

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**FEBRUARY 25, 2025**

**NOTICE TO THE PUBLIC:** The Mayor and City Council welcome comments from the public during discussion. The Standards of Decorum, posted at the door and available on the City website, define respectful conduct for public participation. If you wish to speak, please fill out the form on the tablet outside the door to the Council Chambers or scan the QR Code to the right to fill out the same form on a personal device. When your name is called, please step to the microphone, state your name for the record, and keep your comments brief so that others may have the opportunity to speak.



**CALL TO ORDER:** 6:00 p.m.

**CONSENT AGENDA:** All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Regular City Council Meeting on February 11, 2025, and Special City Council Meetings on February 4, 5, 6, and 18, 2025
3. Motion approving Report of Change Orders for period February 1-15, 2025
4. Motion approving new 5 - Day (March 20 - March 24, 2025) Special Class C Retail Alcohol License - Lucky Wife Wine Slushies, 2601 East 13th Street
5. Motion approving 14 - Day (March 23 - April 5, 2025) Class C Retail Alcohol License - Apres Bar Co., 2321 North Loop Drive
6. Motion approving new Class C Retail Alcohol License - Campus Cheers, 131 Welch Avenue, Pending Favorable Inspection
7. Motion approving new Class C Retail Alcohol License with Outdoor Service - The Dot, 127 Dotson Drive, Pending Dramshop Review
8. Motion approving Ownership Updates for Class E Retail Alcohol License - Sam's Club #6568, 305 Airport Road
9. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Coldwater Golf Links, 1400 S. Grand Avenue, Class C Retail Alcohol License with Outdoor Service
  - b. Kum & Go #1113, 2801 E 13th Street, Class E Retail Alcohol License
  - c. Kum & Go #227, 2108 Isaac Newton Dr, Class E Retail Alcohol License
  - d. Elks Lodge, 522 Douglas Avenue, Class F Retail Alcohol License with Outdoor Service
  - e. Homewood Golf Course, 401 E 20th Street, Class C Retail Alcohol License with Outdoor Service
  - f. The Spice Thai Cuisine, 402 Main Street, Special Class C Retail Alcohol License, Pending Dramshop Review
  - g. Casey's General Store #2905, 3612 Stange Road, Class E Retail Alcohol License
  - h. Pizza Pit Extreme, 207 Welch Ave., Special Class C Retail Alcohol License
  - i. Sams Club #6568, 305 Airport Rd, Class E Retail Alcohol License
  - j. BN'C Fieldhouse, 206 Welch Avenue, Class C Retail Alcohol License with Outdoor Service
  - k. The Angry Irishmen, 119 Main Street, Class C Liquor License with Outdoor Service, Pending Dramshop Review
10. Motion accepting Fitch Family Indoor Aquatic Center Monthly Update

11. Requests from Ames Main Street for 4th of July activities on July 4, 2025:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
  - b. Resolution approving waiver of Vending License fee
  - c. Resolution approving closure of portions of Main Street, Northwestern Avenue, Fifth Street, Douglas Avenue, Burnett Avenue, Kellogg Avenue, Clark Avenue, Allan Drive, and Pearle Avenue from 6:00 a.m. until end of parade
  - d. Resolution approving closure of Parking Lot MM and south portion of Lot M from 6:00 a.m. to 2:00 p.m.
12. Resolution approving Change Order #2 to Waste Management of Ames, IA, for Hauling Services to the Boone County Landfill in the amount \$19.50/ton, up to \$95,123
13. Resolution approving the plans and specifications for 2024/25 Intelligent Transportation System Program (Phase 4), setting March 18, 2025, as the bid due date through the Iowa DOT and March 25, 2025, as the date of Public Hearing
14. Resolution setting date of public hearing for March 11, 2025, to consider 30-year lease agreement with Ames Youth Sports Complex for City property located south of U.S. Highway 30 and west of the South Skunk River
15. Resolution accepting completion of the third year of the four-year Stormwater Management Maintenance requirements for Domani 1st Addition and reducing the financial security to \$7,033.50
16. Resolution accepting 2024/25 Clear Water Diversion as completed by Iowa Water & Waste Systems, of Ames, IA, in the amount of \$72,848
17. Resolution accepting 2023/24 Asphalt Street Pavement Improvements #1 as completed by Manatt's, Inc., of Ames, IA, in the amount of \$1,809,153.37
18. Resolution approving completion of Stormwater installation and releasing financial security in full for Kum & Go, 4506 Lincoln Way
19. Resolution approving completion of Stormwater installation and releasing financial security in full for Elder Corporation: U-Haul, 720 S. Duff Avenue
20. Resolution approving completion of Stormwater installation and releasing financial security in full for Fareway, 619 Burnett Avenue
21. Resolution approving completion of Stormwater installation and releasing financial security in full for Wheelock Subdivision

**PUBLIC FORUM:** This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

**ADMINISTRATION:**

22. Discussion on proposed ordinance prohibiting public camping
23. Discussion of additional questions for the 2025 Resident Satisfaction Survey

**PLANNING AND HOUSING:**

24. Resolution approving Historic Preservation Commission 2024 Accomplishments and 2025 Work Plan
25. Annual Tax Abatement Certification
  - a. Resolution certifying property tax abatement applications
  - b. Resolution authorizing staff to submit property tax abatement applications to the City Assessor for determination of abated value

- c. Motion directing staff
- 26. Request for a Waiver of City Subdivision Code for Two Sites Within the Ames Urban Fringe Area Near 280th Street in Story County
  - a. Resolution approving request for waiver of City review for a Plat of Survey for site partially within the Fringe Area
  - b. Resolution approving waiver of standards for a Plat of Survey to create a new parcel for an existing home site

**HEARINGS:**

- 27. Hearing on Zoning Text Amendment to Chapter 29 of the Ames Municipal Code to Create Townhome Building Type Standards
  - a. First passage of ordinance (continued from January 28, 2025)
- 28. Hearing to Rezone Property at 5119 and 5001 Lincoln Way from Agricultural (A) to Suburban Residential Low Density (FS-RL) with a Master Plan
  - a. First passage of ordinance
- 29. Hearing on 2023/24 Stormwater Erosion Control (College Creek Bank Stabilization - Hemingway Drive):
  - a. Motion accepting report of bids
  - b. Resolution approving final plans and specification and awarding a contract to Jackson Contracting LLC, of Des Moines, Iowa, in the amount of \$95,143.17
- 30. Hearing on 2024/25 Arterial Street Pavement Improvements (Hyland Ave):
  - a. Motion accepting report of bids
  - b. Resolution approving final plans and specifications and awarding a contract to All Star Concrete LLC, of Johnston, Iowa, in the amount of \$1,696,869.05
- 31. Hearing on 2024/25 Shared Use Path System Expansion - Skunk River:
  - a. Motion accepting report of bids
  - b. Resolution approving final plans and specification and awarding a contract to Howrey Construction Inc., of Bondurant, Iowa, in the amount of \$249,649.25
- 32. Hearing on proposal to vacate easements located at PT. Willow Creek Estates 2nd Addition:
  - a. Resolution approving vacation of:
    - o Existing 20-foot Water Main Easement located at east 10-foot of Lot 1 and west 10-foot of Lot 2
    - o Existing Sanitary Sewer Easement located at part of Lot 2

**ORDINANCES:**

- 33. Amendment to Section 2.45 of the *Municipal Code*, Duties and Powers of the City Manager, to authorize delegation of duties and powers
  - a. First reading of ordinance
- 34. Third reading and adoption of ORDINANCE NO. 4548 on text amendment modifying Public Hearing Notification Requirements by Amending Chapters 20 and 29 of *Municipal Code*
- 35. Third reading and adoption on ORDINANCE NO. 4549 on text amendments to Chapter 29 Article 12 Floating Zones Lot and Block Design

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

**REPORT OF GOVERNING BODY:**

- 36. Participation with agencies, boards, and commissions:
  - a. Discover Ames (ACVB)
  - b. Ames Regional Economic Alliance (AREA)
  - c. Story County Emergency Management Agency (SCEMA)

d. Ames Transit Agency Board of Trustees

**COUNCIL COMMENTS:**

**CLOSED SESSION:**

37. Motion to hold Closed Session as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in litigation or where litigation is imminent and Section 21.5(1)(j), *Code of Iowa*, to discuss purchase of particular real estate

Open Session:

- a. Resolution approving settlement agreement
- b. Resolution approving settlement agreement
- c. Motion directing staff regarding real estate matters

**ADJOURNMENT:**

**Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**



Item No. 2  
**MEMO**

**To:** Mayor and City Council  
**From:** City Clerk's Office  
**Date:** February 21, 2025  
**Subject:** Approval of Minutes

Attached are the minutes for the Regular Meeting of the Ames City Council on February 11, 2025, and Special Meetings on February 4, 5, 6, and 18, 2025.

**ATTACHMENT(S):**

[C25-0211 Summary.pdf](#)

[C25-02040506 Summary.pdf](#)

[C25-0218 Summary.pdf](#)

**SUMMARY OF MINUTES OF THE REGULAR MEETING OF THE AMES CITY  
COUNCIL**

**AMES, IOWA**

**FEBRUARY 11, 2025**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:17 p.m. on the 11<sup>th</sup> day of February 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were City Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was also present. Council Member Bronwyn Beatty-Hansen joined the meeting telephonically.

**FY 2025/26 BUDGET WRAP-UP**

**COUNCIL BUDGET PRESENTATIONS:**

**Public Art:** Assistant City Manager Brian Phillips noted the Public Art component of the budget contains two separate programs, including the Public Art Commission (PAC). Historically, the budget request was \$46,000 and Assistant City Manager Phillips shared the request was the same this year.

**Arts Funding (COTA):** Assistant City Manager Phillips noted that COTA sponsors performing arts activities in the community. He discussed the allocated funding and highlighted that 22 requests were received for grants.

**Human Services Analysis of Social Services Evaluation Team (ASSET):** Assistant City Manager Pa Vang Goldbeck presented on the ASSET budget and provided a brief history of the program. She reviewed the funds allocated and shared that after the review process funds would be set aside for basic needs, continuous improvement, and housing needs.

**Outside Funding Requests:** Assistant City Manager Phillips highlighted that the request from the Ames Regional Economic Alliance (AREA) as well as Parking Waiver Reimbursements would be funded through the Hotel/Motel Tax Fund, while other outside funding requests would be funded through Local Option Sales Tax Fund.

**PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP) AND BUDGET:** Mayor Haila opened and closed the Public Input when no one came forward to speak.

**FINAL COUNCIL DECISIONS:**

**Decision on General Fund Carryover Funding:** Council Member Junck shared her support for moving two projects from the FY 2024/25 Adjusted Budget to FY 2025/26 Adjusted Budget based on projected dates of completion occurring after July 1, 2025.

Moved by Junck, seconded by Corrieri, to transfer \$80,000 for the Fire Station No. 1 Station Alerting System and \$100,000 for a conceptual plan of a recreation center for the community from the FY 2024/25 Adjusted Budget to FY 2025/26 Adjusted Budget.

Vote on Motion: 6-0. Motion declared carried unanimously.

**Amendments to FY 2025-2030 CIP:** Moved by Betcher, seconded by Corrieri, to approve FY 2025-30 CIP as amended.

Roll Call Vote: 6-0. Motion declared carried unanimously.

*Amendments to FY 2024/25 Adjusted Budget:* None.

*Adjusted Budget for FY 2024/25, as amended:* Moved by Corrieri, seconded by Gartin, to approve the Adjusted Budget for FY 2024/25, as amended, including interfund transfers.

Roll Call Vote: 6-0. Motion declared carried unanimously.

*Amendments to proposed FY 2025/26 Budget:* Moved by Betcher, seconded by Rollins, to award COTA funds in the amount of \$252,978.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Junck, to award ASSET funds in the total amount of \$2,020,807.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Rollins, to set aside \$139,473 in unallocated funding for basic needs (\$43,244) and for continuous improvement and housing needs (\$96,229).

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Corrieri, to award PAC funds in the amount of \$46,000.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to award Outside Funding Requests in the amount of \$324,487.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Rollins, to award AEDC Outside Funding request through the Hotel/Motel Tax for Workforce Development in the amount of \$15,000.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to award Parking Waiver Reimbursements through the Hotel/Motel Tax fund in the amount of \$10,000.

Roll Call Vote: 6-0. Motion declared carried unanimously.

**PROPOSED BUDGET FOR FY 2025/26 BUDGET, AS AMENDED:** Moved by Gartin, seconded by Betcher, to approve the Proposed Budget for FY 2025/26, as amended, including interfund transfers.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Gartin, to set April 8, 2025, as date of final public hearing to adopt a property tax levy for FY 2025/26.

Vote on Motion: 6-0. Motion declared carried unanimously.

The FY 2025/26 Budget Wrap-Up meeting recessed at 6:17 p.m. and the Regular Meeting of the Ames City Council reconvened at 6:20 p.m.

## **REGULAR MEETING OF THE AMES CITY COUNCIL**

**CONSENT AGENDA:** Mayor Haila requested to pull Item No. 17: Resolution approving the Annual Comprehensive Financial Report for Fiscal Year ended June 30, 2024.

Moved by Corrieri, seconded by Betcher, to approve the consent agenda, less Item No. 17.

1. Motion approving payment of claims

2. Motion approving Summary of Minutes of Regular City Council Meeting on January 28, 2025 and Special City Council Meeting on January 31, 2025
3. Motion approving Report of Change Orders for period January 16-31, 2025
4. Motion approving Ownership Update for Class C Retail Alcohol License with Catering Privilege - Hy-Vee Market Cafe, 3800 Lincoln Way
5. Motion approving Ownership Update for Class C Retail Alcohol License with Catering Privilege - Hy-Vee Food and Drugstore #2, 640 Lincoln Way
6. Motion approving Ownership Update for Class E Retail Alcohol License - Hy-Vee Food and Drugstore #1, 3800 W. Lincoln Way
7. Motion approving Ownership Update for Class E Retail Alcohol License - Hy-Vee Clubroom #1, 3800 W. Lincoln Way
8. Motion approving Ownership Update for Class E Retail Alcohol License - Hy-Vee Fast and Fresh #2, 636 Lincoln Way
9. Motion approving Ownership Update for Class E Retail Alcohol License - Hy-Vee Fast and Fresh #1, 4018 W. Lincoln Way
10. Motion approving Ownership Update for Class C Retail Alcohol License - Hy-Vee Market Grille, 640 Lincoln Way
11. Motion approving Ownership Update for Class C Retail Alcohol License with Outdoor Service - Buffalo Wild Wings, 400 South Duff Avenue
12. Motion approving new 5 - Day (April 11 - April 15, 2025) License for Class C Retail Alcohol License with Outdoor Service - Mucky Duck, 3100 South Duff Avenue, Pending Dramshop Review
13. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - Wal-Mart Supercenter #4256, 534 South Duff Avenue, Class E Retail Alcohol Service
  - Buffalo Wild Wings, 400 South Duff Avenue, Class C Liquor License with Outdoor Service
  - Noir, LLC, 405 Kellogg Avenue, Class C Liquor License with Outdoor Service
  - Ge'Angelo's, 823 Wheeler Street Suite #9, Class C Retail Alcohol License with Catering Privilege
  - Blue Owl Bar, 223 Welch Avenue, Class C Retail Alcohol License with Outdoor Service and Catering Privilege
14. RESOLUTION NO. 25-038 approving updated Story County Multi-jurisdictional Hazard Mitigation Plan
15. RESOLUTION NO. 25-039 approving appointment to Ames Transit Agency Board of Trustees
16. RESOLUTION NO. 25-040 approving accession of sculptures for Neighborhood Sculpture Program
- ~~17. RESOLUTION NO. 25-041 approving the Annual Comprehensive Financial Report for Fiscal Year ended June 30, 2024~~
18. RESOLUTION NO. 25-042 accepting Resource Recovery System 2024 Annual Report
19. RESOLUTION NO. 25-043 awarding contract renewal to Green RU, of Blairsburg, IA for Yard Waste Disposal Site Operation in the amount not to exceed \$50,180.65
20. RESOLUTION NO. 25-044 approving Change Order #4 to Lansink Construction, Inc., Inc, Johnston, IA, Bid Package, 06-1 General Carpentry Work for modifications to the Check-in Area to include Standing Desk options for the Fitch Family Indoor Aquatic

Center in the amount of \$3,995

21. Resolution NO. 25-045 setting date of public hearing for February 25, 2025, to consider vacation of the following easements located at PT. Willow Creek Estates 2nd Addition:
  - Existing 20-foot Water Main Easement located at east 10-foot of Lot 1 and west 10-foot of Lot 2
  - Existing Sanitary Sewer Easement located at part of Lot 2
22. Sanitary Sewer Rehabilitation - (Ames High School & Veenker Golf)
  - a. RESOLUTION NO. 25-046 approving Change Order No. 1, the balancing change order, a deduction in the amount of \$319,051.17
  - b. RESOLUTION NO. 25-047 accepting the Sanitary Sewer Rehabilitation - (Ames High School & Veenker Golf) project as completed by Municipal Pipe Tool Co, LLC, of Hudson, Iowa in the amount of \$3,472,507.52

Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR):** Accounting and Reporting Manager Kara Nady reported that the City had achieved an unmodified “clean” opinion for the ACFR submitted for the year ended June 30, 2024. Mayor Haila congratulated staff on the accomplishment and extended his gratitude for the quality of work being accomplished.

Moved by Junck, seconded by Corrieri, to adopt RESOLUTION NO. 25-041 approving the Annual Comprehensive Financial Report for Fiscal Year ended June 30, 2024.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** Mayor Haila opened the Public Forum.

Peter Miller, Ames, shared his concern with ash tree removal in the community.

Mayor Haila closed the Public Forum when no one came forward to speak.

**CITY'S COMMITMENT TO THE VALUES OF EQUITY, FAIRNESS, INCLUSION AND JUSTICE:** Mayor Haila reiterated the commitment of the City Council to building a welcoming community.

Moved by Corrieri, seconded by Junck, to adopt RESOLUTION NO. 25-048 reaffirming Resolution No. 16-717, the City's commitment to the Values of Equity, Fairness, Inclusion and Justice.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**UPDATED CITY COUNCIL VALUES, GOALS AND TASKS:** Assistant City Manager Vang Goldbeck noted that the document had been updated and stated that an additional update would be available in the summer.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 25-049 approving

updated City Council Values, Goals and Tasks for January 1, 2024, to December 31, 2025.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**DIGITAL BILLBOARD LEASE ON CITY PROPERTY ALONG HIGHWAY 30:** Assistant City Manager Phillips presented the Council Action Form (CAF) and answered questions from the City Council.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Corrieri, seconded by Gartin, to proceed with finalizing a lease for City Council approval and to proceed with zoning text amendments to allow for digital billboards.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**SECOND READING ON TEXT AMENDMENT MODIFYING PUBLIC HEARING NOTIFICATION REQUIREMENTS BY AMENDING CHAPTERS 20 AND 29 OF THE MUNICIPAL CODE:** Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading a text amendment modifying Public Hearing Notification Requirements by Amending Chapters 20 and 29 of the *Municipal Code*.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**SECOND READING ON TEXT AMENDMENTS TO CHAPTER 29 ARTICLE 12 FLOATING ZONES LOT AND BLOCK DESIGN:** Moved by Rollins, seconded by Corrieri, to pass on second reading text amendments to Chapter 29 Article 12 Floating Zones Lot and Block Design.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4547 TO THE CONSERVATION SUBDIVISION STANDARDS OF CHAPTER 23 OF THE MUNICIPAL CODE:** Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4547 to the Conservation Subdivision Standards of Chapter 23 of the *Municipal Code*.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila stated that the City Council had four items to consider. The first was a request from Chuck Winkleblack, of Hunziker Companies for zoning code changes.

Moved by Corrieri, seconded by Junck, to refer to staff for a memo.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Director Diekmann's memo on a request for waiver to subdivide land in Story County within the Ames Urban Fringe was discussed next.

Moved by Rollins, seconded by Corrieri, to place the item on a future agenda.  
Vote on Motion: 6-0. Motion declared carried unanimously.

The homelessness service provider map from Assistant City Manager Vang Goldbeck was highlighted as information only.

The final item, from City Attorney Mark Lambert, was a memo on street and sidewalk curfews.

Moved by Gartin, seconded by Corrieri, to request staff begin working on an ordinance that would bar camping on public property incorporating peer city examples and return with a proposed ordinance.

Motion Withdrawn.

Moved by Gartin, seconded by Beatty-Hansen, to place on a future agenda the discussion on ordinances of camping on public property.

Vote on Motion: 6-0. Motion declared carried unanimously.

**REPORT OF GOVERNING BODY:** None.

**COUNCIL COMMENTS:** The Mayor and Council Members reported on various meetings attended, upcoming meetings, community events, and items of interest.

Moved by Betcher, seconded by Gartin, to request staff hold a large meeting offsite as soon as possible to meet with the Old Town residents and in the spring hold a walking tour around the neighborhood that can look more closely at the emerging concerns.

Vote on Motion: 6-0. Motion declared carried unanimously.

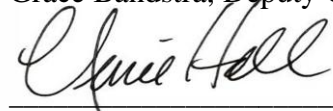
**ADJOURNMENT:** Moved by Betcher, seconded by Gartin, to adjourn the meeting at 7:25 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously.



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Grace Bandstra, Deputy City Clerk



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Renee Hall, City Clerk



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John A. Haila, Mayor

**SUMMARY OF MINUTES OF THE  
SPECIAL MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**FEBRUARY 4, 2025**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 5:15 p.m. on the 4<sup>th</sup> day of February, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was absent.

**FY 2025/26 BUDGET PROPOSALS:** Ames Public Library Director Sheila Schofer and Resource Services Manager Alissa Dornink presented the proposed operating budget, showcasing the community programs and services provided to the residents of Ames. It was highlighted that the library is critical in providing a welcoming and accessible environment that connects community members to social services and opportunities for civic engagement.

Water and Pollution Control Director John Dunn continued the budget proposal presentation with the Utilities Program by introducing and thanking the leadership team for the Department. He reviewed the technical support functions of each division and discussed personnel support services before presenting the accomplishments and compliance records for the Department. Interim Director of Public Works Justin Clausen concluded the Utilities Program with recognition of the Public Works division leads before he reviewed the proposed budget for the following activities: Water Distribution System, Sanitary Sewer Collection, Stormwater, and Resource Recovery.

The activities and services of the Transportation Program were then discussed by Interim Director Clausen with input from Traffic Engineer Damion Pregitzer and Interim Operations Manager Brad Becker. The activities included the work groups of Administration, Engineering, Geographic Information Systems (GIS), Traffic Engineering, Traffic Operations, Street Lights, Street System, Parking Operations, and Airport Operations. Director of Fleet Services Corey Mellies shifted focus to the proposed budget for Governmental/Internal Services. He reviewed the activities of Fleet and Facility Services, detailing the distribution of fuel sources and usage as well as the projected fuel prices.

Director of Finance Corey Goodenow concluded the budget proposals with a review of activities for the Finance Department in the areas of Utility Customer Service, Parking Violation Collection, Economic Development, Financial Services, and Information Technology. He highlighted that Messenger and Print Shop Services that were previously incorporated into the Governmental/Internal Services budget had been absorbed into the General Fund.

The members of the City Council engaged with City staff during each section of the presentation to gather clarifications on specific issues and inquire about status updates for current projects.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were no items for consideration.

**COUNCIL COMMENTS:** The Mayor and Council Members thanked staff for the time and

efforts dedicated to preparing the proposed budget.

**ADJOURNMENT:** Moved by Gartin, seconded by Betcher, to adjourn the meeting at 7:52 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.

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**SUMMARY OF MINUTES OF THE  
SPECIAL MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**FEBRUARY 5, 2025**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 5:15 p.m. on the 5<sup>th</sup> day of February, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was absent.

**FY 2025/26 BUDGET PROPOSALS:** Director of Parks and Recreation Keith Abraham began with an overview of the Culture and Recreation Program. He showcased grants, fundraising, and scholarships before highlighting the impact of funding on new and ongoing programs offered to the community. Director Abraham then recognized the Capital Improvement Projects (CIP) being completed by the Department and the future impact those will have on its operating budget.

Cemetery activities were next to be reviewed by Director Abraham. He noted the impact of upcoming landscaping and tuckpointing projects to the budget and also recognized donations received. Director Abraham then shifted to the Transportation Program and listed the accomplishments of the Right-of-Way (ROW) program, highlighting the importance of the forestry grant received by the Department and its positive impact on the Emerald Ash Borer (EAB) response plan.

Director of Electric Services Donald Kom and Assistant Director Curtis Spence continued the proposals with the Utilities Program. Director Kom presented the operating budget for activities in the areas of Administration, Demand Side Management, Electric Production, Fuel and Purchased Power, Electric Distribution, Technology Services, and Engineering. He then began the Public Safety Program proposal with discussion of the Storm Warning System, highlighting that staff had not yet started planning for future replacement of the system as all components are functioning properly.

The Public Safety Program continued with Fire Chief Rich Higgins. He, alongside Deputy Fire Chiefs Tom Hackett and Karen Tapper, reviewed the proposed budget for Fire Safety. He recognized the ongoing partnership with Iowa State University (ISU) and reviewed plans for the relocation of Fire Station No. 2 and the construction of Fire Station No. 4. Chief Higgins then shifted to the proposed budget for Building Safety with input from Building Official Sara Van Meeteren. He shared that there were no proposed increases to fees for building permits or rental fees. He then discussed the Public Nuisance Ordinance and Council Member Gartin inquired about carbon monoxide detector requirements.

Moved by Gartin, seconded by Beatty-Hansen, to ask staff to prepare a memo that considers best practices for the use of carbon monoxide detectors with enforcement options.

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

The meeting was recessed at 7:15 p.m. and the meeting reconvened at 7:19 p.m. During the recess, Council Member Gloria Betcher joined the meeting telephonically at 7:16 p.m.

Chief of Police Geoff Huff concluded the Public Safety Program with review of the proposed budgets for activities in the areas of Law Enforcement and Animal Control. He highlighted personnel recruitment and training efforts, grants received, and community engagement and outreach. He then discussed crime prevention and quality of life before highlighting the prioritization of a new animal sheltering facility. Chief Huff ended the proposals with an overview of Parking Law Enforcement, which is budgeted as part of the Transportation Program. He noted the success of implemented parking initiatives and detailed plans to continue.

The members of the City Council engaged with City staff during each section of the presentation to gather clarifications on specific issues and inquire about status updates for current projects.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were no items for consideration.

**COUNCIL COMMENTS:** The Mayor and Council Members thanked staff for the time and efforts dedicated to preparing the proposed budget.

**ADJOURNMENT:** Moved by Beatty-Hansen, seconded by Junck, to adjourn the meeting at 8:02 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously.

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**SUMMARY OF MINUTES OF THE  
SPECIAL MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**FEBRUARY 6, 2025**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 5:14 p.m. on the 6<sup>th</sup> day of February, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was absent.

**FY 2025/26 BUDGET PROPOSALS:** Transit Director Barbara Neal presented the proposed operating budget for the Transit portion of the Transportation Program alongside Assistant Director of Operations Christine Crippen and Administrative Analyst Rob Jennings. She highlighted that the next budget year was focused on continuing work to increase the large ridership base through safe and efficient transportation that exceeds customer expectations. She also noted that attracting, hiring, and retaining employees remained a high priority. Director Neal concluded with emphasis on the importance of securing state and federal grants to keep the transit system in good repair.

General Government/Internal Services were discussed next with Assistant City Managers Brian Phillips and Pa Vang Goldbeck reviewing activities and major projects for the City Council and

City Manager's Office. City Clerk Renee Hall continued with activities for the City Clerk's Office, highlighting its support of the Mayor and City Council. She introduced the implementation of a new records management system that allows public access to City Council documents as well as Board and Commission materials before turning the presentation over to Communications and Outreach Manager Susan Gwiasda.

The Communications and Outreach Division included the activities for branding, graphics, newsletters, website, media releases, video production, podcasting, legacy media, and social media as well as recognition events and the annual resident satisfaction survey. Manager Gwiasda shared a video highlighting accomplishments from the year before Assistant City Manager Vang Goldbeck presented the Sustainability activities. She stated that dollars will be used to coordinate sustainability efforts across City departments as well as develop programs to support the Climate Action Plan (CAP).

The Legal Services proposal was next, which was reviewed by City Attorney Mark Lambert. He presented the funding sources that support the Legal Department and the budget allocations, noting that personnel services were the most significant contributing factor to the budget. Human Resources Director Bethany Ballou then presented the Human Resources proposed budget, which included the areas of employee development, workforce planning and employment, and leadership in the Excellence Through People (ETP) program.

Risk Manager Bill Walton continued with the presentation of the Risk Management proposed budget and was followed by Human Resources Officer II Krista Hammer with review of the Health Insurance proposal. Both presenters reviewed insurance premiums and claims as well as noteworthy program changes. Health Promotions Coordinator Kacie Schumann concluded the General Government/Internal Services portion of the proposals with the Health Promotion activities. The activities include programs that are designed to promote wellness and healthy lifestyles as well as provide participants with access to preventative screenings and vaccinations.

The Community Development Program was next with Planning and Housing Director Kelly Diekmann discussing Planning Services activities, noting both long range and current planning activities. He highlighted that the Department was awarded the State of Iowa American Planning Association Daniel Burnham Award for Ames Plan 2040, which recognizes outstanding comprehensive plans. He then covered activities for Administrative Support Services before transitioning to Housing activities.

The City-Wide Housing Programs, Community Development Block Grant (CBDG), HOME Program, and CARES/HOME/ARP comprised the Housing activities. Director Diekmann reviewed the dollar allocations and noted significant projects for each program.

The members of the City Council engaged with City staff during each section of the presentation to gather clarifications on specific issues and inquire about status updates for current projects.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were no items for consideration.

**COUNCIL COMMENTS:** The Mayor and Council Members thanked staff for the time and efforts dedicated to preparing the proposed budget.

**ADJOURNMENT:** Moved by Junck, seconded by Beatty-Hansen, to adjourn the meeting at 7:48 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously.

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk

**SUMMARY OF MINUTES OF THE SPECIAL MEETING  
OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**FEBRUARY 18, 2025**

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 18<sup>th</sup> day of February, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Tim Gartin, Rachel Junck, and Anita Rollins. Council Members Gloria Betcher and Amber Corrieri joined the meeting telephonically. *Ex officio* Emily Boland was absent.

**DOWNTOWN AMES - A GUIDING VISION FOR THE FUTURE WORKSHOP:** Ames Main Street Executive Director Travis Toliver shared his excitement to discuss the vision and Past President of the Ames Main Street Board of Directors Sam Stagg thanked those involved in developing the document. Bolton & Menk Consultant Andrew Dresdner presented the vision and answered questions from the City Council along with Executive Director Toliver. Mayor Haila noted that, while no action would be taken at this meeting, the vision would appear on a future City Council agenda with an opportunity for public input.

**PURCHASE OF 2715 DAYTON AVENUE:** The Council Action Form was presented by Chief of Police Geoff Huff, Fleet Services Director Corey Mellies, and Invision Architecture Consultant Brett Van Zee. Chief Huff stated that staff recommended purchasing the property and moving forward with the Animal Sheltering Facility at this location based on the review of the consultant. Consultant Van Zee answered questions from the City Council about the feasibility of the site, technical requirements and best practices for animal sheltering facilities, and the budget for the project. City Manager Steve Schainker noted that the Council Priorities Capital Fund would be used for the purchase and shared that fundraising for the project was ongoing.

Moved by Betcher, seconded by Corrieri, to approve RESOLUTION NO. 25-050 exercising the option to purchase real property addressed at 2715 Dayton Avenue in the amount of \$1,100,000. Roll Call Vote: 6-0. Resolution declared carried unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**COUNCIL COMMENTS:** The Mayor and City Council Members reported on various events attended, upcoming meetings, community events, and items of interest.

**ADJOURNMENT:** Moved by Rollins, seconded by Beatty-Hansen, to adjourn the meeting at 8:24 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously.

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Jeremy Neefus, Principal Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk



Item No. 3  
**MEMO**

**To:** Mayor & City Council  
**From:** City of Ames Purchasing Division  
**Date:** February 21, 2024  
**Subject:** Report of Contract Change Orders

The Report of Change Orders for periods February 1-15, 2025, is attached for your review and consideration.

**ATTACHMENT(S):**

[Change Order Report - February 1-15, 2025.docx](#)



# REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – End of Month
Month & Year:	February 2025	
For City Council Date:	February 25, 2025	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Fleet/Facilities	Ames City Auditorium HVAC Improvements Project	1	\$1,430,000.00	Mechanical Comfort	\$0.00	\$(25,030.00)	P. Goldbeck	AM
Transit	CyRide 2023 HVAC Improvement Project	1	\$534,750.00	Mechanical Comfort	\$0.00	\$5,735.00	J. Rendall	KS
Public Works	Reject Hauling Services to Boone County Landfill	1	\$146,958.00	Waste Management of Ames	\$0.00	\$37,522.05	B. Phillips	JB
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



Item No. 4  
**MEMO**

**To:** Mayor and City Council  
**From:** Grace Bandstra, Deputy City Clerk  
**Date:** February 25, 2025  
**Subject:** New 5 - Day (March 20 - March 24, 2025) Special Class C Retail Alcohol License - Lucky Wide Wine Slushies, 2601 East 13th Street

Please see the attached documentation for a motion approving new 5 - Day (March 20 - March 24, 2025) Special Class C Retail Alcohol License - Lucky Wife Wine Slushies, 2601 East 13th Street.

**ATTACHMENT(S):**  
[LWWS - 5 Day.pdf](#)



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
2601 East 13th Street	inside	Ames	Story	50010
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

## Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
----------------	-----------------	----------------------

### SUB-PERMITS

Special Class C Retail Alcohol License

### PRIVILEGES

## Status of Business



# State of Iowa

Alcoholic Beverages Division

## BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Dawn Thompson	Humboldt	Iowa	50548	owner/ceo	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

Mar 20, 2025

POLICY EXPIRATION DATE

Mar 25, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Item No. 5  
**MEMO**

**To:** Mayor and City Council  
**From:** Grace Bandstra, Deputy City Clerk  
**Date:** February 25, 2025  
**Subject:** 14 - Day (March 23 - April 5, 2025) Class C Retail Alcohol License - Apres Bar Co., 2321 North Loop Drive

Please see the attached documentation for a motion approving 14 - Day (March 23 - April 5, 2025) Class C Retail Alcohol License - Apres Bar Co., 2321 North Loop Drive, Pending Dramshop Review.

**ATTACHMENT(S):**  
[Apres Bar Co. - 14 Day.pdf](#)



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
APRES BAR CO LLC	Apres Bar Co	(515) 789-0044		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
2321 North Loop Drive		Ames	Story	50010
MAILING ADDRESS	CITY	STATE	ZIP	
3610 Holcomb AvenueBeaverdale	Des Moines	Iowa	50310	

## Contact Person

NAME	PHONE	EMAIL
Jillian Harrington	(515) 789-0044	admin@apresbar.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	14 Day	Pending Dramshop Review
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Mar 23, 2025	Apr 5, 2025		
SUB-PERMITS			
Class C Retail Alcohol License			
PRIVILEGES			



## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jillian Harrington	Des Moines	Iowa	50310	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Item No. 6  
**MEMO**

**To:** Mayor and City Council  
**From:** Grace Bandstra, Deputy City Clerk  
**Date:** February 11, 2025  
**Subject:** Motion approving new Class C Retail Alcohol License - Campus Cheers, 131 Welch Avenue

Please see the attached documentation for a motion approving new Class C Retail Alcohol License - Campus Cheers, 131 Welch Avenue, Pending Favorable Inspection.

**ATTACHMENT(S):**  
[Campus Cheers - ABD Application.pdf](#)



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CAMPUS CHEERS LLC	Campus Cheers	(515) 231-8858		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
131 Welch Avenue - Campustown	131	Ames	Story	50014
MAILING ADDRESS	CITY	STATE	ZIP	
3920 Viola Mae Avenue	Ames	Iowa	50010	

## Contact Person

NAME	PHONE	EMAIL
Moundit Gatlou	(515) 231-8858	mgatlou@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
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SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES

## Status of Business



# State of Iowa

Alcoholic Beverages Division

## BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Moundit Gatlou	Ames	Iowa	50010	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

Jan 28, 2025

POLICY EXPIRATION DATE

Jan 28, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Item No. 7  
**MEMO**

**To:** Mayor and City Council  
**From:** Grace Bandstra, Deputy City Clerk  
**Date:** February 25, 2025  
**Subject:** New Class C Retail Alcohol License with Outdoor Service - The Dot, 127 Dotson Drive, Pending Dramshop Review

Please see the attached documentation for a motion approving new Class C Retail Alcohol License with Outdoor Service - The Dot, 127 Dotson Drive, Pending Dramshop Review.

**ATTACHMENT(S):**  
[The Dot Application.pdf](#)



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
The Dot Cafe LLC	The Dot	(515) 425-4188		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
127 Dotson Drive		Ames	Story	50014
MAILING ADDRESS	CITY	STATE	ZIP	
1019 Roosevelt Avenue	Ames	Iowa	50010	

## Contact Person

NAME	PHONE	EMAIL
Dawn Budd	(515) 441-0624	dbudd0718@gmail.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	12 Month	Pending Dramshop Review
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Jan 1, 2025	Dec 31, 2025		
SUB-PERMITS			
Class C Retail Alcohol License			



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Outdoor Service

## Status of Business

### BUSINESS TYPE

Sole Proprietor

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Dawn Budd	Ames	Iowa	50010	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Society Insurance

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Item No. 8  
**MEMO**

**To:** Mayor and City Council  
**From:** Grace Bandstra, Deputy City Clerk  
**Date:** February 25, 2025  
**Subject:** Ownership Updates for Class E Retail Alcohol License - Sam's Club #6568,  
305 Airport Road

Please see the attached documentation for a motion approving Ownership Updates for Class E Retail Alcohol License - Sam's Club #6568, 305 Airport Road.

**ATTACHMENT(S):**

[Sam's Club Ownership Update.pdf](#)



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Sam's West Inc	Sams Club #6568	(479) 371-8476		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
305 Airport Rd		Ames	Story	50010-0000
MAILING ADDRESS	CITY	STATE	ZIP	
702 SW 8th St	Bentonville	Arkansas	72716-0500	

## Contact Person

NAME	PHONE	EMAIL
Licensing Compliance	(479) 371-8476	complic@wal-mart.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0000829	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 1, 2025	Mar 31, 2026	

### SUB-PERMITS

Class E Retail Alcohol License

### PRIVILEGES



## Status of Business

BUSINESS TYPE

Corporation

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Sarah Little	Springdale	Arkansas	72764	Assistant Secretary	0.00	Yes
Matthew Allen	Rogers	Arkansas	72758	Assistant Treasurer	0.00	Yes
Christopher Nicholas	Ames	Iowa	50010	President	0.00	No
Emma Wadell	Ames	Iowa	50010	Senior Vice President	0.00	No

## Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



**To:** Mayor John Haila and Ames City Council Members  
**From:** Lieutenant Tom Shelton, Ames Police Department  
**Date:** February 25, 2025  
**Subject:** Beer Permits & Liquor License Renewal Reference City Council Agenda

The following licenses are eligible for renewal:

- a. Coldwater Golf Links, 1400 S. Grand Avenue, Class C Retail Alcohol License with Outdoor Service
- b. Kum & Go #1113, 2801 E 13th Street, Class E Retail Alcohol License
- c. Kum & Go #227, 2108 Isaac Newton Dr, Class E Retail Alcohol License
- d. Elks Lodge, 522 Douglas Avenue, Class F Retail Alcohol License with Outdoor Service, Pending Dramshop Review
- e. Homewood Golf Course, 401 E 20th Street, Class C Retail Alcohol License with Outdoor Service
- f. The Spice Thai Cuisine, 402 Main Street, Special Class C Retail Alcohol License, Pending Dramshop Review
- g. Casey's General Store #2905, 3612 Stange Road, Class E Retail Alcohol License
- h. Pizza Pit Extreme, 207 Welch Ave., Special Class C Retail Alcohol License
- i. Sams Club #6568, 305 Airport Rd, Class E Retail Alcohol License
- j. BN'C Fieldhouse, 206 Welch Avenue, Class C Retail Alcohol License with Outdoor Service
- k. The Angry Irishmen, 119 Main Street, Class C Liquor License with Outdoor Service, Pending Dramshop Review

A review of police records for the past 12 months found no liquor law violations for Coldwater Golf Links, Kum & Go #1113, Kum & Go #227, Elks Lodge, Homewood Golf Course, The Spice Thai Cuisine, Casey's General Store #2905, Pizza Pit Extreme and Sams Club. The Ames Police Department recommends the license renewal for these businesses.

A review of police records for the past 12 months found that BN'C had 5 citations issued for on premises. One person cited advised she snuck in through the front door and one person cited used a fake ID to gain entry. Police records indicate on February 23, 2024, BN'C passed a compliance check. Records also show employees from BN'C have not attended an ID training presentation provided by the Police Department in 13 months. Arrangements have been made to have a training in February at their location. The

business will be encouraged to keep up with staff ID training and utilize other tools to identify underage patrons. The Police Department also recommends the license renewal for BN'C Fieldhouse.

The Angry Irishmen had one compliance check failure in 12 months. They passed one additional compliance check. The Ames Police Department will encourage The Angry Irishmen to continue utilize safeguards such as scanner use, training, conducting their own compliance checks, management training and accountability, etc. We recommend their employees attend the ID training, the I-PACT training provided by the State of Iowa, and conduct their own compliance checks. There were no other liquor law violations. The Ames Police Department recommends the license renewal for the business.



**To:** Mayor and City Council  
**From:** Keith Abraham, Parks and Recreation Director  
**Date:** February 21, 2025  
**Subject:** Fitch Family Indoor Aquatic Center Monthly Update

**PROJECT UPDATE:**

In accordance with a previous directive, staff is required to keep the City Council informed of the construction status of the Fitch Family Indoor Aquatic Center (FFIAC), and will provide a written update at Council's second meeting of each month. Additionally, staff, along with representatives from Story Construction and RDG Planning and Design, will provide an in-person update once per quarter (January, April, July, & October). If anything occurs during the project that requires Council action, staff will present this in a timely manner. Therefore, the City's Construction Manager for the project, Story Construction, has provided a Project Status Report (Attachment A).

Story Construction and RDG Planning and Design are 90% complete with reviewing shop drawings and submittals. This activity will continue until 100% complete.

**CHANGE ORDER SUMMARY:**

**There were four change orders recently approved which are highlighted on the updated change order log shown as Attachment B. The recent change orders were initiated by staff. Two of them (contracts with Core Construction and Hilsabek Schacht) are credits due to changes made. Staff added some redundancy to the CO2 system which resulted in Sande Construction needing to add some additional piping. The Lakeside change order is a result of staff wanting surface mounted signage adjacent the sidewalk, as well as having the parking bollards powder coated rather than being painted. Both of these items will reduce the need for ongoing maintenance.**

**To date, change orders for the project total \$251,029, or 1.4% of the construction budget. The contingency for this project is \$2.1 million with a current balance of \$1,848,971. There is also \$1 million set aside for mitigation of contamination issues, which has not been used at this time.**

**ATTACHMENT(S):**

[Attachment A - Story Construction Monthly Project Status Report 2025-2.pdf](#)

[Attachment B - Change Order Log - 2-25-25.pdf](#)

**Fitch Family Indoor Aquatic Center  
Monthly Project Status Report  
February 2025**

**PROGRESS THIS PAST MONTH:**

1. The Natatorium steel roof decking was completed.
2. The grouting of the Natatorium precast concrete column and wall panel bases was completed.
3. The Natatorium structural steel and precast concrete structural inspection took place and passed. Passing this inspection allowed the temporary precast wall panel bracing to be removed in this area.
4. The installation of temporary enclosures continued in preparation for temporarily heating the Natatorium.
5. Roofing operations began on the Natatorium.
6. Installation of fire sprinkler piping began in the Natatorium.
7. Much progress was made on the precast concrete and structural steel erection in the areas of the building outside of the Natatorium.
8. Field observations of the precast wall panels took place to identify areas of repair to be addressed when the weather is consistently above freezing.
9. Special Inspections and Testing of structural steel welds, masonry, and base-of-precast grout continued and are ongoing.
10. Submittals and Requests for Information continued to be processed between the Bid Package Contractors, Story Construction, and RDG Planning & Design.

**WORK PLANNED FOR NEXT MONTH:**

1. Installation of electrical conduit and HVAC ductwork is planned to begin in the Natatorium ceiling.
2. Wellness pool basin work is scheduled to begin.
3. Precast concrete and structural steel erection for the areas of the building outside of the Natatorium are scheduled to be completed.
4. Roofing is scheduled for completion on the Natatorium and will begin in the areas outside of the Natatorium.
5. Masonry will continue to follow along with the sequence of the structural steel erection.
6. Joint sealant work will continue at the joints between the precast concrete wall panels, including the Building Envelope Consult inspections for this work.

**SCHEDULE SUMMARY:**

Construction Substantial Completion Date: November 15, 2025

**PROJECT PHOTOS:**

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Progress

**Locker Room Roof Deck -  
View to East**

Taken Date  
02/14/2025 at 12:20 pm

Upload Date  
02/14/2025 at 02:35 pm

Uploaded By  
Eli Rochleau

File Name  
2A741C36-D342-41D1-A...



Progress

**Locker Room Steel -  
View to Northeast**

Taken Date  
02/14/2025 at 12:18 pm

Upload Date  
02/14/2025 at 02:35 pm

Uploaded By  
Eli Rochleau

File Name  
A7E4DDC0-FB35-4676-8...



Progress

**Wellness Temporary Heat Curtains - View to West**

Taken Date  
02/11/2025 at 08:34 am

Upload Date  
02/14/2025 at 02:34 pm

Uploaded By  
Eli Rochleau

File Name  
A69C5158-9C1D-4D0F-A...



Progress

**Natorium Roofing Progress - View to West**

Taken Date  
02/10/2025 at 09:37 am

Upload Date  
02/14/2025 at 02:34 pm

Uploaded By  
Eli Rochleau

File Name  
AB9535FB-ADE6-4FFB-B...



Progress

**Natorium Temporary Enclosure - View to South**

Taken Date  
02/07/2025 at 03:12 pm

Upload Date  
02/10/2025 at 07:41 am

Uploaded By  
Eli Rochleau

File Name  
E280F7D4-7AC1-4558-B...



Progress

**Natorium Roofing Vapor Barrier - View South**

Taken Date  
02/07/2025 at 11:25 am

Upload Date  
02/10/2025 at 07:41 am

Uploaded By  
Eli Rochleau

File Name  
9752998C-0FA5-4A62-9...



**FITCH FAMILY INDOOR AQUATIC CENTER**

**CHANGE ORDER LOG**

(As of 2/25/25)

Highlighted Rows Indicate New Change Orders Since the Last Update

Contractor	Change Order #	Description	Amount	Balance
Beginning Contingency Balance				\$ 2,100,000
All Star Concrete	1	Precast Enbeds Install Change Contracts	\$ 10,010	\$ 2,089,990
Core Construction	1	IDPH Permit Review, Precast Panel Joint Mods, Mechanical Louver Mods, Steel Lintel, Precast Enbeds Install Change Contracts	\$ 22,065	\$ 2,067,925
Core Construction	2	Misc. Structural Revisions & South Elevation Glazing Revised	\$ 3,979	\$ 2,063,946
Core Construction	3	Geared Trolley and Hoist	\$ (2,952)	\$ 2,066,898
Lansink Construction	1	Wet Room Door Change, Multipurpose Room Cubbies	\$ 42,129	\$ 2,024,769
Lansink Construction	2	Door 115A Change to FRP	\$ 2,858	\$ 2,021,911
Lansink Construction	3	Interior Finishes	\$ 3,021	\$ 2,018,890
Lansink Construction	4	Check-In Standing Desk	\$ 3,995	\$ 2,014,895
Central States Roofing	1	IDPH Permit Review, Mechanical Louver Mods	\$ 1,647	\$ 2,013,248
Orning Glass Company	1	Wet Room Door Changes	\$ (3,823)	\$ 2,017,071
Orning Glass Company	2	Window Frit Revisions	\$ 1,743	\$ 2,015,328
Hilsabek Schacht	1	Wet Room Door Change	\$ -	\$ 2,015,328
Hilsabek Schacht	2	Door 115A Change to FRP	\$ -	\$ 2,015,328
Hilsabek Schacht	3	Donor Wall Drywall	\$ 3,557	\$ 2,011,771
Hilsabek Schacht	4	Site Signage	\$ (350)	\$ 2,012,121
Sande Construction	1	IDPH Permit Review Updates	\$ 1,370	\$ 2,010,751
Sande Construction	2	CO2 Tank Distribution Piping	\$ 2,692	\$ 2,008,059
Brockway Mechanical	1	Hydronic Pumps Flow Update	\$ (2,320)	\$ 2,010,379
Brockway Mechanical	2	IDPH Permit Review Updates, 6" Storm Drain Relocation, Mechanical Louver Mods, Glycol Feed Dual Pump	\$ 38,702	\$ 1,971,677
Brockway Mechanical	3	State Requirements	\$ 12,033	\$ 1,959,644
Van Maanen Electric	1	IDPH Permit Review Updates	\$ 21,953	\$ 1,937,691
Van Maanen Electric	2	Transformer Relocate	\$ 14,237	\$ 1,923,454
Van Maanen Electric	3	Light Fixture SWA Dimming	\$ 4,679	\$ 1,918,775
Con-Struct	1	Water Service Disconnect	\$ 7,747	\$ 1,911,028
Con-Struct	2	Building Rubble Removal	\$ 45,419	\$ 1,865,609
Iowa Pipe & Grading	1	Storm & Existing Water Utility Conflict & Sanitary Tie in at N. 2nd Ave	\$ 14,518	\$ 1,851,091
Lakeside	1	Site Signage	\$ 2,120	\$ 1,848,971
<b>Totals / Current Balance</b>			<b>\$ 251,029</b>	<b>\$ 1,848,971</b>

ITEM #: 11  
DATE: 02-25-25  
DEPT: ADMIN

**COUNCIL ACTION FORM**

**SUBJECT:     **REQUESTS FROM AMES MAIN STREET FOR 4TH OF JULY ACTIVITIES  
ON JULY 4, 2025****

**BACKGROUND:**

Ames Main Street (AMS) is organizing the community parade for the 2025 downtown Fourth of July Celebration. Parade staging will take place on Northwestern Avenue between Wheatsfield Grocery and Main Street, on Allan Drive, on Pearle Avenue, in City Hall Parking Lots M and MM, and in the Depot parking lots.

To facilitate parade staging and movement, street closures will be needed from 6:00 a.m. until the end of the parade (approximately 2:00 p.m.) on July 4 for the following streets:

- Main Street, from the east Central Business District (CBD) Lot entrance to the Grand Avenue overpass, continuing onto Northwestern Avenue to Sixth Street (Wheatsfield customers will be provided access at Sixth Street)
- Allan Drive
- Pearle Avenue
- Fifth Street, from Grand Avenue to Douglas Avenue
- Clark Avenue, from the south driveway of the CBD Lot to Sixth Street
- Burnett Avenue, from Main Street to Fifth Street
- Kellogg Avenue, from just south of Main Street to Fifth Street
- Douglas Avenue, from Main Street to Fifth Street

The following parking lot areas will also need to be closed for parade staging from 6:00 a.m. to approximately 2:00 p.m.:

- Lot MM, to the west of City Hall
- The south three aisles of Lot M, adjacent to the west door of City Hall (City vehicles and cars of City employees who are on duty will be parked in the north portion of the lot)

**Because July 4 is a City holiday, there will be no lost parking meter revenue from these closures.** A blanket Temporary Obstruction Permit for the Central Business District will be required on July 4. AMS has requested a blanket Vending License for the entire Central Business District, and a waiver of the license fee (\$50 loss to City Clerk's Office).

Public Works staff will provide barricades as needed to close the streets and control access to the parking lots. AMS will have volunteers at each barricaded intersection, and the Police Department will assist at the busiest intersections.

**ALTERNATIVES:**

1. Approve the requests for activities on July 4th as requested above, including street and parking lot closures, a blanket Temporary Obstruction Permits, a blanket Vending License, and waiver of fees.

2. Request further information from event organizers.
3. Do not approve the requests for the 4th of July activities.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The 4th of July Parade provides a great opportunity to bring the citizens of Ames together to celebrate and supports the City Council value of a fun, vibrant and healthy community that attracts and retains people.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[07.04 4th of July Parade LOS.docx](#)

[4th of July Parade 2025.pdf](#)



**Travis Toliver, IOM**  
*Executive Director*

travis@amesalliance.com

January 30, 2025

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual 4<sup>th</sup> of July Parade on July 4, 2025 in Downtown Ames.

Specific information about the event can be found on the included Special Event Application. We would also request a waiver of fees for the Blanket Vendor Permit and street closures as indicated on the accompanying map for parade staging and route.

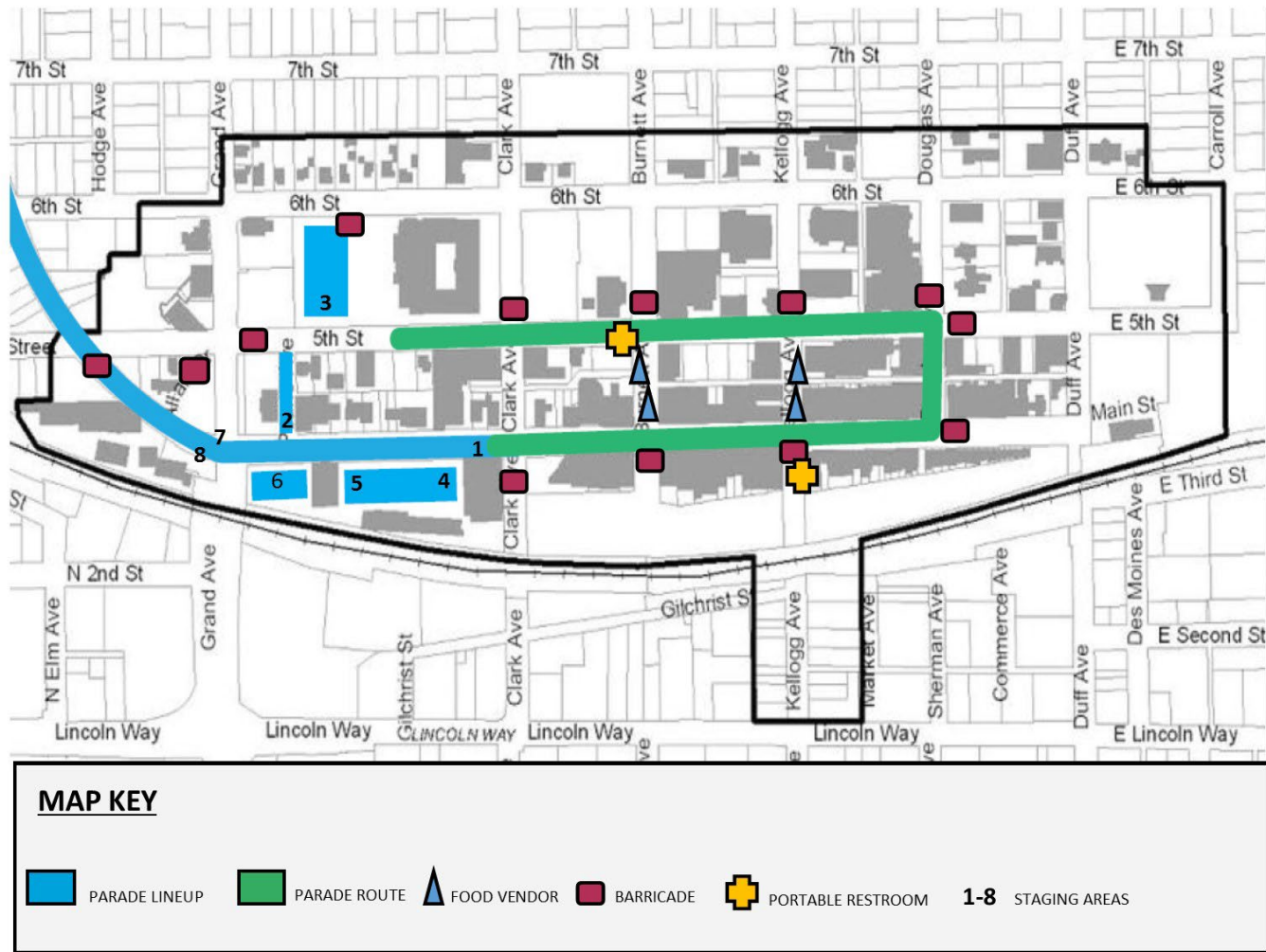
By bringing residents to Downtown Ames for attractions such as this, Ames Main Street is able to fulfill its mission as a Main Street Iowa community and create an economically vibrant downtown with unique living, dining, and entertainment experiences.

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing celebrating the 4<sup>th</sup> of July in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Toliver', written over a white background.

Travis Toliver  
Executive Director  
Ames Main Street



4<sup>th</sup> of July



**Documents Received**

Date: \_\_\_\_\_

- Completed Application
- Fireworks Application (\$25 fee)
- Insurance Certificate
- Public Safety & Event Management Plan
- Site Plan/Route Map (\$25 fee) (Road Race)
- Vendor List (\$50 fee/each)
- Parking fees

**Special Events Meeting**

Date \_\_\_\_\_

Time \_\_\_\_\_

Room \_\_\_\_\_

**Documents Sent:**

- Alcohol License ABD \_\_\_\_\_
- Fireworks Permit
- Road Race Permit
- TOP
- Vending Permit
- Other \_\_\_\_\_

**Departments Included**

- City Manager: Brian Phillips and Tasheik Kerr
- CyRide: Jenny Bethurem or Rob Holm or Kevin Gries
- Electric: Mark Imhoff
- Fire: Jason Ziph or Rich Higgins
- Parks & Rec: Craig Kaufman or Joshua Thompson
- Public Works: Brad Becker or Dave Cole
- Police: Tom Shelton or Mike Arkovich
- Water: Heidi Petersen
- Risk Management: Bill Walton

CAA: Sarah Dvorsky  
 AMS: Sarah Dvorsky  
 ISU: Events  
 Authorization Committee

**City Council Meeting**

Date \_\_\_\_\_

Added to Agenda with CAF Approved      Y      N

Reminder Date \_\_\_\_\_

# SPECIAL EVENT APPLICATION

**Applications received less than thirty (30) days before the event may not be processed by the City in time for the event and will automatically be denied. Each application is viewed as a new event regardless of previous occasions.**

**Event Name**

**Location/Address**

**Region** *(Select one or more)*

- Ames Main Street (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

**Please note** that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from Ames Main Street if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Ames Main Street: (515) 232-2310  
 Campustown Action Association: (515) 232-2310  
 ISU - Events Authorization Committee: (515) 294-1437

director@amesdowntown.org  
 sarahd@ameschamber.com  
 eventauthorization@iastate.edu

## TIMELINE

<b>Setup</b>	Date	Time	M	T	W	R	F	Sa	Su
<b>Event Starts</b>	Date	Time	M	T	W	R	F	Sa	Su

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

<b>Event Ends</b>	Date	Time	M	T	W	R	F	Sa	Su
<b>Teardown Complete</b>	Date	Time	M	T	W	R	F	Sa	Su

**Event Category**

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

**Rain Date**

**Rain Location**

**Yes No**

**Is this an annual event? If yes, how many years?**

## CONTACTS

### Sponsor/Applicant Name

Address

City

State

Zip Code

Daytime Phone

Cell Phone

E-mail

### Alternate Contact Name

Daytime Phone

Cell Phone

E-mail

## ATTENDANCE

Anticipated Daily Attendance

**Yes No**

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)? If yes, please list:

## ORGANIZATION STATUS/PROCEEDS

For-Profit

Bona Fide Tax Exempt

Nonprofit

**Yes No**

Are patron admission, entry, or participant fees required? If yes, please describe and provide amounts:

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

Percentage of net proceeds going towards fundraising %

Percentage of net proceeds going towards for-profit entity %

## SECURITY

**Ames Police Department 24 hour non-emergency phone number: 515-239-5133**

Please complete the course at <https://www.crowdmanagers.com/training> for crowd management training.

**Yes No**

Have you hired a professional security company to develop and manage your event's security plan? If yes, please fill out the following information:

### Security Organization

Address

City

State

Zip

Phone

Email

ITEM #: 12  
DATE: 02-25-25  
DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: APPROVE CHANGE ORDER #2 FOR HAULING SERVICES TO THE BOONE COUNTY LANDFILL**

**BACKGROUND:**

On May 14, 2024, City Council awarded a one-year contract extension to Waste Management of Ames (WMA) for hauling to Boone County Landfill and related services for the Resource Recovery Plant (RRP) during FY 2024/25 in the amount of \$19.50 per ton, up to a total of \$146,958.

**This contract includes furnishing equipment and hauling of reject materials that cannot be processed into refuse derived fuel (RDF) from RRP to the Boone County Landfill.** The approved FY 2024/25 budget includes \$146,958 for this work. Compared to prior years, this Purchase Order was based on a significant reduction in reject tonnage due to power plant reliability and restricted natural usage gas during the winter months. The current trend indicates that a higher amount of rejects tonnages will occur in FY 2024/25.

On February 14, 2025 Change Order #1 was approved by staff in the amount of \$37,522.05 for January and February 2025 reject tonnages from the RRP. Based on reject tonnages so far this year, staff estimates that up to \$95,123 may be needed for the remainder of the current fiscal year. **The adjusted FY 2024/25 budget presented to City Council includes \$260,500 for reject materials to be hauled to the Boone County Landfill.** If necessary, staff will include additional funding in the final FY 2024/25 Budget Amendments, which will be considered later this spring. Natural gas restrictions will end on April 1, 2025 which will allow for additional RDF to be utilized at the power plant.

Fiscal Year	Price Per Ton	Annual Cost	Annual Tonnage
FY 19-20	\$14.14	\$181,787.35	12,856
FY 20-21	\$14.63	\$200,381.91	13,697
FY 21-22	\$15.15	\$209,081.52	13,801
FY 22-23	\$15.68	\$215,097.67	13,718
FY 23-24	\$16.23	\$216,598.33	13,346
FY 24-25 (estimated)	\$19.50	\$279,603.05	14,339 (est)

**ALTERNATIVES:**

1. Approve Change Order #2 to Waste Management of Ames in the amount of \$19.50/ton, up to \$95,123.
2. Reject the change order.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Landfill hauling and related services are an integral part of RRP operations. This change order is based on an increase in reject tonnage projections due to more downtime at the Power Plant and natural gas restrictions.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM #: 13  
 DATE: 02-25-25  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: 2024/25 INTELLIGENT TRANSPORTATION SYSTEM PROGRAM (PHASE 4)**

**BACKGROUND:**

The Intelligent Transportation System (ITS) Program provides for the installation of infrastructure for a traffic adaptive signal system that will conduct real-time optimization of traffic and pedestrian flow at signalized intersections.

Traffic adaptive systems provide a significant improvement in efficiency and will optimize travel times during all times of the day. Completion of the network is programmed with six phases (an overall phasing map is attached). Traffic signal improvements rank as one of the highest priority areas from the Ames Resident Satisfaction Survey.

**This project is for Phase 4 of the program which will primarily expand the ITS network along Lincoln Way from University Blvd. to South Dakota and Mortensen Road from University Blvd. to South Dakota.**

Staff has been working with HR Green and GBAsi, the consultant team developing this project. Plans and specifications have been completed with total estimated revenues and expenses for this project shown in the table below:

Estimated Expenses		Available Revenue	
Design	\$ 241,150.00		
Construction (Est)	\$2,254,037.90		
Administration	\$ 150,000.00		
		Road Use Tax Fund	\$ 558,900
		G.O. Bonds	\$ 476,100
		ICAAP Grant*	\$1,521,280
		Road Use Tax (Savings from FY 23-24 Phase 3)	\$ 100,000
<b>TOTAL</b>	<b>\$2,645,187.90</b>		<b>\$2,656,280</b>

\*The ICAAP Grant is for 80% of eligible construction costs up to a maximum of \$1,521,280.00

This project is scheduled to have a March 18, 2025 letting, conducted through the Iowa Department of Transportation (DOT). Construction is anticipated to occur beginning in 2025 and be completed early in 2026.

**ALTERNATIVES:**

1. Approve plans and specifications for the 2024/25 Intelligent Transportation System Program (Phase 4) and establish March 18, 2025 as the date of letting through the Iowa DOT and March 25, 2025 as the date for the report of bids.

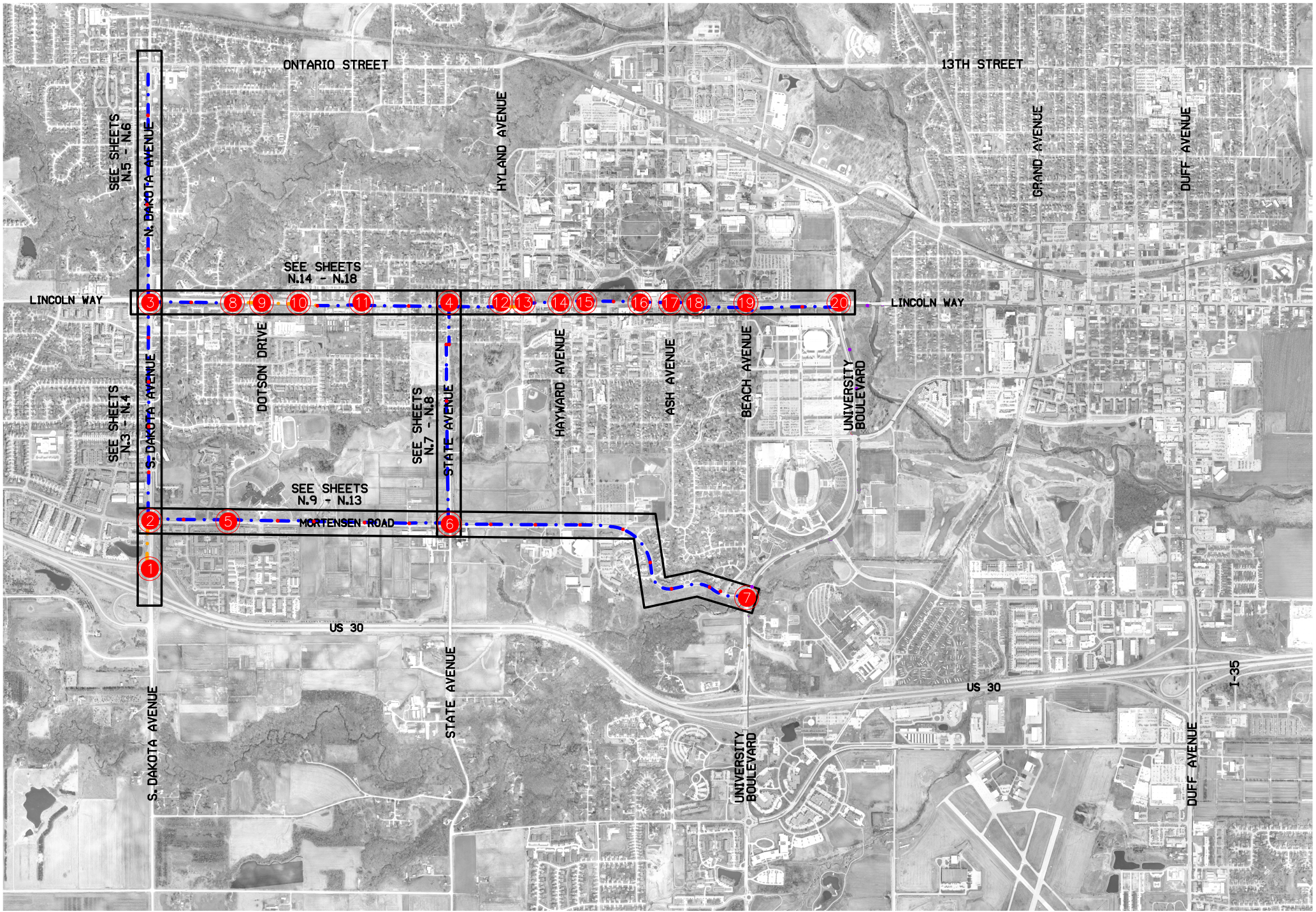
2. Do not approve this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This project will facilitate improvements to traffic management and reduction in emissions along project corridors. Approval of the plans and specifications will continue to keep this project on the Iowa DOT's March 18, 2025 letting schedule.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[CAF Map.pdf](#)



ITEM #: 14  
DATE: 02-25-25  
DEPT: ADMIN

**COUNCIL ACTION FORM**

**SUBJECT: LEASE AGREEMENT WITH AMES YOUTH SPORTS COMPLEX, INC.**

**BACKGROUND:**

In 1994, the City leased a property west of the South Skunk River and south of U.S. Highway 30 to Ames Youth Sports Complex, Inc. (AYSC), which represents several separate non-profit youth sports groups. The property was then developed into the Hunziker Youth Sports Complex. The property is furnished to AYSC in consideration of the organization providing a youth sports program for the community.

A separate lease was entered into in May 2002 on the same terms as the original lease, but for an adjacent portion of the City property. This created the area that is today occupied by the complex. Both leases expire on February 28, 2025.

In fall 2024, staff approached AYSC representatives to discuss a new lease. A team of City staff from the City Manager's Office, Parks and Recreation, Planning and Housing, and the Water & Pollution Control Departments reviewed the existing leases and proposed suggestions for a successor lease agreement. The City Attorney's Office has prepared a single lease that would replace the two separate leases that currently exist. The new lease would extend from March 1, 2025 through February 28, 2055.

The proposed lease maintains a number of the terms from the original two leases, but revisions have been included to reflect changes that have occurred on the site since 1994. The new lease also clarifies certain expectations, including:

1. Expectations regarding site development, including the need to receive advance City approval for physical improvements to the site. A note is included that some improvements may require a flood plain development permit.
2. A clearly defined line of responsibility for maintenance of the access road, and language reflecting the actual location of the access gate that was installed in the past ten years.
3. Acknowledgement of the adjacency of the site to the river and water wellfield, and agreement to store chemicals appropriately and apply pesticides and fertilizers in accordance with certain stated best practices.
4. A reservation of the City's rights to use the property for water utility activities, crossings of the Skunk River Trail, and the Urban Deer Hunting program.

In addition to these modifications, the site plan for the property has been revised and attached to the agreement. The site has developed differently than the adopted site plan from 1994, so the revised site plan reflects the site's actual development and potential future development.

**Because the term of the lease is for longer than three years, a public hearing must be held before considering approval. Therefore, staff is requesting that Council set March 11, 2025 as the date**

**of public hearing to consider the lease. The specific language in the lease will be provided to the Council at that time.**

**ALTERNATIVES:**

1. Set March 11, 2025, as the date of public hearing to consider a 30-year lease agreement with Ames Youth Sports Complex, for City property located south of U.S. Highway 30 and west of the South Skunk River.
2. Do not set a hearing date.
3. Refer this item back to staff for further information.

**CITY MANAGER'S RECOMMENDED ACTION:**

During the past 30 years, the City's arrangement to provide land to Ames Youth Sports Complex, Inc. has allowed the organization to facilitate quality sports programs for thousands of youth in the Ames community. This programming is of a scale that could not be economically provided directly by the City, resulting in a significant value from using property that would otherwise be difficult to develop.

**The proposed lease provides the property to Ames Youth Sports Complex, Inc. for a further 30 years, updates the lease to reflect the current condition of the property, and includes several clarifications for the future.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.



Item No. 15  
**MEMO**

**To:** Mayor & City Council  
**From:** Mindy Bryngelson, P.E. Municipal Engineer  
**Date:** February 21, 2025  
**Subject:** Domani 1st Addition financial security reduction

Please see attached documentation for a partial release of financial security on file with the City.

**ATTACHMENT(S):**  
[Domani Financial Reduction.pdf](#)



**Public Works Department**  
 515 Clark Avenue, Ames, Iowa 50010  
 Phone 515-239-5160 ♦ Fax 515-239-5404

February 13, 2025

Honorable Mayor and Council Members  
 City of Ames  
 Ames, Iowa 50010

RE: Domani 1<sup>st</sup> Addition  
 Stormwater Maintenance Financial Security Reduction #3

Mayor and Council Members:

I hereby certify that portion of the Financial Security covering the 3rd year of the 4 Year Stormwater Management Maintenance requirements as per the Post Construction Stormwater Management (Chapter 5B) for **Domani 1<sup>st</sup> Addition** have been completed in an acceptable manner. The stormwater management practices have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security 2600000229.20-00 on file with the City be reduced to **\$7,033.50**. The remaining work covered by this financial security includes one (1) year of inspection of the maintenance practices.

Sincerely,

Mindy Bryngelson, P.E.  
 Municipal Engineer

MB/lc

Items pending to complete and accept	Unit	Quantity
4 -Year Maintenance	year	1

ITEM #: 16  
 DATE: 02-25-25  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT:** 2024/25 CLEAR WATER DIVERSION

**BACKGROUND:**

Clear water from sump pump footing drains can cause overloading and backups in the sanitary sewer, as well as increases in the volume of clean water that is treated at the Water Pollution Control Facility.

**The Clear Water Diversion program involves diverting footing drain discharge from sanitary sewers and reducing the number of sump pumps directly discharging over the back of curb in locations where no storm sewer exists.** This diversion results in lower volumes of clean water needing treatment at the Water and Pollution Control Facility and reduced locations of ice buildup in the curb and gutter during winter months.

**The location of this project was on Douglas Avenue from 14th Street to 16th Street.** On June 11, 2024, the City Council awarded the 2024/25 Clear Water Diversion project to Iowa Water & Waste Systems of Ames, IA in the amount of \$90,681.

Change Order 1 (Final Balancing) was approved by staff in the deduct amount of (\$17,833) and reflects final measured field quantities. Therefore, construction was completed in the amount of \$72,848. Engineering and contract administration is estimated at \$16,500 bringing overall project costs to \$89,348. The remaining balance of will be returned to the fund and programmed for future Clear Water Diversion program priorities.

<b>Funding Source</b>	<b>Available Revenue</b>	<b>Expenses</b>
Clear Water Diversion Program Fund Carry Over	\$ 26,826	
2023/24 Clear Water Diversion Program	50,000	
2024/25 Clear Water Diversion Program	50,000	
As bid Construction Cost		\$ 90,681
Change Order 1		(17,833)
<b>Total Construction Cost</b>		<b>\$72,848</b>
Engineering and Administration		16,500
<b>TOTAL</b>	<b>\$ 126,826</b>	<b>\$ 89,348</b>

**ALTERNATIVES:**

1. Accept the 2024/25 Clear Water Diversion as completed by Iowa Water & Waste Systems, of Ames, IA, in the amount of \$72,848.
2. Direct staff to pursue modifications to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This project has been completed in accordance with the approved plans and specifications.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Certification Letter- 2024-25 Clear Water Diversion.pdf](#)



February 21, 2025

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

Dear Mayor and Council Members:

I hereby certify the **2024/25 Clear Water Diversion** project was completed in an acceptable manner by **Iowa Water & Waste Systems** of Ames, Iowa, in the amount of **\$72,848** and was inspected by the Public Works Department of the City of Ames, Iowa.

Sincerely,

Justin A. Clausen, PE, CPWP-M  
Interim Public Works Director

JAC/lbc

cc: City Clerk, Finance, Contractor, Administrative Services, Project File

ITEM #: 17  
 DATE: 02-25-25  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: 2023/24 ASPHALT STREET PAVEMENT IMPROVEMENTS #1 PROJECT**

**BACKGROUND:**

This annual program is for reconstruction or rehabilitation of deteriorated asphalt streets to prevent premature breakdown of the pavement and increasing maintenance costs. **The project locations included Curtiss Avenue, Marston Avenue, and Roosevelt Avenue, spanning from 13th Street to 16th Street, as well as Phoenix Circle.** The scope of the project included street reconstruction and the replacement of water main along a portion of Curtiss Avenue.

On January 23, 2024, the City Council awarded the 2023/24 Asphalt Street Pavement Improvements #1 project to Manatt's, Inc., of Ames, IA, in the amount of \$1,764,990.07. Three change orders were approved during the contract:

- Change Order 1 was approved by staff with a deduction of (\$444.00). This change order accounted for modifications to stormwater structures deemed necessary following the excavation of existing structures.
- Change Order 2 was approved by staff in the amount of \$23,047.25. This change order addressed unforeseen conflicts with the existing water main on Curtiss Avenue and included a repair to the water main necessitated by the condition of an existing water main valve.
- Change Order 3 (Final Balancing) was approved by the City Manager’s Office in the amount of \$21,560.05. This change order reflected the final field-measured quantities and included additional sump line connections and two stormwater intakes added to the project.

The total of the change orders increased the contract amount by \$44,163.30, to a total of \$1,809,153.37. The remaining balance of the 2023/24 Asphalt Street Improvements GO Bonds will be transferred to the 2023/24 Concrete Improvements project (Prairie View East and West) to cover asphalt mill and overlay expenses along Prairie View West. Revenue and expenses associated with this program are estimated as follows:

<b>Funding Source</b>	<b>Revenue</b>	<b>Expenses</b>
2023-24 Asphalt St. Imp. - GO Bonds	\$1,800,000	
2023-24 Water System Imp.	167,300	
Sanitary Sewer Imp.	147,266	
As bid Asphalt Streets #1		\$1,764,990.07
Change Orders 1-3		44,163.30
<b>Total Construction Cost</b>		<b>1,809,153.37</b>
Engineering/Administration		260,000.00
Transfer of GO to 2023/24 Concrete St Project		45,412.63
<b>Totals</b>	<b>\$2,114,566</b>	<b>\$ 2,114,566.00</b>

**ALTERNATIVES:**

1. Accept the 2023/24 Asphalt Street Pavement Improvements #1 as completed by Manatt's, Inc., of Ames, IA, in the amount of \$1,809,153.37.
2. Direct staff to pursue modifications to the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This project has been completed in accordance with the approved plans and specifications.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[Certification Letter- 2023-24 Asphalt Street Pavement Improvements #1.pdf](#)



February 21, 2025

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

Dear Mayor and Council Members:

I hereby certify the **2023/24 Asphalt Street Pavement Improvements #1** project was completed in an acceptable manner by **Manatt's Inc.**, of Ames, Iowa, in the amount of **\$1,809,153.37** and was inspected by the Public Works Department of the City of Ames, Iowa.

Sincerely,

Justin A. Clausen, PE, CPWP-M  
Interim Public Works Director

JAC/lbc

cc: City Clerk, Finance, Contractor, Administrative Services, Project File



**To:** Mayor & City Council  
**From:** Mindy Bryngelson, P.E. Municipal Engineer  
**Date:** February 21, 2025  
**Subject:** Kum & Go Stormwater Installation financial security release

Please see attached documentation for a complete release of financial security on file with the City.

**ATTACHMENT(S):**  
[Kum & Go Financial Security Release.pdf](#)



**Public Works Department**  
515 Clark Avenue, Ames, Iowa 50010  
Phone 515-239-5160 ♦ Fax 515-239-5404

February 13, 2025

Honorable Mayor and City Council  
City of Ames  
Ames, Iowa 50010

Re: Kum & Go – 4506 Lincoln Way  
Stormwater Installation Financial Security Release

Mayor and Council Members:

I hereby acknowledge that the installation of storm water best management practices (BMP's) as required by Chapter 5B of the Ames Municipal Code for the development known as Kum & Go at 4506 Lincoln Way has been completed in an acceptable manner and verified.

It is recommended that the financial security on file with the City for the installation of the stormwater BMP's for this development be released in full.

Respectfully,

A handwritten signature in blue ink that reads 'Mindy Bryngelson'.

Mindy Bryngelson, P.E.  
Municipal Engineer

MB/lc



Item No. 19  
**MEMO**

**To:** Mayor & City Council  
**From:** Mindy Bryngelson, P.E. Municipal Engineer  
**Date:** February 21, 2025  
**Subject:** Elder Corporation: U-Haul Stormwater Installation financial security release

Please see attached documentation for a complete release of financial security on file with the City.

**ATTACHMENT(S):**  
[Elder Corp Financial Security Release.pdf](#)



**Public Works Department**  
515 Clark Avenue, Ames, Iowa 50010  
Phone 515-239-5160 ♦ Fax 515-239-5404

February 13, 2025

Honorable Mayor and City Council  
City of Ames  
Ames, Iowa 50010

Re: Elder Corporation: U-Haul – 720 S. Duff Avenue  
Stormwater Installation Financial Security Release

Mayor and Council Members:

I hereby acknowledge that the installation of storm water best management practices (BMP's) as required by Chapter 5B of the Ames Municipal Code for the development known as U-Haul at 720 S. Duff Avenue has been completed in an acceptable manner and verified.

It is recommended that the financial security on file with the City for the installation of the stormwater BMP's for this development be released in full.

Respectfully,

A handwritten signature in blue ink that reads 'Mindy Bryngelson'.

Mindy Bryngelson, P.E.  
Municipal Engineer

MB/lc



**To:** Mayor & City Council  
**From:** Mindy Bryngelson, P.E. Municipal Engineer  
**Date:** February 21, 2025  
**Subject:** Fareway Stormwater Installation financial security release

Please see attached documentation for a complete release of financial security on file with the City.

**ATTACHMENT(S):**  
[Fareway Financial Security Release.pdf](#)



**Public Works Department**  
515 Clark Avenue, Ames, Iowa 50010  
Phone 515-239-5160 ♦ Fax 515-239-5404

February 13, 2025

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

RE: Fareway, 619 Burnett Ave  
4 year Stormwater maintenance security release

Mayor and Council Members:

I hereby certify that the stormwater facilities at Fareway Stores, 619 Burnett Avenue have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and are found to meet City specifications for establishment and maintenance in accordance with the Post Construction Stormwater Management (Chapter 5B).

As a result of this certification, it is recommended that the four year maintenance security on file with the City be released in full.

Sincerely,

A handwritten signature in blue ink that reads 'Mindy Bryngelson'.

Mindy Bryngelson, P.E.  
Municipal Engineer

MB/lc



Item No. 21  
**MEMO**

**To:** Mayor & City Council  
**From:** Mindy Bryngelson, P.E. Municipal Engineer  
**Date:** February 21, 2025  
**Subject:** Wheelock Subdivision Stormwater Installation financial security release

Please see attached documentation for a complete release of financial security on file with the City.

**ATTACHMENT(S):**  
[Wheelock Subdivision Financial Security Release.pdf](#)



**Public Works Department**  
515 Clark Avenue, Ames, Iowa 50010  
Phone 515-239-5160 ♦ Fax 515-239-5404

February 13, 2025

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

RE: Wheelock Subdivision Stormwater 5B Maintenance Security  
Full Release

Mayor and Council Members:

I hereby certify that the stormwater facilities at the Wheelock Subdivision have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and are found to meet City Specifications for establishment an maintenance in accordance with the Post Construction Stormwater Management (Chapter 5B).

As a result of this certification, it is recommended that the four year financial security on file with the City be fully released.

Sincerely,

A handwritten signature in blue ink that reads 'Mindy Bryngelson'.

Mindy Bryngelson, P.E.  
Municipal Engineer

MB/lc



Item No. 22  
**MEMO**

**To:** Mayor & City Council  
**From:** Mark O. Lambert, City Attorney  
**Date:** February 24, 2025  
**Subject:** Proposed ordinance prohibiting public camping

Attached are supplemental materials for discussion on a proposed ordinance prohibiting public camping for your review.

**ATTACHMENT(S):**

[Discussion of Ordinance Prohibiting Public Camping.pdf](#)  
[Waukee Ordinance 3105.pdf](#)  
[Ankeny Ordinance 49.pdf](#)  
[DM Campling Ordinance.pdf](#)

# MEMO

## Legal Department

**To:** Mayor Haila, Ames City Council

**From:** Mark O. Lambert, City Attorney

**Date:** February 24, 2025

**Subject:** Discussion of ordinance prohibiting public camping

At the February 11, 2025, Ames City Council meeting, the Council adopted a motion to place on a future agenda a discussion of an ordinance to prohibit camping on public property. The Council was provided with copies of ordinances from the City of Waukee and the City of Des Moines on this topic, which are attached here as well. In addition, the City of Ankeny has such an ordinance, and it is also attached.

In order to facilitate this discussion, here are some key issues that the Council will need to decide:

- 1. The threshold question is: does the Council wish to prohibit camping on public property?**
- 2. Does the Council also wish to prohibit sleeping on public property?**

Choices here seem to be:

  - a. Prohibit sleeping on any public property. This may be overly broad and would also prohibit people from sleeping or napping in their cars or taking a quick nap on a park bench.
  - b. Prohibit sleeping on sidewalks, streets, alleys or doorways. The Des Moines ordinance does this. However, the Council may or may not wish to consider an exception for people sleeping in their vehicles. The Ankeny and Waukee ordinances do not address sleeping on public property.

**3. Does the Council also wish to prohibit storage of personal items on public property?**

Court decisions have indicated that local governments cannot simply dispose of such items and must store them for a period of time to allow the person to reclaim the items. The Des Moines ordinance requires the city to store items for up to 30 days and allows immediate disposal of items that are unsanitary or seemingly without value. The Ankeny ordinance provides a waiting period of 72 hours to claim seized property. Obviously, this will require some resources to be dedicated – a facility for storage, staff, a system for documenting where the property came from, a system for claiming items, etc. The Waukee ordinance prohibits storage of personal items on public property, but doesn't address allowing people to claim those items.

**4. Does the Council wish to include a provision concerning removal of a campsite where multiple people have established a camp together?**

The Des Moines ordinance provides for a 24-hour notice for a campsite, and removal of the items after 24 hours. The Ankeny and Waukee ordinances do not address encampments of multiple tents, etc. This is likely because that primarily has been an issue in Des Moines.

**5. What should the penalty be?**

- a. The Des Moines ordinance contains a fine of \$15. The ordinance provides that the police officer shall offer a one-time transport to a shelter and, if accepted, the ticket would not be issued. It also provides that an affirmative defense to the charge will be the unavailability or impracticability of going to a shelter. Not having the means to pay the fine is also an affirmative defense.

- b. The Waukee ordinance sets the fine at \$105 (which is the minimum fine for a simple misdemeanor). If the person is unable to pay the fine, the alternative punishment shall be community service. The ordinance also allows a police officer to transport the person to a shelter.
- c. The Ankeny ordinance sets the fine as the Iowa Code default for simple misdemeanors, which is a minimum fine of \$105 and a maximum fine of \$855. This ordinance also allows the person to be sentenced to perform community service in lieu of a fine.

**6. Should the ordinance be a simple misdemeanor or a municipal infraction?**

The Waukee, Des Moines and Ankeny ordinances all state that a violation is a simple misdemeanor. An alternative would be to make it a municipal infraction. A municipal infraction is a civil penalty, as opposed to being a criminal penalty. With a municipal infraction, the Iowa Code appears to allow alternatives to a fine.

**ORDINANCE NO. 3105**

**AN ORDINANCE ADDING CHAPTER 47, CAMPING, OF THE MUNICIPAL CODE OF THE CITY OF WAUKEE, IOWA**

**WHEREAS**, pursuant to Iowa Code Chapters 364.1 and 364.12 (2023), the City of Waukee, Iowa, is authorized to preserve and improve the property of the City and the peace, safety, health, welfare, comfort and convenience of its residents and shall keep all public grounds, streets, sidewalks, trails, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons, open, in repair and free from nuisance; and

**WHEREAS**, public property is intended to be used by the public for public purposes, including daily City operations, park recreational use, pedestrian, bicycle and vehicular transportation, and other public uses; and

**WHEREAS**, camping without adequate sanitation services, including but not limited to bathrooms, showers, sewer, water, and garbage, presents a public health and safety concern to members of the public; and

**WHEREAS**, it is important to maintain public property consistent with its intended use; and

**WHEREAS**, the City Council of the City of Waukee hereby finds the requirements established by this Ordinance are necessary for the preservation of the public peace, health, safety, and welfare; and

**WHEREAS**, the City Council of the City of Waukee, Iowa, has considered this matter during a regular public meeting, has given careful review and consideration to the matter, and deems it necessary and proper to adopt a new chapter 47, "Camping", as a part of the Code of Ordinances of the City of Waukee, Iowa.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Waukee:

**Section 1:** That the Code of Ordinances of the City of Waukee, Iowa, is hereby amended to adopt the following underlined language:

CHAPTER 47 CAMPING

47.01 UNLAWFUL CAMPING.

1. It shall be unlawful for any person to camp, occupy camp facilities or use camp paraphernalia in the following areas:

A. Any park, unless expressly authorized by the Waukee Director of Parks and Recreation or designee;

B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, public buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;

C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;

D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

#### 47.02 STORAGE OF PERSONAL PROPERTY IN PUBLIC PLACES.

1. It shall be unlawful for any person to store personal property, including camp facilities and camp paraphernalia, in the following areas:

A. Any park;

B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, public buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;

C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;

D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

#### 47.03 PENALTY FOR VIOLATIONS.

1. Violation of any of the provisions of this Chapter is a simple misdemeanor punishable by a fine but not imprisonment. Notwithstanding, the maximum fine imposed for a first conviction for a violation of this Chapter shall be no more than one hundred and five dollars (\$105.00).

2. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. In the event that a defendant is

determined by the court to be unable to pay the fine imposed, the Court is explicitly authorized to impose a requirement to perform community service in lieu of paying a fine.

#### 47.04 ENFORCEMENT.

1. A violation of this Chapter shall be enforced as follows:

A. Prior to issuing any citation of arrest pursuant to this Chapter, the investigating officer shall inquire whether the unlawful camping and storage of personal property is due to houselessness. If the officer learns that such is the case, the officer shall determine, in accordance with the relevant department policy, if there is Available Overnight Shelter to accommodate the subject of the investigation. If the officer determines that there is no Available Overnight Shelter, the officer shall not issue a citation unless it is a repeat offense.

B. If the officer determines that there is Available Overnight Shelter, the officer may, within his or her discretion:

- (1) Provide directions to the shelter location.
- (2) Offer one-time transport to the shelter location.
- (3) Any individual who refuses to accept the shelter space offered is subject to citation in accordance with Section 47.03 of this Chapter.

#### 47.05 DEFINITIONS.

1. The following definitions are applicable to this chapter unless the context otherwise requires:

A. "Available Overnight Shelter" means a location which is designed or offers temporary, overnight lodging to those without such. A person's choice not to attend or avail themselves of Available Overnight Shelter, engage in illegal activity, or failure to follow rules applicable to any such Available Overnight Shelter shall not make a shelter unavailable for the purpose of this chapter.

B. "Camp" means to pitch or occupy camp facilities, to use camp paraphernalia;

C. "Camp facilities" include, but are not limited to, tents, huts, or temporary shelters when used for sleeping or overnight shelter. "Camp facilities" does not include tents, huts, or temporary shelters when used temporarily in a park for recreation or play during daylight hours when the park is open to the public;

D. “Camp paraphernalia” includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, hammocks or noncity-designated cooking facilities and similar equipment;

E. “Park” means those areas subject to the executive and administrative responsibility of the Park Board established by Code of Ordinances of the City of Waukee Chapter 24, including but not limited to parks, trails, playgrounds, athletic fields, and public open space;

F. “Store” means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location;

G. “Street” means any highway, lane, road, street, right-of-way, boulevard, alley and every way or place in Waukee that is open as a matter of right to public vehicular travel.

47.06 RULES.


1. The Chief of Police is hereby authorized to adopt rules, regulations, administrative policies, and procedures for implementing Sections 47.01 through 47.06.

**Section 2. Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

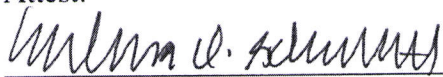
**Section 3. Severability Clause.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provisions or part thereof not adjudged invalid or unconstitutional.

**Section 4. Effective Date.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 4<sup>th</sup> day of March, 2024, and approved this 4<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
Courtney Clarke, Mayor

Attest:

  
\_\_\_\_\_  
Rebecca D. Schuett, City Clerk

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## CHAPTER 49

### CAMPING

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49.01 Unlawful Camping	49.04 Enforcement
49.02 Storage of Personal Property in Public Places	49.05 Definitions
49.03 Penalty for Violations	49.06 Rules

#### **49.01 UNLAWFUL CAMPING.**

1. It shall be unlawful for any person to camp, occupy a campsite or use camp paraphernalia in the following areas unless otherwise specifically authorized in an Ankeny campground or by City regulations or rules or by temporary permit to allow camping on public property in connection with a special event or by declaration of the mayor in emergency circumstances, except as set forth in Subsection 2 below:

- A. Any park;
- B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;
- C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;
- D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and
- E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

2. The prohibitions contained in subsections 1.A, 1.B, 1.C, and 1.E above shall be enforced at all times. Law enforcement officers shall not enforce the prohibitions in Subsection 1.D above when there is no Available Overnight Shelter for individuals or family units experiencing homelessness on the date that camping occurs. "Available Overnight Shelter" means a public or private shelter within Polk County and with an available overnight space, open to an individual or family unit experiencing homelessness at no charge. If an individual or family unit cannot use available space because of the individual or family member's sex, familial or marital status, religious beliefs, disability, or a shelter's length-of-stay restrictions, the space is not considered to be available. The space is also not considered to be available if an individual has attempted to secure a bed at the shelter by lining up in advance of the shelter opening for the day and has been denied entry due to lack of available space. The space is considered available if the individual could not use the space due to voluntary actions such as intoxication, drug use or unruly behavior.

#### **49.02 STORAGE OF PERSONAL PROPERTY IN PUBLIC PLACES.**

1. It shall be unlawful for any person to store personal property, including a campsite and camp paraphernalia, unless otherwise specifically authorized in an Ankeny campground or by City regulations or rules or by temporary permit to allow camping on public property in connection with a special event or by declaration of the mayor in emergency circumstances, in the following areas, except as set forth in Subsection 2 below:

- A. Any park;
- B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, public buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;
- C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;
- D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

2. The prohibitions contained in Subsections 1.A, 1.B, 1.C, and 1.E above shall be enforced at all times. Law enforcement officers shall not enforce the prohibitions in Subsection 1.D above when there is no Available Overnight Shelter for individuals or family units experiencing homelessness on the date that camping occurs. If an individual or family unit cannot use available space because of the individual or family member's sex, familial or marital status, religious beliefs, disability, or a shelter's length-of-stay restrictions, the space is not considered to be available. The space is also not considered to be available if an individual has attempted to secure a bed at the shelter by lining up in advance of the shelter opening for the day and has been denied entry due to lack of available space. The space is considered available if the individual could not use the space due to voluntary actions such as intoxication, drug use or unruly behavior.

#### **49.03 PENALTY FOR VIOLATIONS.**

1. Violation of this Ordinance shall be deemed a trespass and subject the person to the penalties of a simple misdemeanor, but specifically excluding imprisonment.

2. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. The Court is explicitly authorized to impose a requirement to perform community service in lieu of paying a fine.

#### **49.04 ENFORCEMENT.**

1. A violation of this Chapter shall be enforced as follows:

A. Prior to issuing any citation pursuant to this Chapter, the investigating officer shall inquire whether the unlawful camping and storage of personal property is due to homelessness. If the officer learns that such is the case, the officer shall determine, in accordance with the relevant department policy, if there is Available Overnight Shelter to accommodate the subject of the investigation. If the officer determines that there is no Available Overnight Shelter, the officer shall not issue a citation.

B. If the officer determines that there is Available Overnight Shelter, the officer may, within their discretion:

- (1) Provide directions to the shelter location.
- (2) Offer one-time transport to the shelter location.

C. Any individual who refuses to accept the shelter space offered is subject to penalty in accordance with Section 49.03 of this Chapter.

2. After notice reasonably attempted or given, Camp paraphernalia, left for 72 hours or more shall be deemed abandoned and may be removed and disposed of by the City. Provided, however, any Camp paraphernalia determined to be hazardous to the person or to others may be removed and disposed of immediately.

#### **49.05 DEFINITIONS.**

1. The following definitions are applicable to this chapter unless the context otherwise requires:

A. "Camp" means to set up or remain in or at a campsite for the purpose of establishing or maintaining a temporary place to live, or to use camp paraphernalia;

B. "Campsite" means a place where any bedding, sleeping bag, or other sleeping matter, or any stove or fire is placed, established, or maintained, whether or not such place incorporates the use of any tent, lean-to, shack, or any other structure, or any other vehicle or part thereof;

C. "Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, hammocks or noncity-designated cooking facilities and similar equipment;

D. "Park" means those areas subject to the executive and administrative responsibility of the Park Board established by Code of Ordinances of the City of Ankeny Chapter 23, including but not limited to parks, trails, playgrounds, athletic fields, and public open space;

E. "Store" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location;

F. "Street" means any highway, lane, road, street, right-of-way, boulevard, alley and every way or place in Ankeny that is open as a matter of right to public vehicular travel.

**49.06 RULES.**

1. The Chief of Police is hereby authorized to adopt rules, regulations, administrative policies, and procedures for implementing Sections 49.01 through 49.05.

*(Ch. 49 - Ord. 2159 - Nov. 23 Supp.)*

- APPENDIX C - ELECTRIC FRANCHISE
- APPENDIX D - GAS FRANCHISE
- APPENDIX E - TAX INCREMENT ORDINANCES
- APPENDIX F - HOTEL AND MOTEL TAX
- APPENDIX G - SEWER DISTRICTS
- APPENDIX H - CABLE FRANCHISE AGREEMENT
- APPENDIX I - IOWA REINVESTMENT DISTRICTS

CODE COMPARATIVE TABLE - 1991 CODE

CODE COMPARATIVE TABLE - ORDINANCES

STATE LAW REFERENCE TABLE

< Secs. 102-380—102-405. - Reserved.

ARTICLE VII. - USE OF STREETS AND SIDEWALKS FOR BUSINESS PURPOSES. >

## ARTICLE VI. - PROHIBITED CAMPING<sup>[3]</sup>



**Footnotes:**

--- (3) ---

**Editor's note**— Prior to reenactment by Ord. No. 16,382, Ord. No. 16,005, § 1, adopted April 19, 2021, repealed Art. VI, §§ 102-406—102-430, which pertained to benches and derived from Code 1942, §§ 88-27—88-29, 88-32—88-35, 88-38—88-42; Code 1954, §§ 54-199, 54-201, 54-208, 54-211; Code 1962, §§ 54-194—54-212, 54-212.01—54-212.03, 54-212.05, 54-212.06; Code 1975; Code 1979; Code 1985, §§ 23-175, 23-184, 23-185, 23-187, 23-189, 23-194; Code 1991, §§ 23-175—23-199; Ord. No. 4976; Ord. No. 5650; Ord. No. 8454; Ord. No. 8558; Ord. No. 11,406; Ord. No. 11,548; Ord. No. 11,583; Ord. No. 12,048; Ord. No. 14,095; Ord. No. 14,174; Ord. No. 14,935.

### Sec. 102-406. - Definitions.



Unless the context requires otherwise the following definitions apply to this article:

*Campsite* means any place where bedding, sleeping bag, or other material used for bedding purposes, or any stove or fire is placed, established, or maintained for the purpose of maintaining a temporary place to live, whether or not such place incorporates the use of any tent, lean-to, shack, or any other structure, or any vehicle or part thereof.

*Local agency* means an organization skilled and experienced in services to the homeless and associated human services. The city is not restricted to working with one local agency.

*Personal property* means any item reasonably recognizable as belonging to a person and having apparent utility or monetary value.

*To camp* means to set up or to remain in or at a campsite.

(O.16,382)

**Sec. 102-407. - Sleeping on sidewalks, streets, alleys or doorways prohibited.**

- (a) No person may sleep on public sidewalks, streets, alleys, doorways at any time as a matter of individual and public safety.
- (b) No person may sleep in any pedestrian or vehicular entrance to public or private property abutting a public sidewalk.
- (c) In addition to any other remedy provided by law, any person found in non-compliance of this section may be immediately removed from the premises.

(O.16,382)

**Sec. 102-408. - Camping prohibited.**

No person may occupy a campsite in or upon any sidewalk, street, alley, lane, public right of way, park, bench, or any other publicly owned property or under any bridge or viaduct, unless authorized by the city manager or their designee or otherwise specifically authorized by [section 74-101](#).

(O.16,382)

**Sec. 102-409. - Removal of campsite on public property.**

Upon discovery of a campsite on public property, removal of the campsite by the city may occur under the following circumstances:

- (a) Prior to removing the campsite, the city shall post a notice at the campsite. The notice shall state the name, address and telephone number of the department director; that the campsite is in violation of the requirements of this article; that the owner or user is ordered to cause immediate removal from the public property, which date of removal shall be no less than 24-hours after the date the notice was posted.
- (b) At the time a 24-hour notice is posted, the city shall inform a local agency of the location of the campsite.
- (c) After the 24-hour notice period has passed, the city is authorized to remove the campsite and all personal property related thereto.

(O.16,382)

Des Moines, IA

**Sec. 102-410. - Offense and fine.**

⋮

- (a) It is the city council's intent that this article shall be utilized for compliance purposes to discourage non-compliant behavior and not as a general enforcement mechanism.
- (b) A person who is not a minor and who fails to comply with [sections 102-407](#) or [102-408](#) commits a simple misdemeanor, punishable by a fine of \$15.00 and specifically excludes imprisonment.
- (c) For any criminal offense under [sections 102-407](#) or [102-408](#), it shall be an affirmative defense if space is unavailable or impracticable in a shelter within the City of Des Moines or the person cannot afford the fine.
- (d) For any person who fails to comply with [sections 102-407](#) or [102-408](#), prior to carrying out those sections, a police officer shall offer a one-time transport as time allows to the shelter location or provide directions to the shelter location. A person who refuses to accept the shelter space offered and fails to comply with this article shall be deemed to be in non-compliance of [sections 102-407](#) or [102-408](#) as applicable.

(O.16,382)

**Sec. 102-411. - Disposition and release of personal property.**

⋮

- (a) At the time of removal, items having no apparent utility or monetary value and items in an unsanitary condition may be immediately discarded. Weapons, drug paraphernalia, items appearing to be stolen, and evidence of a crime may be retained as evidence by the city until an alternate disposition is determined.
- (b) All personal property removed from the campsite which is not disposed of, or retained as evidence pursuant to subsection (a) above, shall be stored by the city for no less than 30 days in accordance with city policy.
- (c) The owner of personal property which is not disposed of or retained as evidence pursuant to subsection (a) above, may request return of the property in accordance with city policy. The owner of personal property may appeal a decision by the city not to return property stored pursuant to subsection (b) above pursuant to the administrative appeal process set forth in [chapter 3](#) of this Code by filing a written notice of appeal with the city clerk within 30 days commencing on the date of posting the notice of removal of the personal property. Failure to timely file a written notice of appeal shall constitute a waiver of any right to contest such decision. The administrative hearing officer's authority on appeal shall be limited to ordering personal property that is stored pursuant to subsection (b) above to be provided to the appellant.

(0 16,382)

Des Moines, IA

~~Secs. 102-412—102-455. - Reserved.~~



< Secs. 102-380—102-405. - Reserved.

ARTICLE VII. - USE OF STREETS AND SIDEWALKS FOR BUSINESS PURPOSES >



**To:** Ames Mayor and City Council  
**From:** Susan Gwiasda, Communications and Outreach Manager  
**Date:** Feb. 25, 2025  
**Subject:** Resident Satisfaction Survey for 2025

The City of Ames is again working with Iowa State University’s Institute for Design Research and Outreach to produce, distribute, and analyze the 2025 Resident Satisfaction Survey. This will be the 43rd year of the survey.

Each year, a small amount of space is reserved for current issue/policy questions to be added. Most policy questions require some explanation before any question can be asked.

Due to the space necessary to set up the question, typically only a few additional questions fit in the survey. The Council is welcome to suggest topics, but please note there is no obligation to add to the survey.

For the 2024 survey, the Council made these changes:

- Removed the questions regarding Fare-Free CyRide that were added in 2023 as a special topic.
- Removed the questions regarding sorting garbage and organized trash collection that were added in 2023 as a special topic.
- Retained questions regarding “Your Health” and “Sense of Community” from the 2024 survey.

Questions that have been suggested for inclusion on the 2025 Resident Satisfaction Survey include asking residents if they have served or considered serving on a City Board or Commission. Why or why not? Also, what are the barriers that make serving on a City Board of Commission challenging?

**ATTACHMENT(S):**  
[Ames survey\\_2024.pdf](#)



## 42<sup>nd</sup> Annual Resident Satisfaction Survey Spring 2024

**Instructions:** Please respond to each question with your own opinions and practices. This is usually done by circling a number, checking a box, or filling in a blank.  
An opportunity is also provided for you to add written comments.

A. Please rate the following **Parks and Recreation** features.

	Very Poor	Poor	Good	Very Good	Don't Use
1. Quality of trails in the parks .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Overall quality of parks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Overall quality of recreational facilities (e.g. Homewood Golf Course, Gymnasium, etc.) .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Variety of playground equipment in the parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Number of restrooms in the parks .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Overall quality of shelters and picnic amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Overall quality of recreational programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Variety of recreational programming offered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Overall quality of wooded/natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments on Parks and Recreation \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

B. Please rate the following **Ames Public Library** features.

	Very poor	Poor	Good	Very Good	Don't Use
1. Meeting/study rooms .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Internet/computer services .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Building accessibility .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Customer service .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Programs (Storytime, book discussions, lectures) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Variety of materials available (books, movies,online resources) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Bookmobile service.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <i>Page One</i> – the library newsletter .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Asking questions of library staff by phone or email.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Use of library online resources .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Wait time for requests/holds.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Availability of seating .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Welcoming atmosphere.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. Do you use the **Ames Public Library** as often as you would like to use it?

- 1. Yes
- 2. No →

**C1. If NO**, for what reasons do you not use the library as often as you would like? (Circle ALL that apply.)

- 1. Transportation is a problem
- 2. I get materials from other sources
- 3. I don't have time
- 4. Other (please specify) \_\_\_\_\_

Comments on Ames Public Library \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

D. How DISSATISFIED or SATISFIED are you with the following **Fire Department** activities?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	Don't Know
1. Emergency response time .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Emergency medical responses.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Extinguishing fires .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Fire prevention activities and community outreach .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments on Fire Department \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Ames Police Department**

E. Have you had an interaction with the Ames Police Department in the last 12 months related to an investigation, traffic, accident, etc. ?

- 1. Yes
- 2. No

F. Have you had an interaction with the Ames Police Department at an outreach event?

- 1. Yes →
- 2. No

**F1. If YES**, which event(s)? (Circle ALL that apply)

- 1. National Night Out
- 2. Shop with a Cop
- 3. Donuts in the Park
- 4. Coffee with Cops
- 5. Citizen Police Academy
- 6. Cop on Top
- 7. Carving with Cops
- 8. Training or Education Program
- 9. Other \_\_\_\_\_

G. Thinking about priorities for law enforcement, what **three things** should be emphasized?  
**(Please select 3 items.)**

1. Animal Control and Sheltering
2. Business District Patrolling
3. Traffic Enforcement in High Accident Areas
4. Residential Patrolling
5. Safety Programming and Training (Active Shooter, SCAMS, Alcohol regulations, etc.)
6. Parking Regulations
7. Retail Alcohol Monitoring/Enforcement
8. Police Outreach

Comments on Ames Police Department \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

H. Please rate how DISSATISFIED or SATISFIED you are with the City’s response after issues are reported regarding the following **nuisance ordinances**?

Enforcement of ...	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	Don't Know
1. Over-occupancy in rental property .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Noise limits .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Front yard parking on residential property .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Yard upkeep (overgrown vegetation) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Dangerous structures (dilapidated, unsecured, holes, collapsing) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Outdoor storage on property (old cars, tires, furniture, garbage) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I. Q: Have you ever reported a concern to the City of Ames about any of these issues?

1. Yes →
2. No

**I. If YES, were you satisfied with the results?**

1. Yes  
2. No

Comments on Nuisance Ordinances \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

J. Please rate the quality of the following **Street Maintenance** features.

	Very poor	Poor	Good	Very Good	Don't Know
1. Maintenance of bike path system (on street lanes & paths) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Appearance of medians and parkways .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Condition of streets in your neighborhood.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Ice control at intersections .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Snow plowing in your neighborhood.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Snow plowing on major streets .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street sweeping in business areas .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Street sweeping in your neighborhood .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Surface condition of major streets.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

K. How OFTEN is the coordination between **Traffic Signals** effective? (Circle ONE response)

1. Rarely effective
2. Sometimes effective
3. Often effective
4. Almost always effective
5. Don't know

Comments on Traffic Signals \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

L. Does **Ames Electric Services** provide electricity to your home?

1. Yes
2. No
3. Don't know

If NO, skip to Question P.

M. In the last 12 months, have you...?

	No	Yes
1. Experienced a power outage in your home? .....	<input type="checkbox"/>	<input type="checkbox"/>
2. Experienced a power surge that affected your electronics?.....	<input type="checkbox"/>	<input type="checkbox"/>

N. How DISATISFIED or SATISFIED are you with the following aspects of **Ames Electric Services**?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	Does Not Apply
1. Being informed of progress restoring services.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ease of reporting an outage.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Response of employees .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Time to restore service .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Electric rates .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The quality of power.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

O. Ames Electric Services offers SunSmart Ames, a community solar farm project in Ames. Ames Electric Services customers may purchase shares of the project at \$240 per “Power Pack” and receive a monthly credit on their bills for 20 years. (More information at [www.CityOfAmes.org/Solar](http://www.CityOfAmes.org/Solar)). Are you participating?

- 1. Yes
- 2. No



**O1. If NO, why not? (Circle all that apply)**

- 1. Too expensive
- 2. Not interested in renewable energy
- 3. Short-term stay in Ames
- 4. Other (please specify) \_\_\_\_\_

Comments on Ames Electric Services \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

P. In the last 12 months, how many times have you had any of the following **Drinking Water Service** problems?

	Never	1–2 times	3–6 times	7 or more times	Does not apply
1. Disagreeable taste or odor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Hard water .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Rust.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Sediment or cloudy appearance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Soft water.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Too little pressure .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Too much pressure.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments on Drinking Water Service \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Q. Please rate your SATISFACTION with the following aspects of Ames **Water & Pollution Control Department** services?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	Does Not Apply
1. Water rates .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Water quality .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Sewer rates .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

R. In the last 12 months, have you experienced a **sanitary sewer back-up** into your basement/home?

- 1. Yes
- 2. No



**R1. If YES, did you report the problem to the City?**

- 1. No
- 2. Yes → **R2. If YES, how satisfied were you with the response?**
  - 1. Very dissatisfied
  - 2. Somewhat dissatisfied
  - 3. Somewhat satisfied
  - 4. Very satisfied

S. In the last 12 months, has **storm water flooded onto your property** from a city street?

1. Yes
2. No

**S1. If YES, did you report the problem?**

1. No
2. Yes

**S2. If YES, how satisfied were you with the response?**

1. Very dissatisfied
2. Somewhat dissatisfied
3. Somewhat satisfied
4. Very satisfied

Comments on Water and Pollution Control Department Services \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CyRide** is the community-wide transit system serving both Iowa State University (ISU) and Ames. It is funded through the City of Ames (from property taxes), ISU Administration (from the general fund), and ISU students (from student fees). Eliminating the fare to ride CyRide is one way to encourage Ames residents to use public transit.

T. On average, how many times per week do members of your household ride **CyRide**?

1. \_\_\_\_\_ times per week
2. No one in my household rides CyRide

U. If you do not currently use **CyRide**, what would make you consider using these services? (Circle ALL that apply)

1. Service was provided to more areas of Ames
2. Service was offered on my route longer during the day (earlier or later times).
3. Service was more frequent on routes near me
4. The fare when boarding the bus was lower
5. The fare when boarding the bus was at no cost
6. Nothing
7. Other (specify) \_\_\_\_\_

Comments on CyRide \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Next, please provide your overall opinions about your use of City services

A. How **DISSATISFIED** or **SATISFIED** are you with the following aspects of **City of Ames services**?

	Very Dissatisfied	Somewhat Dissatisfied	Somewhat Satisfied	Very Satisfied	Don't Know
1. Law Enforcement Services .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fire & Rescue Services .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Electric Services .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Drinking Water System .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Sanitary Sewer System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Public Nuisance Enforcement (e.g, noise, over-occupancy, yard upkeep) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Parks & Recreation Services.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Library Services .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. CyRide Bus service .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments on City of Ames Services \_\_\_\_\_

Program and services
----------------------

A. Programs and services listed in the following table are paid with local option sales taxes or property taxes. **In 2024–2025, the City of Ames will spend the following amounts on providing services. In your opinion, should LESS, the SAME or MORE funding be allocated to these areas?** (Mark ONE response for each program or service.)

	2024–2025 Approximate Tax Funding	Should the City spend...?		
		Less	Same	More
1. Arts programs (Public Art & COTA) .....	\$ 286,931	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fire protection .....	\$ 6,640,581	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Human service agency funding (ASSET) .....	\$ 1,924,578	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Law enforcement .....	\$ 11,667,108	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Ames Animal Shelter & Animal Control .....	\$ 615,007	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Ames Public Library .....	\$ 5,212,979	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Land use planning (both current and long-term)	\$ 1,010,469	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Parks and amenities .....	\$ 1,775,279	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Recreational opportunities .....	\$ 1,089,587	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. CyRide (public transit) .....	\$ 2,173,044	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Other (please specify _____)	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments \_\_\_\_\_

B. The City Council has approved a **five-year Capital Improvements Plan** that defines more than \$309 million in projects.

How **UNIMPORTANT** or **IMPORTANT** is it that the following projects are included in the Capital Improvements Plan?

	Very Unimportant	Somewhat Unimportant	Somewhat Important	Very Important
1. Improvements to existing parks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Improvements to existing recreational facilities (e.g. aquatic center, auditorium, etc.) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Off-street bike facilities (commuter) improvements .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Greenway trails (recreational) improvements .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Reconstructing existing streets .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Storm water drainage improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Traffic flow improvements .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Energy-efficient upgrades to municipal buildings.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Sustainable solutions are incorporated to the above projects.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Other (please specify _____)....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. Using the item number from **Question B**, which category should be the...

	Item No.
Highest priority?	_____
Second highest priority?	_____
Third highest priority?	_____

D. The City property tax levy for the next year is \$10.09 per \$1,000 of taxable valuation. This means that the City portion of the property tax on a \$100,000 home in Ames is about \$468 after rollback.

**Given your spending preferences, what should be the adjustment in property taxes next year? (Circle ONE response.)**

1. Substantial decrease
2. Modest decrease
3. No change
4. Modest increase
5. Substantial increase

Residential preferences of city communications

A. Which of the following sources of information do you use and how helpful are they?

	Not Helpful	Somewhat Helpful	Very Helpful	Don't Use
1. City of Ames Web page (www.CityOfAmes.org) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ames Television/Cable TV 12 .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Ames Tribune newspaper .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ISU Daily newspaper .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Des Moines Register newspaper .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. KASI/KCCQ radio .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. KHOI Community Radio .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. CitySide - utility bill insert .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Facebook - City of Ames .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Instagram - City of Ames .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. X/Twitter - City of Ames .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Threads - City of Ames .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Nextdoor - City of Ames .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. LinkedIn - City of Ames .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. How would you prefer to learn about construction projects, programs, and meetings in your area?

**(Select top three.)**

1. Hard copy letter
2. Door hanger
3. Website
4. Radio
5. Newspaper
6. Email
7. Social Media
8. Text
9. City of Ames app
10. Other (specify) \_\_\_\_\_

C. Would you use a City of Ames app that supplied information about City news, construction, project, programs, and meetings?

- 1. Yes
- 2. No

The next section asks for your overall comments and ratings.

A. Please rate the overall quality of services you receive from the City of Ames. (Check ONE)

- |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <u>Very Poor</u>         | <u>Poor</u>              | <u>Good</u>              | <u>Very Good</u>         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

B. On **what other issue(s)** do you think the City should focus its attention?

---

---

C. What is the **best thing** about living in Ames?

---

---

Sustainability

A. Are you familiar with the City's Climate Action Plan accepted by City Council in June 2023?

- 1. Yes
- 2. No

B. Please select the **three most important climate action steps** for Ames:

- 1. Increase wind and solar generation as part of Electric Services renewable energy portfolio
- 2. Waste-to-energy improvements/reducing waste emissions
- 3. Net zero and net zero-ready (NZR) new construction
- 4. Retrofitting existing buildings
- 5. Retrofit municipal/City buildings
- 6. Electrify the municipal fleet (non CyRide)
- 7. Create a Mayor's climate action plan leadership task force
- 8. Other \_\_\_\_\_

C. Which of the following do you think is the biggest reason to committed to environmental sustainability?  
**(Please choose one.)**

- 1. To provide a sustainable environment for future generations
- 2. For a better quality of life
- 3. To stabilize or reduce the cost of food and utilities, etc.
- 4. Environmental sustainability isn't important to me
- 5. Other \_\_\_\_\_

Your health

A. Overall, how would you rate your mental health? (Check ONE)?

- |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <u>Poor</u>              | <u>Fair</u>              | <u>Good</u>              | <u>Very Good</u>         | <u>Excellent</u>         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

B. In the last six months, if you noticed your mental health declining did you talk to: (Choose all that apply)

	Yes	No
1. A trusted friend	<input type="checkbox"/>	<input type="checkbox"/>
2. Co-worker	<input type="checkbox"/>	<input type="checkbox"/>
3. Family Member	<input type="checkbox"/>	<input type="checkbox"/>
4. Primary care physician	<input type="checkbox"/>	<input type="checkbox"/>
5. Therapist	<input type="checkbox"/>	<input type="checkbox"/>
6. Psychiatric medication provider	<input type="checkbox"/>	<input type="checkbox"/>
7. Pastor/ clergy	<input type="checkbox"/>	<input type="checkbox"/>
8. ARCH (crisis tram)	<input type="checkbox"/>	<input type="checkbox"/>
9. Ames Police Department Mental Health Advocate	<input type="checkbox"/>	<input type="checkbox"/>
10. ISU Mental Health Advocate medication provider	<input type="checkbox"/>	<input type="checkbox"/>
11. Other Crisis response Service	<input type="checkbox"/>	<input type="checkbox"/>
12. Crisis phone line	<input type="checkbox"/>	<input type="checkbox"/>

C. In the past six months, have you felt you needed to access professional mental health services?

- 1. Yes
- 2. No
- 3. Prefer not to answer

**C1. If YES, have you been able to receive the help you needed?**

- 1. Yes
- 2. No
- 3. Prefer not to answer

Sense of community

A. How many of your neighbors do you know?

- 1. None of them
- 2. A few of them
- 3. About half of them
- 4. Most of them
- 5. All of them

B. How strong is the sense of community in your neighborhood?

- 1. Not at all strong
- 2. Not so strong
- 3. Somewhat strong
- 4. Very strong
- 5. Extremely strong

C. Please indicate your level of agreement with the following community involvement statements.

	Strongly Disagree	Somewhat Disagree	Uncertain	Somewhat Agree	Strongly Agree	Don't Know
1. Issues facing my community are important to me	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. I am knowledgeable about the issues facing my community.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. I am engaged in addressing the issues of my community.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. I currently support nonprofit organization(s) with financial contributions .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. I currently serve on a Board of Directors for a nonprofit organization serving the City of Ames.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. I currently volunteer for a nonprofit organization serving the City of Ames.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Considering your experiences over the past 12 months, please indicate your level of agreement with each of the following statements

	Strongly Disagree	Somewhat Disagree	Uncertain	Somewhat Agree	Strongly Agree	Don't Know
I feel valued as an individual in the Ames community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I feel I belong in this town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ames has a strong commitment to diversity, equity, and inclusion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I am treated with respect in this town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I feel Ames is a place where I could perform up to my full potential.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I have found one or more organizations in this community where I feel I belong.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E. What, if anything, could be done to enhance your sense of belonging as an Ames resident? \_\_\_\_\_

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In this last section, please tell us about yourself so that we will know if we have reached a representative sample of Ames residents.

A. How many **years have you lived** in Ames? \_\_\_\_\_ years

B. What is your **age**? \_\_\_\_\_ years

C. What is your **gender**?

- 1. Male
- 2. Female
- 3. Non-binary / third gender
- 4. Prefer to self-describe \_\_\_\_\_
- 5. Prefer not to answer

D. What is your **race**?

- 1. White
- 2. Black or African American
- 3. American Indian or Alaskan Native
- 4. Asian
- 5. Native Hawaiian or Pacific Islander
- 6. Other \_\_\_\_\_
- 7. Prefer not to answer

E. Are you of Hispanic or Latino origin?

- 1. No
- 2. Yes
- 3. Prefer not to answer

F. What is your highest level of **formal education**?

- 1. Less than high school diploma
- 2. High school diploma or GED
- 3. Some college
- 4. Undergraduate degree
- 5. Some graduate work
- 6. Graduate degree

G. Are you currently a **full-time student** at Iowa State University?

- 1. No
- 2. Yes

H. Your current **employment status**? (Circle ALL that apply.)

- 1. Employed full time
- 2. Employed part time
- 3. Retired
- 4. Full time homemaker
- 5. Not employed
- 6. Other \_\_\_\_\_

I. Do you **RENT** or **OWN** your home?

- 1. Rent \_\_\_\_\_ →
- 2. Own
- 3. Other (specify \_\_\_\_\_)

1. For what reasons do you rent?  
(Circle ALL that apply.)

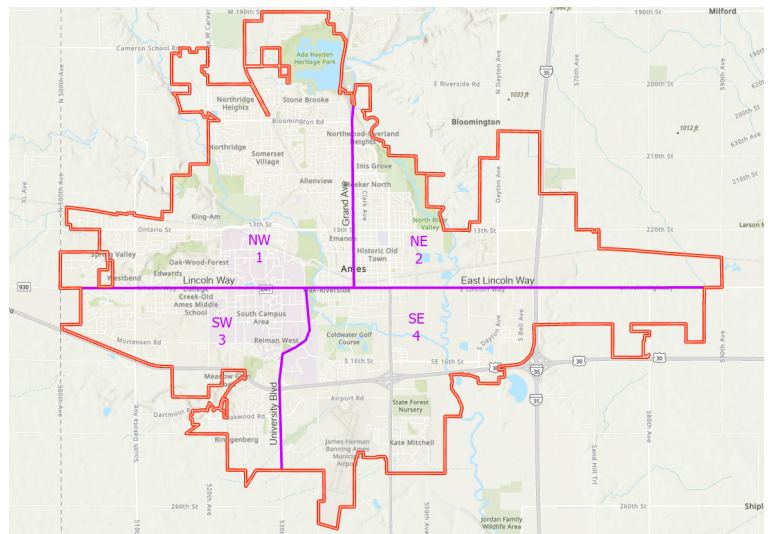
- 1. Short-term stay in Ames
- 2. Little or no upkeep
- 3. More security
- 4. Lack of adequate income
- 5. Other (Specify) \_\_\_\_\_

J. **Income level** is requested in order to understand how household needs differ based upon income.  
 Circle the number for the category that best estimates your 2023 total household income (before taxes).

- |                    |                        |
|--------------------|------------------------|
| 1. Under \$25,000  | 5. \$100,000–124,999   |
| 2. \$25,000–49,999 | 6. \$125,000–\$149,999 |
| 3. \$50,000–74,999 | 7. \$150,000–\$199,999 |
| 4. \$75,000–99,999 | 8. \$200,000 or more   |

K. In which part of Ames do you live? (Circle ONE)

1. **Northwest** (North side of Lincoln Way and streets to the north; west side of Grand Avenue and streets to the west).
2. **Northeast** (North side of Lincoln Way and streets to the north, east side of Grand Avenue and streets to the east).
3. **Southwest** (South side of Lincoln Way and streets to the south; west side of University Boulevard and streets to the west).
4. **Southeast** (South side of Lincoln Way and streets to the south; east side of University Boulevard and streets to the east).



L. We would appreciate any additional comments you would like to provide:

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Thank you for contributing your time and making a difference in your community!

Return your questionnaire in the enclosed, postage-paid envelope OR  
 deliver it to City Hall, 515 Clark Ave.

ITEM #: 24  
DATE: 02-25-25  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: HISTORIC PRESERVATION COMMISSION 2024 ACCOMPLISHMENTS  
AND 2025 WORK PLAN**

**BACKGROUND:**

Under the Certified Local Government (CLG) Agreement with the State Historic Preservation Office (SHPO), local governments and their Historic Preservation Commissions (HPCs) are responsible for submitting an annual report documenting the City's and Commission's preservation work during the previous calendar year. The report documents that the City has met the requirements of the CLG program and is in good standing. The report also includes a proposed Work Plan for 2025 (see attached).

SHPO requires that an HPC representative provide details of the HPC's 2024 accomplishments and the Work Plan for 2025 to the City Council, followed by the Mayor acknowledging completion of this requirement. The Ames Historic Preservation Commission (HPC) met on December 9, 2024 and January 13, 2025, to develop and approve the 2025 Work Plan based upon the Ames Comprehensive Historic Preservation Plan Goals and Objectives (updated in 2021). The HPC also documented its accomplishments for 2024.

Attached is the portion of the CLG Report that addresses the accomplishments, successes, and challenges of the previous calendar year (2024).

**With City Council's approval of the CLG report, the 2025 Work Plan will also be approved. It does not include any specific requests for funding beyond the annual \$1,750 appropriation for awards, outreach, and education.**

The 2025 Work Plan focuses on the following items:

1. Complete the nomination of the Chautauqua Park – Ridgewood Neighborhood National Register Nomination by the Consultant (NHPA Consultants, LLC) hired to prepare the nomination.
2. Secure a speaker to address tax credit opportunities for historic properties in Ames.
3. Collaborate with the Ames History Museum to host a community "history" event in 2025.
4. Facilitate the dissemination of historic preservation information.

The historic nomination is already underway and part of the Planning Division workplan and is administered by staff and a consultant. The other education items are work items for the Commission to undertake with staff administrative support as needed. None of the proposed workplan items require prioritization with the Planning Division Workplan.

**ALTERNATIVES:**

1. Approve the 2024 accomplishments of the Historic Preservation Commission (HPC) and the Work Plan for 2025, as described in the 2024 Certified Local Government Report and direct the Mayor to acknowledge presentation of the report and authorize the report to be submitted to the State.

2. Refer the 2024 CLG Report back to the Historic Preservation Commission (HPC) and/or staff for revisions.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The HPC has documented its accomplishments for 2024 and has developed a 2025 Work Plan that represents its priorities for the current calendar year. The Work Plan focuses on resources utilized by the HPC. Completing the historic district nomination is the primary project for the year.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

**ATTACHMENT(S):**

[Accomplishments, Successes, and Challenges.](#)  
[2025 Work Plan](#)

## **Attachment A** (*Portion of the Ames 2024 CLG Report*)

### **8.1 Describe your community's historic preservation activities in this calendar year.**

- 2024 Work Plan – On January 8, 2024, the Ames Historic Preservation Commission approved the draft 2024 Work Plan for the year. It was approved by the City Council on January 23, 2024.
- Awards Program - In January and February, nominations were received for the 2024 Annual Historic Preservation Awards Program. The Historic Preservation Commission selected two nominations for awards. The property owner of the two-story mixed-use building at 501 Main Street received an award in the Building Award category of “Keeping the Past Alive (Preservation).” Ted Tedesco received an award in the category of “Significant Achievement in Historic Preservation” for the preservation of the historic Ames High School building, the restoration of native prairies in the City’s Ada Hayden Heritage Park, and the Tedesco Environmental Learning Corridor.
- National Historic Preservation Month Proclamation - On April 23, 2024, the City Council made a proclamation in observance of May National Historic Preservation Month.
- HPC Budget - The Ames City Council approved a fiscal year 2024/25 budget of \$1,750 for historic preservation activities. The funding is to be used for training and conferences for members of the Ames Historic Preservation Commission, as well as for the Historic Preservation Annual Awards Program, tours, brochures, and other educational programs.
- Ames History Museum Funding - Additionally, the Ames City Council funded \$50,752 to the Ames History Museum for the following contracted services for the 2024/25 budget.

### **8.2 Describe your community's assistance with preservation issues or projects in this calendar year. \*Please be specific (address(es) of the property(ies), issue(s), and assistance provided).**

- City staff reviewed applications for administrative approval of alterations and new construction on the following properties in the Old Town Historic District:
  - Replacement of windows at 811 Douglas Avenue (Alteration);
  - Replacement of shingle siding at 803 Burnett Avenue (Alteration);
  - New construction of a fence at 307 8<sup>th</sup> Street;
  - New construction of a fence at 811 Kellogg Avenue;
  - New construction of a fence at 722 Clark Avenue;
  - New construction of a brick fence at 802 Burnett Avenue;
  - New construction of a fence at 702 Clark Avenue.

A Certificate of Appropriateness (COA) was issued by the Planning Department, for each project. A total of seven Certificates were issued in 2024. The Historic Preservation Commission did not consider any applications for Certificates of Appropriateness in 2024.

- In 2023, the HPC recommended approval of an amendment to Chapter 31, Historic Preservation, in support of the implementation of Accessory Dwelling Units into the historic district as detached structures. The amendment was approved by the City Council in January 2024.

**8.3 Please describe your community's public education programs in this calendar year.** \*Please provide specific details such as date of event, description of the event, how many people participated, whether the commission partnered with other organizations.

- Historic Preservation Commission members participated in the Neighborhood Information Meeting for the Chautauqua Park and Ridgewood Subdivisions held in the Farwell T. Brown Auditorium at the Ames Public Library on August 22, 2024. The Consultant, NHPA Consultants LLC presented educational information regarding National Register nominations and properties. Approximately thirty people were in attendance.
- Historic Preservation Commission members participated in the Public Engagement Meeting for the Chautauqua Park and Ridgewood Subdivisions held in the Farwell T. Brown Auditorium at the Ames Public Library on December 3, 2024. The Consultant, NHPA Consultants LLC presented the draft of the National Register Nomination for the Chautauqua Park and Ridgewood Subdivisions. Approximately twenty-five people were in attendance.

**9. Were there any issues, challenges, or successes your preservation commission encountered or accomplished this year?**

Successes-

- A notable success for 2024, was the receipt of a Certified Local Government (CLG) Grant to prepare a National Register Nomination for the Chautauqua Park and Ridgewood Additions, which includes 150 properties. The City hired NHPA Consultants LLC, with offices located in Fort Dodge, Iowa, to prepare the nomination. Work on the nomination began on July 1, 2024. The draft nomination was presented to the State Historic Preservation Office for review and comment on December 9, 2024.
- Additionally,
  - The City of Ames continues to provide funding to the Ames Historical Museum for a variety of services including education and research.
  - The City of Ames Historic Preservation Commission had representation by Devon Lewis (HPC Member) and Ray Anderson (City Staff Liaison to the HPC) at the 202 Preserve Iowa Summit in Mount Pleasant, Iowa, held on June 6-8, 2024.
  - Granting Certificates of Appropriateness. Review of applications resulted in the timely issuance of seven Certificates of Appropriateness for seven properties.
  - The Historic Preservation webpage on the City of Ames website continues to be regularly updated. It is frequented by the public and the Commission as a tool for public awareness about historic preservation in Ames and as a resource for information.

Challenges- None

**14. Based on the work plan submitted last year for your commission please provide a self-assessment of the progress your commission made on the initiatives and programs that were identified last year.**

**2024 WORK PLAN** – [ACHPP” = Ames Comprehensive Historic Preservation Plan]

**Educate the Public Concerning the Value and Benefit of Historic Preservation.** [GOAL #4, ACHPP]

- Facilitate the dissemination of historic preservation information. [Objective 4.C, ACHPP]
  - Collaborate with the Ames History Museum to host a community “history” event in 2024. [Objective 4.A, & 1.C, ACHPP].
  - Support the Public Engagement Meeting on the draft of Chautauqua Park-Ridgewood historic district nomination if the project is grant-funded. [Objectives 3C.1 & 2D.1 ACHPP]
  - Reach out to Old Town Historic District property owners with educational materials on preserving and improving historic properties. [Objective 2.C & 4.C, ACHPP]
  - Continue to keep the Historic Preservation webpages updated. [Objective 4.B & C, ACHPP]
  - Explore hosting a National Alliance of Preservation Commissions (NAPC) Commission Assistance and Mentorship Program (CAMP) or Webinar. [Objective 4.A, ACHPP]
- Continue with funding for training of Commission members and developing educational resources about Ame’s history and historic resources. [Objective 4.C, ACHPP]
- Participate in educational opportunities afforded by the 2024 Preserve Iowa Summit, June 6-8 in Mount Pleasant, IA. [Objective 5.A, ACHPP]
- Continue Historic Preservation Commission Annual Historic Preservation Awards Program, and present awards with the Mayor at a City Council meeting in April or May. [Objective 4.C, ACHPP]
- Continue to recognize May as Preservation Month with a Proclamation by City Council. [Objective 4.C, ACHPP]
- Continue membership in the National Alliance of Preservation Commissions. [Objective 5.A, ACHPP]

**ASSESSMENT OF PROGRESS in 2024:**

- Dissemination of Information- The Ames City Council funded \$50,752 to the Ames History Museum for the dissemination of historic preservation information as described in question 8.1.
- The HPC did not collaborate with the Ames History Museum and Ames Chamber of Commerce to host a community “history” event during Historic Preservation Month (May).
- The HPC did support the Public Engagement Meeting on the draft of the Chautauqua Park-Ridgewood historic district nomination.
- Training- Funding for HPC training was included in the City budget by the Ames City Council. Commissioner Devon Lewis and Ray Anderson (City Staff Liaison to the HPC) participated in the 2024 Preserve Iowa Summit in Mount Pleasant, Iowa, held on June 6-8, 2024.
- Awards- The 2024 Awards Program honored one property and one individual for their significant contributions to historic preservation, as described in question 8.1.
- Proclamation- The Mayor and City Council made a proclamation on April 23, 2024, to recognize May as Preservation Month.

**Promote the Economic Development and Vitality of the City through Historic Preservation.** [GOAL #6, ACHPP]

- Review Tax Credit speaker opportunities for 2024. [Objective 2.B & 4.A, ACHPP]
- Continue granting Certificates of Appropriateness in a timely manner. [Objective 3.E, ACHPP]

**ASSESSMENT OF PROGRESS in 2024:**

- The Commission continues to pursue options for a speaker to discuss tax credit opportunities.
- Certificates of Appropriateness (COA) - The timely granting of COAs continued in 2024 as in past years as described in question 8.1. City staff has the authority in Chapter 31 to issue a COA for alterations to existing structures provided the alterations are consistent with the Design Guidelines and Design Criteria. Approval from the Historic Preservation Commission is required for all new construction or any building addition that increases the amount of gross floor area.

**Enhance municipal policies to protect historic resources and implement policies through identification, effective legislation, and efficient regulatory measures.** [GOAL #3, ACHPP]

- Continue review of Chapter 31.
- Continue to review and participate in the City's Climate Action Plan and provide comments on the role of Historic Preservation actions to support energy savings and renewal. [Objective 6.B, ACHPP]

**ASSESSMENT OF PROGRESS in 2024:**

- Chapter 31 was not reviewed in 2024.
- No action was taken related to the Ames' Climate Action Plan.

**Continue to Use the Ames Comprehensive Historic Preservation Plan as a Working Document.**

[Objective 5.C, ACHPP]

- Review the Ames Comprehensive Historic Preservation Plan Report and determine next year's priorities and work plan, in November or December. [Objective 5.C.1, ACHPP]
- Obtain approval from the City Council for priorities determined by the Commission following each review of the Ames Comprehensive Historic Preservation Plan Report. [Objective 5.C.2, ACHPP]

**ASSESSMENT OF PROGRESS in 2024:**

- In December 2023 and January 2024, the Ames Historic Preservation Commission discussed and approved the draft 2024 Work Plan, based upon the priorities in the Ames Comprehensive Historic Preservation Plan.
- Approval by the City Council of the 2025 Work Plan, as part of the 2024 CLG Annual Report, will be on the February 25, 2025, City Council Agenda.

## Attachment B (2025 Work Plan)

### **2025 WORK PLAN** –

[Note: “ACHPP” is the Ames Comprehensive Historic Preservation Plan]

#### **Educate the Public Concerning the Value and Benefit of Historic Preservation** [GOAL #4, ACHPP]

- Facilitate the dissemination of historic preservation information. [Objective 4.C, ACHPP]
  - Collaborate with the Ames History Museum to host a community “history” event in 2025. [Objective 4.A, & 1.C, ACHPP].
  - Reach out to Old Town Historic District property owners with educational materials on preserving and improving historic properties. [Objective 2.C & 4.C, ACHPP]
  - Continue to keep the Historic Preservation webpages updated. [Objective 4.B & C, ACHPP]
- Continue with funding for training of Commission members and developing educational resources about Ames history and historic resources. [Objective 4.C, ACHPP]
- Participate in educational opportunities afforded by the 2025 Preserve Iowa Summit, June 5-7 in Muscatine, IA. [Objective 5.A, ACHPP]
- Continue Historic Preservation Commission Annual Historic Preservation Awards Program, and present awards with the Mayor at a City Council meeting in April or May. [Objective 4.C, ACHPP]
- Continue to recognize May as Preservation Month with a Proclamation by City Council. [Objective 4.C, ACHPP]

#### **Promote the Economic Development and Vitality of the City through Historic Preservation** [GOAL #6, ACHPP]

- Review Tax Credit speaker opportunities for 2025. [Objective 2.B & 4.A, ACHPP]
- Continue granting Certificates of Appropriateness in a timely manner. [Objective 3.E, ACHPP]

#### **Enhance municipal policies to protect historic resources and implement policies through identification, effective legislation, and efficient regulatory measures.** [GOAL #3, ACHPP]

- Continue review of Chapter 31.
- Consider changes to Chapter 31, Historic Preservation, in the Municipal Code to allow exterior materials on historic structures that would meet the standards and be energy efficient.

#### **Continue to Use the Ames Comprehensive Historic Preservation Plan as a Working Document.**

[Objective 5.C, ACHPP]

- Review the Ames Comprehensive Historic Preservation Plan Report and determine next year’s priorities and Work Plan, in November or December. [Objective 5.C.1, ACHPP]
- Obtain approval from the City Council for priorities determined by the Commission following each review of the Ames Comprehensive Historic Preservation Plan Report. [Objective 5.C.2, ACHPP]

ITEM #: 25  
DATE: 02-25-25  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT:** ANNUAL TAX ABATEMENT CERTIFICATION

**BACKGROUND:**

The City Council has established Urban Revitalization Areas (URAs) which allow for the granting of tax exemption for the increased valuation of a property for projects that meet the criteria of each URA's Urban Revitalization Plan. Every year, owners who have made improvements to property within the City's URAs during the previous year may apply for tax exemption on the incremental added value of their properties, subject to the criteria of a URA Plan. The City Council must determine if the completed improvements meet the criteria in the Urban Revitalization Plan for the URA in which the property is located. **If the City Council finds that the criteria are met, this approval is forwarded to the City Assessor, who then reviews each request and determines the amount of the exemption based on the increase in incremental valuation.**

**All of the applications submitted for approval for 2024 improvements are related to the City-wide URA for ownership housing. This year is the first year that new construction of single-family ownership housing is eligible for partial property tax abatement on the first \$500,000 of value added after April 26 as part of the citywide URA that was approved by Council earlier this year. Eligible properties can take advantage of a 5-year sliding scale of partial abatement.**

**City Council initiated the City-wide URA in response the low number of housing starts in 2023, with only 61 building permits issued for single family homes. In 2024, there were 59 housing starts. In terms of housing starts after the effective date of the City-wide URA of April 26, there were 47 building permits issued in 2024 compared to 53 permits issued in 2023 for the corresponding time period.**

Staff notes that the housing starts are likely lower than anticipated as inflation had moderated in 2024 compared to 2023, but mortgage rates hovered around 7% and were not substantially different than 2023. The upcoming 2025 construction season will be a telltale sign of City-wide URA's value as an incentive after having a year of time for builders and realtors to market the program and encourage more buyers for new home construction.

To apply for tax abatement the home must have had improvements completed after April 26, 2025. Improvements completed before April 26 are ineligible for tax abatement. Staff mailed notice to the 18 known property owners that had not yet filed their application and may qualify for tax abatement as ownership housing. Staff received 25 applications by the filing deadline of February 1 for this tax year. Of the 25 applications, 15 were for partial improvements for homes started before April 26 and 10 were for full new construction started after April 26. **Attached to this report is list of address and the type of improvements eligible for abatement.**

**Staff believes that 24 of the 25 can be approved, with one application needing to be filed next year. Note that owners who did not file for abatement this year may still be eligible to file for abatement in 2026 if it is within two years of the first tax year having an improvement value.**

**Based upon values stated in the applications for both partial and full improvements, \$8.5 million of improvement value is eligible for partial abatement.** The final amount will likely be less with the final review of partial improvement value claims. The average new home value claimed was \$471,000 after adjusting for the \$500,000 maximum cap on value.

The most difficult evaluation of the applications has been the value of partial improvements and timing of ownership of the housing to meet the eligibility criteria.

City Council is not determining the value of partial improvements with certification of eligibility. After conferring with the City Assessor, the City Assessor will determine the value of improvements as is normally the case for tax abatement eligibility. The Assessor visited buildings that were in progress near the April 26 date of eligibility and documented the status of those homes. They will compare their records with stated values of applications to make a determination of eligible abatement value. In any event, the maximum abatement value is \$500,000.

The second issue is the final determination related to ownership as a primary residence. A handful of applications were submitted for improvements that received final approvals in early January and under the ownership of the primary residence at the time they filed the application for the 2024 improvements. Staff believes these applications can be certified as meeting the criteria because they are owner occupied at the time of filing the application.

**There is one property that was completed in November 2024 at 2011 Ada Hayden Road and is subject to a purchase agreement for closing at the beginning of March. Staff believes that because ownership as a primary residence has not yet occurred, Council should not determine it complies with the criteria and direct the homebuyer to file their application in 2026 if they complete the purchase and are the primary resident. The homebuyer would be eligible for the same tax abatement benefit if filed next year. If Council believes that a purchase agreement is in fact substantial compliance with the criteria it could approve the application this year.**

**ALTERNATIVES:**

1. Approve the following:
  - a. Certify 24 property tax abatement applications as listed in the attachment as meeting the eligibility requirements of the City-wide URA
  - b. Submit the applications to the City Assessor for a determination of improvement value
  - c. Direct staff to notify the purchaser of 2011 Ada Hayden to file their application in 2026
2. Approve a certification of a different number of applications by specifying those that meet the Citywide URA eligibility requirements.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Staff has examined the applications submitted by February 1, 2025, and has found that 24 of the 25 requests for the completed projects substantially conform to criteria of the City-wide URA. All of the applications are eligible for a 5-year sliding scale of partial property tax abatement of Year 1-100%; Year 2-80%; Year 3-60%; Year 4-40%; Year 5- 20% based upon the final determination of improvement value by the City Assessor. Therefore, it is the recommendation of the City manager that the City Council approve Alternative #1A-C.**

**ATTACHMENT(S):**

Applications Submitted

Example Citywide Housing URA Application Form with Criteria

ADDRESS	ISSUE DATE	FINALED DATE	OWNER	Tax Year Requested	Partial or Full	Improvement Value on Application	Max Allowed
4532 CARTIER AVE Ames, IA 50014	5/14/2024	8/13/2024	DEEPTHI BANGALORE MARIYANNA	2024	Full	\$495,000	\$ 495,000.00
5706 ALLERTON DR Ames, IA 50014	6/4/2024	9/13/2024	TAMIRAT MEKONNEN ESHETE	2025	Full	\$423,064	\$ 423,064.00
5811 WESTFIELD DR Ames, IA 50014	5/20/2024	9/13/2024	CHRISTIAN & JORDIN PITT	2025	Full	\$430,000	\$ 430,000.00
4803 EVEREST AVE Ames, IA 50014	6/14/2024	9/17/2024	RICHARD & JESSICA FINCHAM	2025	Full	\$487,145	\$ 487,145.00
5117 ERICKSON AVE Ames, IA 50014	7/15/2024	11/13/2024	CHRISTINE QUAM	2025	Full	\$629,426	\$ 500,000.00
5331 GREENE ST Ames, IA 50014	6/3/2024	11/15/2024	BENJAMIN FISHER	2024	Full	\$528,276	\$ 500,000.00
5113 ERICKSON AVE Ames, IA 50014	7/16/2024	11/25/2024	PETER BERGER	2025	Full	\$667,093	\$ 500,000.00
5405 GREENE ST Ames, IA 50014	6/14/2024	12/13/2024	MARGARET DRAPER	2026	Full	\$698,850	\$ 500,000.00
5506 GREENE ST IA 50014	Ames, 10/22/2024	1/13/2025	TREVOR & SHELBY BAKER	2025	Full	\$375,581	\$ 375,581.00
2823 GREEN HILLS DR 50014	Ames, IA 8/15/2024	1/29/2025	DENNIS & ELLEN MAXWELL	2025	Full	\$694,002	\$ 500,000.00
316 S WILMOTH AVE Ames, IA 50014	3/24/2023	5/10/2024	AKM MASHUD ALAM	2024	Partial		\$ -
507 QUAM CIR Ames, IA 50014	8/14/2023	6/6/2024	WILLIAM & CARLA HATTEN	2024	Partial	\$30,821	\$ 30,821.00
3501 ANSLEY AVE Ames, IA 50014	11/8/2023	6/11/2024	JAMES & DEBORAH FISHER	2024	Partial	\$544,455	\$ 500,000.00
320 S WILMOTH AVE Ames, IA 50014	6/27/2023	6/12/2024	ALAASS SAAD	2024	Partial	\$5,500	\$ 5,500.00
2020 AIKMAN DR Ames, IA 50010	9/14/2023	6/13/2024	KENDRA KASISCHKE	2025	Partial	\$427,500	\$ 427,500.00
2124 KETELSEN DR Ames, IA 50010	11/28/2023	6/24/2024	DEAN & DIANNE JENSEN	2024	Partial	\$400,000	\$ 400,000.00
4622 EVEREST AVE Ames, IA 50014	1/23/2024	7/12/2024	GENE & JANET MOELLER	2025	Partial	\$300,000	\$ 300,000.00
2004 AIKMAN DR Ames, IA 50010	9/14/2023	7/18/2024	R SCOTT & JANE WHYTE	2025	Partial		\$ -
5720 ALLERTON DR Ames, IA 50014	4/17/2024	7/26/2024	ARACH WILSON III	2025	Partial	\$402,000	\$ 402,000.00
324 S WILMOTH AVE Ames, IA 50014	6/27/2023	8/5/2024	SHAKIL AHMED	2024	Partial	\$270,000	\$ 270,000.00
4409 CARTIER AVE Ames, IA 50014	10/4/2023	9/13/2024	WYATT DAVIS		Partial	\$64,577	\$ 64,577.00
4528 CARTIER AVE Ames, IA 50014	4/4/2024	9/18/2024	JEFFREY & LAUREL JOHNSON		Partial	\$659,497	\$ 500,000.00
2011 ADA HAYDEN RD Ames, IA 50010	10/24/2023	11/8/2024	GARETT & BRITNI KILEY	2024	Partial	\$614,229	\$ 500,000.00
1423 ADA HAYDEN RD Ames, IA 50010	10/31/2023	11/27/2024	CHRISTOPHER STEVENSON	2024	Partial	\$191,800	\$ 191,800.00
2215 ADA HAYDEN RD Ames, IA 50010	9/26/2023	12/4/2024	DAREN OSBORN	2025	Partial	\$212,500	\$ 212,500.00

# Citywide Ownership Housing New Construction Urban Revitalization Area *Application Packet*

Ames City Council approved a Citywide Urban Revitalization Area (URA) designation and plan on April 23, 2024. The URA Plan provides for a partial property tax abatement of up to \$500,000 of improvement value for new construction of ownership housing, subject to specific eligibility criteria. Note that not all of the property taxes of a home are abated with this program and to talk with the Story County Auditor about specific tax rates.

The “Application Packet” for the *Tax Abatement* includes the following:

- Summary of Program;
- Application Form;
- Tax Exemption Schedule.

## 1. **Summary of Eligibility Criteria. The URA Plan includes mandatory eligibility requirements.**

- *Residential Dwelling Improvements for up to a maximum \$500,000 value*
- *Residential assessment classification only. Agricultural classification or zoning are ineligible*
- *Property must be owner occupied as their primary residence (e.g. Homestead Exemption)*
- *New construction of a dwelling only, no rehabilitation, remodel, or additions are eligible*
- *New construction on an existing vacant lot that did not previously have a single family dwelling that was demolished since April 26, 2024*
- *Improvements completed on or after April 26, 2024*
- *Building permit issued prior to December 31, 2027*
- *Dwelling must be completed with a certificate of occupancy no later than December 31, 2028*
- *All improvements must be completed in conformance with City of Ames zoning and building code standards.*
- *Value added must be at least 10% of the actual value of the property*

## 2. **Application Process.**

- *Fill out all sections completely and return to the Department of Planning & Housing. City staff will review the information and determine eligibility based upon information provided and through review of other City records. Additional information may be required to determine eligibility. Contact Planning Division staff with questions about the application.*
- ***The complete application must be received prior to February 1<sup>st</sup> of the assessment year for which the exemption is first claimed, but no later than the year in which all improvements included in the project are first assessed.***
- *Once the application is reviewed, it will be forwarded to the City Council for formal determination of consistency with the URA criteria based upon the information provided. City Council must determine and approve eligible properties prior to March 1<sup>st</sup>.*
- *If approved by the City Council, the City Clerk will forward the application to the City Assessor, who will review the application once to determine the Actual Value of the improvements for property tax purposes.*

**The existing property value prior to starting construction is the base value, abatement is for improvements that increase value above the base.** Only improvements completed after the URA designation date of April 26<sup>th</sup>, 2024 are eligible for abatement. If a home started construction prior to this date and has not yet received a final inspection, it may be eligible for abatement of some improvements.

**Example 1- Construction started in 2023**

Vacant lot value of (\$900) January 1, 2023 (base value)  
 Building permit issued for basement and foundation November 1, 2023  
 January 1, 2024 partial improvement value assessed for lot value and improvements (\$150,000)  
 Framing inspection February 15, 2024  
 Final Inspection May 10<sup>th</sup>  
 Final value of home with lot value \$450,000.  
*Partial improvements after April 26<sup>th</sup>: claimed \$50,000.-Eligible amount for abatement*  
 Assessment Year Claimed-2024

**Example 2- Construction started in 2024, before URA Designation**

Vacant lot value of (\$900) January 1, 2024 (base value)  
 Building permit issued for basement and foundation February 1, 2024  
 Framing inspection April 15, 2024  
 Final inspection June 1, 2024  
 Total value of improvements with lot value \$385,000  
*Partial improvements after April 26<sup>th</sup>: claimed \$165,000.-Eligible amount for abatement*  
 Assessment Year Claimed-2024

**Example 3- Construction started after April 26, 2024 and before December 31, 2027**

Vacant lot value of (\$75,000) January 1, 2024 (base value)  
 Building permit issued June 1, 2024  
 Framing inspection September 15, 2024.  
 Partial assessment January 1, 2025 (\$300,000)  
 Final Inspection March 15, 2025.  
 Total value of improvements with lot value (\$550,000)  
 Full assessment value January 1, 2026 (\$550,000)  
*Eligible full amount for abatement \$475,000=(\$550,000 - \$75,000)*  
 Assessment Year Claimed? *Owner may choose starting schedule with partial value in 2025 or starting in 2026 with full improvement value. Schedule runs for five consecutive years once it is started.*

2025 Partial Abatement	Improvement Value	Abatement Value
Year 1 100%	\$225,000	\$225,000
Year 2 80%	\$475,000	\$380,000
Year 3 60%	\$475,000	\$285,000
Year 4 40%	\$475,000	\$190,000
Year 5 20%	\$475,000	\$95,000

2026 Full Abatement	Improvement Value	Abatement Value
Year 1 100%	\$475,000	\$475,000
Year 2 80%	\$475,000	\$380,000
Year 3 60%	\$475,000	\$285,000
Year 4 40%	\$475,000	\$190,000
Year 5 20%	\$475,000	\$95,000

**Example 4-** Completed improvements occupancy or final inspection prior to April 26, 2024.  
 No eligibility

**Example 5-** Completed improvements occupancy or final inspection after December 1, 2028.  
 No eligibility

# Citywide Ownership Housing New Construction Urban Revitalization Program *Application Form*

(This form must be filled out completely before your application will be accepted.)

1. **Property Address:** \_\_\_\_\_

2. **Assessor Property Identification Number (Map ID):** \_\_\_\_\_

3. **Legal Description (attach, if lengthy):** \_\_\_\_\_

4. **Is the property the primary residence of the owner?** \_\_\_\_\_

*May require additional documentation if the property does not have a Homestead Exemption*

5. **Type of Improvement (must have a Residential Assessment Classification):**

<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two-Family Dwelling
<input type="checkbox"/> Single Family Attached Dwelling(townhome)	<input type="checkbox"/> Condominium Dwelling
<input type="checkbox"/> Accessory Dwelling Unit	

**New Construction starting after April 26, 2024**

*Date building permit issued to start construction of home:* \_\_\_\_\_

*Completion date of home (Final Inspection or Certificate of Occupancy):* \_\_\_\_\_

*Assessment year for which exemption is being claimed:* \_\_\_\_\_

*Claimed Improvement Value/Cost (Actual final value of property TBD by City Assessor):* \_\_\_\_\_

**New Construction started before April 26, 2024 (Partial improvement eligibility)**

*Date building permit issued to start construction of home:* \_\_\_\_\_

*Describe improvements completed after April 26<sup>th</sup>, 2024. (Only improvements after 26<sup>th</sup> eligible):*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Completion date of home (Final Inspection or Certificate of Occupancy):* \_\_\_\_\_

*Assessment year for which exemption is being claimed:* \_\_\_\_\_

*Claimed Partial Improvement Value/Cost (Actual final value of property TBD by City Assessor):* \_\_\_\_\_

5. **Property Owner(s):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(Street/PO Box) (City) (State) (Zip)

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

***I (We) certify that I have submitted all the required information to apply for approval of the Urban Revitalization Program and that the information is factual. I understand that I must continue to use the property as an owner-occupied primary residence for the duration of the tax abatement schedule or forgo the remaining years of the schedule.***

**Signed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Owner(s)**

\_\_\_\_\_  
**Print Name**

**Signed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Owner(s)**

\_\_\_\_\_  
**Print Name**

***(Note: No other signature may be substituted for the Property Owner’s Signature.)***

Submit the completed *Tax Abatement* Application Packet to the:

Department of Planning and Housing  
Room 214, City Hall  
515 Clark Avenue  
Ames, Iowa 50010  
Phone: 515-239-5400  
E-mail: [planning@cityofames.org](mailto:planning@cityofames.org)

**Must be received by February 1<sup>st</sup> of first year claimed.**

# Urban Revitalization Program

## *Tax Exemption Schedule*

All qualified real estate located in the designated revitalization area is eligible to receive a partial exemption from taxation on the Actual Value added by the improvements as specified by the schedule below.

**Qualified real estate is eligible for a five-year partial property tax abatement of value on the following schedule:**

For the first year,	100%
second	80%
third	60%
fourth	40%
fifth	20%

Per requirements of state law, school related property taxes are not abated with this program. Contact the County Auditor for more information regarding property taxes and tax rates.

ITEM #: 26  
DATE: 02-25-25  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: REQUEST FOR A WAIVER OF CITY SUBDIVISION CODE FOR TWO SITES  
WITHIN THE AMES URBAN FRINGE AREA NEAR 280TH STREET IN  
STORY COUNTY**

**BACKGROUND:**

**Brian Foltz, on behalf of Dave Lowman of Lowman Bros. Inc. and Walnut Creek Ltd. Partnership in Story County, recently contacted the Mayor and City Council regarding the desire to subdivide two existing sites into parcels smaller than 35 acres (Attachment A - Letter, Attachment B - Plats) and to have the Council waive City development standards.**

**Any division of land within two miles of Ames is subject to City review for conformance to the City's Subdivision Code or for consideration of a waiver of City standards (Attachment C - Location Map). City Council considered a background memo on the request at its February 11 meeting and directed staff to have the request placed on a future agenda.**

The properties are south of the City, east of Kelley, at the southern edge of the Ames' 2-mile jurisdictional boundary, around 280th Street. Attachment C depicts the location of the land ownership in relation to the 2-mile boundary.

The purpose of one of the subdivisions (14.8 acres - Lowman Bros. Inc.) is to divide a farmstead of approximately 6.5 acres from agricultural land (8.3 acres). The 14.8-acre parcel is designated Rural Character by the City's comprehensive plan *Ames Plan 2040*, as is the surrounding cluster of existing rural homes (Attachment D).

The second proposal (Walnut Creek Ltd. Partnership) is to divide a roughly 13-acre parcel into two smaller parcels. The 13-acre parcel that is only partly within the Urban Fringe is not designated for use within *Ames Plan 2040* (Attachment D). The whole of the land is currently agricultural, which Mr. Lowman intends to maintain. The Walnut Creek Ltd. Partnership owns several hundred acres adjacent to both properties. This land is mostly agricultural, with some timber.

**RURAL SUBDIVISION POLICY:**

The subject properties are within the Urban Fringe. *Ames Plan 2040* states that the minimum lot size within the Urban Fringe is 35 acres (UF3-1 and UF4-3). Existing farmsteads, however, are allowed to divide into parcels smaller than 35 acres. Restricting the size of parcels serves to facilitate future growth by ensuring that property lines and ownership do not become so fractured that development and annexation are inhibited. It is easier to develop a large acreage than to develop many small parcels in a piecemeal fashion. Council has also approved boundary line adjustments and divisions that result in continued agricultural use as a limitation with divisions.

*Ames Plan 2040* supports dividing farmsteads from existing agricultural land. The plan anticipates that the farmstead is part of an undivided quarter-quarter section of 40 acres and that the farmstead is 5 acres. In the case of Mr. Lowman's 14.8-acre parcel, the entire property is already less than the

minimum of 35 acres. Staff's recommendation includes requiring that a restriction be placed on the agricultural portion of property after the farmstead has been removed.

**As the 14.8-acre parcel is also so far from the City, staff believes that it is unlikely to be annexed or developed in the near future. As such, staff supports waiving the development standards (paving roads, building sidewalks, right-of-way dedication, street trees, etc.) that would ordinarily accompany a subdivision.**

**The 13-acre parcel is only partially within the Urban Fringe. Staff does not anticipate that this property will develop in the near future and can accept releasing the City's authority to review to Story County.**

**ALTERNATIVES:**

1. Approve the waiver requests for the following:
  - a. In regards to the 13-acre parcel, the City Council can waive City subdivision review authority
  - b. In regards to the 14.8-acre parcel site north of 280th Street the City Council can:
    - i. Waive subdivision standards
    - ii. Waive the minimum lot size of 35 acres
    - iii. Require an agricultural restriction on the agricultural portion of the land after the farmstead has been removed
    - iv. Waive requirement for a Plat of Survey to be submitted for City Approval
2. Deny the waiver requests.
3. Refer this request back to staff and/or the owner for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Ames has a policy of only subdividing land in the Urban Fringe into parcels that are at least 35 acres for areas that are classified as Agricultural and Farm Service. Subdivisions that intensify use near the City and do not include urban development standards can be counter to the City's plans for growth and expansion.

**The location of these divisions is at the edge of the City's two-mile jurisdictional boundary. The area in general is highly unlikely to be incorporated into the City in the near future due to the distance from the city limits. As such, staff supports the waiver to release the 13-acre parcel from City review and to allowing the subdivision standards and minimum lot size to be waived for the 14.8-acre parcel with an agricultural restriction on the portion of land left after the farmstead has been broken off.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

**ATTACHMENT(S):**

- [Attachment A - Letter to Council.pdf](#)
- [Attachment B - Proposed Subdivisions.pdf](#)
- [Attachment C - Property Location.pdf](#)
- [Attachment D - Property Location with Fringe Land Use Designations.pdf](#)
- [Attachment E - Sketch Plan Letters.pdf](#)

**Attachment A**  
**Letter to Council**

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IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

January 13, 2025

City Council  
City of Ames  
515 Clark Ave.  
Ames, IA 50010

RE: Plat of Survey Subdivision Waiver  
Section 3-82-24 & 34-83-24  
Story County, IA

Dear Council,

Good morning. This letter is to request a waiver on behalf of my client, Dave Lowman, of the subdivision rule required by the City for two boundary line adjustments south of Ames due to the parcel size and the fact that they are only partially within the 2 mile fringe bubble.

Attached are letters from the Planning and Housing Department approving this next step in the process. I have also attached draft copies of the plats for these two properties.

Thank you in advance for your consideration in this matter. If you have any questions please call me at (515) 230-0447. We look forward to hearing from you soon.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'B. Foltz'.

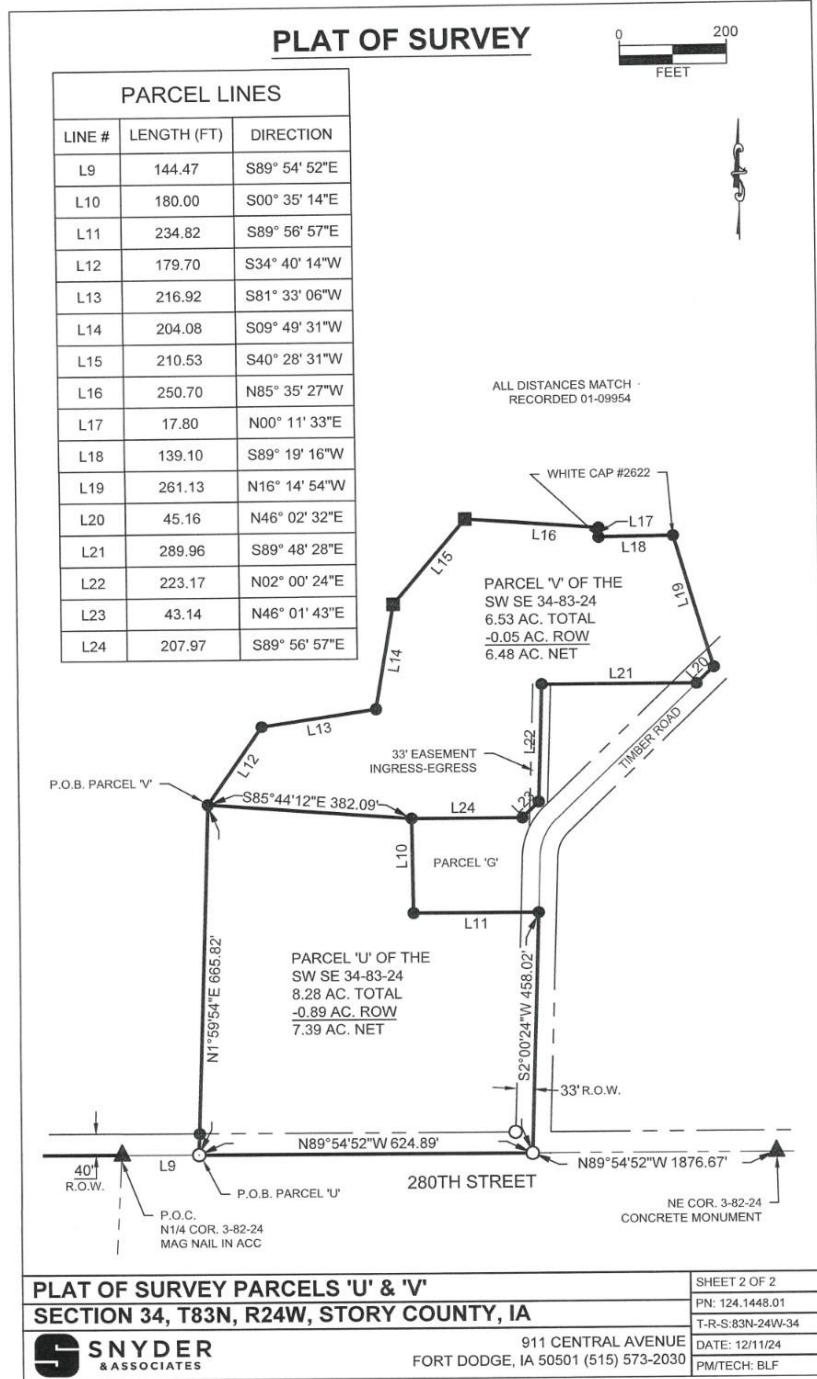
Brian Foltz, PLS

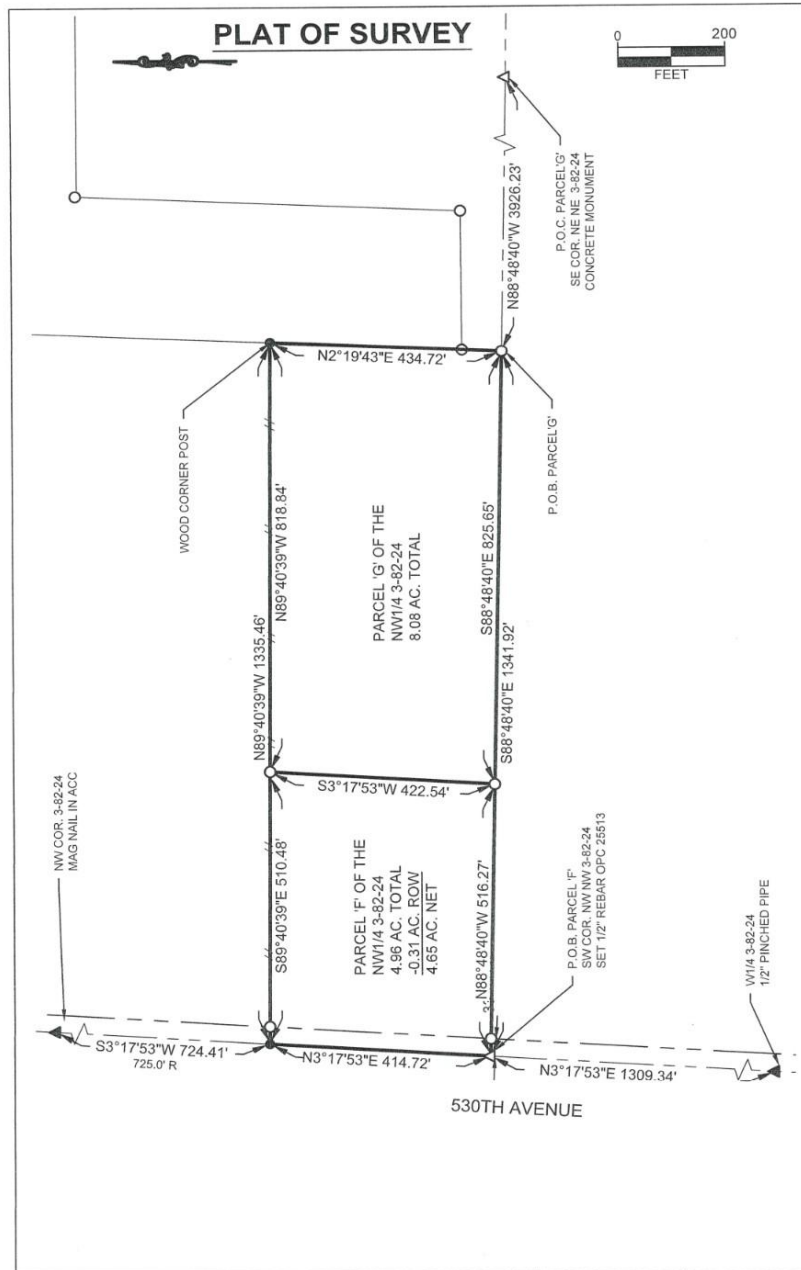
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911 CENTRAL AVENUE | FORT DODGE, IA 50501-4841  
P: 515-573-2030 | F: 515-955-3105 | SNYDER-ASSOCIATES.COM

V:\Projects\2024\124.1448.01\Email\AmesCityCouncil.docm

# Attachment B Proposed Subdivisions



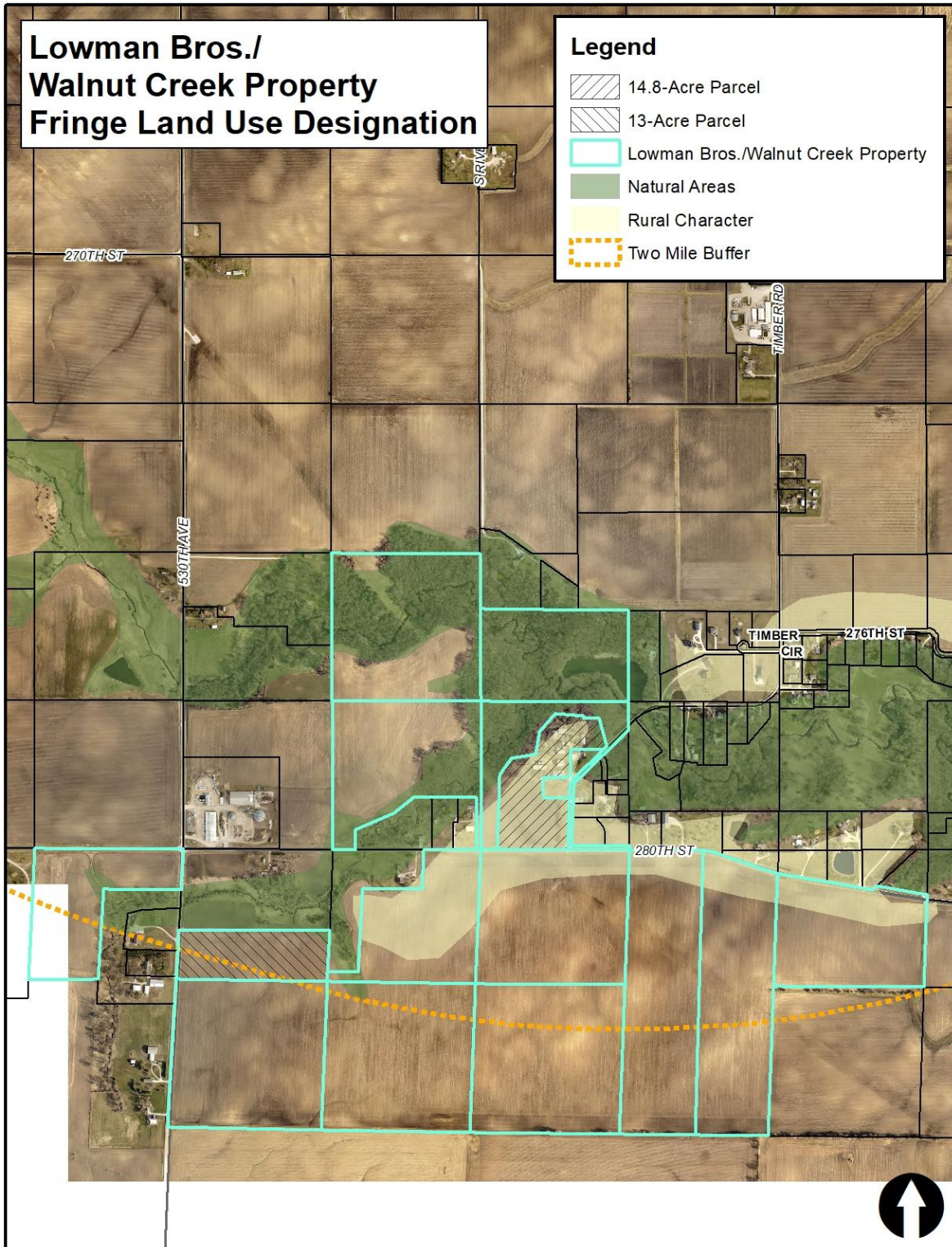


<b>PLAT OF SURVEY PARCELS 'F' &amp; 'G' NW1/4 NW1/4</b>		SHEET 2 OF 2
<b>FRACTIONAL SECTION 03, T82N, R24W, STORY COUNTY, IA</b>		PN: 124.1448.01
 <b>SNYDER &amp; ASSOCIATES</b>		T-R-S:82N-24W-03
911 CENTRAL AVENUE FORT DODGE, IA 50501 (515) 573-2030		DATE: 12/11/24
		PM/TECH: BLF

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**Attachment D**  
**Property Location with Fringe Land Use Designations**



## Attachment E Sketch Plan Letters



January 9, 2025

Brian Foltz  
Snyder & Associates  
911 Central Avenue  
Fort Dodge, Iowa 50501

Dave Lowman  
Lowman Bros. Inc.  
27887 Timber Road  
Kelley, Iowa 50134

RE: Sketch Plan for 27887 Timber Road  
Section: 34, Township: 83N, Range: 24W, SW SE Parcel "F", Slide 104 Pg 1  
REV-002118

Hello:

The City has reviewed the proposed development at 27887 Timber Road, described above, submitted to the Planning and Housing Department as a Sketch Plan application on December 17, 2024. The Development Review Committee (DRC) met as a staff on December 31, 2024. It was determined that an in-person meeting with the full DRC was not needed for the pre-application conference, a required first step for any proposed subdivision, lot merger, or boundary line adjustment. Staff comments on the proposed development are below.

The applicant is seeking to split a 13.87-acre parcel in two: a 6.48-acre (net) parcel to contain an existing farmstead (Parcel V) and a 7.39-acre (net) parcel to contain existing farmland (Parcel U). This can be accomplished with a Plat of Survey per the Ames Subdivision Code (Sec. 23.308(g)).

The subject property is in Story County, in the Ames Urban Fringe. The City's comprehensive plan, *Ames Plan 2040*, has the following policy for agricultural property in the Urban Fringe:

**UF3-1: Agricultural Preservation.** Agricultural areas are designated to preserve appropriate land for farming and limit the encroachment of residential and other uses into these areas. Land divisions are permissible only to allow for splitting off an existing homesite or farmstead from a farm area. Minimum lot sizes are proposed at 35 acres matching the Story County A-1 zoning standard.

As the proposed Parcel U is smaller than 35 acres, a waiver of subdivision standards and lot size policy will be required from Council. City policy will also only support that the existing farmstead be allowed as a buildable site. The new parcel will be restricted to agricultural use due to its size.

The subdividing of land triggers public improvements (right-of-way dedication, utilities, street improvements, sidewalks, etc.). As the subject property is almost two miles from the City limits, staff does not oppose a waiver to subdivision standards and requirements.

Planning and Housing Department

515.239.5400 *main*  
515.239.5404 *fax*

515 Clark Ave. P.O. Box 811  
Ames, IA 50010  
[www.CityofAmes.org](http://www.CityofAmes.org)

The applicant can proceed with the plat of survey by writing to City Council through the City Clerk's Office. The letter to Council should request that the proposed subdivision be allowed to proceed with a waiver for a parcel smaller than the minimum of 35 acres and that the subdivision standards be waived.

Once the waivers have been obtained, the applicant may proceed with the plat of survey process through the City.

If you have any further questions, please contact me at 515-239-5400 or at [benjamin.campbell@cityofames.org](mailto:benjamin.campbell@cityofames.org).

Sincerely,

A handwritten signature in blue ink that reads "Benjamin W. Campbell". The signature is written in a cursive style with a large, stylized initial "B".

Benjamin W. Campbell  
Planner



January 9, 2025

Brian Foltz  
Snyder & Associates  
911 Central Avenue  
Fort Dodge, Iowa 50501

Dave Lowman  
Lowman Bros. Inc.  
27887 Timber Road  
Kelley, Iowa 50134

RE: Sketch Plan for property fronting on 530<sup>th</sup> Avenue in Story County  
Section: 34, Township: 82N, Range: 24W  
REV-002119

Hello:

The City has reviewed the proposed development fronting on 530<sup>th</sup> Avenue, described above, submitted to the Planning and Housing Department as a Sketch Plan application on December 17, 2024. The Development Review Committee (DRC) met as a staff on December 31, 2024. It was determined that an in-person meeting with the full DRC was not needed for the pre-application conference, a required first step for any proposed subdivision, lot merger, or boundary line adjustment. Staff comments on the proposed development are below.

The applicant is seeking to split a 12.66-acre parcel in two: a 4.65-acre (net) parcel to contain farmland and fronting on 530<sup>th</sup> Avenue (Parcel F) and an 8.08-acre parcel to contain existing farmland that has no frontage (Parcel G).

This parcel is only partially within the City of Ames two-mile Urban Fringe and is relatively small. As such, staff can support releasing this property from platting review by the City.

To be released from platting review, the applicant will need to request a subdivision waiver from City Council. The applicant can write to Council through the City Clerk's Office requesting the waiver. The letter to Council should request the City's jurisdiction be waived for the subdivision of this land because of the parcel size and because it sits partially outside of the two-mile Urban Fringe.

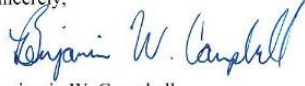
Once the waiver has been obtained, the applicant may proceed with the plat of survey process through Story County.

If you have any further questions, please contact me at 515-239-5400 or at [benjamin.campbell@cityofames.org](mailto:benjamin.campbell@cityofames.org).

Planning and Housing Department

515.239.5400 *main* 515 Clark Ave. P.O. Box 811  
515.239.5404 *fax* Ames, IA 50010  
[www.CityofAmes.org](http://www.CityofAmes.org)

Sincerely,

A handwritten signature in blue ink that reads "Benjamin W. Campbell". The signature is written in a cursive style with a large initial 'B'.

Benjamin W. Campbell  
Planner

ITEM #: 27  
DATE: 02-25-25  
DEPT: P&H

### COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENT TO CHAPTER 29 OF THE AMES MUNICIPAL CODE TO CREATE TOWNHOME BUILDING TYPE STANDARDS**

**BACKGROUND:**

In support of infill housing opportunities, City Council has undertaken a number of initiatives to support construction of additional housing in the City, such as duplex housing standards, ADUs, and the PUD Overlay. **In addition, the City Council discussed the option of creating a townhome building type as distinction from apartments for the purpose of expanding housing opportunities with a lower parking requirement compared to standard apartment buildings. On June 11, Council directed staff to proceed with creating and additional dwelling type for the purpose of encouraging small infill housing option with reduced parking.**

**The term "townhome" is not in the Zoning Ordinance as a building type and is used loosely to represent either single-family attached dwellings or apartments designed to have the appearance of a row of individual homes with no units above or below the dwelling.** A single-family attached unit is a version of a townhome on its own lot, whereas the proposed Townhome Dwelling is a group of buildings on one lot as either condominium or as an apartment. Creating a new Townhome Dwelling type will support infill options with defined design requirements and an allowance for reduced parking rates compared to apartments.

The dwelling type will be allowed in FS-RL, FS-RM, RM, RH, and South Lincoln Mixed Use (S-SMD), unless an overlay applies. For example, RM properties in the O-SFC are not eligible for use of the building type with its parking reduction. The building type is expressly permitted with a PUD Overlay or within the University Impacted Area Overlays which have an underlying RH base zone.

**The proposed standards focus on small infill sites with up to a maximum of five units in any one building and a total of eight units on a site with staff approval. Larger sites would require a PUD Overlay with Council approval.**

**The standards allow for a one parking space reduction for 3-bedroom units that include covered parking to encourage this building type rather than an apartment building. Larger units would be treated as apartments and require typical parking on a per-bedroom basis.**

The Townhome Building type includes specific design features and orientation of units to meet goals of compatibility articulated by Plan 2040 for infill housing options. **The intent is to encourage the building type with its higher level of building design by reducing parking and allowing for certain setback reductions for front facades facing a street.** Requirements include the following:

1. Entryways face a street and connect with walkways
2. Emphasis on individual unit identity and vertical proportions associated typically with rowhouse design. This includes the use of porches, stoops, roof forms, building materials, and projections
3. Use of window patterns to eliminate blank walls and reflect residential home patterns along street

facing facades

4. Exception to the multiple buildings on a lot standard for apartments
5. Allowance for 10-foot front yard setback reduction for front facing units to a street. Side units are not eligible for the reduction. Diagrams included in the ordinance to define the orientation
6. Additional guest parking may be required if there are more than four units

**PUBLIC OUTREACH:**

Staff provided notice to the Developer Interest List prior to the Commission's review of the draft standards at its December 18 meeting. No comments from the public were received.

**PLANNING AND ZONING COMMISSION:**

Staff provided background information regarding the intent of this infill option to the Commission and described the standards, including an interest by staff to allow it within the University Impacted Overlays where higher parking requirements typically exist. The Commission voted 5-0 in support of proposed standards.

**ALTERNATIVES:**

1. Approve on first reading the ordinance to create a Townhome Building type within Chapter 29 Zoning Ordinance of the Ames Municipal Code.
2. Modify the proposed ordinance and approve on first reading.
3. Direct staff to make additional change and return for future approval.
4. Deny the proposed ordinance.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The proposed Townhome Building type is oriented to small infill sites with limits of five units in a building and a total of eight units on a site without approval of a PUD Overlay by the City Council. The proposed Townhome Building type with reduced parking and specific design standards addresses the last infill housing directive of the City Council that is part of the Planning Division Workplan.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

**ATTACHMENT(S):**

[Ordinance Townhome Design.pdf](#)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING TABLE 29.406(2) AND ENACTING A NEW SECTION 29.410(3) THEREOF, FOR THE PURPOSE OF ESTABLISHING TOWNHOME DESIGN REQUIREMENTS AND CRITERIA REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ENACTED**, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Table 29.406(2) and enacting a new Section 29.410(3) as follows:

<b>Table 29.406(2) Minimum Off-Street Parking Requirements</b>		
<b>PRINCIPAL LAND USE</b>	<b>ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES</b>	<b>DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES</b>
<b>RESIDENTIAL DWELLINGS</b>		
***		
Apartment Dwellings	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and OUIW) 1 space/residential unit for an Independent Senior Living Facility <u>Townhome 5 Units or less (See §29.410(3))</u>	<i>DSC</i> Developments with up to 18 units: 0-2 bedrooms units: NONE 3+ bedroom units: 1 space/RU  Developments with more than 18 units: 1 space/RU  CSC – All Developments 1 space/RU
***	***	***

\*\*\*

**Sec. 29.410. SIZE AND APPEARANCE OF DWELLINGS.**

\*\*\*

**(3) Townhome Design.** Townhome building types are three or more attached dwelling units with no units above, below or rear of the dwelling and does not require an individual lot for each dwelling. This building type is a version of an Apartment Dwelling as defined within this Ordinance but commonly constructed under the Residential Building Code rather than Commercial Building Code referenced in Chapter 5 of the Ames Municipal Code. Dwellings built as Single-Family Attached units are a separate classification within this Ordinance. To benefit from the Townhome building type, the building and site must comply with the following requirements. Buildings and units that do not comply with these requirements are subject to apartment dwelling requirements.

**(a) Zones Allowed.** Townhome building type is an allowed apartment building configuration for the FS-RL, FS-RM, RM, RH and S-MD zoning districts, unless an overlay also applies to the base zone. Townhome dwellings may also be approved within the PUD Overlay and the University Impacted

Overlays subject to conformance to the standards of the Overlay unless otherwise stated. The density standards of units per acre related to apartments or overall units per acre in FS zones will apply.

**(b) Multi Building Exception** When the total front facing units is four or more, the units may be split into sets of two or three units and be constructed on a single lot within the other limitations of the more than one apartment building. Setbacks between buildings served by a common drive do not apply.

**(c) Design requirements.**

(i) Townhome dwellings are only permitted as a five unit or less building configuration with no more than eight units total on the site, unless included as part of a PUD Overlay.

(ii) All Townhome dwellings shall be designed in a manner that creates individual unit identity utilizing the following combination of features:

(a) All units shall have a primary residential entrance to living area. Facades facing a public street shall be oriented to the public street.

(b) Street facing facades shall have proportionally sized porches complimentary in style to the architectural character of the townhomes. Narrow street facing facade widths less than 24 feet may be approved to use a stoop; and

(c) Street facing facades shall typically emphasize vertical building proportions with use of material differentiation, roof forms, and architectural projections for relief to break up wide facades and blank areas.

(d) Street facing facades shall incorporate window patterns reflective of residential dwellings front facades and not allow for large blank areas.

(e) For projects within or adjacent to one- and two-family areas may be required to utilize the two-family home design guidelines for project compatibility.

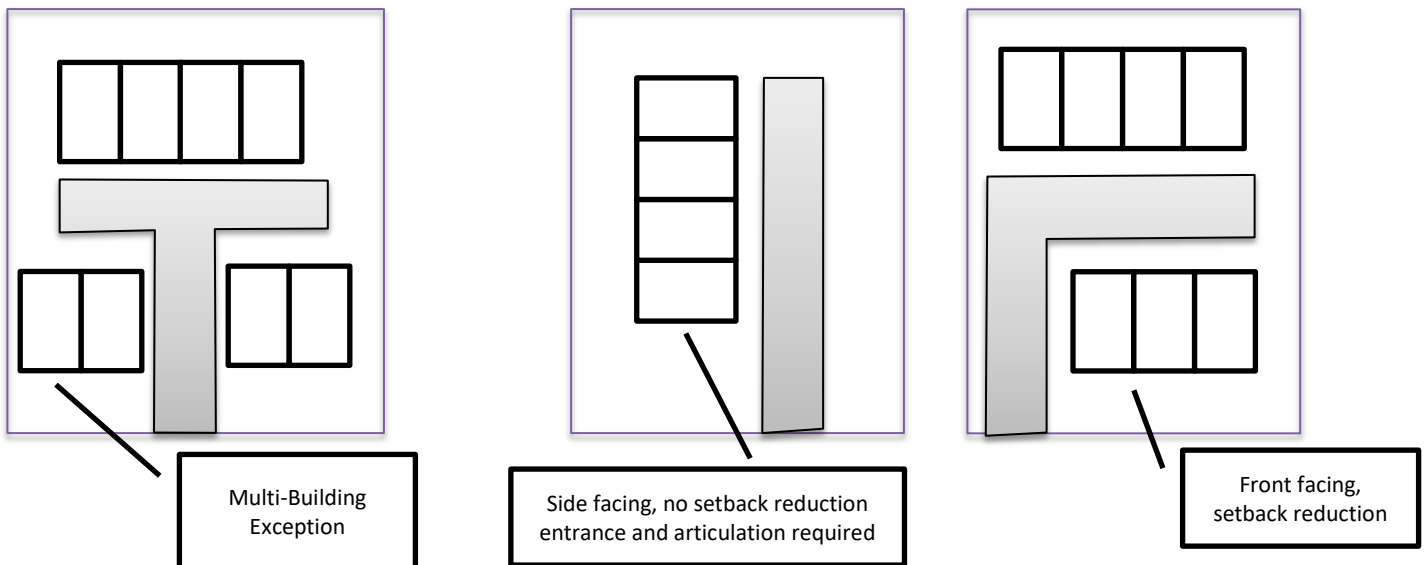
If the standards of this section and other design standards conflict or do compliment the intent of compatible design emphasizing unit individuality, the Planning and Housing Director shall determine the appropriate application of standards and guidelines to meet the intent of the zoning district and for compatible infill development.

(iii) Townhome sites with front facing units may have setback reductions of 10 feet.

(iv) All dwellings shall have a sidewalk connection to the front door of each dwelling along a street.

**(d) Parking Reduction.** Townhomes dwellings with covered parking may have a reduced parking for units with three or less bedrooms. Only two parking spaces are required per unit for two and three bedrooms, one space for one bedroom unit. Additional guest parking may be required on site by the Planning Director at a rate of one ADA space plus one regular parking space per four units.

Within the University Impact Overlays, these parking requirements for Townhomes shall apply.



Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Renee Hall, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor

ITEM #: 28  
DATE: 02-25-25  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: REZONE OUTLOTS YY AND ZZ OF SUNSET RIDGE SUBDIVISION  
TWELFTH ADDITION FROM AGRICULTURAL (A) TO SUBURBAN  
RESIDENTIAL LOW DENSITY RESIDENTIAL (FS-RL) WITH A MASTER  
PLAN**

**BACKGROUND:**

Lutheran Church of Hope, is requesting that the City of Ames rezone the church's property located at 5119 Lincoln Way, Outlot 'YY' (18.26 acres) and 5001 Lincoln Way, Outlot 'ZZ' (3.96 acres) from Agricultural (A) to Suburban Residential Low Density Residential Zone (FS-RL). The subject properties include a total of 22.22 acres. In addition, 1.67 acres of Lincoln Way right-of-way is included in the rezoning for a total of 23.89 acres (See *Attachment A - Location Map, Attachment G – Applicant's Rezoning Map, and Attachment I – Rezoning Legal Description*).

The subject properties are part of the Sunset Ridge Subdivision, Twelfth Addition, which is a Final Plat that was approved by the City Council in December 2024. The previously approved subdivision also included another parcel (Outlot 'XX' abutting the north property line), planned for further division into lots for single-family homes, and Lot 1 (northeast of the site), platted for development by a single-family home (see *Attachments B, C, and H for the Current Zoning Map, Proposed Zoning Map, and the Approved Final Plat*). Lot 1 and Outlot XX are not part of the rezoning.

At the time land is annexed into the City, it is automatically zoned as Agricultural (A) until the property is rezoned by the City Council for development. The property was annexed in November 2024. Due to its recent annexation, the existing dwelling is served by a private wastewater treatment and disposal system (septic system) and a well. **Development of the subject properties will require extensions of infrastructure as needed to serve the development. City infrastructure is available to serve the property from adjacent developments and will be extended by the owner at their cost. The approved subdivision requires that the water main be looped through the site to Westbend Drive upon its development.**

The intent of the current property owner is to demolish the existing single-family dwelling built in 1962 (located on Outlot 'ZZ'), construct a church on a single parcel formed by consolidating the two Outlots, and extend public utilities into the site. **The FS-RL Zoning district allows for development of a religious institution with the approval of a Special Use Permit by the Zoning Board of Adjustment.** Specific site plan details are part of the Special Use Permit review process.

The subject site for rezoning abuts the Sunset Ridge Subdivision to the west. The abutting lots have been developed as single-family detached homes within the FS-RL zoning district. A majority of the homes were built in the mid 2000s. Rear yards abut the proposed rezoning area. Access to the site will include use of Durant which is stubbed to the site.

Westwood Subdivision, adjacent to the northeast, was developed for single-family residences in a Residential Low Density (RL) zone in the mid- to late 1970s and the mid-1990s. The subject rezoning site does not connect to the northeast to Westbend, only the previously approved Lot 1 for construction

of a single-family home will access Westbend.

Immediately east of the site are commercial properties at the southeast corner of the site, along the north side of Lincoln Way access via a frontage road. These properties are zoned as Highway-Oriented Commercial (HOC). A mini-storage business is located in the HOC zone adjacent to the site. Access to the site in the future will utilize the frontage road as a location for a driveway.

Properties across Lincoln Way to the south are in the College Creek Development and are also single family detached dwellings in the RL zone. These properties were developed in the mid-1970s, with the exception of one farmstead that was created in 1900. Lincoln Way will also include a point of access for a future driveway.

#### **PLAN 2040 LAND USE:**

Ames Plan 2040 Future Land Use Map currently designates the property as Residential Neighborhood 3 (RN-3) (see *Attachment E- Future Land Use Map*). FS-RL and is considered a compatible zoning district within the RN-3 land use classification (see *Attachment F – RN-3 Policy Table*). **The current Agricultural (A) zoning is not considered compatible with the RN-3 designation. RN-3 contemplates a mix of low density and medium density development types as the base types of uses, with allowances for special uses as permitted within specific zoning districts.**

#### **MASTER PLAN:**

Typically, a rezoning to FS-RL requires a Master Plan unless the City Council determines it is not required. A Master Plan has been submitted with the rezoning request that shows the proposed uses of the property proposed for rezoning (see *Attachment D – Master Plan*). The Master Plan assumes the two current outlots are merged into one lot for the project.

The primary proposed use is a "Church Campus" subject to Zoning Board of Adjustment (ZBA) approval that must be consistent with the Master Plan. Potentially the site could be developed in phases pending the removal of the existing single-family home on the east side of the site. The Master Plan notes the single-family home can remain as a residential use subject to future special use permit approval for the church campus.

The "Church Campus" designation occupies the majority of the land area, and will include the building and associated parking, drives and sidewalks for circulation and landscaping in the front yard and on the perimeter and interior of parking lots that are constructed. The current concept anticipates the building being located near Lincoln Way and centered within the site and for the church to be built out in phases. The proposed Master Plan does not include the site-specific layout details, which City Council can accept as a Master Plan as the building details are not finalized. Additionally, development of the site and the size of the church facility is subject to ZBA approval of Special Use Permit at a public hearing and will include full site details.

Potential access points to the site from Lincoln Way, Frontage Road, and Durant Street are shown on the Master Plan. The exact location of accesses to the site will be determined at the time of site plan review for the proposed church with the Special Use Permit.

The other area of the subject properties shown on the Master Plan is labeled as "Open Space." This area will function as the location on the site to be used for storm water detention to serve all properties within the Sunset Ridge Subdivision, Twelfth Addition. The Open Space area could allow incidental improvements to the pond, management of the trees, and additional open space elements, such as

walking paths. Clear cutting and removal of vegetation or development of a building is not permitted within the Open Space designated area.

A traffic impact letter has been submitted addressing the development and operation of church sized at approximately 750 seats. The City Traffic Engineer has reviewed the draft analysis and found it satisfactory for assessing current conditions and identifying potential impacts and mitigation needs with the addition of a church. Specific public improvements are recommended in the traffic impact letter for the Hope Lutheran Church development that include creating left turn lane access to a new driveway along Lincoln Way. Ultimately, the striping between Hartford and Thackery will be modified to provide a three-lane section across the frontage. The applicant's consultant is finalizing the study per the City's traffic engineers comments. Final details of the traffic improvements will be part of the Special Use Permit review.

### **ZONING AGREEMENT:**

Given that the rezoning is subject to compliance with a Master Plan, a zoning agreement is required to be signed with the developer to ensure that the terms for the master plan are followed. **A zoning agreement will be finalized with the developer prior to the third reading of this rezoning ordinance. The zoning agreement will enumerate the conditions on the Master Plan via a signed legal agreement in order to ensure compliance with the approved plan. The agreement will note that development of the site requires implementation of Lincoln Way striping and access improvements based upon the final traffic study.**

### **PLANNING & ZONING COMMISSION:**

The Planning and Zoning Commission considered the requested rezoning and Master Plan on January 29, 2025. Property owners within 200 feet of the proposed rezoning expressed concerns about access to the future church site from Lincoln Way and Durant Street. Public comments addressed concerns about traffic levels on Lincoln Way as well as the Durant Street connection. There was also discussion concerning the impact of future development on the natural habitat that exists on the site and the designated open area in the Master Plan. Staff reviewed the findings of the traffic study and planned restriping of Lincoln Way to a three-lane section at the time of development of the church.

The Planning and Zoning Commission voted 7-0 to recommend approval of the proposed rezoning and Master Plan.

### **PUBLIC OUTREACH - Neighborhood Meeting:**

The applicant held a neighborhood meeting on February 18. Church staff discussed their plans for the site and fielded questions about lighting, buffering, site design, and uses that would occur at the church.

### **ALTERNATIVES:**

1. Approve first reading of an ordinance to rezone 5119 and 5001 Lincoln Way and adjacent right-of-way from Agricultural (A) to Suburban Residential Low Density (FS-RL) and require approval of a Zoning Agreement prior to third reading.
2. Deny the request to rezone 5119 and 5001 Lincoln Way from Agricultural (A) to Suburban Residential Low Density (FS-RL).
3. Defer action on this request and refer it back to City staff and/or the applicant for additional

information.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The request for rezoning is consistent with the Ames Plan 2040 proposed Future Land Use Map as described in the addendum.** The properties proposed for rezoning will have access to existing infrastructure and City services for this parcel that will consolidate the two existing Outlots. If future development of the subject property occurs, the FS-RL zoning would be compatible with adjacent properties. **Any future development will be required to meet development standards for the FS-RL zone and standards for subdivision design and improvements. Generally, utilities can serve development of the site. Improvements to water line looping and frontage improvements will occur with the eventual development of the site.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

**ATTACHMENT(S):**

[Rezoning Ordinance 5001 & 5119 Lincoln Way.docx](#)

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)

[Attachment D.pdf](#)

[Attachment E.pdf](#)

[Attachment F.pdf](#)

[Attachment G.pdf](#)

[Attachment H.pdf](#)

[Attachment I.pdf](#)

[Addendum.pdf](#)

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DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105  
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 5001 and 5119 Lincoln Way, is rezoned from Agricultural (A) to Suburban Residential Low Density (FS-RL) with a Master Plan.

**Real Estate Description:** All Of Outlot 'Zz' And All Of Outlot 'Yy', Sunset Ridge Subdivision, Twelfth Addition, An Official Plat, Lying Within The Southwest Quarter Of The Southeast Quarter Of Section 6, Township 83 North, Range 24 West Of The Fifth Principal Meridian In The City Of Ames, Story County, Iowa, And The South 80.00 Feet Of Said Southwest Quarter Of The Southeast Quarter Adjoining The South Line Of Said Outlot 'Yy' And Containing 23.89 Acres (1,040,680 Square Feet).

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Renee Hall, City Clerk

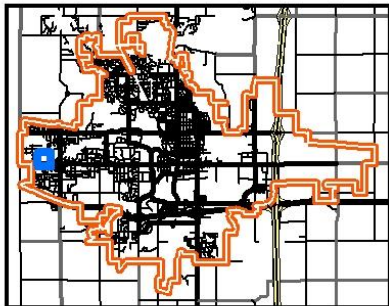
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John A Haila, Mayor

**Attachment A**  
Aerial & Location Map



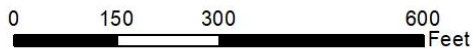
**Aerial**



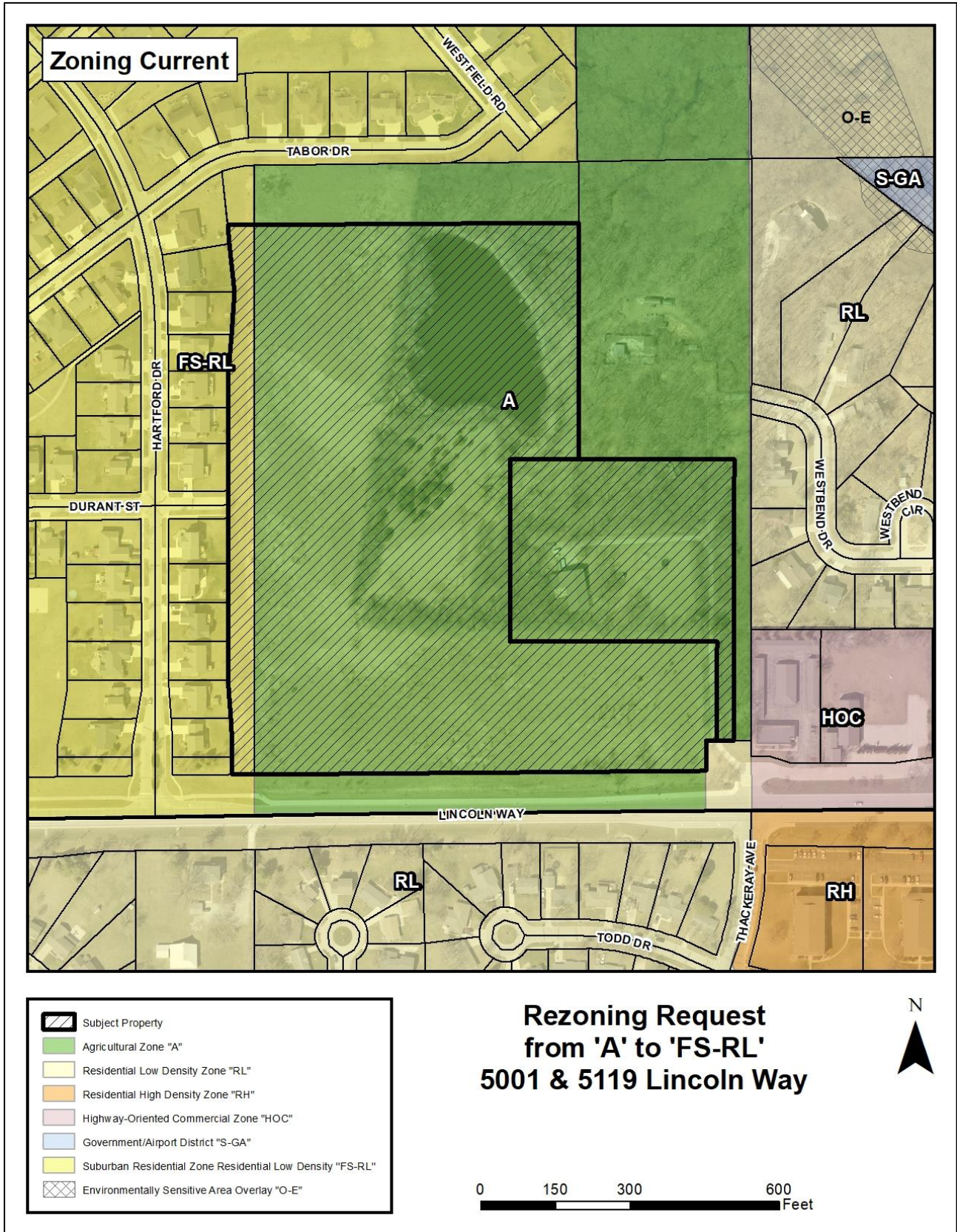
**Rezoning Request**  
from 'A' to 'FS-RL'  
5001 & 5119 Lincoln Way

**Legend**

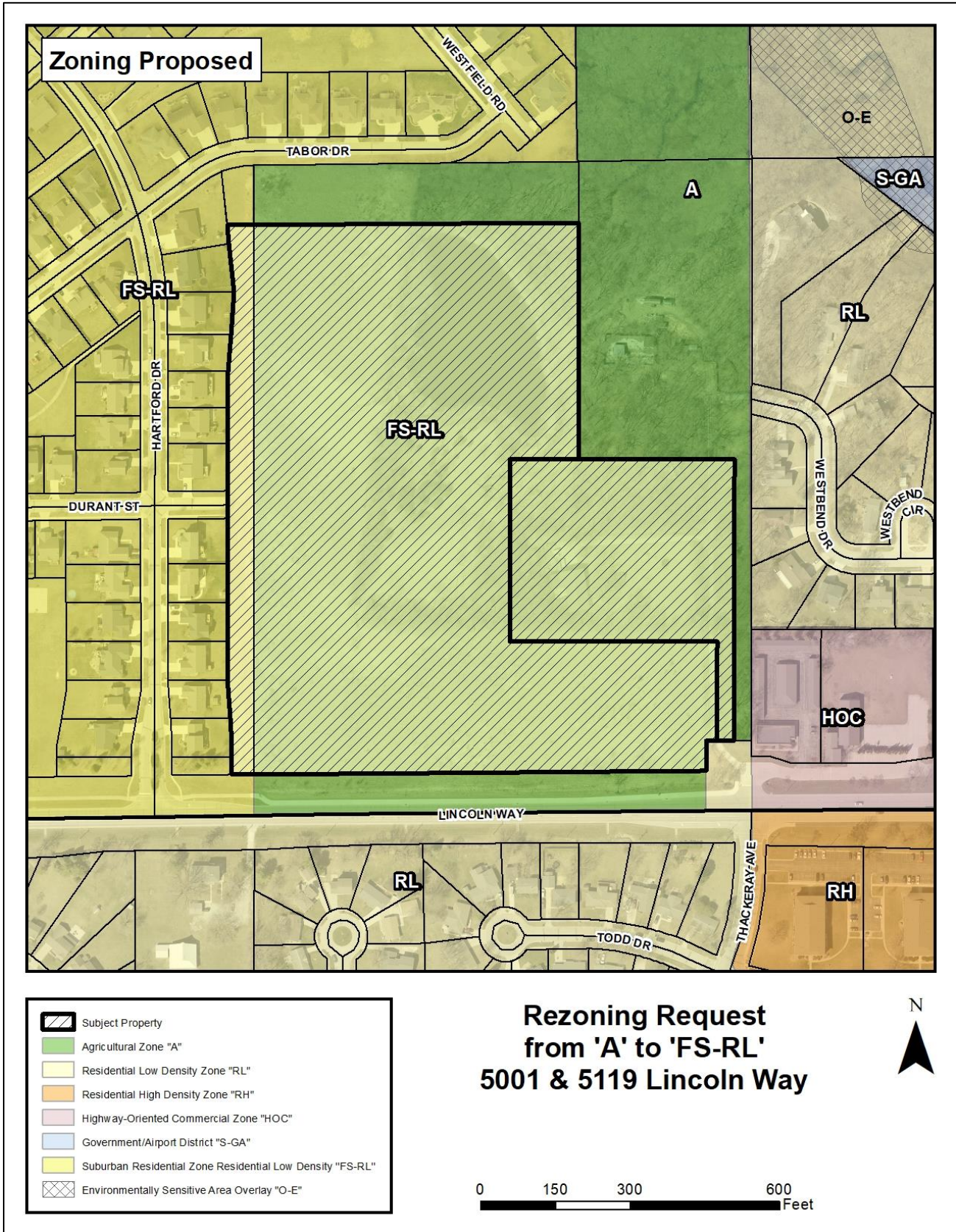
 Subject Property



**Attachment B**  
Current Zoning Map (excerpt)



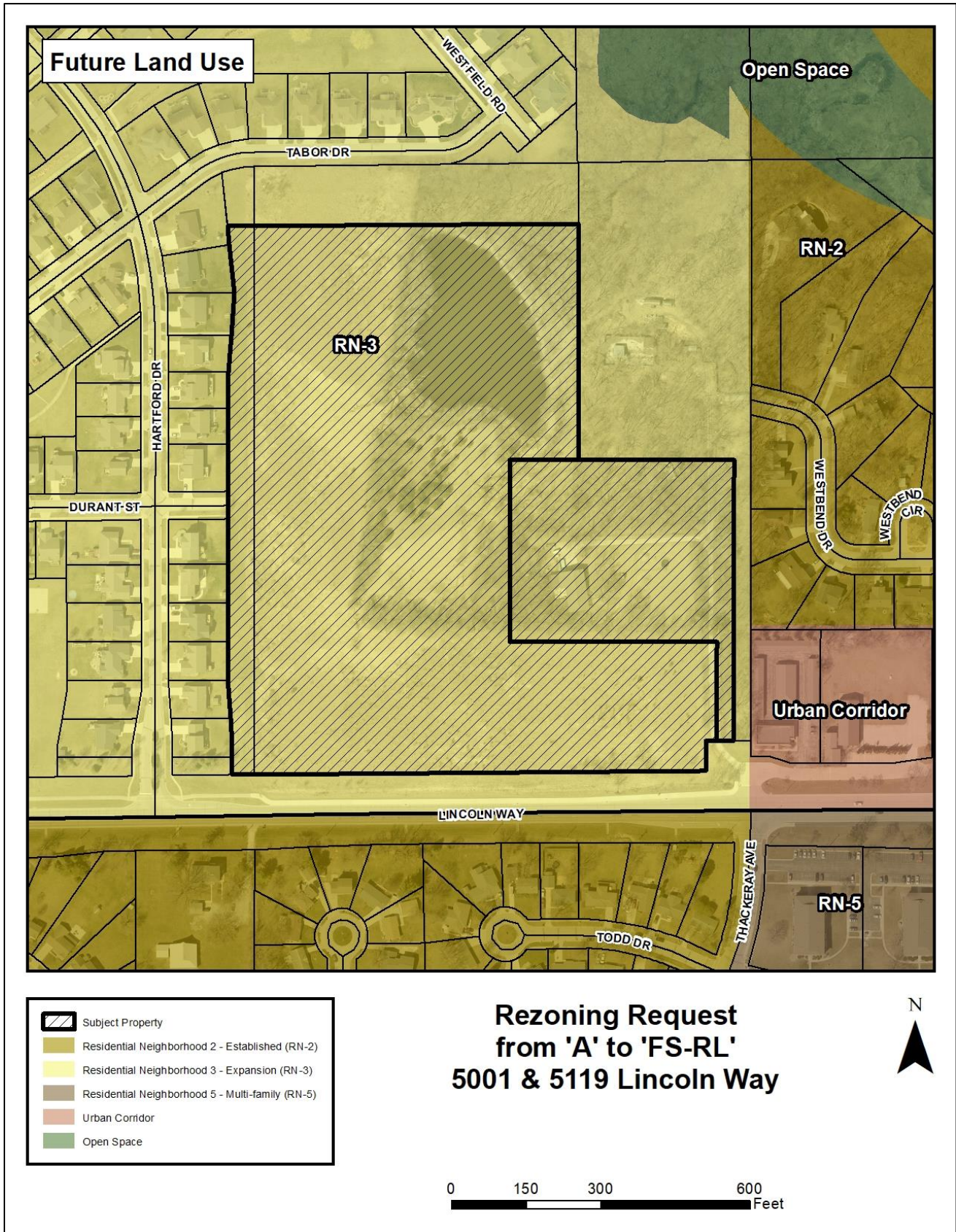
**Attachment C**  
Proposed Zoning Map (excerpt)





# Attachment E

Ames Plan 2040 Future Land Use Map (excerpt)



# Attachment F

## Ames Plan 2040 Residential Neighborhood 3 (RN-3: Expansion)

### LAND USE: CATEGORIES

#### Residential Neighborhood 3 (RN-3: Expansion)

##### APPLICABLE EXISTING ZONING CATEGORIES

- » F5-RL Suburban Residential Low-Density
- » F5-RM Suburban Residential Medium-Density
- » F-PRD Planned Residence District
- » PLUD Planned Unit Development Overlay District
- » RLP Residential Low-Density Park

- » Contemporary but diverse development options in planned expansion areas of the city, known as F5 zoned areas. Originally envisioned in the 1997 LUPP as "villages" and residential subdivisions.
- » Primarily residential and largely single-family at low and medium densities. Some medium-density apartment developments.
- » Conventional suburban lot sizes in subdivisions.
- » Limited or no transit access.

- » Access to private green space, internal paths, and trails is often included in development design. Includes storm water detention features within developments.
- » Curvilinear street networks, minimizing cul-de-sacs, but somewhat limited connectivity at times.
- » Common pattern of automobile-oriented design with front-loaded garages.
- » Includes small commercial nodes.

##### GOALS

- » Wide range of housing types and price points; need to incorporate attainably priced owner-occupied housing.
- » Planned development of neighborhood cores, with higher density, linkages to single-family areas, and neighborhood services.
- » High level of internal connectivity and planned street linkages to surrounding developments.
- » Use Complete Street concepts with development. Include active transportation linkages. Provide safe access for all to neighborhood cores and activity areas.
- » Target minimum gross density in major new development areas of 6 units per acre.

##### DEVELOPMENT GUIDELINES

- » Flexible lot size design standards for diverse housing types, including architectural character, environmental, and open space factors in design decisions.
- » Higher residential densities (attached, townhomes, small multi-unit buildings) on avenues, boulevards, and mixed use avenues, and other streets with significant bicycle and potential transit routes; and within master planned projects.
- » Street, sidewalk, and trail connectivity.
- » New development requires neighborhood and community parks. See also Parks, Trails, & Greenways Element.
- » Plan to accommodate transit extensions into developing areas by design and density levels.
- » Allow common accessory functions, places of worship, and parks.
- » Apply minimum density standards to new development; single-family 3.75 du/A, medium-density minimum density 10.0 du/A, cores and high-density areas have higher intensity and densities than medium density.

##### PUBLIC ACTIONS

- » Review and modify zoning and subdivision regulations to address intended range of uses and design standards.
- » Permit accessory dwelling units with lot size and design standards.
- » Extend trail network into growth areas.
- » Support transit extensions to serviceable areas.
- » Use the Capital Improvements Program to plan for extension of major road, water, sewer infrastructure. Consider use of development agreements, connection districts, and assessments to help facilitate extensions.
- » Over time, RN-3 development areas will begin to age and have needs similar to RN-1 and RN-2.

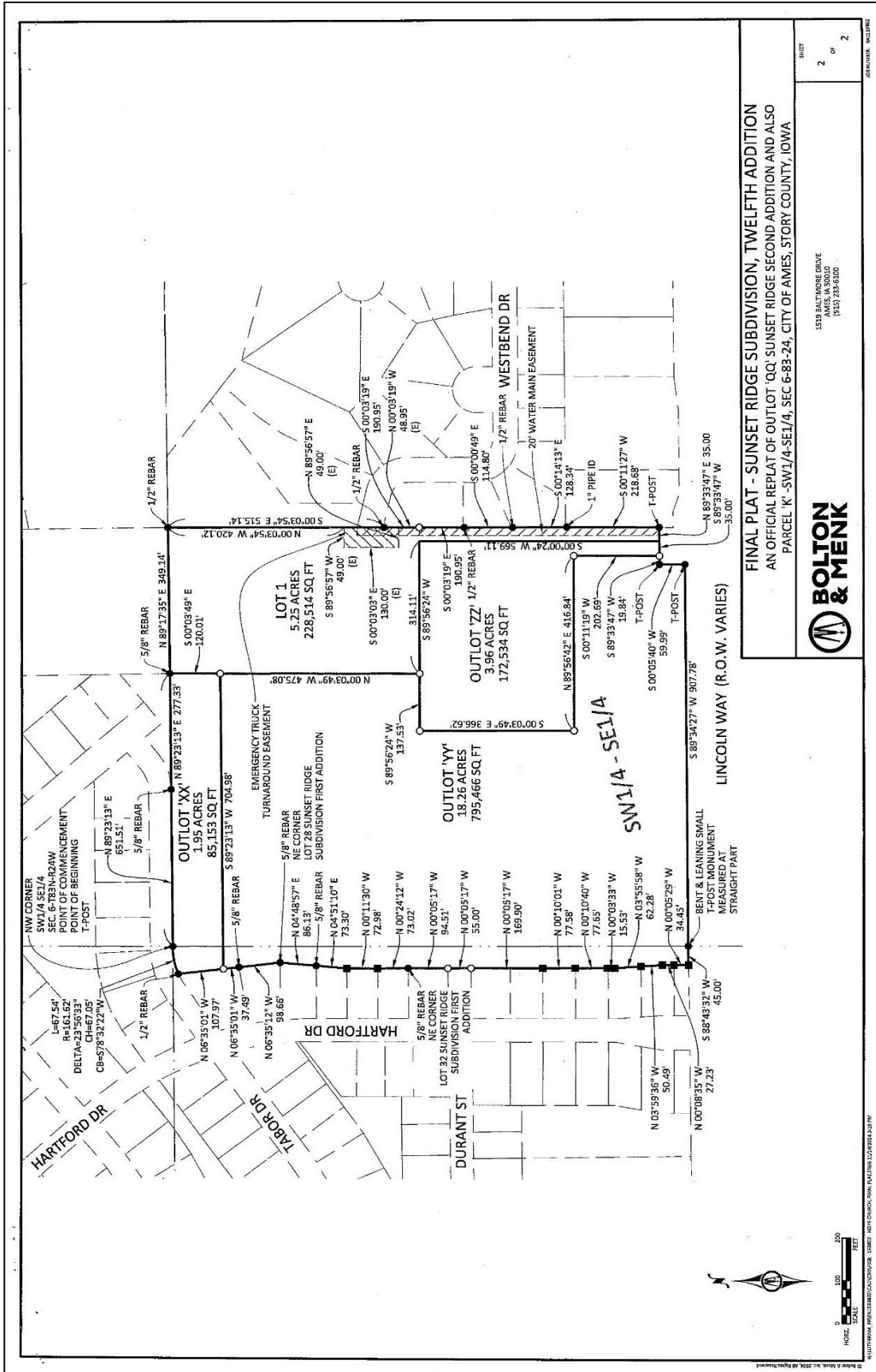


AMES PLAN 2040



# Attachment H

## Sunset Ridge Subdivision, Twelfth Addition Final Plat



## **Attachment I**

### Rezoning Legal Description

#### **LEGAL DESCRIPTION**

ALL OF OUTLOT 'ZZ' AND ALL OF OUTLOT 'YY', SUNSET RIDGE SUBDIVISION, TWELFTH ADDITION, AN OFFICIAL PLAT, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF AMES, STORY COUNTY, IOWA, AND THE SOUTH 80.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ADJOINING THE SOUTH LINE OF SAID OUTLOT 'YY'.

## ADDENDUM

### Rezoning Background:

**Legal Description.** See *Attachment I – Legal Description*.

**Current Zoning.** The property is currently zoned as Agricultural (A), which is the zoning designation that was applied to land at the time of annexation. The properties were annexed in December 2024.

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

<b>Direction from Subject Property</b>	<b>Existing Primary Land Uses and Zoning Districts</b>
Subject Property	Single-Family Residential and Vacant Agricultural (A)
North	Single-Family Residential Suburban Residential Low Density (FS-RL)
East	Single-Family Residential Residential Low Density (RL) and Commercial Services and Retail Highway-Oriented Commercial (HOC)
South	Single-Family Residential Residential Low Density (RL)
West	Single-Family Residential Suburban Residential Low Density (FS-RL)

**Ames Plan 2040.** The Ames Plan 2040 Future Land Use Map designation for the property is Residential Neighborhood 3 (RN-3) (*see Attachment E - Future Land Use Map*). Plan 2040 describes these areas as containing a variety of residential types and neighborhood services. The characteristic of an RN-3 area is a conventional suburban layout of primarily single-family development at low and medium density. *Attachment F* includes the excerpt of Plan 2040 for the RN-3 designation including a full description of characteristics and applicable zoning districts.

FS-RL is considered a compatible zoning district within the RN-3 land use classification. Staff believes the rezoning request is consistent with the goals and policies of Ames Plan 2040.

**Proposed Zoning.** The FS-RL zone is intended to provide supplemental standards to guide development beyond the base zone of Residential Low Density. These include for density, block lengths, and open space that would apply to a proposed development. Typically, the zone allows detached and attached single-family homes.

**Infrastructure.** Impacts on infrastructure and City services for the subject properties will include the of extension water and sanitary sewer services, at the time of development. Storm water management will be implemented through the establishment of a storm water detention pond, on this site, to serve the entire Twelfth Addition of Sunset Ridge Subdivision. No public streets are planned for extension through the site. The terminus of Durant Street, in conformance with subdivision standards, will be required as part of the site plan improvements. This will likely require a cul-de-sac turnaround with the extension of the drive into the site that access parking. Precise access(es) to the site will be determined at the time of site plan approval.

The existing dwelling, planned for removal, is served by a private wastewater treatment and disposal system (septic). City infrastructure is available to serve the property from adjacent developments and will be extended by the property owner into the site at their cost once development is proposed.

**Traffic Impact Letter.** The full study is available upon request. The analysis found existing conditions meet operational standards and there is no significant history of accidents in the area of the site frontage from the past five years. Lincoln Way has an average daily trip volume of approximately 7,300 vehicles and is an arterial street with a 45-mph posted speed limit currently.

The study assumed a 750 seat 35,000 square foot facility for total peak hour trips of 369. This includes trips in and out of the site during the Sunday AM peak hour. Distribution assumed 90% of the traffic at buildout approaching the site from Lincoln Way and use its two entrances, roughly equally split from the west and the east.

Approximately 6% of traffic at full build out would use Durant, but staff notes the first phase may not include two access points on Lincoln Way and Durant may have a higher trip volume initially. Final design features and phasing will be part of the Special Use Permit.

The study found that with the addition of projected church traffic that the streets would meet standards during the Sunday peak hour of use and includes recommendations for the applicant to be addressed with the Special Use Permit include:

1. Roadway Access and Configuration:
  - Access points along Lincoln Way must be at least 350 feet away from current city streets.
2. Turn Lane Modifications:
  - Restripe Lincoln Way to convert the inside eastbound lane into a two-way left-turn lane improving safety and operations.

These improvements are related to the church's phased development and are triggered by its construction activities and associated traffic generation.

The City Traffic Engineer supports converting Lincoln Way to a three-lane section and realigning the trail along the frontage. CyRide can evaluate the site once a specific plan is submitted. The site has an existing 10-foot shared use path along its Lincoln Way frontage that is not anticipated to be altered.

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

1. Lutheran Church of Hope owns the subject property.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of RN-3 as identified on the Ames Plan 2040 Future Land Use Map and the use of the property will continue to be residential.
4. The proposed rezoning to FS-RL is consistent with the surrounding area where the primary development type is single-family residential developed under the FS-RL and RL zoning districts.
5. Infrastructure and City services are available for extension into the site.
6. Traffic improvements may be necessary to serve the site is used as the location for a church.

**Public Notice.** The City provided mailed notice to all property owners within 200 feet of the subject property and placed a sign on the property, prior to the City Council meeting in accordance with the notification requirements of Chapter 29.

ITEM #: 29  
 DATE: 02-25-25  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: 2023/24 STORMWATER EROSION CONTROL (COLLEGE CREEK BANK STABILIZATION - HEMINGWAY DRIVE)**

**BACKGROUND:**

This annual program provides for stabilization of areas that have become eroded in streams, channels, swales, gullies, or drainage ways that are part of the stormwater system. This program provides a more permanent control of erosion and will reduce recurring maintenance costs in these areas. **The location for this project is College Creek near Hemingway Drive.**

On February 19, 2025, bids for the project were received as follows:

<b>BIDDER</b>	<b>BID AMOUNT</b>
<i>Engineer's estimate</i>	\$ 179,780.00
<b>Jackson Contracting LLC</b>	<b>\$ 95,143.17</b>
JC Midwest Services	\$ 115,957.50
TK Grading & Seeding LLC	\$ 127,278.00
Con-Struct Inc	\$ 135,948.00
Iowa Earth Works	\$ 157,704.00
Jorgensen Contracting Co.	\$ 180,095.00
HGS, LLC	\$ 195,470.60

**During the bid review process, City staff identified discrepancies in the unit prices submitted by the low bidder, Jackson Contracting LLC. The contractor listed a total bid amount \$109,353.51. However, after verifying calculations, staff discovered mathematical errors affecting multiple unit prices, resulting in a corrected total bid amount of \$95,143.17. The City policy found in the invitation to bid documents states that 1) bids must be submitted on a unit price or lump sum basis, as specified in the Proposal Form, and 2) if discrepancies exist in unit price extensions, unit prices shall govern over the total amount.**

**City staff conducted a thorough review to ensure all bid packages were complete and included all required documents. Based on the policy, the corrected total bid amount has been determined by applying the unit prices provided in the bidder's proposal. The Council should note that this project required bidders to submit a bid bond that is 5% of the total bid amount. A bid bond is a form of financial security that can be cashed by the City in the event that a bidder is unable or unwilling to accept the contract after bids are opened. Jackson Contracting LLC has not requested to withdraw its bid and has indicated to staff that it intends to honor its calculated unit price amount. However, if such a request arose, staff believes the City would be obligated to cash the contractor's bid bond.**

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

	Revenue	Expenses
2023/24 Stormwater Erosion Control	\$ 850,000	
<b>Construction (this project)</b>		<b>\$ 95,143.17</b>
Other programmed project location*		\$ 624,856.83
Engineering/Administration (Overall program)		\$ 130,000.00
<b>TOTAL</b>	<b>\$ 850,000</b>	<b>\$ 850,000.00</b>

\*The 2023/24 Stormwater Erosion Control program also identifies project work at Inis Grove Park.

**ALTERNATIVES:**

1. Approve a resolution to:
  - a. Accept the report of bids for the 2023/24 Stormwater Erosion Control (College Creek Bank Stabilization - Hemingway Drive) project.
  - b. Approve the final plans and specifications for this project and award the 2023/24 Stormwater Erosion Control (College Creek Bank Stabilization - Hemingway Drive) project to Jackson Contracting LLC of Des Moines, Iowa in the amount of \$95,143.17.
2. Do not proceed with this project.

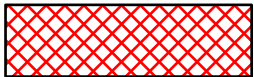
**CITY MANAGER'S RECOMMENDED ACTION:**

**Accepting the report of bids and awarding this project will result in more permanent control of erosion and will reduce recurring maintenance costs.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[College Creek.pdf](#)

# 2023/24 Stormwater Erosion Control Program



Work Area

**College Creek**



ITEM #: 30  
 DATE: 02-25-25  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: 2024/25 ARTERIAL STREET PAVEMENT IMPROVEMENTS (HYLAND AVE) PROJECT**

**BACKGROUND:**

This annual program focuses on pavement rehabilitation and reconstruction to prevent premature deterioration. **The project includes the reconstruction of Hyland Avenue from Ontario Street to Pammel Drive and rehabilitation of the roadway from Pammel Drive to Lincoln Way.**

As part of the project, the on-street bike lanes on Hyland from Ontario Street to Oakland Street will be removed, reducing the roadway width by nine feet. A shared-use path will be constructed on the west side of Hyland Avenue from Oakland Street to Ontario Street.

On February 18, 2025, bids for the project were received as follows:

<b>Bidder</b>	<b>Bids</b>
<i>Engineer's Estimate</i>	\$2,158,958.00
<b>All Star Concrete</b>	<b>\$1,696,869.05</b>
Absolute Concrete Construction	\$1,759,195.06
OEL Construction Services	\$1,815,234.33
Concrete Technologies	\$1,883,351.62
TK Concrete	\$1,999,808.90

A table of total revenues and estimated costs is shown below:

<b>Funding Source</b>	<b>Revenue</b>	<b>Expenses</b>
General Obligation Bonds	\$ 758,000	
AAMPO STBG Funds	1,890,000	
Sanitary Sewer Improvements	20,500	
Engineering/Administration		\$ 405,900.00
<b>Construction</b>		<b>1,696,869.05</b>
<b>TOTAL</b>	<b>\$ 2,668,580</b>	<b>\$ 2,102,769.05</b>

**ALTERNATIVES:**

1. Approve a resolution to:
  - a. Accept the report of bids for the 22024/25 Arterial Street Pavement Improvements (Hyland Ave) project.
  - b. Approve the final plans and specifications for this project and award the 2024/25 Arterial

Street Pavement Improvements (Hyland Ave) to All Star Concrete LLC, of Johnston, Iowa, in the amount of \$1,696,869.05

2. Do not approve this project

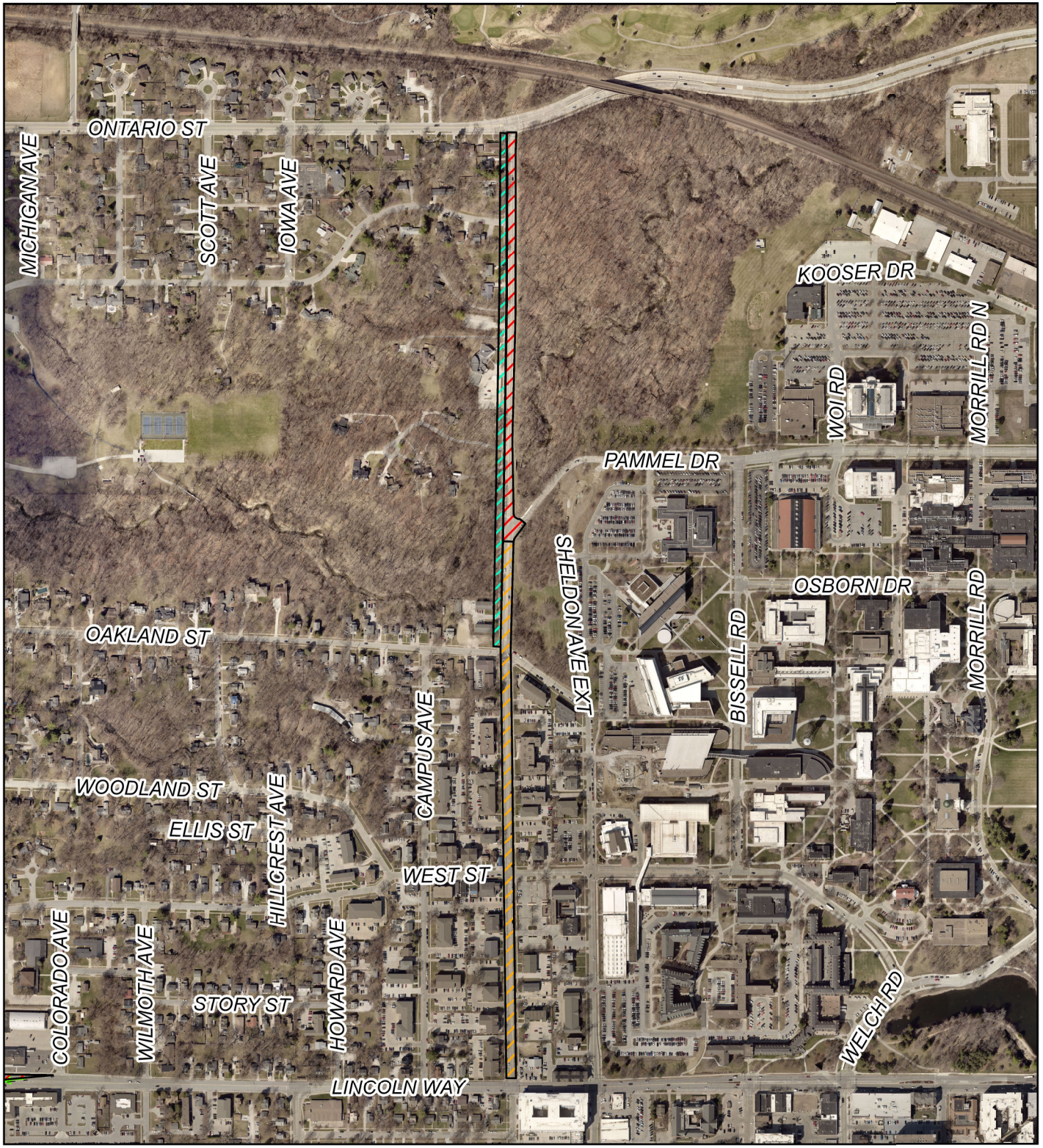
**CITY MANAGER'S RECOMMENDED ACTION:**

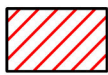
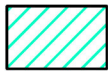
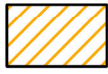
**Accepting the report of bids and awarding will allow this project to proceed, improving street conditions and lowering maintenance costs.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Hyland Ave Location Map.pdf](#)

# 2024/25 Arterial Pavement Improvements Hyland Ave (Ontario to Lincoln Way)



-  **Reconstruction Section**
-  **Shared Use Path**
-  **Rehabilitation/Patching**



ITEM #: 31  
 DATE: 02-25-25  
 DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT:**            **2024/25 SHARED USE PATH SYSTEM EXPANSION - SKUNK RIVER**

**BACKGROUND:**

This program provides for construction of shared use paths on street rights-of-way, adjacent to streets, and through greenbelts. **This project involves the extension of a shared use path from Billy Sunday Road to the east side of the Hunziker Youth Sports Complex to create a key connection with the Skunk River Trail to the south part of Ames.**

Staff has been working with Snyder & Associates, Inc. of Ankeny, Iowa to develop plans and specifications for the project. On February 19, 2025, bids for the project were received as follows:

<b>Bidder</b>	<b>Bid Amount</b>
<i>Engineer's Estimate</i>	\$324,800
<b>Howrey Construction Inc.</b>	<b>\$249,649.25</b>
Con-Struct, Inc.	\$273,067.00
TK Concrete, Inc.	\$275,625.00
Marlin Concrete LLC	\$277,677.83
A&A Concrete, LLC	\$295,860.60
Brothers Concrete	\$296,555.00
Caliber Concrete LLC	\$299,564.76
Concrete Professionals	\$318,966.95

The table below shows the revenues and expenses for this project:

<b>Revenues</b>	<b>Amount</b>	<b>Expenses</b>	<b>Amount</b>
2024/25 Shared Use Path (Local Option Sales Tax)	\$350,000		
		Design	\$ 33,500
		Construction (est)	\$249,649.25
		Administration	\$ 20,000
<b>Totals</b>	<b>\$350,000</b>		<b>\$303,149.25</b>

**ALTERNATIVES:**

1. Approve final plans and specification and award a contract to Howrey Construction Inc., of Bondurant, Iowa, in the amount of \$249,649.25.
2. Do not approve this project.

**CITY MANAGER'S RECOMMENDED ACTION:**

**This project will provide a key connection to the shared use path network in this part of the city.**

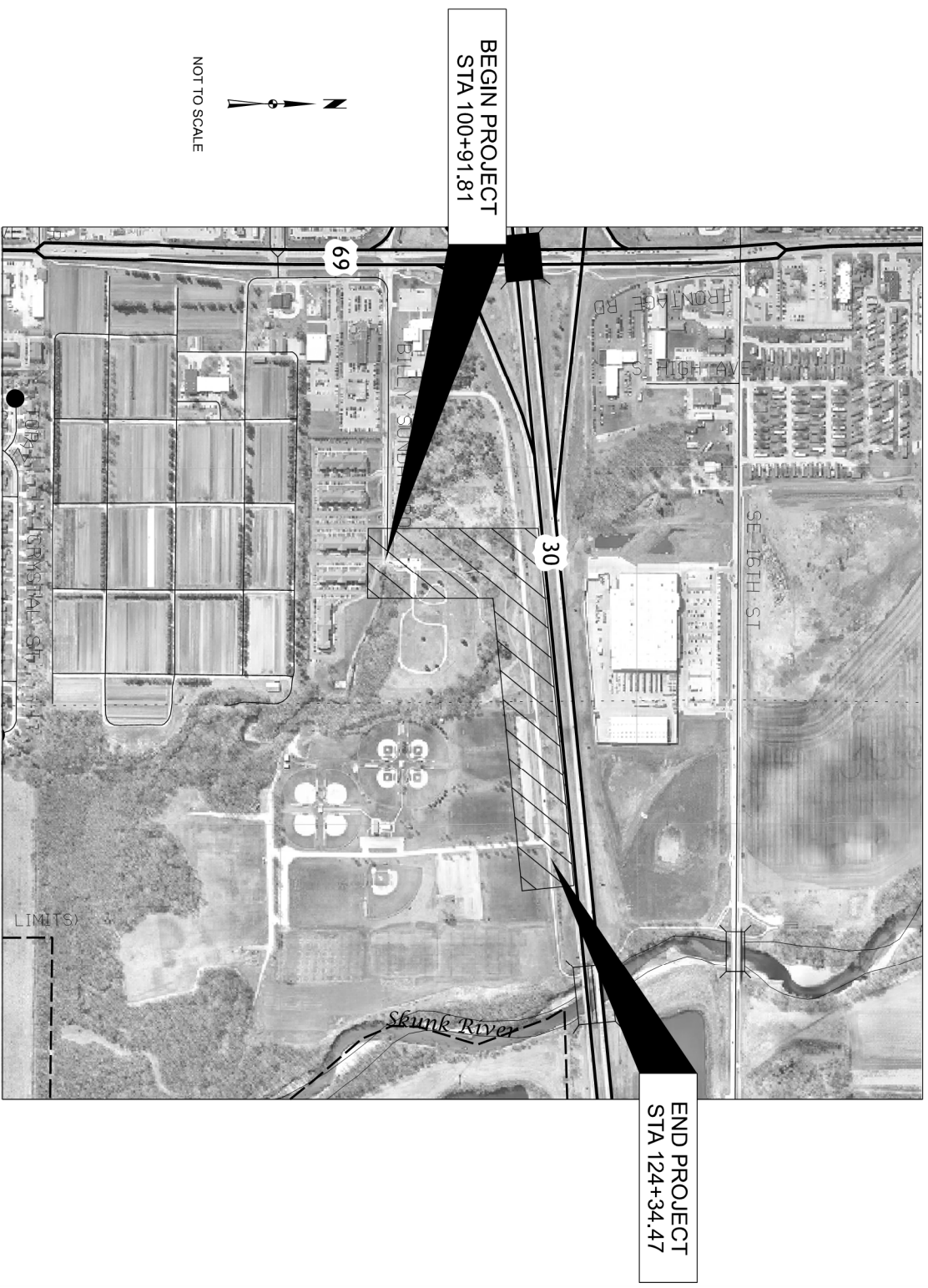
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Project Map.pdf](#)

# 2024/25 SHARED USE PATH SYSTEM EXPANSION - SKUNK RIVER

ACCOUNT: 030-8804-439



ITEM #: 32  
DATE: 02-25-25  
DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: VACATION OF EASEMENTS LOCATED AT PT. WILLOW CREEK ESTATES  
2ND ADDITION**

**BACKGROUND:**

As reported to City Council on February 11, 2025, the developer for Willow Creek Estates 2nd Addition has requested that the city vacate the following easements on a part of the subdivision:

- Existing 20-foot Water Main Easement located on the eastern 10 feet of Lot 1 and western 10 feet of Lot 2.
- Existing Sanitary Sewer Easement located on Lot 2

**These unused easements currently hinder development on Lot 1 and Lot 2. The developer proposes a new 30-foot Sanitary Sewer Easement. A replacement water main easement on these lots will not be necessary because the lots can be served by other existing mains.**

**Based on the proposed replacement easement, staff agrees that the existing easements can be vacated to facilitate development.**

**ALTERNATIVES:**

1. Approve the vacation of the existing following easements.
  - Existing 20-foot Water Main Easement located on the eastern 10 feet of Lot 1 and western 10 feet of Lot 2.
  - Existing Sanitary Sewer Easement located on Lot 2.
2. Retain the existing easements and do not take action to vacate.
3. Refer this item back to City staff for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

**These existing easements currently hinder development on Lot 1 and Lot 2. The new proposed easement will accommodate any existing utilities and the proposed development. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

**ATTACHMENT(S):**

[DEVELOPMENT SITE.pdf](#)  
[EXISTING SANITARY SEWER EASEMENT VACATION.pdf](#)  
[EXISTING WATER MAIN EASEMENT VACATION.pdf](#)  
[PROPOSED SANITARY SEWER EASEMENT.pdf](#)

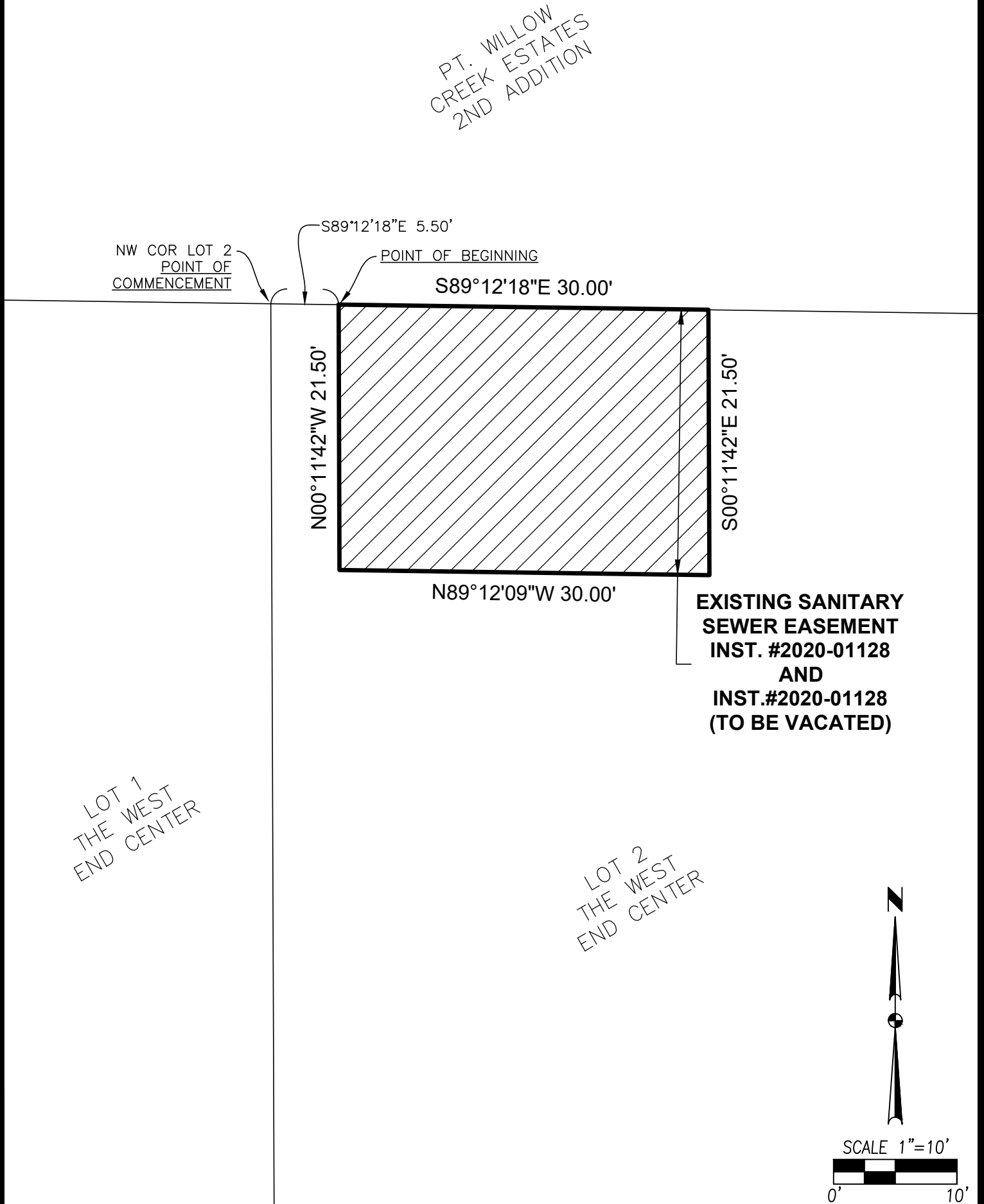


# EXHIBIT 'A' - EASEMENT VACATION PLAT

## SANITARY SEWER EASEMENT VACATION DESCRIPTION

A PART OF LOT 2, THE WEST END CENTER, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°12'18" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°12'18" EAST ALONG SAID NORTH LINE, 30.00 FEET; THENCE SOUTH 00°11'42" EAST, 21.50 FEET; THENCE NORTH 89°12'09" WEST, 30.00 FEET; THENCE NORTH 00°11'42" WEST, 21.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (645 SQUARE FEET).



# EXHIBIT 'A' - EASEMENT VACATION PLAT

## WATER MAIN EASEMENT VACATION DESCRIPTION

THE EAST 10.00 FEET OF LOT 1 & THE WEST 10.00 FEET OF LOT 2, THE WEST END CENTER, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA.

PT. WILLOW  
CREEK ESTATES  
2ND ADDITION

S89°12'18"E 20.00'

**EXISTING 20.00' WATER  
MAIN EASEMENT  
INST. #2020-01129  
AND  
INST. #2020-00807  
(TO BE VACATED)**

LOT 1  
THE WEST  
END CENTER

N00°12'51"W 279.67'

S00°12'51"E 279.68'

LOT 2  
THE WEST  
END CENTER

10.00 → ← 10.00

N89°09'27"W 20.00'

MORTENSEN ROAD



SCALE 1"=40'  
0' 40'

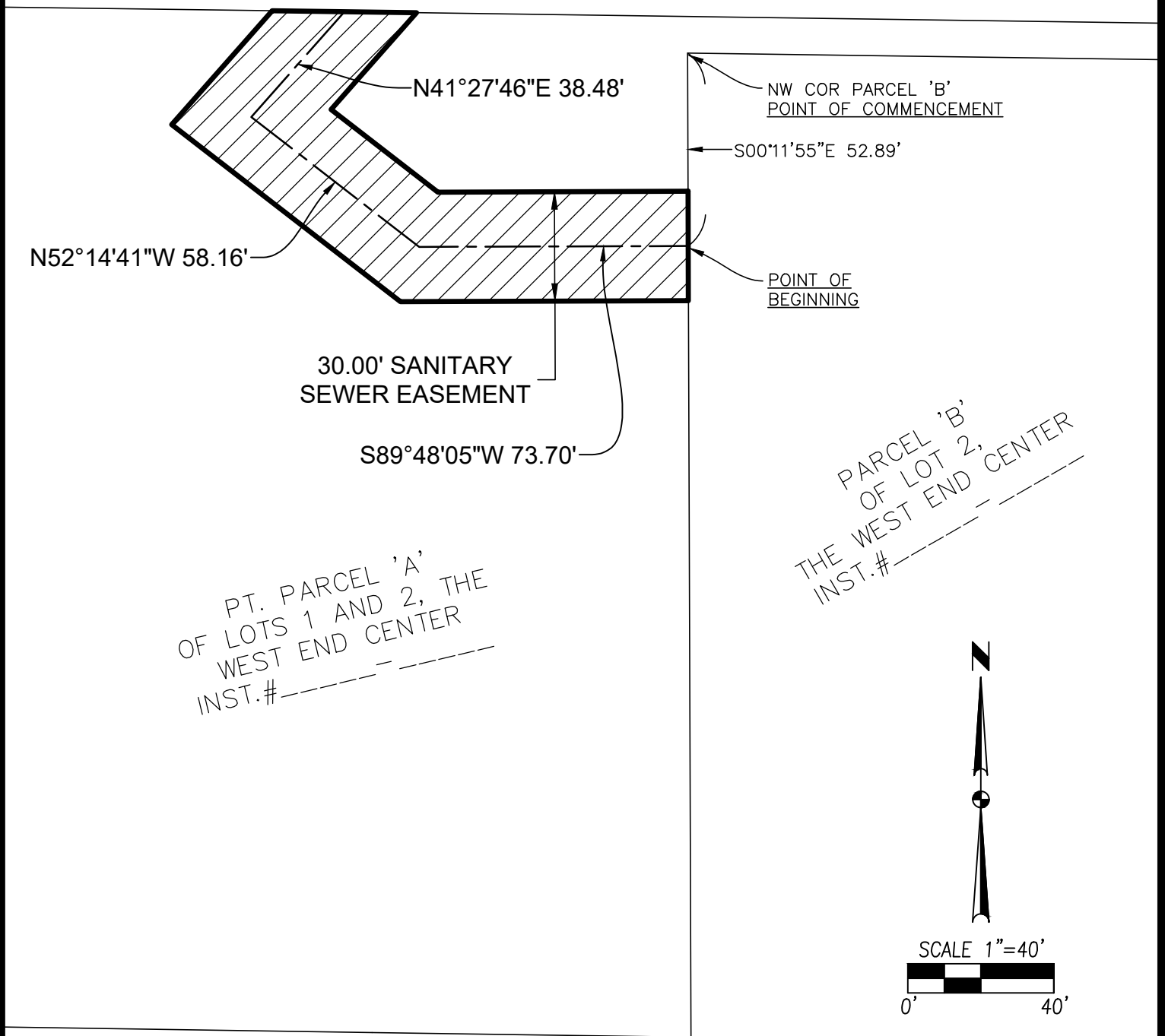
# EXHIBIT 'A' - EASEMENT PLAT

## SANITARY SEWER EASEMENT DESCRIPTION

A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_-\_\_\_\_\_, BEING A PART OF LOTS 1 AND 2, THE WEST END CENTER, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS A 30.00-FOOT-WIDE EASEMENT BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

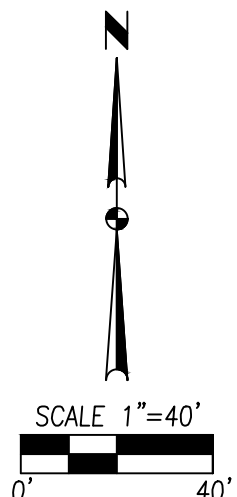
COMMENCING AT THE NORTHWEST CORNER OF PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_-\_\_\_\_\_; THENCE SOUTH 00°11'55" EAST ALONG THE WEST LINE OF SAID PARCEL 'B', 52.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'05" WEST, 73.70 FEET; THENCE NORTH 52°14'41" WEST, 58.16 FEET; THENCE NORTH 41°27'46" EAST, 38.48 FEET TO THE NORTH LINE OF SAID PARCEL 'A' AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO THE PARCEL LINES AT THE POINT OF BEGINNING AND POINT OF TERMINUS. SAID EASEMENT CONTAINS 0.12 ACRES (5,110 SQUARE FEET).

PT. WILLOW CREEK ESTATES 2ND ADDITION



PT. PARCEL 'A'  
OF LOTS 1 AND 2, THE  
WEST END CENTER  
INST.#-----

PARCEL 'B'  
OF LOT 2,  
THE WEST END CENTER  
INST.#-----



MORTENSEN ROAD

ITEM #: 33  
DATE: 02-25-25  
DEPT: ADMIN

**COUNCIL ACTION FORM**

**SUBJECT: AMENDMENT TO SECTION 2.45, DUTIES AND POWERS OF THE CITY MANAGER, TO AUTHORIZE DELEGATION OF POWERS**

**BACKGROUND:**

Municipal Code, in Section 2.45, prescribes a set of duties and powers that may be exercised by the City Manager. Historically, the City Manager has delegated certain responsibilities to the Assistant City Managers. These delegated responsibilities have included the authority to approve contracts and change orders, and the ability to approve certain employment actions.

During a recent personnel matter, a challenge was raised regarding the validity of the Assistant City Manager to consent to a disciplinary action rather than the City Manager directly. The matter was resolved, but in staff's opinion, it seems appropriate in Municipal Code to clarify that the City Manager may delegate certain responsibilities to other staff members.

Staff has prepared a draft ordinance adding the ability to delegate the City Manager's powers to the list of powers and duties of the City Manager. **If approved, the City Manager would be able to designate in writing which staff members have been delegated which powers.**

**ALTERNATIVES:**

1. Approve first reading of an ordinance to amend Chapter 2.45, Duties and Powers of the City Manager, to authorize delegation of duties and powers.
2. Do not approve the ordinance.

**CITY MANAGER'S RECOMMENDED ACTION:**

**In order to ensure timely decisions and an efficient and effective administration of the City, it is necessary for the City Manager to rely on assistants to handle day-to-day activities. These often involve matters such as contracts and personnel issues. If approved, the ordinance would allow some powers of the City Manager to be delegated. The City Manager would need to determine which powers to delegate, and to whom, in order to formally delegate the authority.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

[Ordinance City Manager Duties-Powers.PDF](#)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 2.45(20) THEREOF, FOR THE PURPOSE OF CLAIRIFYING CITY MANAGER’S DELEGATION OF DUTIES AND POWERS REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 2.45(20) as follows:

DIVISION III  
CITY MANAGER

\*\*\*

**Sec. 2.45. DUTIES AND POWERS OF THE CITY MANAGER.**

The city manager shall be the chief administrative officer of the city and head of the administrative service. The city manager shall:

\*\*\* (20) Have the power to delegate any powers or authority to subordinate officers and department heads to such extent that the city manager deems appropriate.

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Renee Hall, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor



**To:** Mayor & City Council  
**From:** Kelly Diekman, Planning Director  
**Date:** Febraury 21, 2025  
**Subject:** Third Reading and adoption on text amendment modifying Public Hearing Notification Requirements

The ordinance relating to Public Hearing Notification Requirements by Amending Chapters 20 and 29 of Municipal Code is attached for your review and consideration for third reading and adoption.

**ATTACHMENT(S):**  
[Ordinance Modifying Notice Requirements.pdf](#)

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTIONS 20.11, 29.1500(2), 29.1502(4) AND 29.1507(7) THEREOF, FOR THE PURPOSE OF AMENDING THE NOTICE REQUIREMENTS FOR CERTAIN PUBLIC HEARINGS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ENACTED**, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting amending sections 20.11, 29.1500(2), 29.1502(4) and 29.1507(7) as follows:

**“CHAPTER 20 – PLANNING AND ZONING COMMISSION**

...

**Sec. 20.11. ADOPTION OF COMPREHENSIVE PLAN.**

(1) Before adopting or amending a comprehensive plan as referred to in the preceding section, at a regularly scheduled meeting the commission shall hold at least one public hearing thereon, review the amendment and consider any comments provided by the public. notice of the time and place shall be given by one publication in a newspaper of general circulation in the city not less than seven (7) days nor more than twenty (20) days before the date of hearing. The adoption of the plan, part or amendment thereof shall be by resolution of the commission carried by the affirmative vote of not less than four (4) members of the commission. When the City Council has referred an amendment to the Commission for its consideration, the Commission shall act to approve a recommendation within 30 days of when first presented for review. If there is no recommendation, the item will proceed to City Council for approval.

...

**CHAPTER 29 – ZONING**

...

**Sec. 29.1500. GENERAL.**

...

**(2) Notices and Hearings.**

...

(d) Notices. The provisions of this Section describe the various types of notices that are required for different types of applications. The actual type of notice required for a given application is specified under the relevant review procedure of this Article. In addition to the specified notices required by this Article, courtesy notice may be provided for purposes of public awareness and participation.

...

(iv) Courtesy Notice. It is the policy of the Ames City Council to encourage public participation and awareness of proposed actions. From time-to-time courtesy notice may be provided by City staff or an applicant that is not required by this Article. Courtesy notice is not required by law or this Article and failure to provide any courtesy notice does not invalidate proceedings. Courtesy notice may include posting on site, mailed notice to affected owners or residents, online postings or advertisements. An example of a common courtesy notice is posting notice on site or mailed notice to property owners within 200 feet of a Major Site Development Plan site.

...

**Sec. 29.1502. SITE DEVELOPMENT PLAN REVIEW.**

...  
(4) Major Site Development Plan Review

...  
(vi) Planning and Zoning Commission. Commission review shall not be concluded until consideration is given to comments provided by the public at a public hearing, which may be scheduled provided as part of the regularly scheduled meeting. Notification of the public hearing meeting shall be made by mail, publication, and posting in accordance with Sections 29.1500(2)(d)(i), (ii), and (iii) above. Within 30 days of the hearing reviewing the application, the Planning and Zoning Commission shall submit the written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial or modification of the application.

(vii) City Council Decision. After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application ~~at a public hearing conducted as part of during~~ a regularly scheduled meeting. ~~Notification of the meeting shall be made by mail, publication, and posting, in accordance with Sections 29.1500(2)(d)(i), (ii), and (iii) above.~~ The City Council must approve, deny or modify the Major Site Development Plan approval application within 60 days of ~~the public hearing~~ of its first date of review.

...

**Sec. 29.1507. ZONING MAP AND TEXT AMENDMENTS.**

...

**(7) Notice.**

(a) Map. Notice of a map change shall be made by ~~mail, publication and posting,~~ in accordance with Sections 29.1500(2)(d)(~~i~~), (~~ii~~) and (~~iii~~) above, except that at least seven (7) days' notice must be given. In addition, notice of a map change initiated through a request from the public shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii) above. In no case shall the public hearing be held earlier than the next regularly scheduled City Council meeting following the notice.

...”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Renee Hall, Deputy City Clerk

\_\_\_\_\_  
John A. Haila, Mayor



**To:** Mayor & City Council

**From:** Kelly Diekman, Planning Director

**Date:** Febraury 21, 2025

**Subject:** Third reading and adoption on text amendments to Chapter 29 Article 12

The ordinance relating to text amendments to Chapter 29 Article 12 Floating Zones Lot and Block Design is attached for your review and consideration for third reading and adoption.

**ATTACHMENT(S):**

[Ordinance\\_Lot-Block\\_Design\\_Conservation\\_Subdivisions.pdf](#)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.1202(6) THEREOF, FOR THE PURPOSE OF DEFINING LOT AND BLOCK DESIGN REQUIREMENTS IN SUBURBAN RESIDENTIAL FLOATING ZONE SUBURBAN REGULATIONS, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ENACTED**, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Section 29.1202(6) as follows:

“\*\*\* (6) **Suburban Residential Floating Zone Suburban Regulations.** The Suburban Regulations for the FS zone are provided for in Table 29.1202(6) below.

**Table 29.1202(6)  
Suburban Residential Floating Zone Suburban Regulations**

SUBURBAN REGULATIONS	FS ZONE
***	
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block <u>walkway</u> <del>cut through or cross walk</del> to enable effective pedestrian movement through the block. <del>F</del> from one street to another street on the opposite block face. <u>When a block face does not have an opposite block face or is not opposite an accessible open space, this is not required.</u> <u>When the walkway is placed within an outlot that is at least eight feet in width, the side yard setback of a lot may be reduced by three feet for zoning compliance.</u> <u>The mid-block walkway is not required in the case of Low Impact Development and Conservation Subdivisions meeting the requirements of Chapter 23 (Division VI) including for connectivity of residential lots with Conservation Areas and dispersion of Conservation Areas throughout a subdivision.</u>
***	

\*\*\*”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Renee Hall, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor



**To:** Mayor & City Council  
**From:** Mark O. Lambert, City Attorney  
**Date:** February 21, 2025  
**Subject:** Closed Session

Motion to hold Closed Session as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in or where litigation is imminent and Section 21.5(1)(j), *Code of Iowa*, to discuss purchase of particular real estate