

September 25, 2026

Honorable Mayor & City Council

City of Ames
515 Clark Avenue
Ames, Iowa 50010

**RE: Proposed Developers Agreement between the City of Ames and Quick Performance
219 and 223 Sondrol Avenue, Ames, Iowa**

Mayor & Council:

On behalf of Quick Performance, we are requesting Council consideration of the attached Developers Agreement. The City Staff have been unwilling to allow Quick Performance to connect 219 and 223 Sondrol without approval of the City Council. The principal issue is building over the City's sanitary sewer easement between the two properties. Public Works has been reluctant to allow a building over the public sanitary sewer. Quick Performance, as outlined in the Developers Agreement, is adding provisions to a new sanitary sewer easement to eliminate Public Work's concerns.

A little background on Quick Performance:

Quick Performance is one of the leading manufactures of drivetrain rearends, parts and components, not only in the country but worldwide. They produce complete rear axle assemblies for all sorts of applications, from 4000HP drag cars, hot rods, off-road and daily driven applications. Quick Performance started in Gilbert, Iowa in 1984 by Doug DeMoss. The current owner, Brydon Papenberg, started working at Quick Performance in 2001 during his four years of attending Iowa State University. In 2007 Quick Performance moved into their first location on 303 Sondrol. Mr. Papenberg took over ownership in 2014 with approximately 14 employees. At the present time Quick Performance now has 90 employees, 8 buildings on Sondrol, a shop & warehouse in Gilbert, two properties with five buildings on East Lincoln Way, and a machine shop in Hiawatha, IA. Quick Performance continues to grow and with this growth comes the need for more space and accommodations. Quick Performance wants to keep their operations centered on Sondrol Avenue in Ames.

The Developers Agreement outlines the work that needs to be done to allow for building over the City's sewer. It has Quick Performance paying for preventative maintenance of the sewer line. The sewer line only serves Sondrol Avenue and will never be extended to buildings outside of Sondrol Avenue. Most significant excavation, if required, would be at manholes that are in the public right of way and do not need an easement.

The developer's agreement outlines considerable improvements to the existing sewer easement. All maintenance costs are Quick Performance's and not the City. The mechanism for Quick Performance's payment of those costs is included in the agreement and will be in the final sanitary sewer easement. Quick Performance has reviewed all the alternatives available to reroute the sewer but finds this enhanced easement to be the most attractive of all the options. Having more integrated warehouse

space on Sondrol is the best solution for Quick Performance's ability to expand quickly and maintain its operations in Ames.

Thank you for your time and consideration. We look forward to completing this work quickly as Quick Performance would like to build as soon as possible.

Sincerely,

Scott Renaud

Scott Renaud, P.E.
Renaud Engineering LLC

Cc: City of Ames – Managers Office, Public Works Department, Planning Department
Brydon Papenberg, Quick Performance
Ryan Haaland, Attorney for Quick Performance
Dylan Kline, Ames Regional Economic Alliance