MEMO

To: Mayor and City Council
From: Renee Hall, City Clerk
Date: November 6, 2026
Subject: Packet of Communications to Council

Listed below are the communications to the City Council known to staff as of November 6, 2026:

1. Dickson Jensen, Jensen Group – October 24, 2026
   RE: Truck Stop Site Plan Concept

2. Brett McLain, Ames Resident – October 25, 2026
   RE: Accidents at 15th Street and Douglas Avenue

3. Kimberly Jansen, mother of Iowa State Students – October 27, 2026
   RE: Request to update local ordinance regarding bar entry

4. Bryan Buss, Ames Resident – October 30, 2026
   RE: Duff and 13th Lane Diet

5. Theresa Munkolvd, Ames Resident – November 3, 2026
   RE: Rental Management Practices

6. Kevin Feeley, Ames Resident – November 4, 2026
   RE: Safety at Ames High School During Drop Off and Pick Up Times

7. Christine Schmidt, Ames Resident – November 6, 2026
   RE: Request to Amend Ames 2040 Plan

8. Brian Phillips, Assistant City Manager – November 10, 2026
   RE: Resource Recovery & Freel Drive Stormwater Grant

9. Dickson Jensen, Jensen Group – November 6, 2026
   RE: Development Opportunities

10. Radon Mitigation Feedback – November 6, 2026

RE: Informational Only

Hall, Renee

From: Schainker, Steve
Sent: Tuesday, October 27, 2026 4:45 PM
To: Hall, Renee
Subject: Fw: Truck Stop - Site Plan Concept

Please place this email in the non-agenda packet.

Steve

From: Dickson Jensen <ddjensen2010@gmail.com>
Sent: Tuesday, October 27, 2026 11:57 AM
To: Gartin, Tim <tim.gartin@amescitycouncil.org>; Rollins, Anita <anita.rollins@amescitycouncil.org>; Corrieri, Amber <amber.corrieri@amescitycouncil.org>; Junck, Rachel <rachel.junck@amescitycouncil.org>; Beatty-Hansen, Bronwyn <bronwyn.beattyhansen@amescitycouncil.org>; Betcher, Gloria <gloria.betcher@amescitycouncil.org>; Haila, John <john.haila@cityofames.org>; Schainker, Steve <steve.schainker@cityofames.org>
Subject: Fwd: Truck Stop - Site Plan Concept

[External Email]

Mayor, City Council, and Steve,

I wanted to share an email I sent to Kelly on Saturday. I have not heard back but wanted to circulate this email and drawings directly with you all.

Please use this link to see various site plans and photos - LINK TO SITE PLANS & PHOTOS

Please let me know if you have any questions.

Thanks
Dickson Jensen

---------- Forwarded message ---------
From: **Dickson Jensen** <ddjensen2010@gmail.com>
Date: Sat, Oct 24, 2026 at 3:27 PM
Subject: Fwd: Truck Stop - Site Plan Concept
To: Kelly Diekmann <kelly.diekmann@cityofames.org>, Kelly Diekmann <kdiekmann@city.ames.ia.us>, David Jensen <djensenhuxley@gmail.com>

Kelly,

I wanted to send you a few possible site plans for the property located at 1811 Dayton Place (the old Truck Stop). The property is currently owned by David Jensen and the Jensen Family. From my understanding, two items relating to development and zoning of various properties around town are being discussed and we have 2 requests for the property.

1. To have the city of Ames support the zoning and uses for the property at 1811 Dayton Place to possibly include multifamily living as well as commercial uses and possibly the perfect location for a new city Convention Center. This property is the gateway to our community that most people view as they enter our community from the east or north or south. The gateway is very important and a high end investment on the gateway land would be a great thing for our community.

2. We would like the property to be included in a TIF district yet this year so that possible TIF dollars can be used to help finance this project as the city of Ames and the developer would work through "how to make this $30,000,000 to $60,000,000 project work for both the city and the developer and the banker".

What steps would need to occur to have the 2 items above become reality? What would be the City of Ames and the City Council's thoughts on the ideas in the attached site plans?

The advantage of this plan versus industrial land zoning on our Gateway lands is clear and as such we also request all the "industrial" properties around our land be cleaned up and also zoned to develop into commercial properties. The current uses of land around our property needs to change and the properties need to be "cleaned up" sooner than later as they are not appropriate in our Gateway land.

If desired, the site allows for an excellent location for a convention center as it would have strong visibility, excellent access and a welcoming first impression for visitors and residents. Likewise, the convention center would be located next to 8 hotels and several new restaurants for event attendees to stay and dine. A large comfortable parking lot area is needed to support event activity without straining parking areas that most sites inherently do.

This potential Mixed Use development would be a huge addition to the Ames community. Please let us know your thoughts on the 2 items above and let's see if we can make this project viable at this location for a successful public/private partnership for everyone including the city of Ames, Discover Ames and the development team.

Thank you,

Dickson Jensen
David Jensen

Hall, Renee

From: Gloria J Betcher <gloriabetcherward1@gmail.com>
Sent: Monday, October 26, 2026 1:24 PM
To: Brett McLain
Cc: City Council and Mayor; Schainker, Steve; Hall, Renee
Subject: Re: Accidents at 15th and Douglas Ave

[External Email]

Brett,

Thanks for your email. I am cc:ing the City Manager to see about getting the glass in the street cleaned up. I've also cc:ed the Council and City Clerk so that your email can be included in the communications to Council packet for the first meeting in November.

Council will need to decide if this issue gets forwarded to the traffic engineer for action.

Best,

Gloria
Gloria J Betcher
Ward 3 Representative
Ames City Council
531 Hayward Avenue
Ames, IA 50014
(515) 292-5177

> On Oct 25, 2026, at 4:30 PM, Brett McLain <mclainbd@gmail.com> wrote:
>
> Mrs, Gloria Betcher
>
> I hope all is well with you, thanks for serving.
>
> I hardly ever bring up a problem without offering a solution if I have one.
>
> Last Week there was another accident at the intersection of Douglas and 15th in Ames, Airbags deployed.
>
> I would say since we have lived at 1431 Douglas this would have been the third or fourth accident going back to 2011.
>
> Possibly because of the signage at that intersection. Please see the picture.
>
> My suggestion would be the put up stop signs on 15th and take down the Yield signs.
>
> One block to the west from the fore mentioned intersection is Kellogg and 15 th I notice there a stop signs at that intersection.
>
> Also does the city have anyone to sweep up the glass that remains there after an accident. I lot on the road and

water drain area.
>
> Thank you
>
> Brett McLain
> 1431 Douglas Ave
> Ames.
>
>


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Hall, Renee

From: Schainker, Steve
Sent: Tuesday, October 27, 2026 11:10 AM
To: Hall, Renee
Subject: Fw: Local Ordinance

For non-agenda packet.

SLS

From: Kim Jansen <slimbermjansen17@gmail.com>
Sent: Monday, October 26, 2026 3:11 PM
To: Schainker, Steve <steve.schainker@cityofames.org>
Subject: Re: Local Ordinance

You don't often get email from slimbermjansen17@gmail.com. Learn why this is important
[External Email]

Hello
Thank you for taking the time to respond to this email. I would appreciate it if this email could be forwarded. I had a child of mine, who is a student there, and several of his underclass friends reached out this weekend explaining that they were absolutely dead in Ames. They have all 4 requested to transfer after this year. They could not even get into a place to watch the game on TV. I would like to know how students can socialize with other students when they are isolated from only dorms or Greek life. If a student chooses not to partake in Greek life, what are the alternatives to go out and socialize in Ames when it is not a game weekend?
Thanks
Kim

On Mon, Sep 14, 2026 at 11:11 AM Schainker, Steve <steve.schainker@cityofames.org> wrote:

> Kim:
>
> I very much appreciate your interest in enhancing entertainment options for university students and supporting local businesses. However, after conferring with our Police Chief regarding your email, I don't believe the city staff can support your suggestion to lower the bar entry age to 19.
>
> The following are the Chief's thoughts regarding this subject.
>
> *"From a public safety perspective, admitting 19- and 20-year-olds into establishments whose primary purpose is the sale and consumption of alcohol would significantly increase enforcement challenges and create greater opportunities for underage drinking. Although measures such as wristbands, hand stamps, and ID checks can help, they are not foolproof, and in fact, they are easy to bypass.*
>
> *In practice, separating legal-age patrons from underage patrons in crowded bar environments places additional burdens on business owners, staff, and law enforcement while increasing the likelihood of violations. It would likely increase conflict between the police and our students.*

I am not confident the liquor licensed establishments would be in favor of a change. A violation of Iowa Chapter 321, the Alcohol Control Chapter, goes against the establishment and puts their license and insurance at risk. The Police Department and City Council evaluate liquor license renewal applications and closely examine violations when making the decision to approve or deny. Violations such as possession of alcohol underage are serious violations.

I *also disagree with the premise that allowing underage individuals into bars would reduce unsafe behavior. House parties, underage drinking, and other social gatherings would likely continue to occur regardless of bar entry policies. However, lowering the entry age would introduce additional risks by placing 19- and 20-year-olds in environments centered around alcohol consumption and making enforcement of alcohol laws more difficult.*

Ames is home to a large university population, and the City has long worked to balance the interests of students, residents, businesses, and public safety. The current ordinance provides a clear and enforceable standard that helps bar operators, patrons, and law enforcement understand expectations and responsibilities. In my opinion, weakening that standard would not improve safety and could instead contribute to increased alcohol-related issues.

I would also point out that Iowa City allowed 19- and 20-year-olds in their liquor licensed establishments prior to 2010, but changed this practice as a direct result of problems around underage drinking, fights, and disorderly conduct as well as other alcohol-related problems in the bar district."

I want to emphasize that these are only the opinions of the City staff. Ultimately, it will be the decision of the City Council whether or not to pursue your suggestion. Therefore, if you would like, I can pass your email on to the City Council and see how they would want to handle your request.

In the meantime, I hope your children are enjoying both Iowa State University and the City of Ames. We are very appreciative that they are here with us!

Steve

From: Kim Jansen <slimbermjansen17@gmail.com>
Sent: Monday, September 14, 2026 10:42 AM
To: Schainker, Steve <steve.schainker@cityofames.org>
Subject: Local Ordinance

> You don't often get email from slimbermjansen17@gmail.com. Learn why this is important

[External Email]

Hello Mr. Schainker,

I am writing as a parent of two students at Iowa State University to propose an update to local ordinances regarding bar entry. Specifically, I ask the City Council to consider lowering the legal entry age for bars from 21 to 19, while maintaining the legal drinking age at 21.

The current 21-to-enter ordinance, while well-intentioned, often drives underage entertainment and socialization into unregulated environments. By allowing 19- and 20-year-old individuals—the majority of whom are Iowa State University students—into licensed establishments, can significantly improve community safety and local economic health.

Lowering the entry age to 19 offers several distinct advantages for Ames:

- **Supervised Environments:** Licensed bars have professional staff, security, and surveillance. When students socialize in these venues, their behavior is monitored. This significantly reduces the risks associated with unsupervised house parties, where overconsumption and safety hazards are much harder to control.
- **Economic Growth for Local Businesses:** the local hospitality industry relies heavily on the student population. Opening doors to 19- and 20-year-olds increases foot traffic and revenue for Ames business owners, particularly through food and non-alcoholic beverage sales, cover charges, and entertainment fees.
- **A More Inclusive Community:** Iowa State University is central to the identity of Ames. Aligning the nighttime entertainment options with neighboring college towns—many of which successfully utilize a 19-to-enter policy—helps students feel more integrated, welcome, and invested in the local community.

To ensure safety, compliance can be strictly managed through standard practices such as unique wristbands, hand stamps, and ID checks at the door. Establishments that prevent to prohibit underage drinking could still face fines. These guidelines are often practiced at other universities. We have been to Iowa State several times to visit and can't eat in some establishments after a certain time due to the fact that our young adult is under 21. The nightlife is severely lacking in Ames in comparison to other places. If this ordinance can not be considered then there should be more opportunities for concerts or street festivals for those underage to be able to attend.

Thank you for your time and consideration.

Kimberly

Hall, Renee

From: Bryan Buss <bryanpbuss@gmail.com>
Sent: Friday, October 30, 2026 6:10 PM
To: City Council and Mayor
Subject: Duff and 13th plus Lane Diets Generally

[External Email]

Mayor and City Council,

I'm taking a moment to write in frustration.
I have lived and worked in Ames for my entire life.
Watching the city planners move from experimentation with lane diets, through complete disregard for negative public reaction, and into implementing them at every opportunity like a hammer with nails, has me bewildered.

When did 24th street become a 4-lane? Sometime in the late 1970's, yeah? Now, with more people there than when city offices, both Northridge's, and Northcrest were both empty farmland, with the vast majority of the city's (and county's) residential growth since 1980 occurring within 1 mile north or west of 24th & Hayes, this is when we decide to make people unable to get around someone turning right?

The most acute example of this foolishness is what was done at Duff and 16th Street. Forcing traffic to come into a single lane while slowing for a stop has caused many times more accidents and close calls than the whole of this lane-diet fiasco city-wide could ever prevent.

When the city released its "consultant" suggestion to go 3-lane from Lincolnway to 16th Street and the subsequent follow-up survey, I am positive I know the survey results.
I have talked with many people and this idea was universally hated.
Anyone who knows this town should have seen it foolish at a glance.
One lane to access the two blocks where your medical complex resides??? Insane.
Pursuit of that concept is a perfect example of inefficient use of city resources. Where were the adults in that room?

Development for bicycles and center turn lanes is generally positive. I even love roundabouts.
I don't hate these lane diets because of "change" but because the tradeoff appears to have been poorly considered.
The growth in this city and surrounding communities requires appropriate roads to efficiently transport this growth to city centers.
Most of this development has come from the northwest, yet we are restricting traffic flows in that direction worse than 40 years ago.

I have three requests:

1. **Immediately pause** all projects that involve lane removal or redirection. This would also include things like what was just done at Bloomington and Hyde. Now traffic turning into Ascension causes a backup to the west and Cy-Ride buses stopped at the tracks cause traffic to abruptly lane-shift to follow

the lines (these will cause an accident, go ask Cy-Ride what they see). **Let's stop making the problem worse.** I hear rumors that Stange is planning to lane-diet? If so, this should be paused immediately (and indefinitely).

2. **Ask the community** what they would think about "going back to 4-lane" in a few spots. Duff from 16th to 20th should be asked **tomorrow** (and then the 4-lane restored before it gets cold and slick again... public support here will likely be unanimous). Then ask about 24th from Hayes to Stange. Then ask the public for the next place to undo (it could be all of them). I would even be willing to start a petition for each of these. How many signatures do you need before you bring back 4-lanes?

3. I'm not sure where the pressure comes from for the bike lanes and center turns at the expense of consistent traffic flows. **Figure out the source driving these changes and let everyone know.** If there are good reasons, instead of spending money on consultants, spend the money on making sure the community understands the reasons. If the reasons are political or individuals, simply call that (them) out. The public despises what has been done so much that a candidate could probably win election as mayor on the single issue of "undo bad traffic engineering decisions".

I do not believe that the design direction I am railing against is individually directed by anyone in Traffic Engineering or Public Works.
My position assumes that these staff, including their immediate management, are exceptional public servants who are being given misguided direction by City Planning, CIty Manager, or consultants.
I believe it is time for the council to step in and be directive about course correction.

Thank you all,

-Bryan Buss
1414 Edgewater Ct.

Hall, Renee

From: Theresa Munkvold <theresabob1@gmail.com>
Sent: Tuesday, November 3, 2026 3:45 PM
To: City Council and Mayor
Subject: Ames Renters Are Being Held Hostage by Rental Management Practices — Immediate City Council Action Requested

Some people who received this message don't often get email from theresabob1@gmail.com. Learn why this is important

[External Email]

Dear Mayor and Members of the Ames City Council,

I am writing to express my outrage over rental management practices in Ames, Iowa, that I believe are coercive, financially exploitative, and fundamentally unfair to the residents of this community.

Ames renters are effectively being held hostage by a rental system that pressures them to commit to housing nearly two years in advance, prevents them from exploring alternative housing, and routinely leaves residents without a place to live for days between leases.

I have lived in Ames for more than 30 years. I have owned homes, rented homes, and contributed to this community. I have rented since 2013, and I have watched rental practices change in ways that increasingly prioritize property owners' financial interests over tenants' basic needs.

I am asking the City Council to address three practices immediately:

- Requiring lease renewal commitments 19 months before the new lease begins.
- Refusing to show available rental properties to tenants who have not already sublet their current residences.
- Creating an annual two-to-seven-day gap between rental occupancy dates, leaving residents without housing and imposing additional expenses.

These practices effectively trap renters in their existing housing arrangements. They are unacceptable, and they need to end.

1. Demanding lease commitments nearly two years in advance is unreasonable and coercive.

At the end of October 2026, I received a lease renewal offer for a rental term beginning in August 2028. Frustrated, I decided to write to you.

I got my renewal notice 22 months before the lease would even begin.

I am required to sign by mid-January 2027, approximately **19 months in advance**, or my management company will begin parading people through my duplex to prospective tenants.

Let that sink in.

I am expected to make a legally binding financial commitment to housing nearly two years into the future.

Why?

Because this arrangement allows property owners and management companies to secure future rental income ***far in advance.***

But what about the tenants?

What if someone loses their job, develops a serious health condition, experiences a change in income, needs to relocate, or discovers significant problems with their rental property?

What if they simply want to move? YOU OWE THEM IF YOU STAY OR GO. I've talked with renters that could NOT get a subleaser for 4-5 months when they moved to take a job elsewhere.

How is it that a management company's desire to secure future income takes precedence over a resident's ability to make reasonable housing decisions?

I have rented in Ames since 2013. Previously, I renewed my lease approximately three months before expiration. That system worked perfectly well.

What changed? Who benefits from the change? And why are renters now expected to surrender nearly two years of housing flexibility?

In conventional residential rental markets nationally, renewal discussions commonly occur approximately 30–90 days before lease expiration, with some beginning three to six months ahead. While there is no universal national standard, a three-month renewal window is reasonable, and six months should be the absolute maximum for requiring a renewal decision.

Requiring commitments 19–22 months in advance is an extraordinary departure from conventional rental practices. It is unreasonable, coercive, and cruel.

A renter cannot even know what alternative housing will be available nearly two years in the future.

I believe the City should pursue enforceable protections prohibiting management companies from requiring lease renewal commitments more than six months before expiration.

2. Management companies are effectively preventing tenants from leaving their existing leases.

This issue is even more disturbing.

I personally contacted my management company because I wanted to view another available rental unit.

I was refused.

Why?

Because I was already under lease and had not secured a subtenant for my current residence.

I was told I could not even **VIEW** another rental unit, much less apply for it, until my existing residence had been sublet. View. They may say you must have a sublet in hand before being able to lease it, but no, they won't SHOW it (they have coordinated this amongst themselves). These conversations have all happened over the phone, not in emails, but make no mistake. I have been denied VIEWING because I did have a sublease signed.

When I questioned this policy, my management company informed me that other management companies in Ames followed the same practice.

I subsequently contacted other management companies and encountered the same restriction.

This is the very definition of a housing trap.

Ames renters are being placed in an impossible position:

They cannot look for another home until they have arranged to leave their current home. But they cannot responsibly arrange to leave their current home until they know another suitable home is available.

How exactly is a tenant supposed to move?

They cannot explore alternative housing without first giving up their existing housing security.

They cannot responsibly give up that security without knowing whether another residence is available.

And at the same time, they are pressured to sign leases nearly two years in advance.

The INSANITY.

They are trapped. Their housing choices are restricted while management companies protect their rental income.

This practice is indefensible and must end.

I also want the City Council to understand the seriousness of what I was told.

My management company explicitly represented that this restriction was followed by other management companies in Ames. When I contacted other companies, I encountered the same policy.

I cannot establish whether these companies have entered into a formal agreement. However, these experiences raise serious questions about possible coordination among competing rental management businesses.

I am requesting that the City Council investigate these practices and, if warranted, refer the matter to the Iowa Attorney General or appropriate federal competition authorities.

Ames residents should not have to secure a subtenant before they are even permitted to LOOK at another rental property.

This is not a reasonable rental screening practice. It effectively restricts tenants' freedom of housing choice while protecting management companies' income.

3. The annual two-to-seven-day housing gap is an unacceptable burden on residents.

Every year, many Ames renters face another unreasonable practice.

Rental leases commonly require residents to vacate around July 25–29, while replacement leases do not begin until August 1.

This creates a gap of approximately two to seven days during which residents moving between those properties have nowhere to live.

Where are these people supposed to go? Where are they supposed to sleep? Where are they supposed to keep their belongings?

Are single parents supposed to put their children in hotels? Are elderly residents expected to move their possessions into storage, find temporary housing, and then move everything again days later?

What about people with disabilities, limited incomes, pets, or serious health conditions?

Residents are forced to arrange temporary accommodations, storage, moving vehicles, and additional transportation—***all because the rental industry's turnover schedule does not accommodate the actual housing needs of the community.***

These are significant, unnecessary financial burdens imposed on people already paying rent, security deposits, application fees, and moving expenses.

I understand that rental properties require cleaning, maintenance, and inspections between occupants.

However, the operational convenience of management companies should not routinely result in residents being displaced from housing.

And why must so many leases expire at the end of July? Staggered lease dates and other alternatives deserve serious consideration.

If property management companies require tenants to vacate days before replacement housing becomes available, perhaps the City should examine whether those companies should bear some of the resulting costs of temporary housing, storage, and additional moving expenses.

When the financial burden is shifted entirely onto tenants, management companies have little incentive to change the system.

There are solutions. The City needs to investigate them.

4. Ames renters are residents, not second-class citizens.

When I challenged my management company's refusal to show me another rental property, I was told:

"We do not work for you. We work for the homeowners."

That statement speaks volumes.

Yes, property managers represent property owners. But tenants are paying customers, parties to legally binding contracts, and members of this community.

They deserve respect, fair treatment, safe housing, and reasonable freedom to make decisions about where they live.

Renters are not simply college students passing through Ames.

They are single mothers, families, working professionals, older adults, people with disabilities, retirees, and longtime residents.

They work here. They support local businesses. They pay taxes directly and indirectly. They contribute to the economic and social life of Ames.

Why are the interests of property owners so consistently prioritized while renters are expected to accept whatever terms and restrictions management companies impose?

Buying a house is not a realistic escape route for many residents. Elevated mortgage interest rates, high housing costs, and incomes that have not kept pace make homeownership financially unattainable for many.

Building more affordable housing is important, but it does not resolve coercive rental practices.

People should not have to purchase a house to escape a rental system that restricts their ability to choose where they live.

5. Poor rental conditions make these restrictions even more concerning.

I have spoken with other renters who have experienced water intrusion through ceilings and mice infestations. My own rental property's basement floods when it rains, consistently.

Water intrusion raises legitimate concerns about moisture, potential mold growth, health, and property damage.

Yet tenants have limited practical options while remaining contractually obligated to pay rent.

When someone encounters unhealthy or undesirable living conditions, the ability to explore alternative housing becomes especially important.

But under the practices I have described, residents can be pressured to renew nearly two years in advance, prevented from viewing alternative properties without first securing a subtenant, and then

subjected to a housing gap when they finally move. THESE ARE HIGHLY PROBLEMATIC BEHAVIORS, UNCONSCIONABLE.

This is not just a student housing issue. These practices affect permanent Ames residents, families, and people of all ages.

How is this a fair or reasonable housing system?

6. The City of Ames must take action.

I do not want a response explaining that these practices are permitted because no existing law expressly prohibits them.

That is precisely the problem I am bringing before you.

If existing laws permit rental management companies to demand commitments nearly two years in advance while restricting tenants' ability to explore alternative housing, then those laws need to be examined and changed.

If the City lacks the legal authority to enact these protections, I expect its elected representatives to identify the necessary state legislative changes and advocate for them.

The absence of a legal prohibition should not be mistaken for evidence that a practice is fair, reasonable, or in the public interest.

Specifically, I am requesting that the Ames City Council:

1. **Establish reasonable lease renewal timelines.** Pursue enforceable protections preventing management companies from requiring renewal commitments more than six months before lease expiration, with a three-month window as the preferred standard.
2. **Prohibit unreasonable restrictions on rental showings and applications.** Residents should not be denied the opportunity to view or apply for available housing solely because they currently hold another lease.
3. **Investigate possible coordinated practices among rental management companies.** Determine whether these restrictions reflect independent business policies or agreements among competing companies, and refer potential anticompetitive conduct to the appropriate authorities if warranted.
4. **Address the annual housing gap.** Investigate coordinated lease transitions, staggered lease dates, and potential financial responsibility for costs imposed on displaced tenants.
5. **Review protections involving water intrusion, infestations, and other potentially unhealthy rental conditions.** Residents need meaningful procedures for addressing property problems and understanding their housing rights.
6. **Determine what reforms can be enacted locally and what changes require state legislation.** If state law limits municipal authority, identify those limitations and pursue appropriate legislative solutions.
7. **Place these issues on a City Council agenda for public discussion**, allowing renters, property owners, management companies, and housing advocates to provide testimony. Recognizing the power, money and influence of the rental companies in this town...how they will persuade their best interests over renters and how that is unacceptable.

I recognize that rental property owners have legitimate business interests. They deserve to receive rent, protect their investments, and manage their properties responsibly.

But those interests do not justify a system that effectively holds tenants hostage.

A rental agreement should provide stability for both parties. It should not become a mechanism for restricting tenants' ability to explore other housing, respond to changing life circumstances, or make reasonable decisions about their futures.

I find it unconscionable that these practices have become accepted features of renting in Ames.

After more than 30 years in this community, I am seriously considering leaving because I am tired of being subjected to a rental system in which I have so little control over my own housing decisions.

That should concern the City Council.

Ames prides itself on being a welcoming, livable community. But a community cannot genuinely claim to be welcoming while allowing rental practices that impose unreasonable burdens on a substantial portion of its residents.

Ames renters are not second-class citizens. We are residents, taxpayers, workers, families, and neighbors. We deserve housing practices that respect our financial security, our freedom to relocate, and our dignity.

I am asking for more than a polite acknowledgment of this letter.

I am requesting a written response explaining what steps the City will take to investigate these practices, whether these issues will be placed on a Council agenda, and what legislative or regulatory options are available.

The people of Ames deserve better. Renters deserve better. And this situation demands action—not another explanation for why nothing can be done.

Sincerely,

Theresa Munkvold
Ames resident for more than 30 years

Hall, Renee

From: Kevin H. Feeley <kevin.h.feeley@gmail.com>
Sent: Wednesday, November 4, 2026 11:17 AM
To: City Council and Mayor
Subject: Safety at Ames High School during drop off and pick up

[External Email]

Mayor and Council,
As a parent in the community I have been dropping off and picking up students at the Ames High School for a number of years. I've found the environment in and around the parking lot to be chaotic and unsafe this entire time. There are young drivers, pedestrians, older drivers in a hurry and large vehicles all trying to be places in a timely fashion. I fear it is only a matter of time before someone is struck by a vehicle or a collision creates further chaos in an already messy environment.
I am aware that making material changes to the built environment are probably not going to happen due to the proximity to the rail line and other factors.
That being said -
Could the council take some time to figure out a better way to do this? I**s there a chance that we could utilize some of our police personnel to direct traffic during drop off and pick up times?** Could we improve signage or painted guides? Could we as a community develop a "best practices" guide to distribute to students and parents? Could there be some way to reduce the chaos created every single day?

Again, we could place three or four police force members at the High School to keep traffic organized and the process orderly and safer. I repeat this because I feel that it would be the most effective measure in both the short and long term without requiring reengineering or involving outside contractors. Signs and signals only go so far and the presence of law enforcement, outside of their vehicles, guiding traffic, would be an instant solution to a long-standing safety problem.

Thanks for your consideration on this issue.

Kevin H. Feeley

November 6, 2026

To the Ames City Council:

My name is Chris Schmidt. My husband Dan and I have resided and worked in the Ames area since 1979, and we raised four sons here, three of whom currently reside and work in Ames/ Gilbert area. In 1994, Dan and I bought land currently listed as 6100 US HWY 69 just North of the city limits of Ames. We have co-op farmed this property with the Jensens & Rileys since purchasing the land. In 1998, we added a barn to the property, and in 2002, we built the house I reside in.

After working in partnership with Bill Fedeler for forty years, Dan and I along with two sons bought Ames Trenching & Excavating. Recently, Dan passed away, and a third son now resides in the Ames area and works within the family company.

I have been working with Bolton & Menk, the City of Ames planning staff, and Chuck Winkleblack with Hunziker to split the land around my existing house. The City staff has indicated that to start the process, I need the City Council's approval to amend the Ames 2040 Land Use Plan from Urban Reserve to Rural Character. I would like to split the land around my house to add one lot for one of my sons to build a house on this property. Another son owns and resides at the adjacent property at 615 Rookwood Dr. And a third son, potentially, would like to build on the other established lot also adjacent to my existing house.

After talking to the staff, there is no plan to run public infrastructure to this area for the foreseeable future. What I am requesting would not require any city infrastructure. I have included an exhibit that the engineer prepared illustrating the one lot I hope to add. Chuck and I have talked with Leanne Harter with Story County and believe that the County will support our land division based on our proposed design.

In closing, I respectfully request your approval to amend the Ames 2040 plan from Urban Reserve to Rural Character, so that I may add one additional lot for my family to build and establish their "forever home".

Thank you for your consideration.

Sincerely,

Christine E Schmidt

Christine E. Schmidt

SCHMIDT LAND
HUNZIKER

PARCEL LAYOUT
APRIL 2026

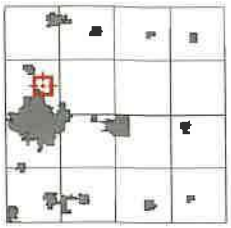
BOLTON & MENK



Beacon™ Story County, IA / City of Ames



Overview



Legend

- Parcels
- Lots
- Townships
- Sections
- Quarter Quarters
- Corporate Limits
- Road Centerlines

Parcel ID	0514300350	**Alternate ID**	0514300355	**Owner Address**	SCHMIDT, DANIEL A & CHRISTINE E
Sec/Twp/Rng	14-84-24	**Class**	A - Agriculture		6100 US HIGHWAY 69
Property Address	6100 US HIGHWAY 69 AMES	**Acreage**	26.31		AMES, IA 50010-9213

District FRANKLIN TWP/GILBERT SCH

Brief Tax Description SECTION:14 TOWNSHIP:84 RANGE:24 SW SW PARCEL K 22-05485
(Note: Not to be used on legal documents)

Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:
The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

Date created: 11/4/2026
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CITY OF Ames

Caring People ◆ Quality Programs ◆ Exceptional Service

MEMO

To: Mayor and City Council Members
From: Brian Phillips, Assistant City Manager
Date: November 10, 2026
Subject: Resource Recovery & Freel Drive Stormwater Grant

Informational only. No Council action necessary.

In late October, Public Works Department staff submitted an application to the Iowa Economic Development Authority for the Wastewater & Drinking Water Treatment Financial Assistance Program (WTFAP).

This program supports infrastructure improvements for communities to construct water and wastewater treatment facilities, improve water quality in the watershed, or make other improvements in utilities with high rates relative to median income. For 2026/27, there is a total of approximately $12 million available for this program. The maximum per-project award is $1,000,000.

The application submitted by staff relates to the storm water improvements that are included in the construction of the Resource Recovery and Recycling Campus (R3C) and the paving of Freel Drive. Staff is seeking $959,574 in grant funding to assist with the cost of the R3C detention basins and stormwater conveyance, along with the unique stormwater percolation and conveyance system being installed in Freel Drive (see images on following page).

The five stormwater basins constructed at the R3C can hold and treat over 1.4 million gallons of stormwater. These facilities cost approximately $590,000 to build. The Freel Drive paving project uses a percolation and conveyance approach to overcome the very flat topography that would make conveyance alone impractical. This system is approximately $369,000 of the overall street construction project.

Staff neglected to inform City Council in advance of applying for this grant, as would be customary. An announcement of grant awards is expected in late November. If awarded, staff expects to present a grant agreement to the City Council for approval shortly thereafter.

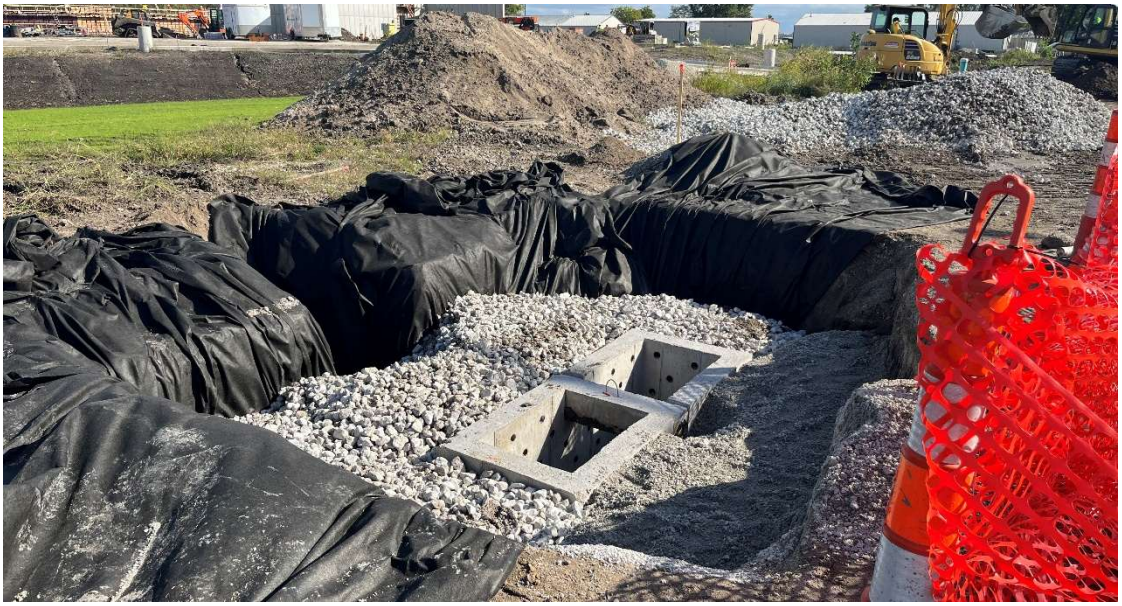
Photo 1: North stormwater detention basin at R3C



Photo 2: Middle stormwater detention basin at R3C



Photo 3: Stormwater collection vault on Freel Drive with percolation holes visible, and surrounded by crushed rock.



Hall, Renee

From: renee.hall@cityofames.org
Subject: FW: Development Opportunities

From: Dickson Jensen <ddjensen2010@gmail.com>
Sent: Friday, November 6, 2026 10:52 AM
To: Diekmann, Kelly <kdiekmann@city.ames.ia.us>; Diekmann, Kelly <kelly.diekmann@cityofames.org>; Rollins, Anita <anita.rollins@amescitycouncil.org>; Junck, Rachel <rachel.junck@amescitycouncil.org>; Beatty-Hansen, Bronwyn <bronwyn.beattyhansen@amescitycouncil.org>; Betcher, Gloria <gloria.betcher@amescitycouncil.org>; Haila, John <john.haila@cityofames.org>; Schainker, Steve <Steve.Schainker@cityofames.org>; Gartin, Tim <tim.gartin@amescitycouncil.org>; Dan Culhane <dan@amesalliance.com>; dan@ameschamber.com <dan@ameschamber.com>
Subject: Development Opportunities

You don't often get email from ddjensen2010@gmail.com. Learn why this is important

[External Email]

City Staff and Leaders,

The Jensen Group is looking to develop multiple sites around central Iowa. One site we are discussing is the East Gateway project in Ames that I have sent you information on. Two other sites in Ames include about 6 acres of land in West Ames on the corner area of Mortensen Road and North Dakota. This land is currently 4 lots, (4515 Mortensen, 4505 Mortensen, 1305 Dickinson, and 1315 Dickinson). This land has been sitting vacant for 20 years with no development as currently zoned. The economics of developing these lots is not attractive for a potential development and some City incentives would help any developer to possibly push a project forward. Likewise, some zoning changes may be needed to move a project forward. A potential development of 50,000 sq. ft. of commercial space with +/- 100 residential units above (classic mixed use development) is under consideration and it could be upward of $25,000,000 in new construction. This would make a large impact in West Ames and our community. What would be the city's stance of economic incentives on this project and possible zoning adjustments to allow for a mixed use project. Another property that some developers are going to consider is 400 South Dakota Ave, the Hospice House that (Mary Greeley and the City of Ames owns). The Jensen Group has looked at the property a bit and it seems the property would be a spot for a Bricktowne type property that we develop around central Iowa and have one in South Ames. The problem for us or any developer is going to be making the numbers pencil out with the banker depending on the price of the land and the cost of the demolition of the current structure on the property and the costs of new utilities to the various new structures. What would the city thoughts be on developing that property into a Bricktowne project of +/- 240 units (a $30,000,000 project)? What would be possible city incentives to make this project work financially? Would the use be a proper and acceptable use for the city? I would request that no matter who does what with these two properties and the Truck stop property, all 3 properties get included into TIF districts before the end of the year when you are including other properties in TIF as well so that the potential is there to get these properties developed in the very near future. Please let me know the next steps to accomplish these tasks if desired.

Thank you,

Dickson Jensen

RADON MITIGATION

NO	YES
Kyle Thomas	Lyle Hundertmark
Jerome Baumgartner	Cheryl Hanway
Patrick Weigel	Jessie Border
Pam & Roger Rupiper	Ryan Case
Collin Fett	Nedra Harms
Brandon Shaw	Todd Louwagie
Bobbi Robinson	James Wellman
Jenny Wilson	Erik Charter
Mike Robins	
Matt Robinson	
Dennis Ewing	
Sharon Johnson	
Chris (last name not given)	
Gina & Paul Rosenbaum	
Tessa Dierickx	