



MEMO

To: Mayor and City Council
From: Renee Hall, City Clerk
Date: September 18, 2026
Subject: Packet of Communications to Council

Listed below are the communications to the City Council known to staff as of September 18, 2026:

1. Katey Koppes, Ames Resident – September 8, 2026
RE: Request for text amendment to the Home Occupation regulation for at home chiropractic business
2. Melissa Martin, Ames Resident – September 8, 2026
RE: Request to reduce unnecessary nighttime lighting during spring and fall bird migration, specifically Trice Stadium
3. Sara Van Meeteren, Building Official – September 10, 2026
RE: Memo on Ampustown Area Property Maintenance
4. Erik Charter, Property Manager at West End Living – September 12, 2026
RE: Concerns regarding anti bird devices on Kwik Star in West Ames
5. Douglas Pepe, Ames Resident – September 14, 2026
RE: Request for Council to consider an inquiry to Staff on information on the Vacancy of Low-Income Housing Units in Ames
6. Kevin Bourke, President & CEO of Discover Ames – September 15, 2026
RE: Request that the City of Ames pays \$5,500 towards the \$11,000 ISG compensation for the Ames Event Center
7. Jessica Baker, Ames Resident – September 16, 2026
RE: Request for Council to address safety gaps in the Ames Rental Code

8. Sara Van Meeteren, Building Official – September 16, 2026
RE: Memo on Lutheran Church of Hope signage
9. Luke Jensen, Managing Director for RES Development – September 18, 2026
RE: Request for Council direction on clarification of developer agreement amendment on The Bluffs development
10. Justin Clausen, PE, Public Works Director – September 22, 2026
RE: Memo on North Ames Flooding – July 4, 2026

Hall, Renee

From: senek8078 <senebou4@gmail.com>
Sent: Tuesday, September 8, 2026 9:00 AM
To: Hall, Renee
Subject: Business Proposal - Follow up Per Recommendation of Benjamin Campbell
Attachments: Business Proposal for City Council.pdf

You don't often get email from senebou4@gmail.com. [Learn why this is important](#)

[External Email]

Dear Renee Hall,

I received your contact information from Benjamin Campbell, the City Planner for Ames. I am seeking approval for a small at home chiropractic business. Mr. Campbell recommended I ask for a text amendment to the Home Occupation regulation asking for a modification for a chiropractic practice as a home occupation. In the letter, are the details of the structure of the business still honoring the city's goal for a quiet residential area.

Sincerely,

Katey Koppes

Katelyn Koppes, D.C. * 4618 Twain Street * Ames, IA 50014 * (262)408-9967 *
senebou4@gmail.com

September 2, 2026

Renee Hall
City Clerk, City of Ames
515 Clark Ave.
Ames, IA 50010

Dear Mrs. Hall:

I received your contact information from Benjamin Campbell, the City Planner for Ames. I am seeking approval for a small at home chiropractic business. Mr. Campbell recommended I ask for a text amendment to the Home Occupation regulation asking for a modification for a chiropractic practice as a home occupation. In the letter, are the details of the structure of the business still honoring the city's goal for a quiet residential area.

First, I fully understand the city's position on operating a business in a residential area. I enjoy the peaceful atmosphere of my neighborhood and have no intention of disrupting that feel or the overall flow of our neighborhood. My goal is first and foremost to be a stay-at-home mom, while seeing a few chiropractic patients on the side.

Seeing a few chiropractic patients from my home would look very different than operating a full-scale medical practice in several ways. First, chiropractic is a separate entity from medicine. In chiropractic, we do not prescribe medications, draw blood, give injections, or produce any hazardous waste. We use only our hands to apply gentle force to restore normal function in the human body. As such, chiropractic is not considered a branch of conventional medical practice. In addition, my hours of operation would be significantly less than a medical clinic, keeping additional traffic at a level that would be virtually unnoticed.

After researching the city codes for Ames, I found that according to the American Legal Publishing Code Library for Ames per section (b), "The activity shall be conducted in a manner that will not alter the normal residential character of the premises." This is important to me as well. My research shows that according to the American Legal Publishing Code Library for Ames, a home occupation office space permits up to 10 vehicles per day, with up to 4 family members per vehicle, between the hours of 6:30 AM - 7:00 PM. My proposed hours and operating guidelines are as follows:

Each appointment would be 15 minutes long to allow suitable time for me to properly care for each patient and to also avoid creating a traffic issue with only four appointment times per hour and only eight total appointment times per day. My intended hours of operation would be:

- Tuesday: 3:00 PM - 5:00 PM

- Wednesday: 9:00 AM - 11:00 AM

- Thursday: 3:00 PM - 5:00 PM

- Friday: 9:00 AM - 11:00 AM

I would not have a need to employ any staff and would have patients park only in my driveway. The area I would use for seeing patients would be less than 650 square feet, making the office space less than 50% of the gross floor area. The only equipment I would need would be a single computer, a single TV monitor, and three small chiropractic tables. I would operate with full knowledge of all city ordinances and would purposely preserve a residential feel in my neighborhood. I look forward to your reply and will be happy to answer any additional questions you might have.

Sincerely,

Hall, Renee

From: Melissa <melissa.poppins1964@gmail.com>
Sent: Tuesday, September 8, 2026 1:51 PM
To: City Council and Mayor
Subject: Light Ordinances and Bird Migration Concern
Attachments: IMG_7190.jpeg; IMG_7189.jpg

Some people who received this message don't often get email from melissa.poppins1964@gmail.com. [Learn why this is important](#)

[External Email]

Dear Mayor Haila and Ames City Council,

I am writing to ask the City Council to consider ways Ames can reduce unnecessary nighttime lighting during spring and fall bird migration.

On the night of September 5–6, following the Iowa State football game at Jack Trice Stadium, I observed the stadium's full lighting, including the large LED display/ribbon boards, still illuminated at approximately 1:17 a.m. and again at approximately 5:30 a.m. The game had ended around 3:53 p.m., more than nine hours before my first observation.

The illumination was extraordinarily visible from a significant distance. I was more than 30 miles from Ames when I first noticed it. Later that night, when I drove past the stadium, it was still illuminated despite the game having ended hours earlier. The stadium appeared empty, and very few cars were in the nearby lots.

What particularly concerned me was that this occurred during an unusually active night of bird migration. According to BirdCast's migration data for Story County, an estimated 1,168,400 birds crossed the county during the night of September 5–6. The migration period ran from approximately 7:40 p.m. until 6:40 a.m., with a peak of 392,200 birds in flight at 9:20 p.m., classified as a "High" migration night.

I have attached a screenshot of the BirdCast data for Story County, as well as a radar image from that evening showing the extensive migration activity across the region.

I subsequently reviewed the City's Outdoor Lighting Code and found that **\$29.907 specifically addresses lighting at outdoor recreational facilities, including football fields.** The ordinance requires such lighting to minimize up-light, spill-light, and glare and states that illumination of the playing field, court, track, or event site after midnight is prohibited.

I am not in a position to determine whether the stadium's LED ribbon boards and other illuminated displays fall within this provision, particularly given the City's relationship with Iowa State University. However, I believe it is appropriate for City staff to clarify whether the lighting I observed is consistent with \$29.907 and whether the ordinance applies to Iowa State facilities.

The Iowa Department of Natural Resources also specifically recommends turning unnecessary lights off between **11 p.m. and 6 a.m. during April–May and August–October**. The DNR notes that more than 80% of North American migratory birds migrate at night and that artificial lighting can attract or disorient migrating birds from as far as three miles away. It specifically recommends reducing unnecessary lighting during periods of heavy migration.

After posting about the situation, other Ames-area residents independently reported similar observations. One resident said they have seen the stadium lights and video boards illuminated at night many times over the years and have repeatedly wondered why they were operating when there did not appear to be anything happening inside. Another resident reported seeing the illumination around 5:45 a.m. on September 6. Someone else commented that, while driving back from Boone, the brightness was so noticeable that they also initially thought they were seeing lightning.

I recognize that the City of Ames may not have direct authority over Iowa State University facilities. I am therefore not asking the City to simply order Iowa State to turn off its stadium lights.

Instead, I am asking the Council to:

- **Determine whether the overnight lighting I observed at Jack Trice Stadium is consistent with Ames Municipal Code §29.907**, and, if that provision does not apply to the stadium's LED displays or other lighting, determine whether the City's regulations should be updated to address unnecessary overnight illumination from large electronic displays;
- investigate what authority the City has regarding significant light trespass and nighttime lighting from university facilities;
- consider establishing or expanding a voluntary **"Lights Out" initiative** for Ames businesses, institutions, and property owners during migration seasons;
- work with Iowa State University to encourage the reduction, dimming, shielding, or automatic shutoff of unnecessary stadium and athletic-facility lighting during overnight hours, particularly during migration periods; and
- explore whether BirdCast migration forecasts could be used to encourage additional reductions on exceptionally heavy migration nights.

I am not suggesting that necessary security or safety lighting be eliminated, nor am I claiming that the stadium lighting caused harm to birds on this particular night. My concern is that we have an opportunity to reduce unnecessary illumination during periods when we know large numbers of migratory birds are passing through our community.

On this particular night, more than one million estimated birds crossed Story County while the stadium remained illuminated until at least 5:30 a.m. Even if some of the lighting has a legitimate operational purpose, I believe it is reasonable to ask whether it could be reduced, dimmed, shielded, or automatically switched off when the stadium is unoccupied.

Ames has an opportunity to demonstrate that a university community can support both vibrant events and responsible stewardship of the wildlife that passes through our city.

I respectfully ask the Council to refer this issue to the appropriate City staff for review and to work with Iowa State University on potential solutions.

Thank you for your consideration,

Melissa Martin

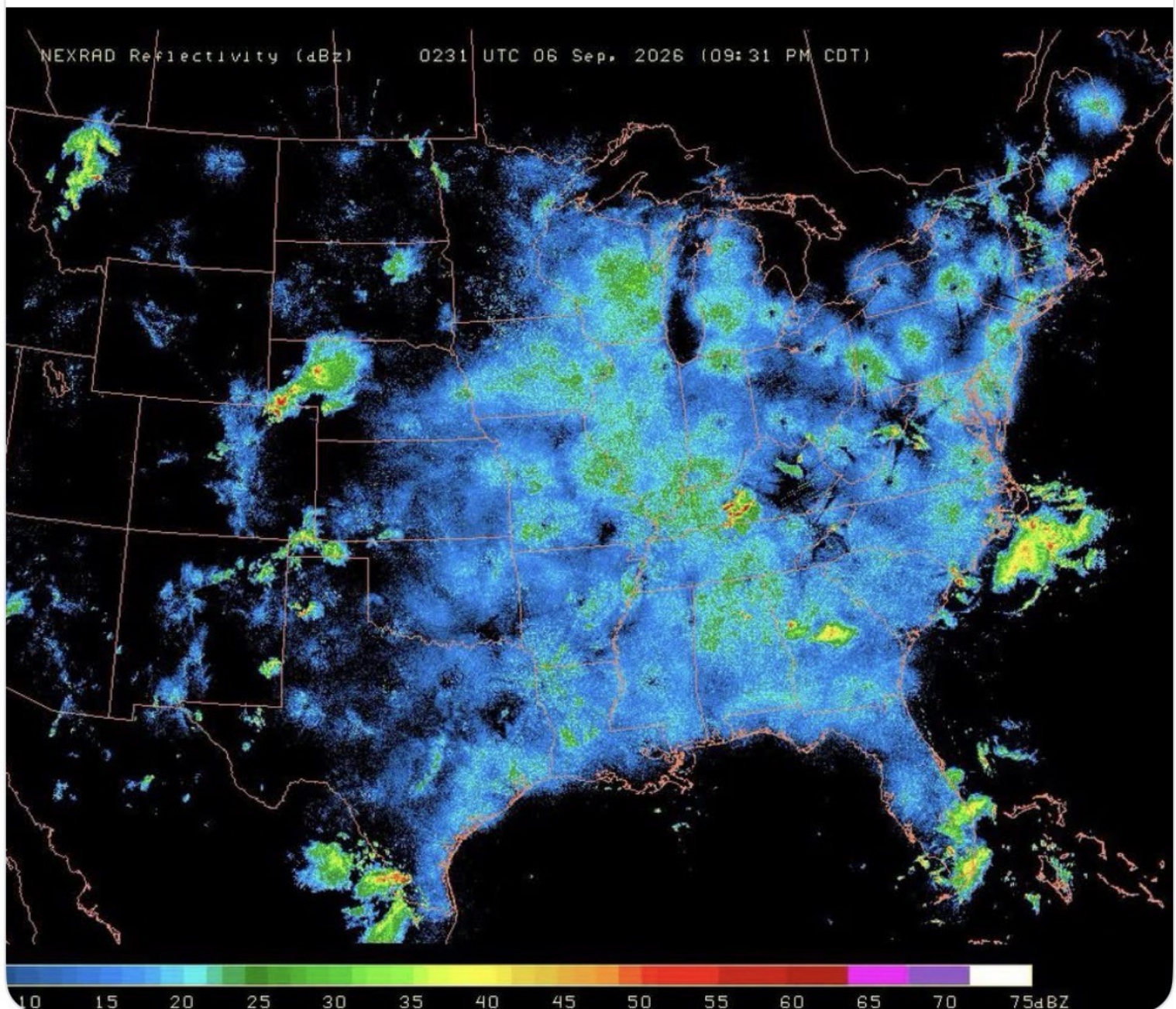
Resident of Ames since 2002



Meteorologist Eric Snitil  · [Follow](#)

21h · 

WHOA! Radars across the eastern half of the United States have exploded with reflectivity tonight. Most of what you're looking at is the result of birds with current estimates now over half a BILLION actively in flight. This is part of the annual fall migration southward and appears to be the busiest night of the season underway.





Migration Dashboard

 Story County, Iowa 

 Saturday night, Sep 5 

Live data feed begins each night after sunset.

1,168,400

Birds crossed Story County this night (est.)

Starting: Sat, Sep 5, 2026 at 7:40 PM CDT

Ending: Sun, Sep 6, 2026 at 6:40 AM CDT

[Learn more](#)

PEAK MIGRATION TRAFFIC

392,200 Birds in flight (est.) High

Direction: SSW Speed: 11 mph

Altitude: 2,900 ft

Recorded: Sat, Sep 5, 2026 at 9:20 PM CDT

To: Mayor & City Council

From: Sara Van Meeteren, Building Official

Date: September 10, 2026

Subject: Campustown Area Property Maintenance

The City Council referred a letter to staff regarding property maintenance in the Campustown area from Luke Jensen (attached) at the August 11, 2026 City Council Meeting.

City staff toured the Campustown business area (commercial properties from Lynn to Hayward and Lincoln Way to Knapp) on August 12th and identified 11 violations of the Ames Municipal Code including litter/appliances, vegetation, and improper siding material. Each property owner was contacted and have already complied with or have plans for compliance. Each violation is summarized below:

1.) 2530 Chamberlain – Dead/dangerous tree. A code case was opened 8/12/26. The owner responded that a contractor has been hired for removal. They have a compliance date of 9/11/26. Compliance verified on 9/10/26.



2.) 113 Welch – Noxious Weed. A code case was opened 8/13/26. Owner responded that it will be taken care of. They had a compliance date of 8/20/26. The tree was not removed on that date. They were given a second notice with a compliance date of 8/28/26. Compliance was verified on 8/27/26.



3.) 109 Welch – Garbage/Appliance behind dumpster area. A code case was opened 8/13/26. They had a compliance date of 8/20/26. The garbage was not removed on that date so they were given a second notice with a compliance date of 8/28/26. A final

violation notice was mailed on 9/3/26 with a deadline of 9/17/26. A citation will be issued if not in compliance on that date.



4.) 2516 Lincoln Way – Noxious weeds. A code case was opened 8/12/26. The owner responded that they had a contract for mowing and are now aware that they have not been getting mowed per the contract. The property was in compliance on 8/17/26.

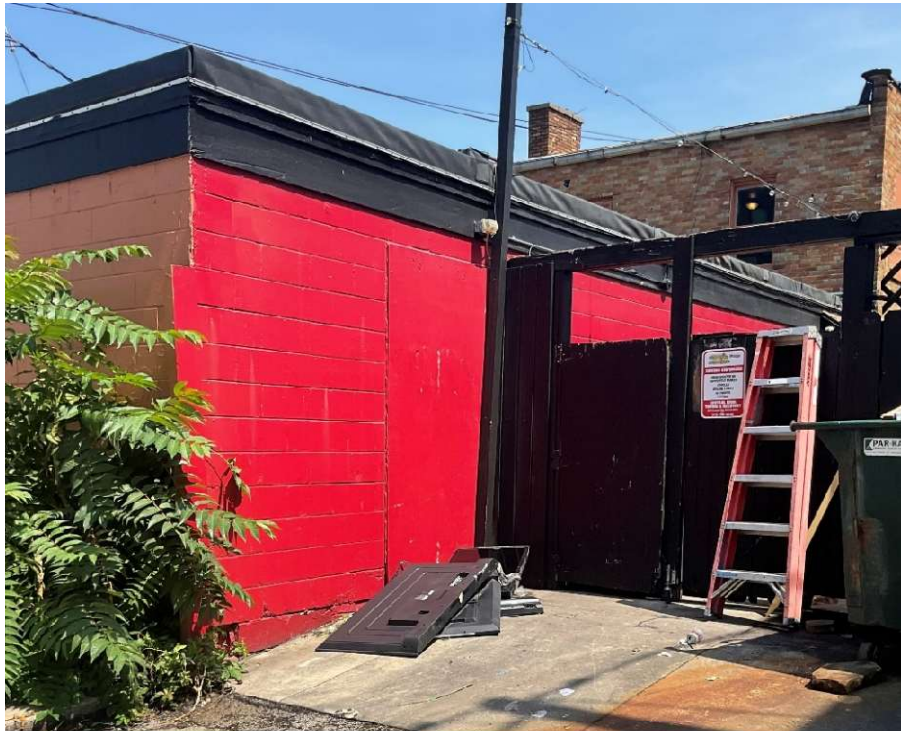




5.) 115 Welch – Noxious weeds. A code case was opened 8/13/26. Compliance was confirmed on 8/19/26.



6.) 121 Welch – Garbage, Litter, TVs in garbage area. A code case was opened 8/13/26. Compliance achieved 8/14/26.





7.) 115 Welch – Litter in City lot. Public Works tries to do a clean-up a few times each year, but there is no regularly scheduled litter maintenance in City parking lots.



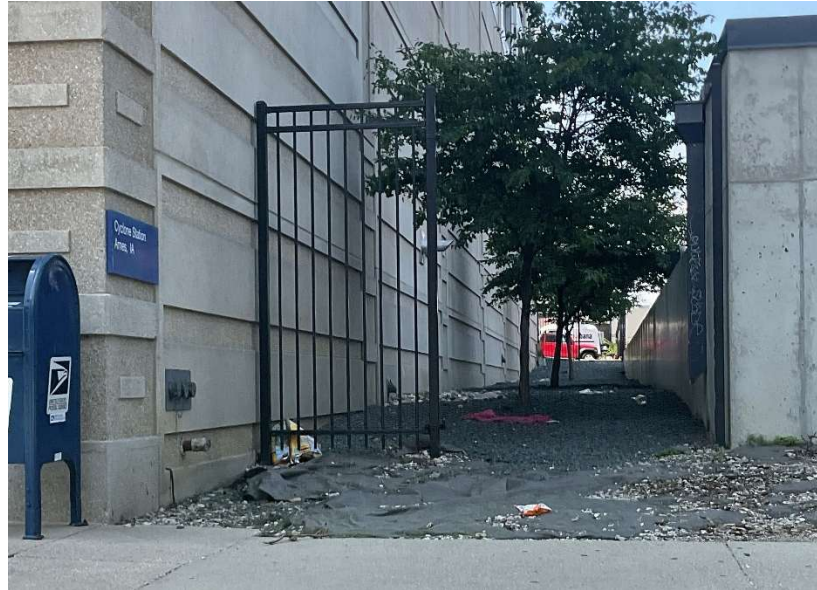
8.) 133 Welch – Appliance by garbage. A code case was opened 8/13/26. Compliance was confirmed 8/19/26.



9.) 218 Welch – Noxious Weeds/Yard Waste. A code case was opened on 8/4/26. The property sold on 6/23/26 and the new owners (Green State Credit Union) are obtaining bids to have the exterior cleaned up with a compliance date of 8/31/26. They have plans to remodel the post office into a credit union and create a green space with the rest of the area. A contractor was on site on 8/27/26 to begin mowing. Compliance was confirmed on 9/15/26.



10.) 2420 Lincoln Way – Litter. A code case was opened 8/13/26. Compliance achieved 8/13/26.



11.) 108 Hayward – North Wall is covered in plywood. This was the solution for a previous case in which bricks were falling into the alley. The plywood was added to keep the bricks from falling. It is now a violation of the public nuisance ordinance but was not a violation at the time it was installed. A code case was opened 8/13/26. The owner is working with a contractor and the Planning Department to find an appropriate siding material and determine if there are any façade grant opportunities. They have a compliance date of 9/14/26.



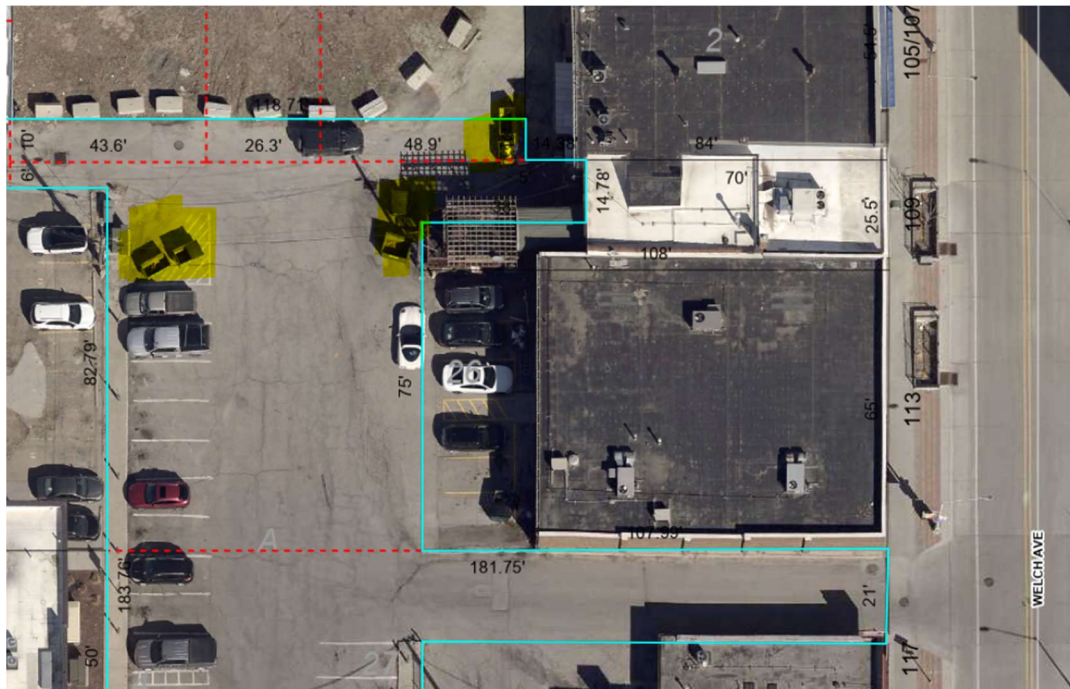
Mr. Jensen's letter referenced dumpsters placed in the right-of-way at 119 Stanton. Staff verified that the adjacent property owners had obtained a Temporary Obstruction Permit to allow the dumpster to be placed along the curb during tenant move-in/move-out.

Temporary Obstruction Permits currently require staff approval. If the Council would like to restrict the locations for dumpsters they will need to provide staff with additional direction.



Staff noticed that there were several dumpsters placed within Lot X in Campustown that do not have any sort of obstruction permit. Some are tucked away and screened while others are placed within parking spaces. Council may want to consider looking into a screened collection area for all businesses to share to limit the number of dumpsters and the amount of litter.





In years past, staff has worked with the Campustown Action Association (CAA) to address general concerns in the area. The CAA was invested in the upkeep and vibrancy of this business district and played an important role keeping code violation cases to a minimum. Staff believes that seeking assistance from this group to help reinforce with property owners the importance of keeping this area well maintained would be beneficial.

Another idea would be to create an 'adopt-a-lot' program where businesses, fraternities/sororities, or churches could sponsor a city-owned lot to ensure the area remains clean and welcoming.

Hall, Renee

From: Erik Charter <erik.charter@jensengroup.net>
Sent: Saturday, September 12, 2026 2:17 PM
To: mattymcd1111@gmail.com
Cc: Ames Inspections; City Council and Mayor; Jpm Office
Subject: FW: Kwik Star new anti bird devices constantly flashing light into apartment
Attachments: IMG_0080.mov; IMG_0083.mov

[External Email]

Matthew,

This is a great question and I do not know the answer. I will check with the City of Ames, including the Council & Mayor, who are very sensitive to complaints about light pollution – especially light pollution that is disturbing to birds, not to mention humans - to see if this is legal inside the City of Ames. We ourselves have a serious pigeon problem to the west of where you live, but had not considered doing anything with light to combat it.

Erik Charter
West End Living

From: Matthew McDaniel <mattymcd1111@gmail.com>
Sent: Saturday, September 12, 2026 11:28 AM
To: Erik Charter <erik.charter@jensengroup.net>
Subject: Kwik Star new anti bird devices constantly flashing light into apartment

Hi,

This is Matthew McDaniel from coconino apartment #310. With the new addition of the anti bird devices added to the roof of the kwik star across the street at all times during the day it flashes light into the apartment constantly. I attached some videos of this happening. I can only assume that this is happening to the other tenants as well. I just wanted to bring this to your attention and ask if there was anything that could be done about this.

Thanks for your help!
Matthew McDaniel
Coconino #310

Hall, Renee

From: Douglas Pepe <dougpepe.dp@gmail.com>
Sent: Monday, September 14, 2026 4:47 PM
To: City Council and Mayor
Subject: RE: Vacancy of Low-Income Housing Units in Ames?

[External Email]

Greetings Mayor & Council,

When I chanced a visit to the Baker Latimer Subdivision on Tripp & State Low Income Housing, my credit was too low. I am extremely low income receiving Supplemental Security Income at about \$13,000 a year. I don't know what the minimum income required is to rent the apartment unit, but I was immediately met with a financial barrier.

I am not in a transition from homelessness but I have lived experience of hitchhiking, traveling by cardboard sign with direction I'm headed & my thumb out aligned with the exit of the on-ramp, destination, Austin, Texas.

In Austin, The majority (of units of low income housing) are for those earning at least 50% of an area's median income, or AMI. In Austin, that's a single person earning roughly \$47,000 a year, as compared with an extremely low-income person earning under \$28,000.

I would like to know if Council would consider in a future agenda an inquiry to staff of any possible existing information on the Vacancy of Low Income Housing Units in Ames.

<https://apnews.com/article/affordable-housing-shortage-poorest-us-80fab2a0fb645e4d629b0ef7e3c2b496>

Thank you for your time,
Doug A Pepe
3539 Tripp St.
Ames, Iowa 50014

Hall, Renee

From: Kevin Bourke <kevinb@discoverames.com>
Sent: Tuesday, September 15, 2026 2:11 PM
To: City Council and Mayor
Cc: Schainker, Steve
Subject: Ames Event Center Request

[External Email]

Mayor and Ames City Council,

During a recent meeting with City Manager, Steve Schainker, regarding the Discover Ames request for funding of the Ames Event Center, it was determined that additional information is needed. Discover Ames has contracted with I & S Group, Inc. (ISG) to:

- (1) Create a new site plan for the proposed location east of Kellogg
- (2) Validate the conceptual building floor plan
- (3) Provide conceptual site and building cost estimates

We hope to have this update information by mid-October for city staff and council review.

I respectfully request the City of Ames to pay \$5,500 towards the \$11,000 ISG compensation for the requested updated information.

Please let me know if you have questions or need additional information.

Sincerely,

KB



Kevin M. Bourke

President & CEO

1601 Golden Aspen Drive, #110

cell: 515.460.8870

DiscoverAmes.com

Hall, Renee

From: MJ B <jesimikebaker@gmail.com>
Sent: Wednesday, September 16, 2026 11:45 AM
To: City Council and Mayor
Cc: VanMeeteren, Sara
Subject: Urgent Request - Radon Safety in Rental Properties
Attachments: 9875.jpg; 9943.jpg; 9641.jpg; 9941.jpg; 9643.jpg; file_0000000095348211b5405f3026599177.jpg; LETTER OF COMPLIANCE.PDF.pdf

Some people who received this message don't often get email from jesimikebaker@gmail.com. [Learn why this is important](#)

[External Email]

Dear Mayor Haila and Members of the Ames City Council,

I am a graduate and the parent of multiple Iowa State University students, one of which is currently living in an Ames rental home. I am asking the Council to address what we have discovered is a serious safety gap in the Ames Rental Code.

Elevated radon readings were detected in my daughter's rental home at 2513 Hunt Street, which includes a basement bedroom recognized in City inspection records. While we used a personal radon detection device for the initial readings and understand these can be inaccurate, we notified the property manager in writing, MTR Properties, and requested professional testing.

MTR refused.

In writing, MTR stated that it would not accept the radon findings, would not act on them, and "will not be authorizing testing or entry."

MTR specifically cited the City's inspections and Letter of Compliance in asserting that the property is "safe and habitable."

We therefore contacted the City Building Official Sara Van Meeteren who was nice enough to clarify in writing:

"Radon testing and mitigation is not addressed in the Code so the LOC does not represent any sort of radon compliance/non-compliance. A compliant radon level is not required to occupy a basement."

That is the gap I am asking the Council to address.

Iowa has a cancer problem, we all know this. Iowa also has an extraordinary radon problem.

According to Iowa HHS, the Iowa Radon Survey found 71.6% of Iowa homes above the EPA action level of 4 pCi/L—the largest percentage in the nation. Radon is a known cause of lung cancer and, according to the EPA, is the leading cause of lung cancer among nonsmokers. I personally know several people diagnosed with stage 4 lung cancer due to radon exposure and it is heartbreaking. I know we can do better for our kids now that we know the dangers radon poses.

And, with a little hurt Cyclone pride, I have to point out that Iowa City is already ahead of us on this. Iowa City requires radon testing for single-family and duplex rentals and requires mitigation when levels reach 4.0 pCi/L or higher—with special attention to homes with basement bedrooms. If the Hawkeyes can figure this one out, surely the Cyclones can do it better. Let's make Ames a leader in protecting the students and families who call our community home.

Therefore, I respectfully ask the Council to consider whether Ames rental regulations should require radon testing, disclosure of results to tenants, and appropriate follow-up when elevated levels are confirmed, particularly in rental properties containing basement sleeping rooms.

This is bigger than one rental house or one landlord.

Thousands of young people come to Ames for an education, and students and their parents may reasonably believe that a City-inspected rental carrying a Letter of Compliance has been evaluated for major health and safety hazards. We now know that radon is not part of that determination.

These are our kids.

We simply want to know that the air our children are sleeping in is safe and to be allowed to correct the problem if it isn't. In a state with Iowa's documented radon risk, protecting students from a known carcinogen deserves serious consideration.

I would welcome the opportunity to speak with the Council and provide the documentation surrounding our experience. I have attached the relevant City inspection records, MTR correspondence, radon information, and the City's clarification regarding the Letter of Compliance.

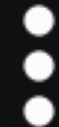
Thank you for your time and consideration.

Jessica Baker
ISU Grad '95
Parent of 2 Iowa State University students (1 more in 2030!)
(319)800-5591
Jesimikebaker@gmail.com



Emmagrace

Mon 6:31 PM



6:31 

4 Messages

Form for entry



3



 **MTR Properties** 10:13 AM

To: EmmaGrace Hartman >

EmmaGrace,

Please be aware that tenants are required to get permission before any contractor is on our property. First and foremost this permission was not acquired. The State of Iowa nor the City of Ames have any regulation as it relates to Radon. We do not accept the "findings" of this company nor will we be acting on the "findings" of the company. The property is safe and habitable. It is routinely inspected by the City of Ames and has a letter of compliance for habitability. We will not be authorizing testing or entry.

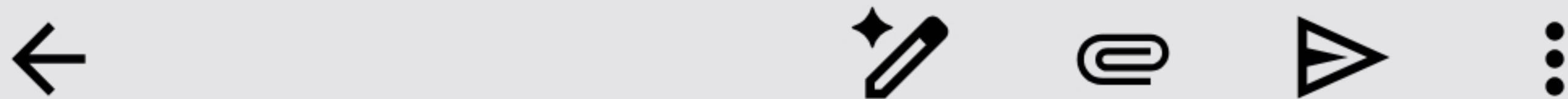
Sincerely
Property Manager

On Sun, Sep 13, 2026 at 5:01 PM
EmmaGrace Hartman

Show Quoted Content







On Tue, Sep 15, 2026, 1:32 PM

VanMeeteren, Sara

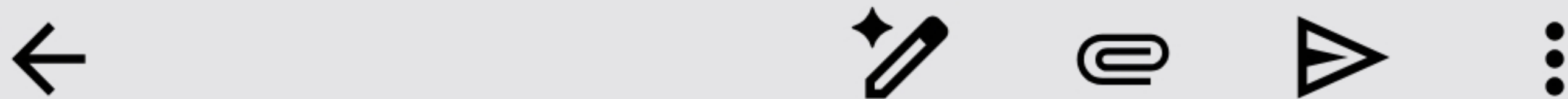
<sara.vanmeeteren@cityofames.org>

wrote:

Jessica,

The Letter of Compliance (LOC) states that the property is in compliance with the Ames Rental Code. Radon testing and mitigation is not addressed in the Code so the LOC does not represent any sort of radon compliance/non-compliance. A compliant radon level is not required to occupy a basement.

I would recommend sending a letter to the Ames City Council (mayorcouncil@amescitycouncil.org) if you believe radon regulations should be added to the Rental Code. The Council will determine if they are interested in an ordinance change. If they are, they will refer the matter back to staff. If not, they will



The Council will determine if they are interested in an ordinance change. If they are, they will refer the matter back to staff. If not, they will let you know that they are not interested in changing the Code at this time.

Let me know if you have any questions.

Thanks!

Sara Van Meeteren

Building Official

Inspection Division

City of Ames

Phone: 515.239.5255

Address: City Hall, [515 Clark Ave. | Ames, IA 50010](#)

Website: www.CityOfAmes.org



Short on time? Try Generative summary



INSPECTION WORKSHEET (RENTII-SF-086131-2024)

City of Ames, Iowa
515 Clark Avenue, P.O. Box 811, Ames, IA 50010 | www.CityOfAmes.org

Case Number:	0000002402 SF	Case Module:	Permit
Inspection Date:	Mon Jan 13, 2025	Inspection Status:	Re-inspection required
Inspector:	Kuehl, Noah	Inspection Type:	Rental Initial Inspection - Single-Family

Job Address:	2513 HUNT ST AMES, IA, 50014	Parcel Number:	0909128140
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Contact Type	Company Name	Name
Property Manager	MTR PROPERTIES	NEHRING, JOSH
Owner	MTR PROPERTIES	ROBINSON, MATT
Property Manager	MTR PROPERTIES	ROBINSON, MATT

Checklist Item	Status
Number of Bedrooms - Number of Bedrooms	Passed
1 main floor	
1 basement	
3 upstairs	
Number of Off-Street Parking - Number of Off-Street Parking	Passed
Existing gravel parking - snow covered	
OTHER - General Comments - Comments, notes or reminders not specifically listed	Failed
Fire extinguisher ok	
Furnace 2017	
Water heater 2019 ok	
Fire place blocked off ok	
South outlets in kitchen have no power	
Outlet left of kitchen sink won't test	
Main floor bath outlet won't test	
Basement egress window 20x42 sill 38 ok	


Kuehl, Noah



Sep 10 >

5:54 AM



DASHBOARD

DATA



4.8 $\frac{\text{pCi}}{\text{L}}$

Recommend Fixing Home

High Radon Levels?

Let us help fix the problem.



New

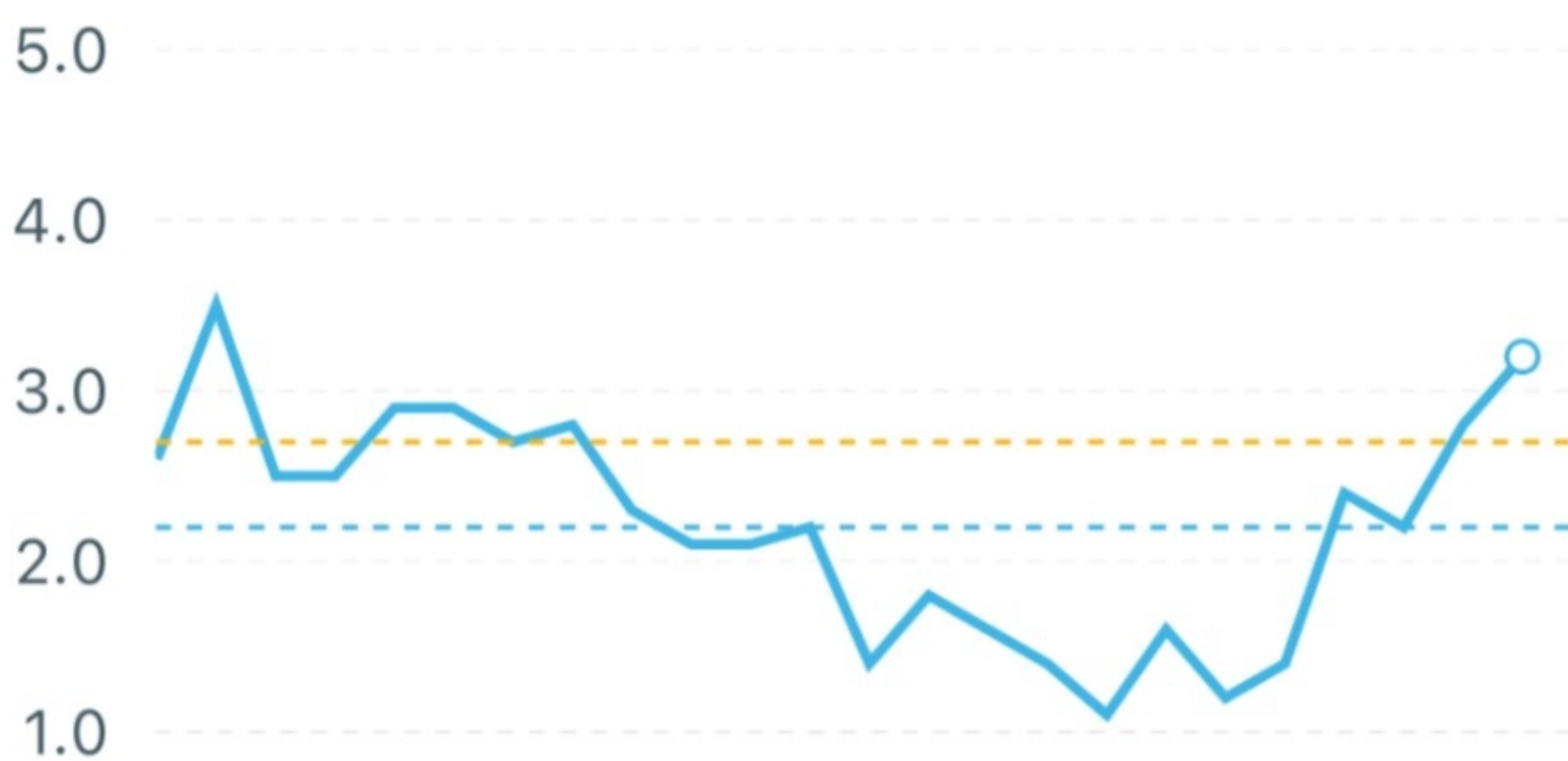
Star

Rad

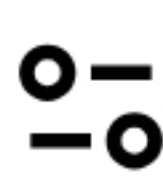


Sep 09 - 10, 2026

2.2 pCi/L - Day Average



Share



Edit



Add to



Trash



4:42



1

2 Messages



Hello, I am contacting you about my...



MTR Properties

4:31 PM

To: EmmaGrace Hartman >

EmmaGrace,

Please be aware that tenants are required to get permission before any contractor is on our property. First and foremost this permission was not acquired. The State of Iowa nor the City of Ames have any regulation as it relates to Radon. We do not accept the "findings" of this company nor will we be acting on the "findings" of the company. The property is safe and habitable. It is routinely inspected by the City of Ames and has a letter of compliance for habitability.

Sincerely

Property Manager

On Thu, Sep 10, 2026 at 7:14 AM

EmmaGrace Hartman



Re: Radon Detection- 2513 Hunt St

To: Mayor and City Council

Cc: Kelly Diekmann, Planning and Housing Director

From: Sara Van Meeteren, Building Official

Date: September 16, 2026

Subject: Lutheran Church of Hope Sign

At the September 8, 2026 Council Meeting, the City Council referred a letter from Jason Dietzenbach regarding signage at Lutheran Church of Hope. The letter requested a text amendment that would allow larger signage for their church at 5001 Lincoln Way. This site is zoned residential. Their rationale for changing the signage allowance is the overall size of the church and its location along an arterial street.

The City primarily regulates signage standards within Chapter 21 of the Ames Municipal Code which prohibits signage in residential zoning districts with the following exceptions:

Sec. 21.121 On Premises Signage. For all signs subject to the sign regulations, in agricultural, commercial and industrial zoning districts in the City of Ames except in the S-HM District, there may be three (3) square feet of signage for each foot of street frontage. Signs in the Planned Zoning districts are as permitted on the approved site plan. Where any side of a building abuts on an alley, only painted on wall signs shall be permitted on the side abutting the alley. Such sign shall be calculated as part of total permissible signage. For all signs subject to the sign regulations in residential zoning districts in the City of Ames, only the following signs are permitted:

- 1. Real estate signs not exceeding six (6) square feet in area, which advertise the sale, rental, or lease of the premises upon which said signs are located only.*
- 2. **Signs, including bulletin boards, which are not over sixteen (16) square feet in area for public, educational, charitable, fraternal or religious institutions, or privately-owned parks, when such signs are located on the premises of such institution.***
- 3. Signs denoting only the name and profession/business or an occupant in a commercial building, public institutional building, or dwelling house and not exceeding two (2) square feet in area.*
- 4. Single sign denoting the architect, engineer or contractor when placed upon work under construction and not exceeding thirty-two (32) square feet in area.*

5. *Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.*
6. *Publicly owned street name signs, traffic control signs, legal notices, railroad crossing signs, danger and temporary warning or emergency signs; and emblems, names, logos, and symbols on motor vehicles and equipment being used for purposes other than the display of signs or advertising devices.*
7. *Public service signs which give only directions in and out or signs which provide only information about directing people to ancillary facilities such as parking, entrance, etc.*
8. *Temporary or portable sign.*
9. *Subdivision development signs.....*
10. *Residential subdivision entrance signs.....*
11. *Multiple-family development entrance signs....*
12. *Commercial signage for mixed-use developments...*

The standards within the Sign Code are very dated and most have not been updated since the 1990's. Therefore, staff has reviewed comparable sign standards that are part of recent Zoning Ordinance changes related to compatibility with mixed use or adjacent residential neighborhoods. For example, Neighborhood Commercial (NC) and Convenience General Services (CGS) include and/or abut residential zones and have specific standards written into the Zoning that are more restrictive than the base standards in the Sign Code. The standards for these zones try to protect the abutting single-family homes from nuisances, such as lighting, that can result from commercial signage.

These standards are summarized in the table below:

	Neighborhood Commercial		Convenience General Services	
	Non-Arterial	Arterial	Non-Arterial	Arterial
Wall				
# of Signs	not specified	not specified	2	2
Max Square Feet	16 sq. ft.	32 sq. ft.	16 sq. ft.	70 sq. ft.
Ground				
# of Signs	1	1	1	1
Max Square Feet	16 sq. ft.	32 sq. ft.	32 sq. ft.	64 sq. ft.
Max Height	8 ft.	12 ft.	8 ft.	12 ft.
Lighting	external direct or indirect. No uplighting or internal illumination		Projected downward. If separated from residential lot by one street then must have dark background.	
Prohibitions	bare lamps, neon, led, illuminated translucent materials, illuminated striping		banners, temp. signs, billboards, flashing, neon.	
Notes	Commercial buildings exceeding 20,000 sq.ft. may have up to one 32 sq.ft. sign and one 70 sq. ft. sign		A digital sign is only allowed on a lot that abuts an arterial street.	

The sign shown in the applicant's letter is a total of 66.65 square feet which is under the maximum allowed 70 square feet in CGS, but not the maximum of 32 square feet allowed in NC. Note that one of the most significant issues related to signs and their size is the lighting of signs, which is not addressed in the sign code, but is addressed in the Zoning Ordinance for residential compatibility.

Staff would be supportive of adopting the standards that currently apply to NC or CGS into the Sign Code to apply to all building uses listed in Sec. 21.121(2) (public, educational, charitable, fraternal or religious institutions, or privately owned parks, when such signs are located on the premises of such institution) when the uses are on larger sites. Smaller sites such as typical fraternity and sorority sites likely do not warrant larger signage. There may also need to be details about placement on upper levels of buildings to address the compatibility of larger wall signs on a building.

Over the last few years, staff have received complaints regarding the brightness of signs in residential areas. Council may want to adopt more restrictions for or

prohibit electronic message signs and/or illuminated wall signs in these zones to help keep the amount of lighting and glare to a minimum. **Staff recommends this issue be addressed regardless of whether or not there is an interest in allowing for larger signs in residential zoning districts.**

If the City Council is interested in changing the sign standards to accommodate the proposed sign at the Lutheran Church of Hope, they should direct staff to draft a text amendment that is the same as the zones listed above, a mix of the zones listed above, or require staff to do additional research creating alternative standards.

Additionally, staff believe that addressing lighting allowances, especially in reference to electronic message boards in and near residential zoning districts, is a necessary update to the sign code.

Hall, Renee

From: Luke Jensen <luke@resgi.com>
Sent: Friday, September 18, 2026 12:00 PM
To: City Council and Mayor
Cc: Diekmann, Kelly; kfriedrich@friedrich-realty.com
Subject: Clarity on The Bluffs Developer Agreement Amendment

[External Email]

Mayor and Council,

We are writing to request Council direction on a clarification to our developer agreement amendment that will allow us to move forward without further delay.

As background, we have already contributed \$135,000 toward intersection improvements, originally paid toward the signal option. The Council subsequently approved an additional developer-paid \$200,000 contribution toward intersection improvements. We believed this combined \$335,000 covered either the roundabout or the signal option. We have since learned that the ultimate outcome is pending the final intersection design, which will not be determined until all funding sources are identified and bids are received/awarded - a process that may take several more months. We have discussed this directly with staff, and they understand our feeling of being in limbo. They do not object to the outline we are proposing; however, they indicated they need Council's direction before they can move forward.

The clarification we are requesting is simple: that our total contribution of \$335,000 – comprised of the \$135,000 already paid toward the signal option and the additional \$200,000 subsequently approved to be confirmed as full and final satisfaction of our intersection improvement obligation, regardless of which design the city ultimately selects. This does not require the Council to make any decision about the intersection design itself, nor does it affect the ongoing funding and bidding process for the project as a whole. It simply allows our specific obligation to be closed out now, rather than remaining contingent on a timeline outside of our control.

Since timing is critical for us to proceed with capital outlays that should be directed toward vertical construction of homes, townhomes and apartments, we would ask that the Council provide staff with direction to finalize the amendment on this basis at the earliest opportunity. We are happy to provide any additional information the Council may find helpful, and staff can speak further to the details of the proposal.

Luke and Kurt

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LUKE JENSEN, CCIM
[RES Properties](#) | [RES Development](#)
2519 Chamberlain St., Ste 101
Ames, IA 50014 | 515.290.3487
Licensed Real Estate Broker in the State of Iowa

To: Mayor and Ames City Council

From: Justin Clausen, PE, Public Works Director

Date: September 22, 2026

Subject: North Ames Flooding – July 4, 2026

BACKGROUND:

At the July 28, 2026 City Council meeting, the Council referred to staff two (2) requests from citizens, Ann Shuey and Mike Frisk, regarding concerns stemming from flooding that occurred in the community on July 4, 2026.

At the September 8, 2026 meeting, the Council referred an additional letter from Janet Padgitt expressing concerns regarding flooding from the same July 4, 2026 event.

Staff and City Council members have also received a number of emails and phone calls regarding the flooding in addition to the letters above.

RECAP OF RAINFALL EVENTS:

In June 2026, the month prior to the flash flood event, Ames received 120% of its normal monthly rainfall. This context is important as it is indicative of how saturated the ground was prior to the events of July 2026.

Overnight July 2 into July 3, Ames received widespread rain that totaled between 2.5 and 3 inches of rain. The same storm produced more than 10 inches near Alleman and significant flash flooding in northern Polk County.

Rain fell again overnight July 3 into July 4. More than 3 inches was widespread across Ames, while gauges in northern Ames recorded approximately 6 to 7 inches. Much of the heaviest rainfall fell within several hours overnight and during the early morning of July 4.

The combination of the two events totaled over 9 inches of rain over north Ames in roughly a 32-hour period. These events have been characterized by the National Weather Service's Des Moines office as nearly a 1,000-year rainfall event. That characterization is not meant to mean that it will occur every 1,000 years, but that the chance of it occurring in any particular year is 0.1%.

Image number 1 on the next page indicates a visual depiction of the rainfall event.



1,000-Year Rainfall Event in Central Iowa

Rainfall from July 2nd through July 4th

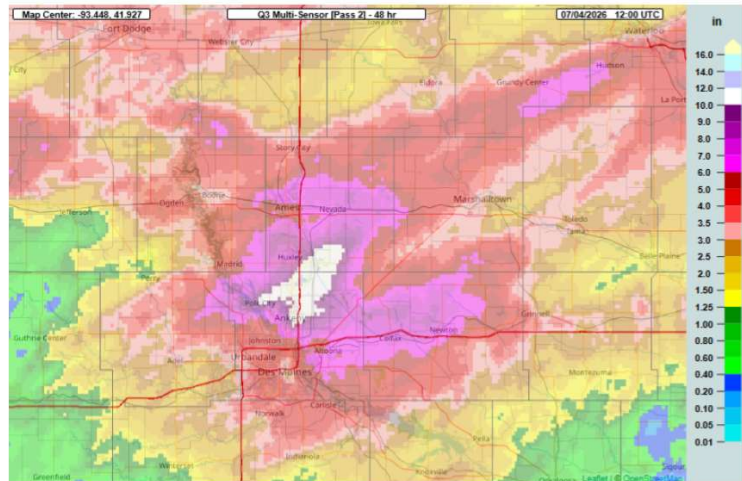
July 9, 2026
8:16 AM

Key Messages

- Rainfall totals from the evening of 7/2 through 7/3 were as high as 10-12+ inches on the north side of the Des Moines metro area. **They exceeded the 24-hour, 1,000-year event in central Iowa.**
- Rainfall totals from the evening of 7/3 through 7/4 were as high as 4-6+ inches in the Ames metro area. Some heavy rain fell in the Des Moines metro area too.
- **Rainfall totals for both nights exceeded the 48-hour, 1,000-year event in central Iowa.**

What is a 1,000-Year Rainfall Event?

- It describes the event's significance. In any year, there is a 0.1% chance of those rainfall amounts occurring during the specified time interval.
- Does **not** mean they occur every 1,000 years. Think annual percent chance, not number of years.



**Central Iowa 48-hour rainfall estimates, ending
7/4/2026 at 7 am CDT**



National Weather Service
Des Moines, Iowa

Image Number 1 (courtesy of the National Weather Service – Des Moines)

The final page of this memo provides additional context by comparing established 24-hour and 48-hour design rainfall depths with measurements from the observation site 3 miles north-northwest of Ames. Rainfall varied across the community, so the measured values shown should not be interpreted as applying uniformly to all locations.

MUNICIPAL STORM SEWER DESIGN:

The storm sewer system in Ames is generally designed to convey approximately a 5-year storm event through the underground pipe and intake system. This is consistent with the urban drainage criteria in the Statewide Urban Design and Specifications (SUDAS) Design Manual. SUDAS design standards are not unique to Ames and it is widely used by peer communities in across Iowa, including Des Moines, Ankeny, Waukee, West Des Moines, Grimes, Iowa City, and Altoona among many others.

Larger rainfall events outside of the 5-year storm are expected to exceed the capacity of the underground system, at which point streets, drainageways, detention areas, and other surface drainage routes become part of the overall stormwater system. **During these times, it is typical to see ponding of water in the street, overland flowing of water between drainage areas, and water being detained in those detention areas.**

Stormwater detention facilities are designed and evaluated for events through the 100-year storm (1.0% chance this storm will occur in any given year). Events larger than the applicable design event can exceed available storage or conveyance capacity and activate overflow routes. The resulting surface flows may affect downstream or adjacent properties depending on rainfall location, duration, intensity, topography, and the available drainage paths.

OBSERVED IMPACTS IN AMES:

The July 3 through July 4 rainfall substantially exceeded the 5-year design basis for the underground storm sewer system. Depending on the location and duration evaluated, rainfall also approached or exceeded larger-event thresholds. The most significant reported impacts occurred in north Ames, generally north of 13th Street.

City staff activated the Incident Command Center (ICC) during the early morning of July 4 in response to flash flooding and rapid rises in loway Creek and the South Skunk River. Numerous locations of street ponding were reported, and staff temporarily closed streets during the peak of the event. Most streets drained within approximately an hour after the heaviest rainfall ended. East Lincoln Way and East 13th Street east of Interstate 35 remained closed for approximately 24 hours as runoff continued to drain from adjacent agricultural land.

The South Skunk River at Highway 30 crested at 23.3 feet around noon on July 4, the tenth-highest crest on record. loway Creek at Lincoln Way crested at 11.5 feet around 11 a.m., the fourteenth-highest crest on record.

Staff received reports of private property damage associated with overland flow, sanitary sewer backups, and sump pumps that failed or could not keep pace with inflow. Staff has compiled the available information, met with many of the property owners and tenants, reviewed the reported pathways through which water entered individual properties, and have begun to televise sanitary and storm piping in areas of concern.

Staff has received reports from 51 unique locations across the community. Some of the reports do include multiple properties. Of those 51, over half (27) indicated that damage occurred from overland flow entering private property through window wells. An additional 14 included reports that water entered through the sanitary sewer system.

An additional 83 locations were identified through the permitting process which indicated replacement of furnaces, water heaters, and other appliances where the result of flooding. Some of those locations are duplicate properties included in the 51 reports. Staff continues to update the information as additional documentation becomes available.

However, regardless of how any damage occurred, Image Number 2 below begins to provide distinct geographic areas where impacts from the flash flooding become apparent. The image is a screenshot of an active map where all of the reporting is collected and analyzed. The varying colors and shape indicate different types of issues reported and impacts from the flash flooding.

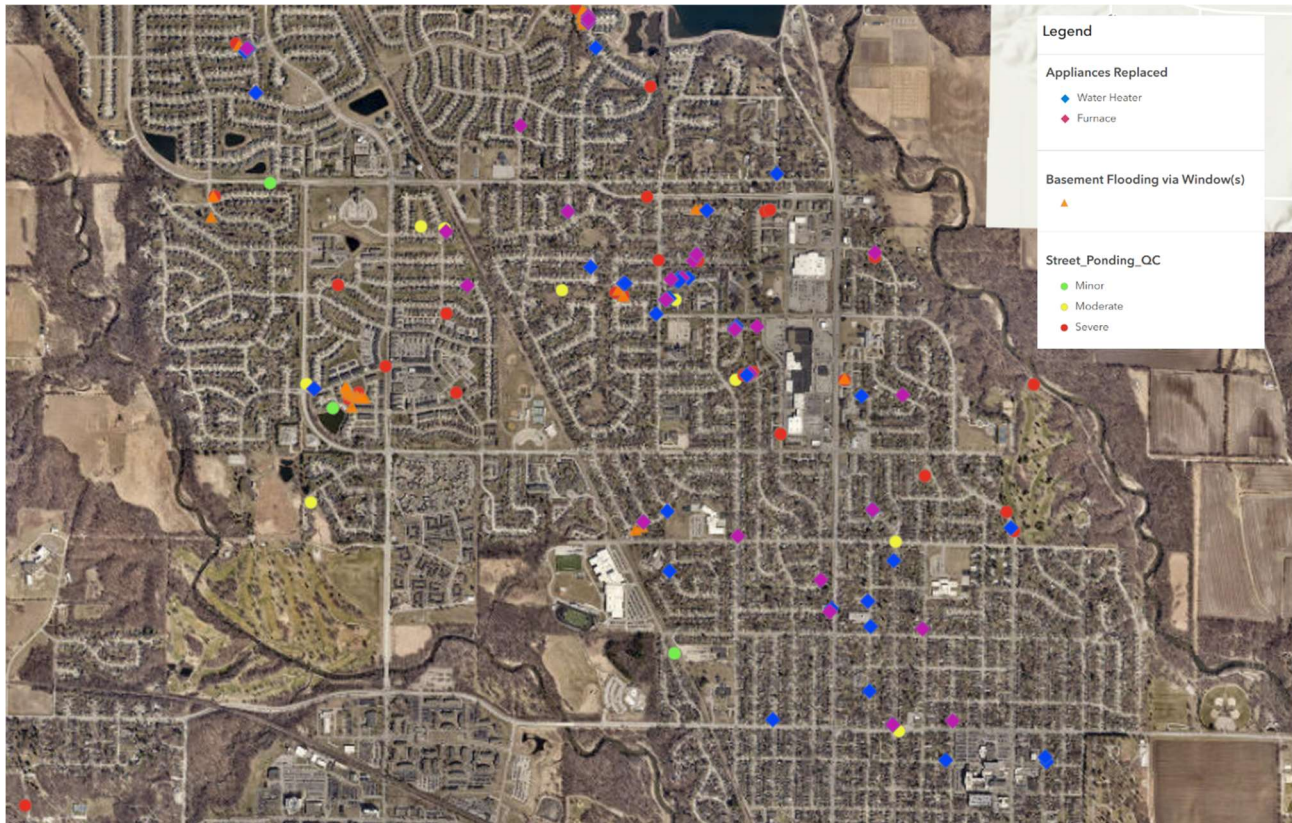


Image Number 2

ONGOING SYSTEM EVALUATION

Before the July 4 event, the City had begun a more detailed evaluation of stormwater conditions in selected areas. On January 13, 2026, the City Council approved a professional services agreement with HDR Engineering Inc. of Omaha, Nebraska, for this work. The study is intended to improve the City's understanding of system performance during larger rainfall events and identify potential improvements for consideration in future Capital Improvements Plan (CIP) development.

The original scope included three areas that also experienced impacts during the July 4 event. Available project funding allowed staff to add additional areas north of 24th Street and east of Fletcher Boulevard based on the geographic pattern of reported flooding. Including these areas will allow the consultant to evaluate storm sewer flows, surface drainage paths, ponding, and other conditions under events that exceed the underground system's design capacity.

Staff continues to work with HDR on the expanded evaluation of all of the known properties impacted. Image Number 3 below shows the extent of the original study scope (in orange) and the expanded (in blue) and proposed study scope (in red). The findings will help inform development of the next CIP, which will be presented to the City Council this winter through the normal review and approval process. **Any potential improvements will be considered**

with existing stormwater priorities based on technical feasibility, expected benefit, cost, coordination needs, and available funding.

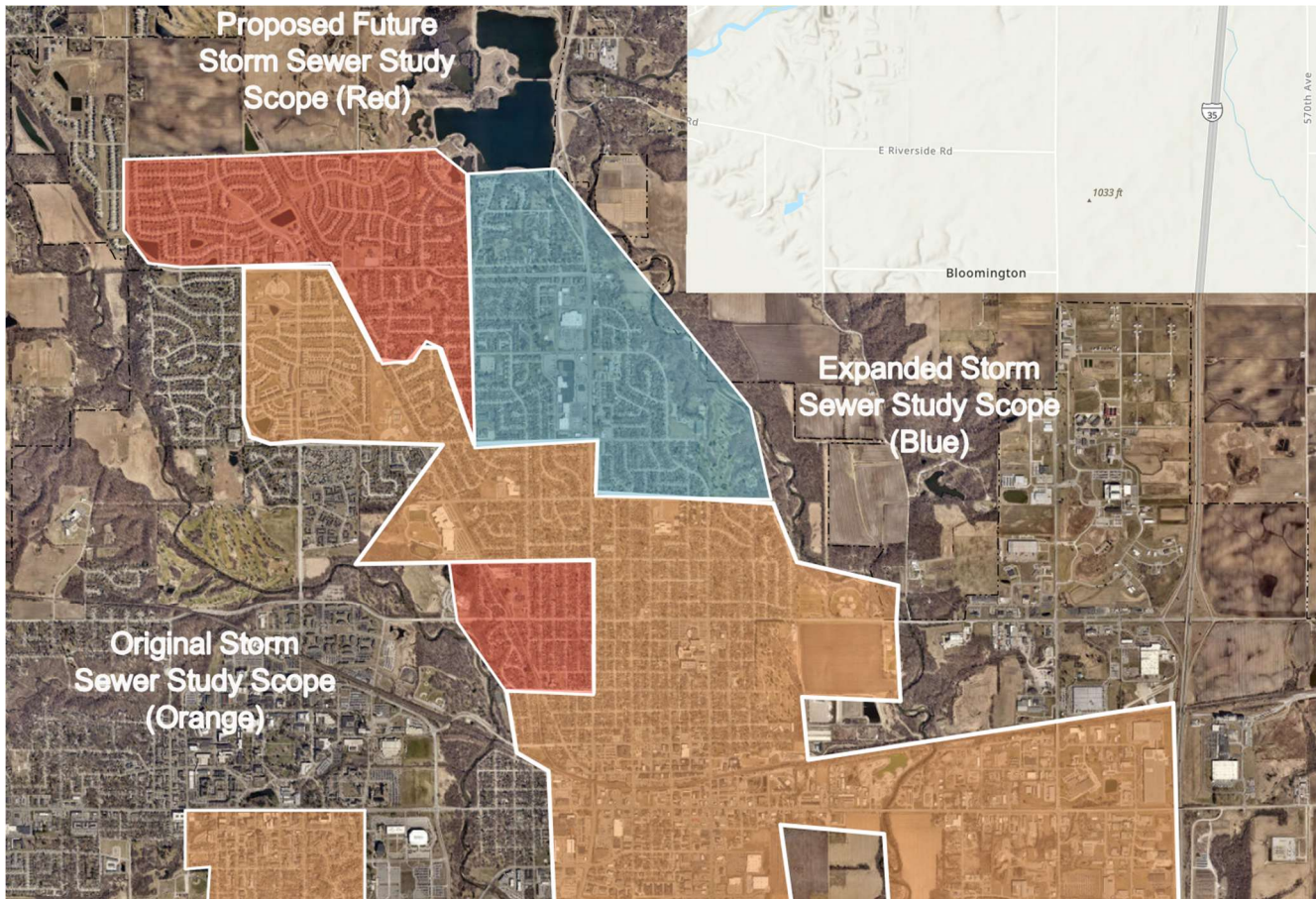


Image Number 3

RESPONSES TO SPECIFIC PROPERTY CONCERNS:

In response to the request from the three property owners that have written to the City Council, staff would offer the following:

Ann Shuey – Nixon Drive: Ms. Shuey wrote on behalf of her mother, who lives along Nixon Drive. Her letter describes the flooding and asks about contributing conditions, engineering review, inspection and maintenance practices, future planning, and assistance available to property owners.

Nixon Drive is included in the additional area added to the stormwater study. Staff intends to evaluate how the existing storm sewer and surface drainage system performed during the event and identify any conditions that warrant further consideration. City stormwater intakes are inspected at least once every ten years, and many are inspected more frequently. Staff responds when a blockage is identified in an intake or storm sewer. The Nixon Drive intakes were last inspected in 2023 and were operating as intended at that time. Inspection notes also

identified structural deterioration that may warrant replacement or improvement as part of a future street project.

Sanitary sewer backups were also reported in the Nixon Drive, Wheeler Street, and Polaris Drive areas. Staff completed Closed-Circuit Television (CCTV) inspections of sanitary sewer piping in the area. No major defects were identified as obvious inflow locations during this inspection. Additional flow monitoring, testing, and inspections will be required to determine sources of inflow and potential illicit connections.

Nixon Drive is programmed for street reconstruction in the 2026-31 CIP in FY 2028/29. As part of project design, staff will evaluate the condition and appropriate treatment of the storm sewer intakes and sanitary sewer piping within the project area.

The City does not currently offer direct financial assistance for private property damage. The Federal Emergency Management Agency and Iowa Homeland Security and Emergency Management Department have made assistance available for eligible, documented losses associated with the July 4, 2026 flooding.

Mike Frisk – Luther Drive, Regency Ct, 28th Street, and Taft Drive: Mr. Frisk manages several north Ames properties that experienced damage during the event. He requested that these areas be evaluated and that the City Council consider the concerns of affected owners and residents.

These locations are included in the additional area of study for the storm sewer evaluation. The evaluation will document system and surface drainage behavior during the July event and help staff determine whether additional analysis or potential improvements should be considered through a future CIP.

Janet Padgitt – 4317 Stonebrook Drive: Ms. Padgitt described flooding on July 4, 2026, and a similar occurrence in September 2016. On both occasions, water entered through basement egress windows. She requested that the City evaluate contributing conditions and consider measures that could reduce the risk of similar impacts.

Staff has identified conditions that may have contributed to the reported flooding near this property. Those conditions will be evaluated further as staff develops the upcoming CIP.

STAFF COMMENTS:

The events of July 4 have proven to be challenging for the community. The City's storm sewer system is not designed to capture and convey a rainfall event of the magnitude of July 4, 2026 entirely underground. Design standards established by the City of Ames are consistent with statewide SUDAS design standards. When rainfall exceeds the design capacity of the underground system, streets, drainageways, detention areas, and other surface features carry and temporarily store stormwater as part of the major drainage system.

During an extreme event, water can accumulate and follow available overland drainage paths between drainage areas and toward lower elevations. Reported impacts from July 4 illustrate this behavior where more than half of the property reports identified overland flow, including water entering through window wells.

Evaluation is underway in several impacted areas. Staff is proposing to add in additional areas that are intended to encompass the remainder of the flood impacted areas shown in red on Image Number 3. It is estimated that a change order in the amount of \$50,000 to \$60,000 will need to be approved by the City Council to add these additional areas. Revenue from the Stormwater utility fund is being identified and prioritized for this additional study. Staff intends to bring the change order to the City Council for consideration as soon as possible.

The HDR study will examine storm sewer flows, ponding, and overland drainage paths during events that exceed the underground system's design criteria. The findings will document how the system responded and identify conditions that may warrant additional evaluation and potential capital improvements.

Staff will use the study findings and reported impacts when reviewing stormwater priorities for the next CIP. This process will consider potential improvements alongside previously identified needs and may identify areas where additional technical study is appropriate.

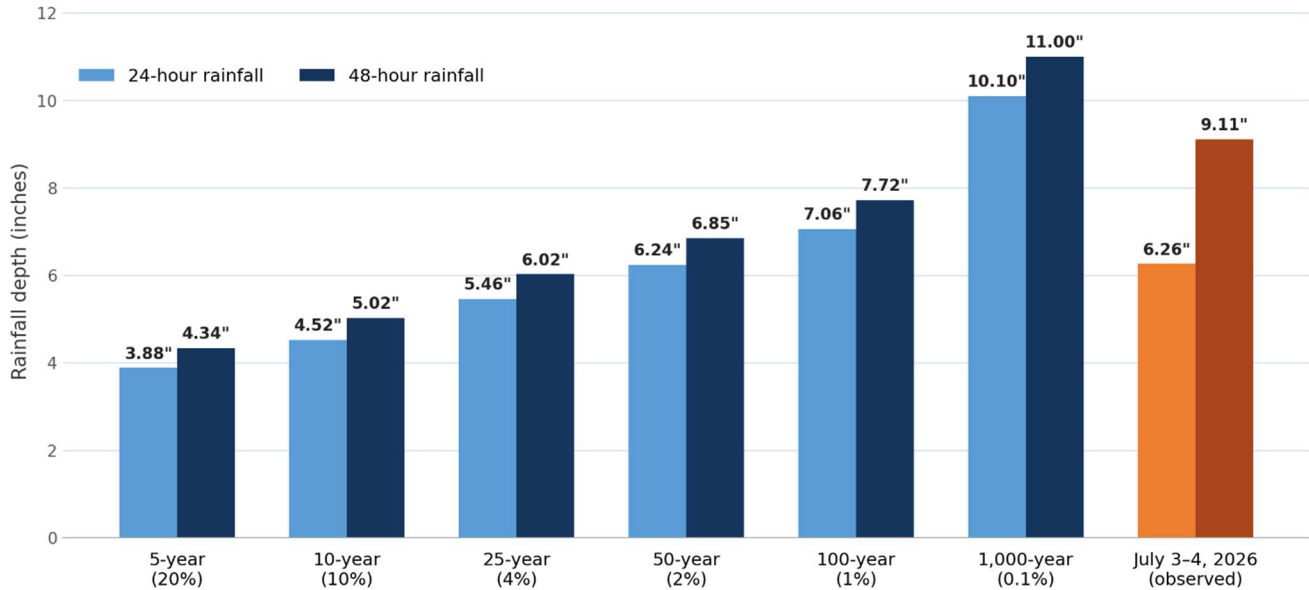
While improvements for every area is the goal, the impact of an event of the magnitude that was experienced in July brings to light that some improvements may not be technically feasible or may not be able to be completed in a short time frame. Making a pipe larger, for example, to convey additional stormwater requires that downstream pipes can also handle the additional conveyance. Those additional pipes may require upgrading and that requires careful planning in order to coordinate the improvements far enough downstream.

Drainage easements and overland conveyance routes remain necessary for overland flow during events that exceed underground system capacity. In some locations, these routes may be higher than a private property's lowest opening. **The ongoing evaluation may identify opportunities to improve public drainage performance. However, larger events will continue to produce overland flow and, therefore, property-level improvements may also be appropriate to reduce exposure, particularly at window wells and basement openings.**

Staff will continue to study, communicate with residents, program, and prioritize improvements in the CIP in response to the flash flooding event of July 4, 2026.

Ames Design Rainfall by Recurrence Interval

NOAA Atlas 14 point precipitation-frequency estimates for Ames, Iowa



Annual chance is shown in parentheses. A recurrence interval describes probability, not a regular schedule.
Design rainfall: NOAA Atlas 14, Vol. 8, Ver. 2, at 42.0308° N, 93.6319° W. Observed rainfall: NWS, 3 NNW Ames.