatts-owned quarry to the east, which is operated by Hallett Materials. Utilizing this yard for portable equipment reduces the need to transport materials over long distances, improving efficiency and helping control costs.

We recognize that this annexation request represents a departure from the Ames Plan 2040. However, it is important to note that the 1901 South Dayton Avenue site is identified in the Ames Plan 2040 "Existing Land Use, 2019" map as industrial. We believe it is appropriate to reconsider the future land use designation for areas south of Highway 30, given the long-standing industrial activity and available natural resources in this corridor.

Currently, the Ames Future Land Use Map designates this property and surrounding areas as general commercial and notes the adjacent quarry to the southeast. We respectfully request that this designation be reevaluated by Ames City Council. Considering the quarry has an anticipated lifespan of another 50+ years and the area's consistent industrial use, it would be more appropriate to maintain general commercial development north of Highway 30.

The 1901 South Dayton Avenue site allows Manatts to meet local infrastructure needs by utilizing locally sourced materials, significantly reducing costs compared to transporting rock, concrete, or asphalt from more distant locations. Manatts does not intend to construct permanent vertical structures at this site. Instead, operations will continue using portable equipment, with stockpiles of recycled asphalt, aggregate, and sand maintained year-round to support rapid production without delays associated with material delivery.

Manatts has worked closely with Story County Conservation regarding the western portion of the property. The existing timbered area will be preserved and designated within the Greenbelt District, ensuring it remains undeveloped. The current yard size is sufficient for operational needs, and there are no plans for yard expansion. Additionally, Manatts has collaborated with Story County Conservation to select appropriate shrub species for planting along the north and east sides of the existing block wall to enhance visual screening.

It is also important to note that this request is solely for annexation and does not include a request for municipal utility extensions such as sanitary sewer, storm sewer, or water service. As such, the City of Ames would not incur costs to expand infrastructure to serve this property. The Ames Plan 2040 states that “annexation of other areas may be justified due to readily available infrastructure.” We believe the improvements made to the 1901 South Dayton Avenue site over the past decade position both Manatts and the City of Ames to continue a strong partnership, enabling the efficient deployment of portable equipment and supporting cost-effective paving projects.

Thank you for your consideration.

Joel Mills

Environmental Manager

641.501.1399 cell

641.522.9206 ext. 1239

manatts.com



Hall, Renee

From: Bonnie Alley <bonnie.alley@gmail.com>
Sent: Tuesday, July 7, 2026 8:10 AM
To: Hall, Renee; Beatty-Hansen, Bronwyn; Gartin, Tim; Betcher, Gloria; Junck, Rachel; Rollins, Anita; Corrieri, Amber; Schainker, Steve
Cc: Haila, John
Subject: Re: Mortensen Road Corridor Safety Considerations

[External Email]

Dear Mayor Haila and Members of the Ames City Council,

Thank you for your continued work on the Mortensen Road Corridor and for your commitment to improving safety in this area.

After receiving Mr. Pregitzer's letter, I met with Mayor Haila and Council Member Justin Clausen to ask additional questions and gain a better understanding of the traffic study and the considerations behind the proposed improvements. I appreciated the opportunity to have that conversation.

One concern remains for me. My understanding is that the traffic data was collected while Iowa State University was not in session. If that is the case, I am concerned the study may not fully represent the corridor under the conditions it experiences for much of the year.

The south side of Mortensen Road is home to a significant concentration of student housing and apartment complexes. During the academic year, vehicle traffic, turning movements, pedestrian crossings, and bicycle activity all increase substantially. Because these are the conditions experienced throughout most of the year, I believe they should be reflected in the data used to evaluate long-term safety improvements.

For that reason, I respectfully request that the City conduct an additional traffic study during August or September, when Iowa State University is fully in session. Collecting data during this timeframe would provide a more representative understanding of how the corridor functions and help ensure that future decisions are based on the most complete information available.

In addition, I would like to request increased police patrols along the Mortensen Road corridor. Excessive speeding continues to be a concern, and a more visible law enforcement presence could help encourage safer driving behaviors while the City continues to evaluate long-term improvements. I believe this is a step that could have an immediate positive impact on the safety of everyone using the corridor.

I have also attached a photograph taken this morning showing damage to the temporary median signage. While I do not know the circumstances that led to the damage, I wanted to make you aware of it as another observation from the corridor. My intent is not to draw conclusions from a single incident, but to share information that I believe is relevant as the City continues its evaluation.

My goal in writing is simply to advocate for the safest possible outcome for everyone who travels the Mortensen Road corridor. I appreciate the City's willingness to listen to community input and respectfully ask that these additional considerations be taken into account as you move forward.



Thank you for your time, your thoughtful consideration, and your continued service to our community.

Bonnie Alley

"Never postpone joy. The ordinary moments become the memories we treasure most." #PinkRibbonPerspective

On Tue, Mar 3, 2026 at 10:04 AM Hall, Renee <renee.hall@cityofames.org> wrote:

Good morning, Bonnie!

At Council's request, I am forwarding the Traffic Engineer's response for your review regarding the Mortensen Road Corridor study. This matter was discussed under "Disposition to Council" at the February 24 City Council meeting.

Thank you again for reaching out!

Renee Hall

City Clerk/Records Manager

City of Ames

515-239-5105

From: Bonnie Alley <bonnie.alley@gmail.com>

Sent: Thursday, January 1, 2026 3:16 PM

To: Haila, John <john.haila@cityofames.org>; Beatty-Hansen, Bronwyn <bronwyn.beattyhansen@amescitycouncil.org>; Gartin, Tim <tim.gartin@amescitycouncil.org>; Betcher, Gloria <gloria.betcher@amescitycouncil.org>; Junck, Rachel <rachel.junck@amescitycouncil.org>; Rollins, Anita <anita.rollins@amescitycouncil.org>; Corrieri, Amber <amber.corrieri@amescitycouncil.org>; Boland, Emily <emily.boland@amescitycouncil.org>; Schainker, Steve <steve.schainker@cityofames.org>

Subject: Mortensen Road Corridor Safety Considerations

[External Email]



Mortensen Road Corridor Safety Considerations.pdf

Dear Mayor and City Council Members,

I am writing to share a brief overview and attached presentation regarding ongoing safety concerns along the Mortensen Road corridor west of South Dakota Avenue and the surrounding West Ames neighborhood.

Over time, residents have observed increasing speed inconsistency, challenging turning movements, and confusion related to stop control and parking conditions. This area includes higher residential density, schools, transit activity, and significant visitor traffic, all of which make clear and consistent traffic control especially important for safety and predictability.

The attached presentation is intended to provide visual context and highlight several targeted, actionable opportunities to improve safety, visibility, and traffic flow. It also includes considerations for speed alignment, stop sign consistency, parking management on Wilder Boulevard, and winter operations coordination.

My goal in sharing this information is to support a thoughtful review and conversation around how the current roadway conditions align with how this corridor is being used today, and to explore potential improvements that enhance safety for residents, visitors, and the broader community. I would welcome the opportunity to address the City Council and discuss these observations and considerations at a future City Council meeting, if helpful.

Thank you for your time and consideration. I appreciate your continued service to our community and your attention to neighborhood safety concerns.

Bonnie Alley

" There is a powerful driving force inside every human being that, once unleashed, can make any vision, dream, or desire a reality"

Hall, Renee

From: Dylan Kline <dylan@amesalliance.com>
Sent: Thursday, July 2, 2026 3:10 PM
To: City Council and Mayor
Cc: Schainker, Steve; Dan Culhane
Subject: Silenced Stakeholders in Data Center Discussion
Attachments: Lightedge Letter of Support - Alliance 7-1-2026.pdf

[External Email]

Good afternoon Mayor Haila and members of the Ames City Council,

Significant effort has been committed by the Ames City Council and City Staff to seek citizen and stakeholder input about the Lightedge data center proposal, and potential future data center development in Ames. However, we believe the public outcry by a subset of the community has silenced those who support this proposal and has inhibited the business community from speaking out in support of the vital infrastructure this project will provide for fear of retribution from those in opposition to the proposal.

Please see the attached letter from the Ames Alliance on behalf of this potentially overlooked, but vitally important group.

Your efforts to listen, learn, and ultimately make the right decisions for the community of Ames around this divisive issue are recognized and appreciated. The Ames Alliance team is at your service to assist in connecting you to the business community or provide an economic development perspective as you weigh this matter.

Thank you,

Dylan Kline
Director, Business Development



515.232.2310 *main*
515.520.4306 *cell*

www.AmesAlliance.com

July 1, 2026

Mayor John Haila and Members of the Ames City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor Haila and Members of the Ames City Council:

First, I want to express sincere gratitude for the work each of you commit to your duties as elected officials representing the citizens of Ames. Public service is often a thankless job. At times, as has been demonstrated in the recent data center discussion, even your most sincere efforts to serve the best interests of the community can result in unfair criticism and unwarranted personal attacks. Your commitment to gathering robust public input despite these challenges is commendable.

Public feedback on the topic of the colocation data center project, and data center development in general, has been spirited and diverse. People from many points of view have shared opinions, questions, and concerns in an effort to better understand how these types of projects will affect Ames. However, there is one important group of stakeholders that may be reluctant to publicly offer their opinion on the project.

Companies and business owners in our region will benefit directly from the infrastructure that will be added to our market by this colocation data center. Banks, medical providers, educational institutions, insurance providers, start-ups, and research entities are just a few of the businesses that currently use, or are potential beneficiaries of, the services this colocation data center will provide. Nonetheless, some businesses fear negative repercussions from publicly supporting such a controversial project, even if it will provide vital services they need to continue to grow and compete in our community. Some business owners who have been brave enough to speak in favor of the project online have experienced backlash aimed at their businesses, which has adversely and unfairly affected their online reputations.

As you receive public feedback on the project and formulate your opinions on how to proceed, please take into consideration the silent but robust support of the local business community that stands to benefit from the data storage and processing infrastructure this colocation data center will bring to our market.

The large industries and small business in the Ames region thank you for your service and thoughtful consideration.

Sincerely,



Daniel Culhane
President and CEO
Ames Regional Economic Alliance



Dylan Kline
Director, Business Development
Ames Regional Economic Alliance



Department of Planning & Housing

Memo

TO: Mayor and City Council

FROM: Justin Moore, Planner

DATE: July 14, 2026

SUBJECT: Request to Waive The Requirement For Rural Subdivision Covenants for a Plat of Survey at 2702 North Dakota

On June 23rd, City Council forwarded the request from Steve Shickell who owns property at 2702 North Dakota Avenue to waive the required Rural Subdivision Covenants that are typically required as part of any Plat of Survey or Subdivision within the 2-mile extraterritorial Subdivision jurisdiction of Ames. The owner has submitted a Plat of Survey that is currently under review by City Staff in the Development Review process.

The specific request is to allow Mr. Shickell to split off an existing farmhouse from the remainder of a row crop farmed property with a Plat of Survey without providing covenants for Annexation, Water & Sewer Service and Public Improvements along abutting Right-of-Way. All 3 covenants are otherwise required when a Plat of Survey splitting property or a Subdivision occurs within the Subdivision jurisdiction of the City of Ames.

The property being split sits within less than 1-mile of the existing City Limits to the northwest of Ames. Mr. Shickell does not intend to further develop the land being split as he will maintain the row cropped area for farming and sell off the farmhouse being split away. The proposal is to split the existing 9.42 acre farmstead and row crop property by separating the home on the property and create a 2.36 acre site and keeping the remainder row crop area on a separate parcel of 6.64 acres. This is allowable in City of Ames subdivision code Section 23.308 Which allows for one time splits of farmsteads from agricultural land with a Plat of Survey.

The intent of the covenants is that if the City of Ames grows outward and the boundaries of the City become contiguous with the property being split, the owner agrees to annex and allow water & sewer service as well as associated Public Improvements if the City Council deems it necessary at that time. **The covenants require that the owner/developer consent to annexation when requested as well as installing public improvements and water & sewer lines to City standards. Otherwise, without covenants the City would have to pursue annexation and subsequent development through traditional annexation means which can take longer. Requiring covenant agreements provides for more orderly smooth growth and development if -or- when that time would come.**

Ames Plan 2040 shows the future land use in this area as being in the Urban Fringe as Agricultural and Natural Area.

OPTIONS:

Option 1-

Take no action on the landowners request. This would require the owner to submit the 3 Subdivision covenants as a part of consideration for approval of a Plat of Survey.

Option 2-

Grant the owners request and waive the requirement to provide the 3 covenants. This would allow the owner to proceed with finalizing a Plat of Survey with the City. If in the future the City boundaries abut the property of the owner and the City desired to annex the property the City would have to pursue a traditional process of annexation and obtain easements for water & sewer as well as public right of way for Public Improvements under City Subdivision design.

Staff Comments

The requirement for the rural subdivision covenants has been a common practice for many years. The covenants cover annexation, Water & Sewer and Public Improvements relating to streets. Staff sees no specific reason in this case to waive the requirement for the Covenants. The City has no immediate plans to annex in this area northwest of the City. However, while there are no immediate plans, the covenants are generally required regardless.

Ames Planning and Zoning

In reference to the proposed property split at 2702 North Dakota Avenue, Ames Iowa, I have been instructed that there are Three covenants that must be addressed.

- 1 Covenant for annexation
- 2 Covenant for water service
- 3 Covenant for assessment of cost of improvements

I am not interested in being annexed. There will be no need for water service. There should be no need for assessment as the remainder will be farm land. Therefore, I request a waiver for these three covenants as I do not need or cannot use them.

Respectfully yours
Steven Shickell

