

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
NOVEMBER 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.

PROCLAMATIONS:

1. Proclamation for "Wreaths Across America Day," December 13, 2025

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.

2. Motion approving payment of claims
3. Motion approving Report of Change Orders for period of November 1-15, 2025
4. Motion approving Summary of Minutes of the Joint City Council and Ames Human Relations Commission Meeting and Regular City Council Meeting on November 18, 2025
5. Motion approving the renewal of the following Beer Permits, Wine Permits & Liquor Licenses:
 - a. Ames History Museum, 416 Douglas Avenue, Special Class C Retail Alcohol License
 - b. Casey's #4315, 3218 Orion Drive, Class E Retail Alcohol License
 - c. The Cafe, 2616 Northridge Parkway, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
 - d. Casey's #4314, 1118 South Duff Avenue, Class E Retail Alcohol License
6. Motion approving new 5-Day (December 8-12, 2025) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street
7. Motion approving new 5-Day (December 16-20, 2025) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street
8. Motion accepting the Fitch Family Indoor Aquatic Center Monthly Report
9. Resolution accepting Abstract of Votes for November 4, 2025, Regular City Election
10. Resolution accepting unconditional donation of Outdoor Lighting from Ames Main Street
11. Resolution approving Commission on the Arts (COTA) Spring 2026 Special Project Grant contract
12. Resolution approving FY 2024/25 Annual Street Financial Report
13. Resolution awarding contract to DGR Engineering, of Rock Rapids, IA, for Engineering Services for Ontario Road Substation and Mortensen Road Substation Improvements in the amount not-to-exceed \$1,302,700
14. Resolution awarding contract to Gillig LLC, of Livermore, CA, for two 40' Heavy-Duty

Diesel Buses in the amount of \$1,453,822

15. Resolution approving entering into an agreement with the Iowa Department of Natural Resources for Resource Enhancement and Protection (REAP) Grant for the installation of a pedestrian bridge in Ontario Park in the amount of \$200,000
16. Resolution approving entering into an agreement with the Iowa Department of Natural Resources for Resource Enhancement and Protection (REAP) Grant for the Moore Memorial Park Pedestrian Bridge Project in the amount of \$200,000
17. Resolution accepting the Water Treatment Plant Lime Pond Underdrain Improvements Project as completed by Con-Struct, Inc., of Ames, IA, in the amount of \$204,369
18. 2023/24 Water System Improvements Program (Kellogg Avenue - 7th Street to 13th Street) and (11th Street - Burnett Avenue to Kellogg Avenue) project
 - a. Resolution approving Change Order No. 4 with Jet Drain Services, LLC, of Ames, IA, an increase in the amount of \$33,945.61
 - b. Resolution accepting 2023/24 Water System Improvements Program as completed by Jet Drain Services, LLC of Ames, IA, in the amount of \$890,901.93
19. Resolution approving final plat for Discovery Place, First Addition, located at 3300 University Boulevard

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.

PLANNING AND HOUSING:

20. Request to Share Cost for the Paving of a 150 Foot Extension of SE 3rd Street in the Kingsbury's Fifth Addition Subdivision
 - a. Motion directing staff to prepare an amendment to the Development Agreement

HEARINGS:

21. Hearing on Zoning Text Amendment for the South Lincoln Sub Area Mixed Use District (S-SMD) Single Family Design Standards
 - a. First reading of ordinance
22. Hearing on Lease of City Property located East of 731 Billy Sunday Road now known as Lot 3 of Billy Sunday Subdivision to Lamar Advertising Company
 - a. Motion to continue Public Hearing to December 9, 2025

PUBLIC WORKS:

23. Resource Recovery and Recycling Campus Project Update

ORDINANCES:

24. Second reading on rezoning property at 220-400 Freel Drive from General Industrial (GI) to Government/Airport District (S-GA)
25. Third reading and adoption of ORDINANCE NO. 4576 on Zoning Text Amendment to amend material standards for off-street parking areas and driveways for agricultural equipment in the Research Park Innovation District

DISPOSITION OF COMMUNICATIONS TO COUNCIL :

REPORT OF GOVERNING BODY:

26. 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:

- 27. 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
 - a. Motion directing staff

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. 3
MEMO

To: Mayor & City Council
From: Renee Hall, City Clerk
Date: November 25, 2025
Subject: Report of Contract Change Orders

The Report of Change Orders for the period of November 1-15, 2025, is attached for the City Council's review and consideration.

ATTACHMENT(S):
[Change Order Report - November 1-15, 2025.docx](#)



REPORT OF CONTRACT CHANGE ORDERS

Period:	☒	1 st – 15 th
	☐	16 th – End of Month
Month & Year:	November 2025	
For City Council Date:	November 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)
Electric Services	72 Boiler Feedwater Pump Rebuild	4	\$115,876.95	Flowserve Corp/Superior Industrial	\$257,220.20	\$1,400.00	D. Kom	AM
Public Works	2024/25 Traffic System Improvements (13 th & Grand) Design Services	2	\$326,750.00	WHKS & Co, Inc.	\$107,250.00	\$35,600.00	B. Phillips	KS
Public Works	2019/2024 Low Point Drainage Improvements (Various)	3	\$523,245.20	Iowa Water & Waste Systems LLC	\$8,000.00	\$17,631.90	B. Phillips	KS
Public Works	2023/24 Concrete Pavement Improvements (Prairie View)	3	\$1,015,443.00	Con Struct, Inc.	\$203,508.32	\$-(27,011.20)	B. Phillips	KS
Public Works	2019/2024 Low Point Drainage Improvements (Various)	4	\$523,245.20	Iowa Water & Waste Systems LLC	\$25,631.90	\$17,650.25	B. Phillips	KS
			\$		\$	\$		



Item No. 4
MEMO

To: Mayor & City Council
From: City Clerk's Office
Date: November 25, 2025
Subject: Approval of Minutes

Attached are the minutes from the Joint City Council and Ames Human Relations Commission Meeting and Regular City Council Meeting on November 18, 2025.

ATTACHMENT(S):

[C25-1118 AHRC Summary.pdf](#)
[C25-1118 Summary.pdf](#)

SUMMARY OF MINTUES OF THE JOINT MEETING OF THE AMES CITY COUNCIL AND AMES HUMAN RELATIONS COMMISSION

AMES, IOWA

NOVEMBER 18, 2025

The Joint Meeting of the Ames City Council and Ames Human Relations Commission was called to order by Mayor John Haila at 6:00 p.m. on the 18th day of November, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was also present. Representatives from the Ames Human Relations Commission (AHRC) were also in attendance including Chair Annabella Marquez and Staff Liaison Casandra Eames.

2024 AMES HUMAN RELATIONS COMMISSION ANNUAL REPORT: Chair Marquez presented the annual report, highlighting engagement and outreach opportunities the members participated in, and engaged with questions from the City Council.

Moved by Beatty-Hansen, seconded by Gartin, to direct the Mayor to reach out to the Iowa Office of Civil Rights to request the civil rights complaints data or obtain an explanation for the refusal to release it.

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

Moved by Beatty-Hansen, seconded by Gartin, to direct the City Attorney to pursue a Freedom of Information Action request related to the civil rights complaints data.

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

DISCUSSION ON MODIFICATIONS TO *MUNICIPAL CODE* CHAPTER 14: Staff Liaison Eames discussed proposed modifications to *Municipal Code* Chapter 14, highlighting that the revisions would clarify the function of the Commission.

Mayor Haila opened the Public Input.

Senator Herman Quirmbach, 1007 Jarrett Circle, noted that two recent changes at the state level merit reconsideration of the City's approach in Chapter 14. He recommended that the City Council direct the City Attorney to develop language for prohibitions against gender identity discrimination in housing, employment, and public accommodations in the *Municipal Code*, and create local procedures to implement such ordinances.

Lilian Atchison, 320 Hillcrest Avenue, representing the Coalition for University Equity, expressed strong support for the City adding gender identity as a protected class in the *Municipal Code*. She emphasized the necessity of these protections for maintaining the cohesion of the community and ensuring the safety of all its members.

Erin O'Brien, 3008 West Street, a member of the Coalition for University Equity and transgender student at Iowa State University, shared the personal impact resulting from the recent changes in Iowa state law, specifically the removal of gender identity

protections from the Iowa Civil Rights Act and urged the City to take decisive action by enshrining gender identity protections in the *Municipal Code*.

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

Moved by Beatty-Hansen, seconded by Junck, to direct staff to place an item on a future City Council agenda to discuss the proposed ordinance update based on recommendations from Ames Human Relations Commission with consideration of the comments received from Public Input and a memo from the City Attorney.

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

COMMISSION COMMENTS: None.

ADJOURNMENT: Moved by Betcher, seconded by Rollins, to adjourn the meeting at 6:24 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk

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

AMES, IOWA

NOVEMBER 18, 2025

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:24 p.m. on the 18th day of November, 2025, in the City Council Chambers in City Hall, 515 Clark Avenue, immediately following the adjournment of the Joint Meeting of the Ames City Council and Ames Human Relations Commission, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland was also present. Council Member Amber Corrieri was absent.

PROCLAMATION FOR "NATIONAL HUNGER AND HOMELESSNESS AWARENESS WEEK," NOVEMBER 16- 22, 2025: Mayor Haila proclaimed November 16-22, 2025, as national Hunger and Homelessness Awareness Week. Housing Coordinator Vanessa Baker-Latimer accepted the proclamation.

CONSENT AGENDA: Council Member Rollins requested to pull Item No. 9: Resolution amending Council's Standards of Decorum to require persons speaking to identify themselves and Item No. 30: Plat of Survey (Boundary Line Adjustment) for Properties Generally Located at the Intersection of County Line Road and Lincoln Highway, including 632 and 634 N 500th and 5507 and 5815 Lincoln Highway.

Moved by Beatty-Hansen, seconded by Betcher, to approve the consent agenda less Item No. 9 and Item No. 30.

2. Motion approving payment of claims
3. Motion approving Report of Change Orders for period of October 16-31, 2025
4. Motion approving Summary of Minutes of the Regular City Council Meeting on October 28, 2025
5. Motion approving Civil Service Candidates
6. Motion approving the renewal of the following Beer Permits, Wine Permits & Liquor Licenses:
 - a. Chocolaterie Stam, 230 Main Street, Special Class B Native Wine Permit
 - b. Radisson Hotel Ames, 2609 University Boulevard, Class C Retail Alcohol License
 - c. Time Out Ames, 120 Kellogg Avenue, Class C Retail Alcohol License with Outdoor Service
7. Requests from Ames Main Street for Winter Sidewalk Sales on January 8-11, 2026:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 25-550 approving suspension of parking regulations and enforcement for the Downtown from 9:00 a.m. to 6:00 p.m. on Saturday, January 10
 - c. RESOLUTION NO. 25-551 approving/motion denying waiver of parking meter fees and enforcement

- d. RESOLUTION NO. 25-552 approving request from Ames Main Street for Saturday, January 10, to transfer \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund
- 8. Annual 2025 Urban Renewal Report:
 - a. RESOLUTION NO. 25-553 approving 2025 Urban Renewal Report
 - b. RESOLUTION NO. 25-554 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the Barilla TIF District
 - c. RESOLUTION NO. 25-555 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the North Dayton Industrial Park TIF District
- ~~9. RESOLUTION NO. 25-556 amending Council's Standards of Decorum to require persons speaking to identify themselves~~
- 10. RESOLUTION NO. 25-557 relating to financing of a project to be undertaken by the City of Ames, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code (Power Plant New Thermal Generation Project)
- 11. RESOLUTION NO. 25-558 Issuing a Notice to Bidders for FY 2023/24 Story County Edge of Field Project, setting January 7, 2026, as the bid due date and January 13, 2026, as the date of public hearing and award
- 12. RESOLUTION NO. 25-559 approving Memorandum of Agreement with Mary Greeley Medical Center for Alternative Response to Community Health Calls for Service
- 13. RESOLUTION NO. 25-560 waiving the City's Purchasing Policy requirement for competitive bidding and awarding a three-year contract for Computerized Maintenance Management Software to Limble CMMS LLC, Lehi, UT, in the amount of \$94,374 (inclusive of Iowa sales tax)
- 14. RESOLUTION NO. 25-561 waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to CentralSquare Technologies, LLC, a CentralSquare Company, of Lake Mary, FL, in the amount of \$161,442.50
- 15. RESOLUTION NO. 25-562 awarding contract to GovernmentJobs.com, Inc. (d/b/a NEOGOV) of El Segundo, CA, for a Human Resources Management Software package in an amount not to exceed \$93,330.10 for year one of a potential five-year contract
- 16. RESOLUTION NO. 25-563 approving contract and bond for the CyRide 2025 Battery Electric Bus Facility Improvement Project with NAI Electrical Contractors, of Ames, IA, in the amount of \$77,300
- 17. RESOLUTION NO. 25-564 approving contract and bond for the 2025/26 Traffic Signal Program with Iowa Signal Inc. of Grimes, IA, in the amount of \$75,423.95
- 18. RESOLUTION NO. 25-565 approving Change Order No. 1 with TEI Construction Services Inc., of Duncan, SC, for Boiler Maintenance Services Contract for Power Plant in the amount of \$200,000
- 19. 2023/24 Asphalt Street Pavement Improvements Program #2 (E 7th St, N Riverside Dr):
 - a. RESOLUTION NO. 25-566 approving Change Order No. 2 with Construct, Inc., of Ames, IA, for the 2023/24 Asphalt Street Pavement

Improvements Program #2 (E 7th St, N Riverside Dr) in the amount of \$42,128.41

- b. RESOLUTION NO. 25-567 accepting 2023/24 Asphalt Street Pavement Improvements Program #2 (E 7th St, N Riverside Dr) as completed by Con-Struct, Inc, of Ames, IA, in the amount of \$788,082.61
- 20. RESOLUTION NO. 25-568 approving the financial security covering one year of the 4 Year Stormwater Management Maintenance requirements on file for Wyffels Hybrids, Phase 1 (220 S Teller Avenue) be reduced to \$18,750
- 21. RESOLUTION NO. 25-569 approving the financial security covering two years of the 4 Year Stormwater Management Maintenance requirements on file for Pivot Bio (2600 South Loop Drive) be reduced to \$6,000
- 22. RESOLUTION NO. 25-570 approving partial completion of public improvements and reducing financial security on file for Ansley Subdivision 3rd Addition to \$89,403.50
- 23. RESOLUTION NO. 25-571 approving the financial security covering the Stormwater Management Maintenance requirements on file for Northcrest Retirement Community be released in full
- 24. RESOLUTION NO. 25-572 approving the financial security on file for Bricktowne Stormwater Installation be released in full
- 25. RESOLUTION NO. 25-573 approving the financial security on file for Iowa Dermatology (1429 Boston Avenue) be released in full
- 26. RESOLUTION NO. 25-574 accepting Roof Replacement at the Power Plant project as completed by Central States Roofing, of Ames, IA, in the amount of \$1,724,540 (inclusive of Iowa sales tax)
- 27. RESOLUTION NO. 25-575 accepting 2023/24 Concrete Street Pavement Improvements as completed by Con-Struct, Inc, of Ames, IA, in the amount of \$1,191,940.12
- 28. RESOLUTION NO. 25-576 accepting 2023/24 Ames Plan 2040 Sanitary Sewer Utility Infrastructure (265th Street Extension) project as completed by S.M. Hentges and Sons, Inc., of Jordan, MN, in the amount of \$2,173,215.06
- 29. RESOLUTION NO. 25-577 approving Plat of Survey (Boundary Line Adjustment) for 5300 Hickory Hills Drive
- ~~30. Plat of Survey (Boundary Line Adjustment) for Properties Generally Located at the Intersection of County Line Road and Lincoln Highway, including 632 and 634 N 500th and 5507 and 5815 Lincoln Highway~~
 - ~~a. RESOLUTION NO. 25-578 approving the acceptance of right-of-way dedication at 5815 Lincoln Highway~~
 - ~~b. RESOLUTION NO. 25-579 waiving Minor Subdivision Final Plat requirement to allow for a Plat of Survey~~

Roll Call Vote: 5-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

STANDARDS OF DECORUM: Council Member Rollins explained that she pulled this item to highlight the change requiring speakers to identify themselves. She clarified this change was not meant to be punitive but to ensure the City Council knows which community members are speaking on various issues.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 25-556 amending Council's Standards of Decorum to require persons speaking to identify themselves.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR PROPERTIES GENERALLY LOCATED AT THE INTERSECTION OF COUNTY LINE ROAD AND LINCOLN HIGHWAY, INCLUDING 632 AND 634 N 500TH AND 5507 AND 5815 LINCOLN HIGHWAY: Council Member Rollins raised questions about access to certain parcels in the Plat of Survey. Planning and Housing Director Kelly Diekmann explained that the plat involved properties that were originally part of an Auditor's Plat with no dedicated right-of-way, resulting in landlocked parcels. He noted that an easement was being established between parcels to provide access.

The Public Input was opened by Mayor Haila.

Brant Lemer, 5615 Lincoln Highway, the original owner of 59 and 82 before recent sales, voiced skepticism about the adequacy of a 20-foot easement, highlighting that the parcels would perpetuate the status of having access challenges. He shared historical context, mentioning attempts since 2003 to secure formal easements, which the previous property owner opposed.

Brian Adams, 5507 Lincoln Highway, expressed apprehension over possible restrictions to his driveway access. He clarified that he had been utilizing the existing driveway easement for over two decades, highlighting its crucial role in reaching his garage given the intrinsic layout obstacles posed by septic systems and wells on his lot.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

City Attorney Mark Lambert confirmed the plat adhered to the City's regulations as there were no explicit legal barriers found in the proposed survey to necessitate withholding approval.

Moved by Gartin, seconded by Beatty-Hansen, to approve Alternative No. 1 as follows:

- a. Adopt RESOLUTION NO. 25-578 approving the acceptance of right-of-way dedication at 5815 Lincoln Highway
- b. Adopt RESOLUTION NO. 25-579 waiving Minor Subdivision Final Plat requirement to allow for a Plat of Survey

Roll Call Vote: 5-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Travis Toliver, Executive Director of Ames Main Street, encouraged residents to shop

local during the holiday season, highlighting the 2025 Small Business Weekend events taking place in the Ames Downtown and Campustown.

Mahmoud Gshash, Chair of the Darul Arqum Islamic Center Board of Directors, provided background on the center and highlighted the programs and services offered. He invited the City Council Members and the public to visit the center.

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

RESIDENTIAL CURBSIDE RECYCLING PROGRAM: Public Works Director Justin Clausen and Sustainability Coordinator Nolan Sagan presented an update on the proposed residential curbside recycling program. The program aims to divert waste from the landfill as the City transitions away from waste-to-energy.

The Public Input was opened by Mayor Haila.

Thor Nelson, Executive Vice President of Aspen Waste Systems, supported the focus on recycling and requested that should the City Council choose a single-hauler model, the RFP include criteria beyond price, such as community experience and local investment.

Caitlin Leon, Ames Climate Action Team, expressed support for single-stream curbside recycling and a single-hauler model to minimize emissions.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

Moved by Beatty-Hansen, seconded by Junck, to approve Alternative No. 1 as follows:

- a. Direct staff to proceed with a Request for Proposal based on the recommendations from staff for each issue, including Level of Access, Provider, Cart Ownership, Frequency of Service, and Cart Size.
- b. Adopt RESOLUTION NO. 25-580 allocating up to \$20,000 from Council Priorities Sustainability fund for the proposed multifamily recycling pilot project.

Roll Call Vote: 5-0. Motion/Resolution declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ROOSEVELT AVENUE PARKING ORDINANCE UPDATE: Director Clausen and Civil Engineer II Mark Gansen reviewed the recommendation to prohibit parking along the east side of Roosevelt Avenue.

Mayor Haila opened the Public Input.

Catherine Scott, 1510 Roosevelt Avenue, supported restricting parking to one side, noting that when cars park on both sides, only one vehicle can pass through the middle, creating safety concerns and snow plowing challenges.

Alisha Abner, 1004 Murray Drive, shared similar concerns, underscoring the safety issues that arise from the current parking arrangement. She added that having cars parked on both sides of Roosevelt Avenue not only complicates the traffic flow but also adds to the challenges faced during snow plowing operations.

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

Moved by Beatty-Hansen, seconded by Junck, to direct staff to prepare the ordinance.
Vote on Motion: 5-0. Motion declared carried unanimously.

DISCUSSION ON MODIFICATIONS TO *MUNICIPAL CODE* CHAPTER 19: Parks and Recreation Director Keith Abraham presented the proposed changes to *Municipal Code* Chapter 19.

The Public Input was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to update the ordinance based on recommendations from Parks & Recreation Commission.
Vote on Motion: 5-0. Motion declared carried unanimously.

PRELIMINARY PLAT WITH PUD AMENDMENT FOR 3300 UNIVERSITY BOULEVARD: Director Diekmann was available for questions.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 25-581 approving Preliminary Plat with PUD Amendment for 3300 University Boulevard, known as Discovery Place, 1st Addition.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

The meeting was recessed by Mayor Haila at 8:07 p.m. and reconvened at 8:12 p.m.

ENGAGEMENT COORDINATOR ANNUAL UPDATE: Engagement Coordinator Casandra Eames provided an update on her activities, initiatives, and connection opportunities to welcome and engage the community.

FY 2025/26 ANALYSIS OF SOCIAL SERVICES EVALUATION TEAM (ASSET) CONTRACT WITH NAMI CENTRAL IOWA: Assistant City Manager Pa Vang Goldbeck highlighted that 11% of the contract had been expended to date. Thus, the request was to sequester the remaining 89% of funds.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 25-582 approving sequestering the remaining balance to NAMI for FY 2025/26.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor,

and hereby made a portion of these Minutes.

NATURAL GAS SUPPLY CONTRACT FOR POWER PLANT: Director of Electric Services Donald Kom presented information on natural gas purchasing for the Power Plant. He explained that due to volatile gas markets, staff recommended the approval of an amendment to the current contract with Macquerie Energy LLC, to extend the existing natural gas supply contract for a term of not more than six months at prices to achieve a total cost of not more than \$7,000,000.

The Public Input was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to approve Alternative No. 3 and adopt RESOLUTION NO. 25-583 authorizing staff to enter into natural gas supply contract for Power Plant.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

UPDATES TO SMART ENERGY REBATE PROGRAM: Energy Services Coordinator Layne Forber presented proposed changes to the Smart Energy Rebate Program, which aimed to reduce electric bills, improve efficiency, enhance home comfort, encourage efficient utilization of the electric system, and reduce greenhouse gas emissions.

Mayor Haila opened the Public Input.

Steve Schallehn, 1123 N 2nd Street, expressed his support for the proposed changes to the Smart Energy Rebate Program, highlighting that electrification is the fastest method for climate action.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 25-584 approving updates to Smart Energy Rebate Program.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON HOMEWOOD GOLF COURSE HOLE NINE CROSSING IMPROVEMENT PROJECT: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to approve Alternative No. 1 as follows:

- a. Accept the report of bids.
- b. Adopt RESOLUTION NO. 25-585 approving final plans and specifications and awarding a contract to Con-Struct Inc., of Ames, IA, in the amount of \$213,410.

Roll Call Vote: 5-0. Motion/Resolution declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON LOAD CENTER REPLACEMENT AT THE POWER PLANT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to reject the bids and direct staff to modify the project.

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

HEARING ON REZONING PROPERTY AT 220-400 FREEL DRIVE FROM GENERAL INDUSTRIAL (GI) TO GOVERNMENT/AIRPORT DISTRICT (S-GA): The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance rezoning property at 220-400 Freel Drive from General Industrial (GI) to Government/Airport District (S-GA).

Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON LEASE OF CITY PROPERTY LOCATED EAST OF 731 BILLY SUNDAY ROAD NOW KNOWN AS LOT 3 OF BILLY SUNDAY SUBDIVISION TO LAMAR ADVERTISING COMPANY: Moved by Beatty-Hansen, seconded by Gartin, to continue Public Hearing to November 25, 2025.

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

HEARING TO TRANSFER VACATED ALLEY LOCATED AT 325 ASH AVENUE TO ALPHA IOTA ASSOCIATION OF PHI GAMMA DELTA: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 25-586 approving vacating alley for no additional consideration by Quit Claim deed.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING TO CONSIDER VACATION OF AN EXISTING ELECTRIC EASEMENT AT 1411 S GRAND AVENUE: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 25-587 approving vacation of electric easement at 1411 S Grand Avenue.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

SECOND READING ON ZONING TEXT AMENDMENT TO AMEND MATERIAL STANDARDS FOR OFF-STREET PARKING AREAS AND DRIVEWAYS FOR AGRICULTURAL EQUIPMENT IN THE RESEARCH PARK INNOVATION DISTRICT:

Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance related to a Zoning Text Amendment to amend material standards for off-street parking areas and driveways for agricultural equipment in the Research Park Innovation District.

Roll Call Vote: 5-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were seven items for consideration. The first was from Brent Dunn regarding parking regulations on Ross Road.

Moved by Junck, seconded by Gartin, to request a memo from staff.

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

A request from Travis Toliver, Ames Main Street Executive Director, concerning a gift of holiday lights to the City of Ames was the second item.

Moved by Beatty-Hansen, seconded by Rollins, to place the item on the agenda for the next Regular Meeting of the Ames City Council.

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

The third item was a request from Assistant City Manager Phillips to rename Center Avenue to Chantland Avenue.

Moved by Beatty-Hansen, seconded by Betcher, to place the item on a future agenda.

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

Paving improvement considerations for SE 3rd Street from Chuck Winkleblack, Hunziker Companies, was the next item.

Moved by Rollins, seconded by Gartin, to place the item on the agenda for the next Regular Meeting of the Ames City Council.

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

Luke Jensen, RES Group, Inc., submitted the fifth item, which was a request for an amendment to the Ames Comprehensive Plan.

Moved by Beatty-Hansen, seconded by Rollins, to request a memo from staff.

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

A notice of an Economic Development Administration Opportunity from Dan Culhane, Ames Regional Economic Alliance President & CEO, was the sixth item.

Moved by Gartin, seconded by Betcher, to request a memo from staff.

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

The final item was from Director Clausen relating to the Stormwater Management plan

for Hoover Avenue and Adams Street.

Moved by Betcher, seconded by Beatty-Hansen, to ensure that the requestor be notified of the report from the Public Works Director and be informed that the City Council voted to take no action.

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

REPORT OF GOVERNING BODY: None.

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

ADJOURNMENT: Moved by Betcher, seconded by Rollins, to adjourn the meeting at 9:21 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk



To: Mayor John Haila and Ames City Council Members

From: Major Dan Walter, Ames Police Department

Date: November 25, 2025

Subject: Beer Permits & Liquor License Renewal

The following licenses are eligible for renewal:

- a. Ames History Museum, 416 Douglas Avenue, Special Class C Retail Alcohol License
- b. Casey's #4315, 3218 Orion Drive, Class E Retail Alcohol License
- c. The Café, 2616 Northridge Parkway, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
- d. Casey's #4314, 1118 South Duff Avenue, Class E Retail Alcohol License

A review of Police Department records for the past 12 months found no liquor law violations for **Ames History Museum, Casey's #4315, or The Cafe**. Therefore, the Police Department recommends license renewal of these businesses.

A review of police records for the past 12 months found **Casey's #4314**, 1118 South Duff Ave, was cited during a compliance check for serving alcohol to an underage person on October 9, 2025. The clerk did not request or check the individual's ID. The Police Department will continue to monitor this establishment. Staff will also encourage the establishment to attend ID training. **There have been no other liquor law violations and, therefore the Police Department would recommend renewal.**



Item No. 6
MEMO

To: Mayor and City Council
From: Taylor Swanson, Deputy City Clerk
Date: November 25, 2025
Subject: New 5-Day (December 8-12, 2025) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street

Please see the attached documentation for a motion approving new 5-Day (December 8-12, 2025) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street.

ATTACHMENT(S):
[Apres Bar Co 0-009-408-568.pdf](#)

Applicant

[Help](#)

Name of Legal Entity : APRES BAR CO LLC

Business Name (DBA) : CITY OF AMES

Business Type : Limited Liability - Single Member

Insurance Company : ILLINOIS CASUALTY CO

Premises Address

Street : 520 6TH ST

Suite/Apt :

City : AMES

County : STORY

State : IOWA

ZIP : 50010-
6004

Mailing Address

Street : 1460 NE
69TH PL

Suite/Apt :

City : ANKENY

County : POLK

State : IOWA

ZIP : 50021-
8934

Application Information

Application ID : 0-009-408-568

Application Type : Special Class "C" Retail Alcohol License (BW) Application

Current Stage : Dramshop Review

Effective Date : 08-Dec-2025

Expiration Date : 12-Dec-2025

Contact Information

Name : JILLIAN HARRINGTON

Phone Number : (515) 789-0044

Email : admin@apresbarco.com

 Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
0-009-408-568	Special Class "C" Retail A Dramshop Revie		14-Nov-2025
0-009-408-568	Special Class "C" Retail A New		14-Nov-2025

Ownership

Name : HARRINGTON, JILLIAN

% of Ownership : 100.0000

Position :



Item No. 7
MEMO

To: Mayor and City Council
From: Taylor Swanson, Deputy City Clerk
Date: November 25, 2025
Subject: New 5-Day (December 16-20, 2025) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street

Please see the attached documentation for a motion approving new 5-Day (December 16-20, 2025) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street.

ATTACHMENT(S):
[Apres Bar Co 0-009-385-369.pdf](#)

Applicant

[Help](#)

Name of Legal Entity : APRES BAR CO LLC

Business Name (DBA) : CITY OF AMES

Business Type : Limited Liability - Single Member

Insurance Company : ILLINOIS CASUALTY CO

Premises Address

Street : 520 6TH ST

Suite/Apt :

City : AMES

County : STORY

State : IOWA

ZIP : 50010-
6004

Mailing Address

Street : 1460 NE
69TH PL

Suite/Apt :

City : ANKENY

County : POLK

State : IOWA

ZIP : 50021-
8934

Application Information

Application ID : 0-009-385-369

Application Type : Special Class "C" Retail Alcohol License (BW) Application

Current Stage : Dramshop Review

Effective Date : 16-Dec-2025

Expiration Date : 20-Dec-2025

Contact Information

Name : JILLIAN HARRINGTON

Phone Number : (515) 789-0044

Email : admin@apresbarco.com

 Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
0-009-385-369	Special Class "C" Retail A Dramshop Revie		14-Nov-2025
0-009-385-369	Special Class "C" Retail A New		14-Nov-2025

Ownership

Name : HARRINGTON, JILLIAN

% of Ownership : 100.0000

Position :



To: Mayor and City Council
From: Keith Abraham, Parks and Recreation Director
Date: November 25, 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.

In accordance with this directive, 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 97% complete with reviewing shop drawings and submittals. This activity will continue until 100% complete.

Staff is still gathering information related to the inconsistent appearance of the precast concrete panels and is planning on providing an update to City Council in December.

It should be noted there have been no contaminated soils or groundwater found to date.

CHANGE ORDER SUMMARY:

There were zero change orders since the last report, and the changes thus far on the project are shown on the change order log (Attachment B).

To date, change orders for the project total \$379,298, or 18.06% of the contingency budget. The contingency for this project is \$2.1 million with a current balance of \$1,720,702. 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 Update 2025-11](#)

[Attachment B - Change Order Log - 11-25-25.pdf](#)

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

***Natatorium: Wellness, Recreation and Lap Pools**

***Non-Natatorium: All supporting rooms outside of the Natatorium including Mechanical, Loading, Locker Rooms, Offices, Main Lobby & Check-In, and the Alternate Walk Path**

PROGRESS THIS PAST MONTH:

1. Rec Pool concrete basin slabs were completed, and current channel walls were started.
2. Pool deck concrete pours continued.
3. Wellness and Lap pool sandblasting was completed. Back-plastering started.
4. Drywall was completed for the suspended ceiling in the Lobby.
5. Resinous flooring was started.
6. Ceiling grid was completed.
7. Painting was mostly completed in the non-Natatorium. Painters will return later for a final coat.
8. Steel support bases were installed for lockers.
9. Casework and toilet accessory installations started.
10. Operable partitions were installed in the classrooms and multi-purpose rooms.
11. Interior storefront framing and glazing continued.
12. Exterior curtain wall framing and glazing continued.
13. Mechanical, electrical and plumbing installations continued in the Aquatic and Electrical Mechanical Rooms.
14. Main Entry exterior concrete was poured and bollards were placed.
15. Landscape plantings were completed in 3 of 4 zones. The southwest plantings will be installed once temporary road access to the building is no longer needed.
16. The parking lot unit paver install started.
17. Coordination meetings were held for mechanical equipment startup with the affected Bid Package Contractors.
18. Building Envelope Consult inspections continued for vapor barrier, pool water stop and curtain wall glazing.
19. Special inspections and testing of concrete and sitework continued.
20. Design team site visits and field observations continued.
21. 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. Rec Pool concrete and pool deck concrete will be completed.
2. The last precast panel on the southwest corner of the Natatorium will be installed.
3. The water slide structure will be installed.
4. Pool tile will start.
5. Interior storefront doors, glazing and caulking will continue throughout.
6. Resinous flooring and polished concrete will be completed.
7. Locker bases will be tiled in preparation for the locker installation.
8. Doors and toilet accessories installation will continue.
9. The Donor Wall artwork will go into production.
10. Overhead door into Maintenance will be installed.
11. Mechanical, Plumbing and Electrical will continue in the Aquatic and Electrical Mechanical Rooms.
12. Exterior curtain wall framing and glazing will be completed at the main entrance.
13. Exterior architectural metal panel installation will continue.
14. Perimeter sidewalk installation will be completed.
15. Parking lot pavers will be installed.
16. Coordination meetings will continue for mechanical equipment startup with the affected Bid Package Contractors.
17. Owner Operations Introductory meetings will continue.
18. Building Envelope Consult inspections will continue for vapor barrier, pool water stop, curtain wall glazing and sealing wall penetrations.
19. Special inspections and testing of concrete and sitework will continue.

SCHEDULE SUMMARY:

Construction Substantial Completion Date: January 20, 2026

PROJECT PHOTOS: [Next page]

Progress

LAP POOL BACK-PLASTER IN PROGRESS

Taken Date

11/18/2025 at 10:41 am

Upload Date

11/18/2025 at 10:41 am

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_10_41...](#)



Progress

REC POOL CURRENT CHANNEL SLAB PREP

Taken Date

10/31/2025 at 02:18 pm

Upload Date

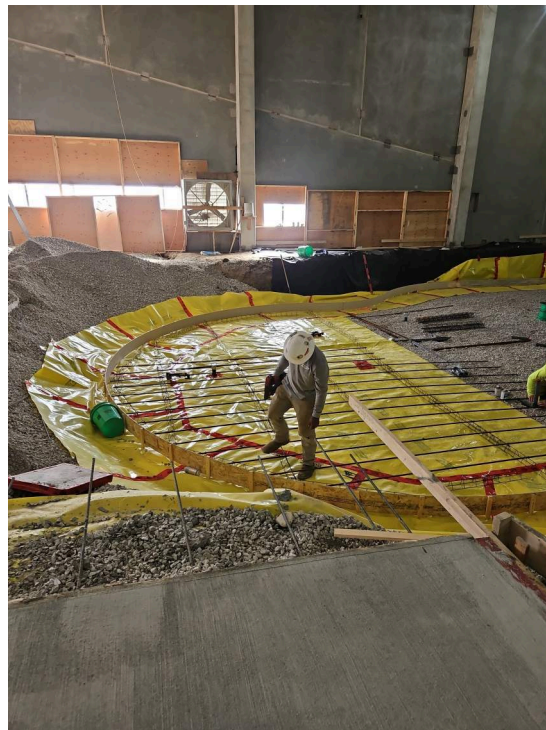
10/31/2025 at 02:18 pm

Uploaded By

Deb Thurmond

File Name

[IMG_2025_10_31_14_18...](#)



Progress

**REC POOL CURRENT
CHANNEL WALL FORMS**

Taken Date

11/18/2025 at 10:36 am

Upload Date

11/18/2025 at 10:37 am

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_10_36...](#)



Progress

**AQUATIC MECHANICAL
EQUIPMENT PROGRESS**

Taken Date

11/18/2025 at 10:43 am

Upload Date

11/18/2025 at 10:43 am

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_10_43...](#)



Progress

**MECH-ELEC CHILLER
EQUIPMENT PROGRESS**

Taken Date
11/18/2025 at 10:42 am

Upload Date
11/18/2025 at 10:42 am

Uploaded By
Deb Thurmond

File Name
[IMG_2025_11_18_10_42...](#)



Progress

**LOBBY CEILING PAINTING
AHEAD OF SUSPENDED
CEILING INSTALLATION**

10/24/2025 at 04:13 pm

Upload Date
10/24/2025 at 04:13 pm

Uploaded By
Deb Thurmond

File Name
[IMG_2025_10_24_16_13...](#)



Progress

**LOBBY SUSPENDED
CEILING DRYWALL**

Taken Date
11/06/2025 at 01:26 pm

Upload Date
11/06/2025 at 01:26 pm

Uploaded By
Deb Thurmond

File Name
[IMG_2025_11_06_13_26...](#)



Progress

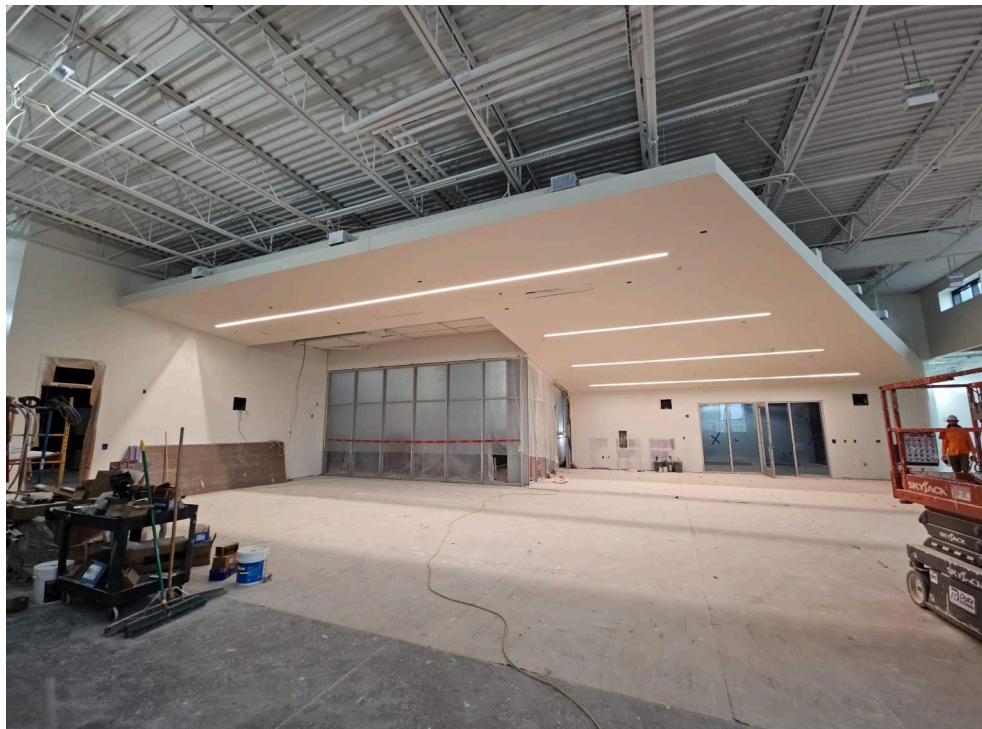
**LOBBY SUSPENDED
CEILING LIGHTING**

Taken Date
11/18/2025 at 10:01 am

Upload Date
11/18/2025 at 10:01 am

Uploaded By
Deb Thurmond

File Name
[IMG_2025_11_18_10_01...](#)



Progress

**MAIN ENTRY
STOREFRONT DOORS**

Taken Date
11/18/2025 at 10:03 am

Upload Date
11/18/2025 at 10:03 am

Uploaded By
Deb Thurmond

File Name
[IMG_2025_11_18_10_03...](#)



Progress

**MULTI-PURPOSE CEILING
GRID AND LIGHTING**

Taken Date
11/18/2025 at 10:02 am

Upload Date
11/18/2025 at 10:02 am

Uploaded By
Deb Thurmond

File Name
[IMG_2025_11_18_10_02...](#)



Progress

MULTI-PURPOSE CUBBY CASEWORK IN PROGRESS

Taken Date

11/17/2025 at 08:29 am

Upload Date

11/17/2025 at 08:29 am

Uploaded By

Deb Thurmond

File Name

IMG_2025_11_17_08_29...



Progress

CLASSROOM CEILING GRID, CASEWORK, OPERABLE PARTITION (folded and in stored position)

Upload Date

11/17/2025 at 08:30 am

Uploaded By

Deb Thurmond

File Name

IMG_2025_11_17_08_30...



Progress

**CHANGING ROOM
CORRIDOR VIEW FROM
POOL**

11/18/2025 at 10:41 am

Upload Date

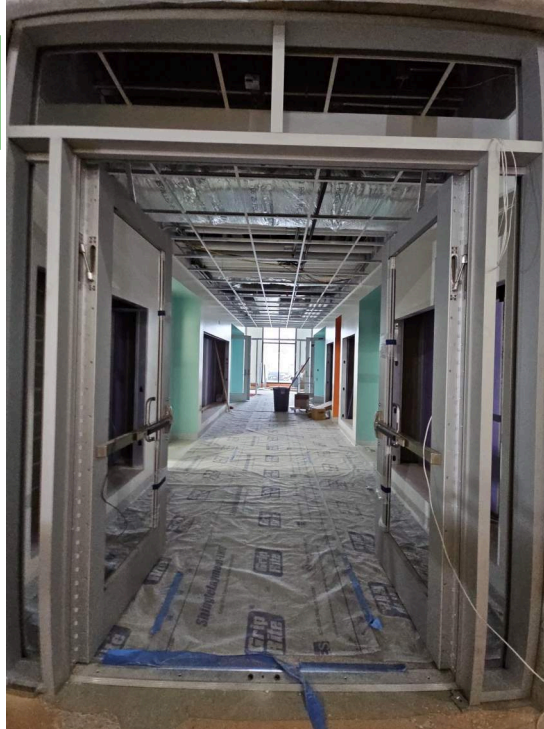
11/18/2025 at 10:41 am

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_10_41...](#)



Progress

**LOCKER ROOM - LOCKER
BASE BENCHES**

Taken Date

11/18/2025 at 10:35 am

Upload Date

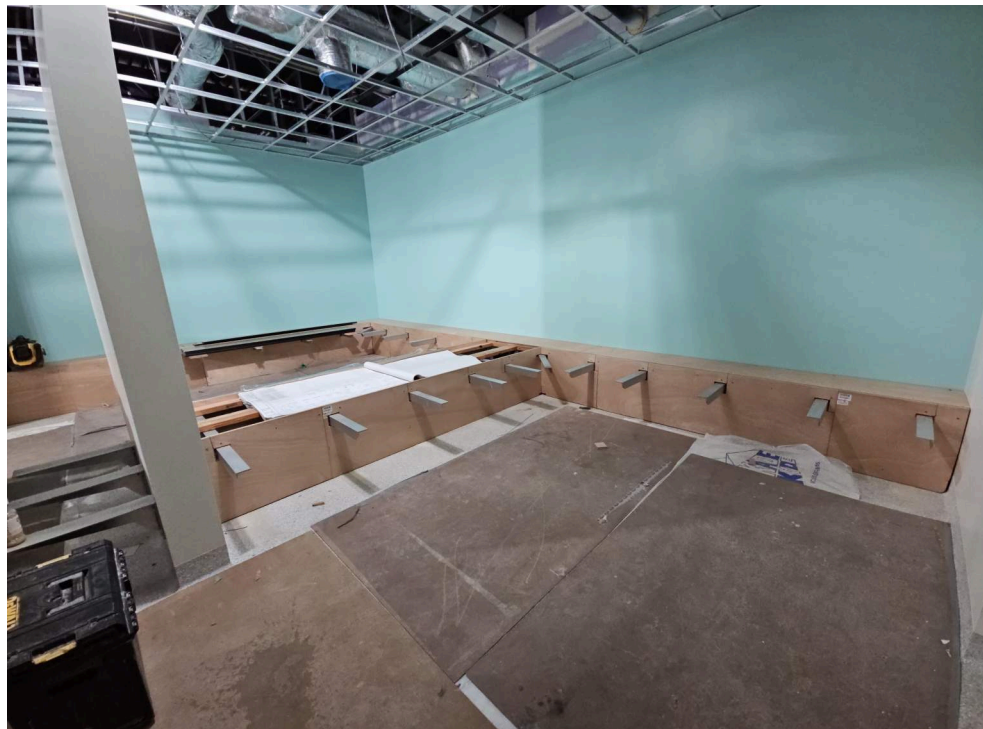
11/18/2025 at 10:35 am

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_10_35...](#)



Progress

**LOCKER ROOM ENTRY
PAINT & DOOR IN
PROGRESS**

11/18/2025 at 02:11 pm

Upload Date

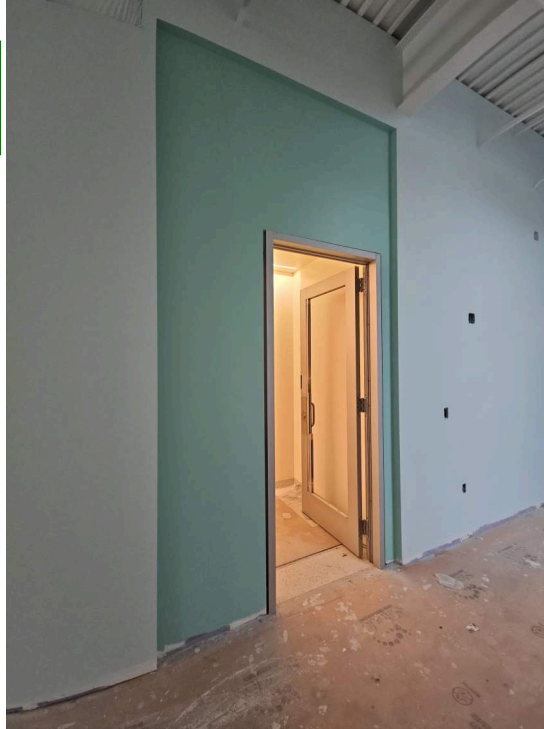
11/18/2025 at 02:11 pm

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_14_11...](#)



Progress

**POLISHED CONCRETE
MOCKUP**

Taken Date

11/07/2025 at 10:19 am

Upload Date

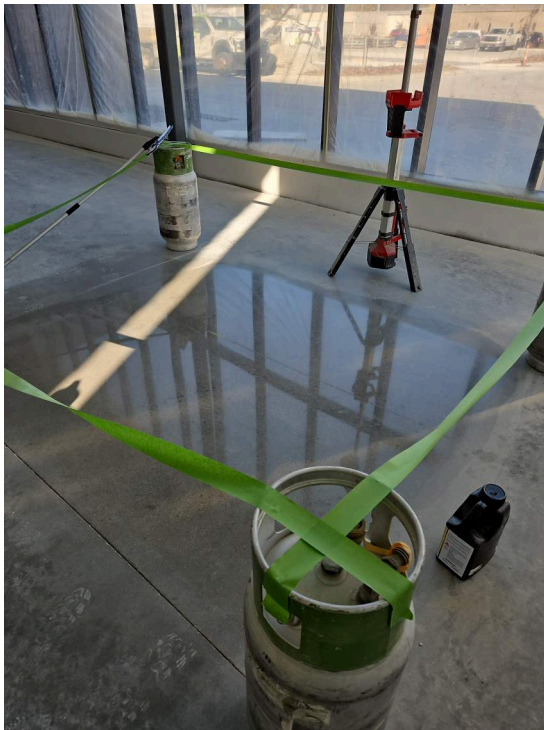
11/07/2025 at 10:19 am

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_07_10_19...](#)



Progress

**PERMEABLE UNIT PAVER
INSTALL IN PROGRESS**

Taken Date

11/18/2025 at 02:09 pm

Upload Date

11/18/2025 at 02:09 pm

Uploaded By

Deb Thurmond

File Name

[IMG_2025_11_18_14_09...](#)



Aerial Photos

**AERIAL VIEW TO
SOUTHEAST -
PLANTINGS, SEED,
PAVERS IN PROGRESS**

Upload Date
11/21/2025 at 08:11 am

Uploaded By
Mitch Anderson

File Name
[6B36188B-30D9-4D57-A...](#)



Aerial Photos

**AERIAL VIEW TO
NORTHEAST - LAST
PRECAST PANEL
INSTALL ON 11/24/25**

Upload Date
11/21/2025 at 08:11 am

Uploaded By
Mitch Anderson

File Name
[4FF91F7B-FEFC-49F7-9...](#)



Aerial Photos

Description

**AERIAL VIEW TO
NORTHWEST -
PLANTINGS COMPLETE**

Upload Date
11/21/2025 at 08:11 am

Uploaded By
Mitch Anderson

File Name
[EA6CD175-4493-4982-A...](#)



Aerial Photos

**NORTH ELEVATION -
MECHANICAL SCREEN
LOUVERS STAGED ON
ROOF FOR INSTALL**

Upload Date
11/21/2025 at 08:11 am

Uploaded By
Mitch Anderson

File Name
[E8802BB7-C3D5-474E-8...](#)



FITCH FAMILY INDOOR AQUATIC CENTER
CHANGE ORDER LOG
(As of 11/25/25)
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
All Star Concrete	2	Increase Concrete Thickness in Maintenance Area	\$ 7,029	\$ 2,082,961
Core Construction	1	IDPH Permit Review, Precast Panel Joint Mods, Mechanical Louver Mods, Steel Lintel, Precast Enbeds Install Change Contracts	\$ 22,065	\$ 2,060,896
Core Construction	2	Misc. Structural Revisions & South Elevation Glazing Revised	\$ 3,979	\$ 2,056,917
Core Construction	3	Geared Trolley and Hoist	\$ (2,952)	\$ 2,059,869
Core Construction	4	Sink Countertop Brackets	\$ (1,203)	\$ 2,061,072
Core Construction	5	Channel Support	\$ 3,739	\$ 2,057,333
Forrest & Associates	1	Channel Support	\$ 1,163	\$ 2,056,170
Lansink Construction	1	Wet Room Door Change, Multipurpose Room Cubbies	\$ 42,129	\$ 2,014,041
Lansink Construction	2	Door 115A Change to FRP	\$ 2,858	\$ 2,011,183
Lansink Construction	3	Interior Finishes	\$ 3,021	\$ 2,008,162
Lansink Construction	4	Check-In Standing Desk	\$ 3,995	\$ 2,004,167
Lansink Construction	5	Sink Countertop Brackets	\$ 1,639	\$ 2,002,528
Lansink Construction	6	Wood Blocking	\$ 752	\$ 2,001,776
Lansink Construction	7	Waterproof Exterior - Aquatic Mechanical	\$ 1,167	\$ 2,000,609
Lansink Construction	8	Converting Room 108 Shower to a Roll In Shower	\$ 2,653	\$ 1,997,956
Lansink Construction	9	Donor Wall	\$ 33,224	\$ 1,964,732
Lansink Construction	10	Additional Changing Room Tile	\$ 2,597	\$ 1,962,135
Central States Roofing	1	IDPH Permit Review, Mechanical Louver Mods	\$ 1,647	\$ 1,960,488
Central States Roofing	2	Roofing Over Hollow Core	\$ 5,116	\$ 1,955,372
Orning Glass Company	1	Wet Room Door Changes	\$ (3,823)	\$ 1,959,195
Orning Glass Company	2	Window Frit Revisions	\$ 1,743	\$ 1,957,452
Orning Glass Company	3	Auto Door Operators	\$ 9,757	\$ 1,947,695
Hilsabek Schacht	1	Wet Room Door Change	\$ -	\$ 1,947,695
Hilsabek Schacht	2	Door 115A Change to FRP	\$ -	\$ 1,947,695
Hilsabek Schacht	3	Donor Wall Drywall	\$ 3,557	\$ 1,944,138
Hilsabek Schacht	4	Site Signage	\$ (350)	\$ 1,944,488
Hilsabek Schacht	5	Precast Pocket Covers	\$ 2,598	\$ 1,941,890
Hilsabek Schacht	6	Omit Painting - Mechanical Rooms	\$ (3,280)	\$ 1,945,170
Hilsabek Schacht	7	Close Off Top Of South Wellness Precast	\$ 3,808	\$ 1,941,362
Hilsabek Schacht	8	Wellness Precast Vertical Joints & Frame Top of Masonry	\$ 3,656	\$ 1,937,706
Hilsabek Schacht	9	Curtain Wall 12 & Metal Panels	\$ 599	\$ 1,937,107
Sande Construction	1	IDPH Permit Review Updates	\$ 1,370	\$ 1,935,737
Sande Construction	2	CO2 Tank Distribution Piping	\$ 2,692	\$ 1,933,045
Sande Construction	3	Sump Pump Rail System and Backwash Pit Grate	\$ 4,744	\$ 1,928,301
Midwest Fire Sprinkler	1	Omit Sprinkler Heads at Main Entry Exterior	\$ (700)	\$ 1,929,001
Brockway Mechanical	1	Hydronic Pumps Flow Update	\$ (2,320)	\$ 1,931,321
Brockway Mechanical	2	IDPH Permit Review Updates, 6" Storm Drain Relocation, Mechanical Louver Mods, Glycol Feed Dual Pump	\$ 38,702	\$ 1,892,619
Brockway Mechanical	3	State Requirements	\$ 12,033	\$ 1,880,586
Brockway Mechanical	4	Pool Trench Drain Float Alarm	\$ 2,318	\$ 1,878,268
Brockway Mechanical	5	Converting Room 108 Shower to a Roll In Shower	\$ 7,180	\$ 1,871,088
Van Maanen Electric	1	IDPH Permit Review Updates	\$ 21,953	\$ 1,849,135
Van Maanen Electric	2	Transformer Relocate	\$ 14,237	\$ 1,834,898
Van Maanen Electric	3	Light Fixture SWA Dimming	\$ 4,679	\$ 1,830,219
Van Maanen Electric	4	Exterior Signage Lighting Controls	\$ 1,007	\$ 1,829,212
Van Maanen Electric	5	Pool Trench Drain Float Alarm	\$ 1,356	\$ 1,827,856
Van Maanen Electric	6	Wiring Auto Door Operators in Corridor 108	\$ 959	\$ 1,826,897
Con-Struct	1	Water Service Disconnect	\$ 7,747	\$ 1,819,150
Con-Struct	2	Building Rubble Removal	\$ 45,419	\$ 1,773,731
Con-Struct	3	Planting Revisions	\$ (737)	\$ 1,774,468
Con-Struct	4	Curb Strip Restoration	\$ 9,702	\$ 1,764,766
Iowa Pipe & Grading	1	Storm & Existing Water Utility Conflict & Sanitary Tie in at N. 2nd Ave	\$ 14,518	\$ 1,750,248
Lakeside	1	Site Signage	\$ 2,120	\$ 1,748,128
Lakeside	2	CyRide Concrete Pad	\$ 296	\$ 1,747,832
Lakeside	3	Replace Curb & Gutter on Oak Avenue	\$ 27,130	\$ 1,720,702
Totals / Current Balance			\$ 379,298	\$ 1,720,702



Item No. 9
MEMO

To: Mayor & City Council
From: Renee Hall, City Clerk
Date: November 25, 2025
Subject: State of Iowa Abstract of Votes

Abstract of Votes is attached for your review.

ATTACHMENT(S):
[Abstract of Votes.pdf](#)

STATE OF IOWA
ABSTRACT OF VOTES

Story County, Iowa

We, the undersigned Members of the Board of Supervisors and ex-officio County Board of Canvassers for this County, do hereby certify the following to be a true and correct abstract of the votes cast in this County at the 2025 Story County City School Election held on the 4th day of November, 2025, as shown by the tally lists returned from the several election precincts.

Council Member At Large, City of Ames

Story

AMBER CORRIERI	Received four thousand eight hundred ninety-nine (4899) votes
Candidate Total	Four thousand eight hundred ninety-nine (4899) votes
SCATTERING	One hundred seven (107) votes
TOTAL	Five thousand six (5006) votes

We therefore declare:

AMBER CORRIERI duly elected for the office of Council Member At Large, City of Ames for the term of 4 years.

Mayor, City of Ames

Story

JOHN HAILA	Received five thousand one hundred nineteen (5119) votes
Candidate Total	Five thousand one hundred nineteen (5119) votes
SCATTERING	One hundred sixty (160) votes
TOTAL	Five thousand two hundred seventy-nine (5279) votes

We therefore declare:

JOHN HAILA duly elected for the office of Mayor, City of Ames for the term of 4 years.

Hospital Trustee, City of Ames

Story

PAUL HUDSON	Received two thousand seventy-six (2076) votes
MARY KITCHELL	Received three thousand six hundred eighty (3680) votes
BETH SWENSON	Received three thousand four hundred twenty-six (3426) votes
Candidate Total	Nine thousand one hundred eighty-two (9182) votes
SCATTERING	Forty-eight (48) votes
TOTAL	Nine thousand two hundred thirty (9230) votes

We therefore declare:

MARY KITCHELL duly elected for the office of Hospital Trustee, City of Ames for the term of 4 years.

BETH SWENSON duly elected for the office of Hospital Trustee, City of Ames for the term of 4 years.

Council Member Ward 1, City of Ames

Story

Bronwyn Beatty-Hansen	Received one thousand one hundred sixty-nine (1169) votes
Candidate Total	One thousand one hundred sixty-nine (1169) votes
SCATTERING	Thirty (30) votes
TOTAL	One thousand one hundred ninety-nine (1199) votes

We therefore declare:

Bronwyn Beatty-Hansen duly elected for the office of Council Member Ward 1, City of Ames for the term of 4 years.

STATE OF IOWA
ABSTRACT OF VOTES

Story County, Iowa

Council Member Ward 3, City of Ames
Story

Gloria J Betcher

Candidate Total

SCATTERING

TOTAL

Received six hundred ninety-eight (698) votes

Six hundred ninety-eight (698) votes

Seventeen (17) votes

Seven hundred fifteen (715) votes

We therefore declare:

Gloria J Betcher duly elected for the office of Council Member Ward 3, City of Ames for the term of 4 years.

IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors.

Done at Nevada the county seat of Story County, this 12th day of November 2025.



Chairperson

Members of the
Board
of Supervisors and
ex-officio County
Board of Canvassers

Attest: _____

County Auditor and Clerk of the Board of Supervisors

COUNCIL ACTION FORM

**SUBJECT: REQUEST FROM AMES MAIN STREET TO ACCEPT OUTDOOR LIGHTING
DONATION**

BACKGROUND:

On November 18, 2025, the City Council referred to a future agenda a letter from Ames Main Street requesting that the City accept the donation of outdoor lights (Letter attached). The lighting was obtained by Ames Main Street through a grant. Ames Main Street has requested that the lighting be used on the trees in Tom Evans Plaza during the winter months.

In response to advice from the City Attorney in 2023, the Council adopted a policy that no ongoing displays, other than City-owned displays, will be allowed on City property, with the exception of temporary displays in conjunction with a rally or gathering of people. **If the City was to accept the donation of the lighting and decide whether and how to use it, then the City is not creating a public forum that would require the City to allow any organization to erect a display on City property.**

It should be emphasized that the City's acceptance of the gift of the lights is unconditional. The City will decide whether, where, and how to display the lights, and the City may sell or dispose of the lights at any time if it is determined to be in the City's best interest. In addition, there will be no obligation to repair the lights should they fail.

Staff estimates the lights will require four staff members approximately a half day to install. If the City Council agrees to accept the lighting, then staff proposes that they be displayed in Tom Evans Plaza. Tom Evans Plaza contains sufficient space and available electrical receptacles to adequately display the lights. **In order to minimize the ongoing staff time obligation to display the lights, the lights will not be removed each season, and will instead be left on the trees indefinitely.**

ALTERNATIVES:

1. Accept the unconditional donation of outdoor lighting.
2. Do not accept the donation.
3. Refer this item to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed donation would provide the City with lighting that could be installed for a variety of events, activities, or seasons. The lighting is in good condition. By accepting the donation, the City would have complete discretion as to whether and how the lighting is installed within the community, and whether or not to continue displaying

them. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[T. Toliver - Gifting of LED Lights Request to City of Ames Letter.pdf](#)



October 31, 2025

Ames City Council
c/o City of Ames
515 Clark Avenue
Ames, IA 50010

Re: Request to Gift Holiday Lights to the City of Ames

Dear Mayor Haila and Members of the Ames City Council,

On behalf of Ames Main Street and its board of directors, I am writing to request permission to gift new industrial LED lighting, purchased through the Discover Ames Community Grant program, to the City of Ames for seasonal decoration in Downtown Ames.

These lights were acquired with the intent of enhancing the community experience during the winter season. We would like to offer them to the City and request that they be used for lighting the trees in Tom Evans Plaza, adding warmth, beauty, and a welcoming atmosphere to the heart of downtown throughout the colder months.

This gesture aligns with the goals of the Discover Ames Community Grant by fostering community pride and encouraging greater engagement in our public spaces. We believe the City's use of these lights will help create a festive and inviting environment for residents, students, and visitors alike and we hope to acquire more in the coming years to continue this project throughout the rest of Downtown Ames.

Thank you for considering this request and for your continued partnership in making Downtown Ames a vibrant and enjoyable destination year-round.

Respectfully,

A handwritten signature in black ink, appearing to read 'Travis Toliver'.

Travis Toliver, IOM
Executive Director

ITEM #:	<u>11</u>
DATE:	<u>11-25-25</u>
DEPT:	<u>ADMIN</u>

COUNCIL ACTION FORM

SUBJECT: **SPRING 2026 COMMISSION ON THE ARTS (COTA)
SPECIAL PROJECT GRANT CONTRACT**

BACKGROUND:

On November 3, 2025, the Commission on the Arts (COTA) finalized its recommendations for Spring 2026 Special Project Grants. One grant request was received totaling \$1,000. COTA has \$7,262 in funding available for Spring 2026 Special Project grants. The request and COTA's recommendation are described in the table below:

ORGANIZATION	REQUEST	PROJECT	RECOMMENDATION
India Cultural Association	\$1,000	Indian Wedding Mirage	\$682.50
TOTAL	\$1,000		\$682.50

The project financed through this grant is a demonstration of many of the traditions that are exhibited at traditional Indian weddings. Copies of the contract were sent to the awarded organization for approval and have been returned. The contract is now presented for the City Council's approval.

On November 3, 2025, COTA also voted to make the remaining \$6,579.50 available to arts organizations through a third round of special project grant funding in Summer 2026. The requirements and deadlines for this special round of funding will be finalized at COTA's January meeting.

ALTERNATIVES:

1. Approve the Spring 2026 COTA Special Project Grant contract as recommended.
2. Refer the contract to COTA for further information.
3. Do not approve the contract.

CITY MANAGER'S RECOMMENDED ACTION:

Special project grants help advance participation in and awareness of the arts in the Ames community, which is a key goal of the Commission on the Arts. COTA has reviewed the request and has recommended the approval of the contract now presented to the City Council. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):

[SPG Spring 2025 - India Cultural Association.pdf](#)



**COMMISSION ON THE ARTS
SPECIAL PROJECT GRANT APPLICATION**

PART 1: SUMMARY

1A. ORGANIZATION

Name of Project: Indian Wedding Mirage (Title: Vivah)

Name of Organization: Indian Cultural Association of Central Iowa

Address: PO Box 1183
Ames, IA 50014-1183

Telephone Number: (515) 446-8184

E-mail Address: contactus@icaiowa.org

Is the organization incorporated under the Iowa Non-Profit Corporation Act?



Yes



No



Applied for Tax Exempt Status

If yes, please indicate your federal Tax-Exempt Number: 42-1392287

1B. Primary Contact Person

Name: Soma Banerjee

Telephone Number: 863-303-2124

E-mail Address: somabanjo@gmail.com, president@icaiowa.org

1C. Funding Request Summary

Amount Requested: \$2000

What is the purpose of this request? To arrange and organize a multitude of vibrant events ranging from Hena art to musical night accompanied with Indian food, which forms the essential part of big fat Indian weddings. There will be a detailed written description of each event with their significance for our guests who are not familiar to Indian wedding rituals. This is going to be a 2 day long event.

Location of Activity: Iowa arboretum

Start Date: 4/1/2026 End Date: 5/31/2026



COMMISSION ON THE ARTS SPECIAL PROJECT GRANT APPLICATION

PART 2: PROJECT DESCRIPTION

Describe the project for which you seek funding. Please also address compliance with the "Criteria for Funding".

"Big Fat Indian Wedding" has always generated a buzz among people from all over the world. This is because it brings together the entire community in a traditional way to celebrate life through several rituals, art, music, dance, food etc. that stretches for multiple days before and after the wedding day. For the first time ICA of Central Iowa is making an attempt to display a mock Indian Wedding to give a glimpse of such celebration to the entire Ames Community.

Aside from COTA support, the organization will be raising additional funding through corporate businesses like Toyota, Hyvee and selling tickets.

Estimate the number of people who will contribute to the activity/operations of your organization. If request is for operational support, indicate the number of persons contributing to the overall operation. Do not enter an individual in more than one category. 

Artists:	<u>30</u>
Volunteers:	<u>50</u>
Full-Time Staff:	<u> </u>
Part-Time Staff:	<u> </u>
TOTAL:	<u>80</u>

Estimate the total number of individuals comprising the audience(s): 200

Identify the approximate percentages to be served based on the following age groups. (Provide your best estimate.)

	Participants		Audience(s)	
Children (0-18 years)	20	%	20	%
General Adults (19-54)	65	%	50	%
Senior Citizens (55 and over)	15	%	30	%
Total for all Performances (Activities)	100%		100%	

Estimate admission or fee to attend event(s) per person:

\$50-70

Do you plan to offer free or reduced admission to the event?



Yes



No

If yes, who if your targeted audience for free/reduced admission?

Kids below 5 yrs, senior citizens and school teachers from K-G12



COMMISSION ON THE ARTS SPECIAL PROJECT GRANT APPLICATION

Will funded program(s)/event(s) take place in locations or facilities that are accessible to people with mobility impairment? ☒ Yes ☐ No

If no, why not?

PART 3: PROMOTIONS

List or describe how you plan to reach your intended audience. (Be specific)

Email notifications: ICA will try to reach everyone on it's mailing list to attend the event.

Advertisements on Facebook to reach out to Ames Community.

Posters in retail and physical outlets.

Event coverage in local newspaper.

How will you target audiences who may not be reached by the methods previously indicated?

ICA will reach out to the Iowa State University Student organizations through volunteers involved in the event. In addition, ICA will reach out to Ames Public library with posters to attract more people.



COMMISSION ON THE ARTS SPECIAL PROJECT GRANT APPLICATION

PART 4: SPECIAL PROJECT BUDGET

Revenue (cash only)	Amount
Sponsor's Share	\$ 1000
Participant Fees	\$
Ticket Revenue	\$ 10000
Contributions	\$ 2000
Other sources (identify)	
1.	\$
2.	\$
3.	\$
COTA Special Project Grant Request	\$ 2000
Total Revenue	\$ 15,000

Expenses (categorize below; ex: space rental)	Amount
1. Rental space	\$ 3000
2. Decorations (including items for art work like henna)	\$ 1500
3. Costumes	\$ 1000
4. DJ (including arrangements for musical instruments)	\$ 1000
5. Food	\$ 8000
6. Marketing	\$ 500
7.	\$
8.	\$
Total Expenses	\$ 15,000

List donated services and goods (optional):

So far, about 20 individuals have committed to volunteer their services for setting up the event, helping with decorations and holding different booths for art, music etc. We are hoping to get donations related to costumes that are worn in Indian weddings from the Indian Community in and around Ames.



COMMISSION ON THE ARTS SPECIAL PROJECT GRANT APPLICATION

PART 5: STATEMENT OF ASSURANCES

The applicant hereby agrees that if funds are provided:

- It will conduct its operations in accordance with the requirements of the Iowa Civil Rights Act of 1974 as amended, which bars discrimination against any employee, applicant for employment, or any person participating in any sponsored activity on the basis of race, creed, color, national origin, religion, sex, gender identity, sexual orientation, age, or physical or mental disability; and,
- It will expend funds received as a result of this application solely on the described activities.

The applicant also affirms:

- The figures, facts, and representations made in this application, including all exhibits and attachments, are true and correct to the best of its knowledge; and,
- The filing of this application has been authorized by the governing board of the applying organization.

Please fill in and date this form below.

Soma Banerjee

CHIEF EXECUTIVE OFFICER

Soma Banerjee

TYPE OR PRINT NAME HERE

9-18-2025

DATE

Address: **PO Box 1183, Ames, IA 50014** Phone: **(515) 446-8184**

ITEM #:	12
DATE:	11-25-25
DEPT:	FIN

COUNCIL ACTION FORM

SUBJECT: **FY 2024/25 ANNUAL STREET FINANCIAL REPORT**

BACKGROUND:

Section 312.14 of the *Code of Iowa* requires each city receiving allotments of Road Use Tax funds to annually prepare and submit to the Iowa Department of Transportation (IDOT) by December 1 a Street Financial Report of expenditures and receipts for the fiscal year then ended. Those cities not complying with this section of the *Code of Iowa* will have Road Use Tax funds withheld until the city complies.

The attached report to be submitted is for the fiscal year ended June 30, 2025.

ALTERNATIVES:

1. Approve the 2025 Street Financial Report for submittal to the IDOT.
2. Do not approve the 2025 Street Financial Report.

CITY MANAGER'S RECOMMENDED ACTION:

In order for the City of Ames to continue to receive Road Use Tax funds, it is necessary to submit an annual Street Financial Report to the IDOT. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2025 Street Financial Report for submittal to the IDOT.

ATTACHMENT(S):

[AmesSFR2025.pdf](#)



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Ames

11/20/2025 2:08:32 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Street Lights	\$895,463						\$895,463
Engineering		\$441,573			\$1,898,121	\$474,399	\$2,814,093
Street Maintenance Expense	\$9,447	\$5,495,467				\$273,997	\$5,778,911
Other Professional Services		\$583,572			\$186,985	\$2,828	\$773,385
Storm Drainage						\$978,745	\$978,745
Street - New Roadway					\$192,797		\$192,797
Street - Capacity Improvement		\$18,992	\$173,241		\$8,141,739		\$8,333,972
Principal Payment				\$6,507,932			\$6,507,932
Interest Payment				\$1,972,852			\$1,972,852
Parking						\$594,465	\$594,465
Traffic Control/Safety	\$172,473	\$725,072	\$233,329		\$2,502,880		\$3,633,754
Snow Removal		\$821,688					\$821,688
Snow Removal Salaries		\$459,625					\$459,625
Snow Removal Benefits		\$217,509					\$217,509
Total	\$1,077,383	\$8,763,498	\$406,570	\$8,480,784	\$12,922,522	\$2,324,434	\$33,975,191



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Ames

11/20/2025 2:08:32 PM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$812,171		\$0	\$8,480,784			\$9,292,955
Other Taxes (Hotel, LOST)			\$406,570				\$406,570
Licenses & Permits	\$1,276						\$1,276
Interest					\$142,551		\$142,551
Federal Grants	\$171,193				\$1,305,385		\$1,476,578
State Revenues - Road Use Taxes		\$9,433,915					\$9,433,915
Other State Grants - IDOT	\$77,461				\$710,295		\$787,756
Local Contributions		\$3,815			\$126,250		\$130,065
Charges/fees	\$15,282					\$2,324,434	\$2,339,716
Assessments					\$303,875		\$303,875
Sale of Property & Merchandise		\$30					\$30
Proceeds from Debt					\$509,788		\$509,788
Total	\$1,077,383	\$9,437,760	\$406,570	\$8,480,784	\$3,098,144	\$2,324,434	\$24,825,075



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Ames

11/20/2025 2:08:32 PM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2018 GO BOND	\$4,190,000	\$630,000	\$151,500	\$630,000	\$151,500	\$3,560,000
2021A GO Bond	\$14,040,000	\$1,935,000	\$510,038	\$1,166,835	\$307,561	\$12,105,000
2020A GO Bond	\$6,720,000	\$785,000	\$257,850	\$683,974	\$224,666	\$5,935,000
2017 GO BOND	\$2,071,637	\$388,232	\$58,473	\$388,232	\$58,473	\$1,683,405
2015 go bond	\$1,954,543	\$631,016	\$58,636	\$631,016	\$58,636	\$1,323,527
2016 GO BOND	\$1,541,726	\$368,208	\$42,237	\$368,208	\$42,237	\$1,173,518
2019A GO BOND	\$6,625,000	\$905,000	\$214,850	\$756,218	\$179,529	\$5,720,000
2022A GO Bond	\$10,450,000	\$830,000	\$509,600	\$692,393	\$425,113	\$9,620,000
2023D GO Bond	\$10,980,000	\$765,000	\$549,000	\$674,800	\$484,269	\$10,215,000
2014 go bond	\$984,044	\$486,411	\$24,601	\$486,411	\$24,601	\$497,633
2024A GO Bond	\$1,675,000	\$105,000	\$57,229	\$29,845	\$16,267	\$1,570,000
Total	\$61,231,950	\$7,828,867	\$2,434,014	\$6,507,932	\$1,972,852	\$53,403,083



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Ames

11/20/2025 2:08:32 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
RAM 4500 Dump Truck	2018	Purchased	\$42,018	No Change
Trailer	2017	Purchased	\$17,498	No Change
Bobcat Track Steer T594	2017	Purchased	\$51,668	No Change
Ford F350 Pickup	2019	Purchased	\$34,721	No Change
Bobcat Track Steer T76	2021	Purchased	\$60,434	No Change
Deere 544L, Wheel Loader	2019	Purchased	\$159,277	No Change
RAM 4500 Dump Truck	2018	Purchased	\$63,248	No Change
Ford F150 Crew Cab 4x4 Pickup	2018	Purchased	\$36,026	No Change
International HV05	2021	Purchased	\$187,807	No Change
Ford F350 Pickup	2019	Purchased	\$34,720	No Change
Ford F150 Pickup Truck	2022	Purchased	\$37,130	No Change
John Deere 624 Wheel Loader	2010	Purchased	\$130,462	No Change
Peterbilt 220, Schwartz Street Sweeper	2020	Purchased	\$281,473	No Change
Dodge RAM 5500 Truck	2022	Purchased	\$68,253	No Change
Caterpillar 430	2023	Purchased	\$155,000	No Change
Caterpillar 430	2023	Purchased	\$155,000	No Change
Ford F150 Crew Cab 4x4 Pickup	2023	Purchased	\$48,056	No Change
Caterpillar 430	2023	Purchased	\$155,000	No Change
International HV05	2021	Purchased	\$187,807	No Change
International HV05	2021	Purchased	\$187,807	No Change
Zetor, Proxima 120 Tractor	2015	Purchased	\$63,359	No Change



City Street Finance Report

Fiscal Year 2025

Bureau of Local Systems

Ames

Ames, IA 50010

11/20/2025 2:08:32 PM

Description	Model Year	Usage Type	Cost	Purchased Status
Case DV23 Asphalt Roller	2018	Purchased	\$35,285	No Change
RAM 4500 Dump Truck	2018	Purchased	\$58,750	No Change
Caterpillar CB22, Asphalt Roller	2013	Purchased	\$34,048	No Change
International 7300, Dump Truck	2014	Purchased	\$133,249	No Change
International 7300, Dump Truck	2017	Purchased	\$157,839	No Change
Ford F250, Pickup	2017	Purchased	\$28,954	No Change
International HV05	2021	Purchased	\$203,000	No Change
International HV05	2021	Purchased	\$187,807	No Change
Bobcat Wheel Saw W-18	2020	Purchased	\$14,996	No Change
Bobcat S-770, Skid Steer	2020	Purchased	\$50,304	No Change
International 7500 SFA 6X4	2018	Purchased	\$206,307	No Change
International HV05	2021	Purchased	\$187,807	No Change
RAM 5500 Dump Truck	2018	Purchased	\$54,328	No Change
Ford F350 Pickup Truck	2010	Purchased	\$45,507	No Change
International 7500 SFA 6X4	2018	Purchased	\$206,083	No Change
Bobcat E50 Miniexcavator	2017	Purchased	\$68,334	No Change
RAM 5500 Dump Truck	2016	Purchased	\$68,862	No Change
Ford F150 Pickup Truck	2017	Purchased	\$34,919	No Change
Ford F150 Pickup	2017	Purchased	\$33,157	No Change
Stanley Breaker MBX15	2016	Purchased	\$12,575	No Change
Husqvarna Concrete Saw FS5000D	2016	Purchased	\$22,595	No Change
KM International Hot Box Trailer, KM8000	2020	Purchased	\$31,748	No Change
Bobcat M7017, Pavement Milling Machine, Hydraulic	2020	Purchased	\$16,180	No Change



City Street Finance Report

Fiscal Year 2025

Bureau of Local Systems

Ames

Ames, IA 50010

11/20/2025 2:08:32 PM

Description	Model Year	Usage Type	Cost	Purchased Status
Caterpillar 430F2 Tractor Loader Backhoe	2017	Purchased	\$124,151	No Change
Ford F150 Crew Cab 4x4 Pickup	2017	Purchased	\$33,898	No Change
International HV05	2021	Purchased	\$187,807	No Change
International 7300, Dump Truck	2017	Purchased	\$157,807	No Change
Ford F550 Truck	2015	Purchased	\$125,948	No Change
Kubota L4760 HSTC	2014	Purchased	\$41,120	No Change
Ring-O-Matic 550-VACEX, Vacuum, Hydro, Trailer Mounted	2012	Purchased	\$54,618	No Change
Dodge Ram Pickup 2500 2WD	2018	Purchased	\$28,115	No Change
Chevrolet Silverado 3500 Truck w/ Flatbed DRW	2019	Purchased	\$50,443	No Change
Ford F150 Pickup Truck	2018	Purchased	\$30,004	No Change
Ford F150 Crew Cab 4x4 Pickup	2018	Purchased	\$30,572	No Change
Cimline Mastic Hot Tar Patch Machine	2019	Purchased	\$77,050	No Change
Case 590SN Tractor Loader Backhoe	2019	Purchased	\$120,518	No Change
Chevrolet Silverado 1500 Crew Cab 4x4	2020	Purchased	\$31,022	No Change
Isuzu NPR-HD truck w- EZ-Liner Roadway Line painter	2019	Purchased	\$153,949	No Change
Chicago Pneumatic 185CU Compressor	2019	Purchased	\$20,616	No Change
Ford F150, Pickup	2010	Purchased	\$24,237	No Change
Ford F550 Aerial Truck	2012	Purchased	\$102,488	No Change
Ford Expedition EL, Utility Vehicle	2012	Purchased	\$47,801	No Change
Bobcat M7017, Pavement Milling Machine, Hydraulic	2020	Purchased	\$16,180	No Change
Rammer 999E Concrete Breaker	2023	Purchased	\$13,925	New
Ford F150 Crew cab 4x4 Pickup EV	2024	Purchased	\$45,088	New
Bobcat S770 Skid Steer	2025	Purchased	\$72,193	New



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Ames

11/20/2025 2:08:32 PM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
S.16th Street Improvement (Grand)	\$4,085,831	\$4,117,907	Con-Struct, Inc
2022/23 Asphalt Street Pavement Improvements (Oakwood)	\$2,034,970	\$2,065,963	Con-Struct, Inc
2020/21 Concrete Pavement Improvements Program (Ford, Bell, S.17th Street, S. Kellogg)	\$666,666	\$664,014	Con-Struct, Inc
2022/23 Traffic Signal Program (State Ave and Mortensen)	\$140,755	\$143,244	Kline Elctrica dba Heartland Underground Solutions
2023/24 Asphalt Street Pavement Improvements #1 Project (Curtiss ave, Marston Ave, Roosevelt, 13th-16th, Phnx Circle)	\$1,764,990	\$1,809,153	Manatt's
2021/22 Concrete Pavement Improvement (24th and Stange)	\$4,252,314	\$4,254,541	Con-Struct, Inc
2023/24 Seal Coat Street Improvements (E 16th Street (Duff Ave to Maxwell Ave), Glendale Ave, Quebec Street, Quebec Circle	\$1,828,001	\$1,877,244	Manatt's
2023/24 Arterial Street Pavement Improvements (Airport Rd- University Bld to S. Riverside Dr)	\$1,381,987	\$1,405,169	All Star Concrete, LLC
2022/23 Cyride Route Pavement Improvements (Lincoln Way)	\$2,584,689	\$2,525,888	Con-Struct, Inc



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Ames

11/20/2025 2:08:32 PM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$9,014,255	\$0	\$0	\$30,920,637	\$0	\$39,934,892
SubTotal Expenses (-)	\$1,077,383	\$8,763,498	\$406,570	\$8,480,784	\$12,922,522	\$2,324,434	\$33,975,191
Subtotal Revenues (+)	\$1,077,383	\$9,437,760	\$406,570	\$8,480,784	\$3,098,144	\$2,324,434	\$24,825,075
Ending Balance	\$0	\$9,688,517	\$0	\$0	\$21,096,259	\$0	\$30,784,776

Resolution Number:

Execution Date: Tuesday, November 25, 2025

Signature: Brandon Sommers

COUNCIL ACTION FORM

SUBJECT: **ENGINEERING SERVICES FOR ONTARIO ROAD SUBSTATION AND
MORTENSEN ROAD SUBSTATION IMPROVEMENTS**

BACKGROUND:

Electric Services is in need of engineering services to support the design and construction management of substation upgrade projects at Ontario Road Substation and Mortensen Road Substation.

On August 4, 2025, a Request for Proposals (RFP) document was posted on AmesBids by the City's Purchasing division. On September 10, 2025, seven proposals were received. An evaluation team was formed by staff to review proposals. Proposals were evaluated on experience, qualifications of personnel working directly on the project, capability of providing the requested services, and pricing.

FIRM	PRICE	RANK
DGR Engineering Rock Rapids, Iowa	\$1,138,400	1
Kimley-Horn & Associates, Inc. Overland Park, KS	\$1,251,600	2
Stanley Consultants Des Moines, IA	\$2,455,214	3
Olsson Lincoln, NE	\$1,799,500	4
CVR Engineering Reed City, Michigan	\$950,948	5
ENTrust Solutions Group Warrenville, Illinois	\$1,356,405	6
Zachry Engineering Corp San Antonio, TX	Non-Responsive	Non-Responsive

Optional pricing was also requested for per-trip engineering support, per-trip construction management support, additional soil borings, and for switchgear and capacitor bank additions at Mortensen Road Substation.

After evaluating the proposals, staff determined that the proposal from DGR Engineering, of Rock Rapids, Iowa, is most acceptable. The experience and qualifications of the personnel, along with a number of similar projects completed by the firm, best fit the needs of the City.

Staff also determined to include optional design amounts of \$49,500 for metalclad switchgear and \$19,800 for a capacitor bank addition at Mortensen Road Substation. Additionally, optional amounts are included for the inclusion of additional soil borings (\$20,000), Engineer

trips (\$22,500), and Construction Management trips (\$52,500) anticipated being needed for the completion of these projects.

The available budget for these projects is \$1,653,620, which includes the carryover amounts for engineering and construction for the CIP projects approved for Mortensen Road and Ontario Road substation improvements. The actual amount of the contract awarded to DGR Engineering will be billed on a time and material basis with a cost-not-to-exceed \$1,302,700.

ALTERNATIVES:

1. Award a contract to DGR Engineering, of Rock Rapids, Iowa, for Engineering Services for Ontario Road Substation and Mortensen Road Substation Improvements, in the amount not-to-exceed \$1,302,700
2. Award a contract to another firm.
3. Reject all proposals.

CITY MANAGER'S RECOMMENDED ACTION:

Updating and maintaining the Mortensen and Ontario substations is needed in order to maintain reliability of the City's Electric Transmission and Distribution system. Staff has determined that the proposal from DGR Engineering, of Rock Rapids, Iowa, is most acceptable. The experience and qualifications of the personnel, along with a number of similar projects completed by the firm, best fit the needs of the City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as stated above.

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF TWO 40' HEAVY-DUTY DIESEL BUSES

BACKGROUND:

CyRide has been awarded grant funding through the Iowa Department of Transportation's Carbon Reduction Program (CRP) to replace two 40' heavy-duty diesel buses that are 22 years old and past their useful life. Funding for the new buses was approved in the FY 2025/26 Capital Improvements Plan. Due to rapid increases in bus prices, additional Surface Transportation Block Grant (STBG) funds were reallocated to support this purchase. The project budget, based on available grant funding, is shown below and was included in the Capital Improvements Plan.

Funding Source	Funding		
	Federal	Local	Total
Carbon Reduction Program (CRP)	\$946,786	\$236,696	\$1,183,482
Surface Transportation Block Grant (STBG)	\$81,208	\$20,302	\$101,510
Total	\$1,027,994	\$256,998	\$1,284,992

After reviewing procurement options, CyRide determined that the most cost-effective method for purchasing new buses is utilizing a state cooperative procurement schedule. Statewide purchasing schedules allow CyRide to reduce administrative time and leverage the buying power of many agencies, which would not be available if CyRide pursued an independent procurement process. Through the State of Iowa, the most favorable option for CyRide is the Washington State cooperative procurement schedule.

CyRide's current fleet of 40' heavy-duty diesel Gillig Low Floor buses has consistently proven to be cost-effective and reliable. Keeping the bus fleet standardized to a single manufacturer results in significant savings, including reduced spare parts inventory, lower training costs, and faster repair times due to greater manufacturer familiarity. As a result, CyRide has selected Gillig as the preferred manufacturer for this purchase.

Pricing was requested from Gillig, resulting in a cost per bus of \$726,911, or a total purchase price of \$1,453,822. **This cost is higher than the available funding.** Following this result, staff re-evaluated procurement options and determined that proceeding with the Washington State contract remained the most cost-effective option available to CyRide. **While higher than expected, the price was found to be fair and reasonable in light of the national purchasing environment and comparable buses from other manufacturers.**

Based on the pricing received, an additional \$168,830 in local funding would be required to purchase both buses. The additional funding needed could come from the 40' Bus Replacement Capital Reserve Fund. A revised budget has been calculated based on the bus pricing provided, shown in the following table.

Funding Source	Funding		
	Federal	Local	Total
Carbon Reduction Program (CRP)	\$946,786	\$236,696	\$1,183,482
Surface Transportation Block Grant (STBG)	\$81,208	\$20,302	\$101,510
Additional Local Funding (40' Bus Reserve Fund)		\$168,830	\$168,830
Revised Total Project Budget	\$1,027,994	\$425,828	\$1,453,822

Gillig anticipates delivery of the vehicles approximately nine months after a purchase order is issued. Additional build options are being considered for these buses and will be maintained within the overall project budget.

At its meeting on November 20, 2025, the Transit Board of Trustees approved the award of contract to Gillig LLC of Livermore, California, for an amount of \$1,453,822.

ALTERNATIVES:

1. Approve award of contract for two 40' heavy-duty diesel buses to Gillig LLC of Livermore, California, for an amount of \$1,453,822.
2. Do not approve the contract award for the purchase of two new 40' heavy-duty diesel buses.

CITY MANAGER'S RECOMMENDED ACTION:

Award of this contract will enable CyRide to replace obsolete buses with new vehicles, improve efficiency, and move CyRide closer to meeting its federal Transit Asset Management (TAM) plan goals, while reducing overall fleet emissions using newer, cleaner-burning engines. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: IOWA DEPARTMENT OF NATURAL RESOURCES REAP GRANT FOR
ONTARIO PARK

BACKGROUND:

In the fall of 2023, the City completed the purchase of 50 acres of property from the Sands-McDorman Family, located at 5658 Ontario Street, to be developed into a community park. The city had been pursuing this property since 2011. Staff is in the process of developing a Request for Proposals for a firm to develop a master plan for the park.

In August, staff submitted a grant application to the Iowa Department of Natural Resources Resource Enhancement and Protection (REAP) program for \$200,000 for the construction of a pedestrian bridge over Clear Creek, which bisects the park. The bridge will provide safe access for patrons to the 40+ acres of property located on the south side of Clear Creek. Council approved submittal of the application at its August 12 meeting.

In late October, staff received notification that the City is being awarded the \$200,000 grant to go towards the construction of the bridge. There are currently no funds budgeted for the construction of a bridge in the Capital Improvements Plan (CIP). In anticipation of a master plan being completed in spring 2026 for Ontario Park, staff will be presenting a phase 1 CIP project to Council in January 2026. The Geitel Winakor Fund will be suggested as a funding source.

The requested action by Council is to approve entering into a REAP Grant Agreement with the Iowa DNR. If approved, staff will start soliciting for an engineering firm to design a bridge for the park. The approximate cost of the pedestrian bridge and design is \$250,000 - \$300,000.

ALTERNATIVES:

1. Approve a resolution to enter into the Resource Enhancement and Protection (REAP) grant agreement with the Iowa Department of Natural Resources in the amount of \$200,000 to help fund the installation of a pedestrian bridge in Ontario Park.
2. Do not enter into a grant agreement at this time.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The City has received multiple REAP grants in the past that have gone towards park land acquisition as well as park improvements. Installing a bridge in Ontario Park will need to be completed in order for patrons to utilize and enjoy the land to the south of Clear Creek. The \$200,000 will help fund the project and reduce the City's local cost.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[REAP Development Grant # 26-R4-NV.pdf](#)

November 12, 2025

CITY OF AMES
KEITH ABRAHAM
515 CLARK AVENUE
AMES, IA 50010

Re: REAP Grant #: 26-R4-NV, ONTARIO PARK PEDESTRIAN BRIDGE

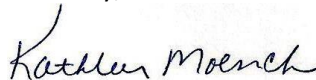
Dear KEITH ABRAHAM:

Congratulations! Attached please find your organizations Grant Agreement for your Resource Enhancement and Protection (REAP) grant awarded by the Department of Natural Resources (DNR). Please carefully review the grant agreement, including the Fiscal Year Financial Grant Reporting Section of your Grant Agreement. Sign and email the Agreement to my attention. A fully executed copy will be returned to you.

Please start a folder to place all grant and expense documentation in. As a reminder, REAP Funds are not authorized to be used on the construction, maintenance, or associated purchase of equipment for organized recreational facilities, including, but not limited to, athletic fields (single or multipurpose), baseball or softball diamonds, tennis courts, golf courses, frisbee golf courses, playgrounds, dog parks, swimming pools, or splash pads. This exclusion also prohibits the purchase of specialized equipment for such projects, including, but not limited to, playground equipment, nature playscape equipment, and bleachers intended for use in these areas.

If you have questions, please contact me at 515-720-2006, kathleen.moench@dnr.iowa.gov.

Sincerely,



Kathleen Moench
Budget and Finance Bureau

Enclosures

IOWA DEPARTMENT OF NATURAL RESOURCES
6200 PARK AVE STE 200, DES MOINES, IA 50319

RESOURCE ENHANCEMENT AND PROTECTION FUND
GRANT AGREEMENT-DEVELOPMENT

GRANTEE:	CITY OF AMES	
PROJECT TITLE:	ONTARIO PARK PEDESTRIAN BRIDGE	
CONTACT PERSON/PHONE #:	KEITH ABRAHAM	515-239-5349
GRANT AWARD:	\$200,000.00	
DNR CONTACT/PHONE #:	Kathleen Moench	515-720-2006
	kathleen.moench@dnr.iowa.gov	

1. **PURPOSE.** The purpose of this REAP Development Grant Agreement is to enable the Iowa Department of Natural Resources (DNR), acting for the State of Iowa, to assist the **CITY OF AMES** (Grantee) in the development of land for the enhancement and protection of open space areas.

2. **PARTIES/AUTHORITY.** The parties to this Grant Agreement are the DNR, an agency of the State of Iowa, and the **CITY OF AMES**. The parties make this Grant Agreement pursuant to 1989 Iowa Code Supplement Section 455A.19(1)(a), which authorizes the Natural Resource Commission to spend certain state funds appropriated for projects to enhance and protect open spaces.

3. **GENERAL DESCRIPTION OF PROJECT LANDS.** This Grant Agreement is for your project described as:

CONSTRUCTION OF A 70' LONG, 10' WIDE BRIDGE OVER CLEAR CREEK WITHIN ONTARIO PARK TO ACCESS THE PARK'S SOUTH SIDE, LOCATED OFF OF ONTARIO STREET, CITY OF AMES, STORY COUNTY, IOWA.

4. **GRANT AWARD AND REIMBURSEMENTS.** The DNR will provide 100 percent of **development** costs up to a maximum amount of **\$200,000.00**.
 - A. An advance reimbursement totaling 90 percent of the grant award may be requested by emailing a letter of request to the DNR Contact above.

 - B. Final reimbursement will be processed when the project is completed and the grantee submits a letter of request along with the following documents to the DNR Contact above:
 - proof showing an order for a REAP sign through [Iowa Prison Industries](https://www.iaprisonind.com/ipig104-funded-by-reap-w-logo-12x12.aspx) to post at the site;
 - a legal description of the property for the required Notice of Use Restriction;
 - pictures of the completed project;
 - copies of billings and canceled checks for 100 percent of the grant award;
 - contracted development work requires; a copy of the signed contract, pay estimates, and contractor's reimbursement Refund of Sales Tax;
 - final report, to include a couple of paragraphs or description of the completed project and efforts made to procure goods and services from Targeted Small Businesses (TSBs).

5. **FISCAL YEAR FINANCIAL GRANT REPORTING.** Fiscal Year reporting required by the State. Grantees are required to send an annual email to the DNR Contact by July 30, providing the total grant expenses for the fiscal year (July 1 – June 30), and cumulative from the start of the project. The email should include the following language:

1. REAP Program; Grant #: _____, Project Title: _____

2. Total Grant Expenditures for the current Fiscal Year (July 1 – June 30): \$ _____

3. Cumulative Years Grant Expenditures through FY June 30: \$ _____

"I certify that the above grant expenditures are accurate and have been incurred as of June 30, 20____, in accordance with the terms of the Grant Agreement."

6. **RESPONSIBILITIES.** The grantee is solely responsible for the project completion as outlined in the project proposal. The grantee will make a concerted effort to procure goods and services from Targeted Small Businesses (TSBs) during the performance of this Grant Agreement. The DNR may provide assistance at the request of the grantee, or at the Director's recommendation.
7. **AMENDMENTS.** This Grant Agreement may be amended only by written ADDENDA signed and dated by the DNR Director or the DNR REAP coordinator. Requests for amendments shall be directed to the DNR REAP coordinator.
8. **EFFECTIVE DATE/TERMINATION.** This Grant Agreement shall become effective upon approval of the annual awards by the Director. All work specified in the project proposal will be completed by **12/31/2027**.
9. **REAP SIGNS.** REAP signs are required to be posted at all properties funded by REAP. Signs can be purchased through Iowa Prison Industries. <https://www.iaprisoinind.com/ipig104-funded-by-reap-w-logo-12x12.aspx>.
10. **AVAILABILITY OF FUNDS:** If funds anticipated for the continued fulfillment of this agreement are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds, or discontinuance or material alteration of the program under which funds were provided, then the Department shall have the right to terminate the agreement without penalty.
11. **BY** signing this Grant Agreement, the grantee agrees to the terms and conditions set forth in this agreement and all documents listed below:
- the REAP "General Provisions" (State Administrative Rules from your application)

Date

Alex Moon, Deputy Director
Iowa Department of Natural Resources

KEITH.ABRAHAM@CITYOFAMES.ORG

Email Address

Grantee Signature; Mayor or County Board Director

Print Name; Mayor or County Board Director

COUNCIL ACTION FORM

SUBJECT: IOWA DEPARTMENT OF NATURAL RESOURCES REAP GRANT FOR THE MOORE MEMORIAL PARK PEDESTRIAN BRIDGE PROJECT

BACKGROUND:

In 1987, the Moore Family donated 90 acres of land to the City for a community park, known today as Moore Memorial Park. Ever since the park opened, there has been no direct access for users to the 40 acres of land west of Ioway Creek. In fact, the 40 acres had been leased to Iowa State University for farming until 2023. At that time the land was converted from row crops to prairie that is filled with species that benefit pollinators as well as other native wildlife.

In an effort to provide access to those 40 acres, staff budgeted funds for a bridge as part of the Capital Improvements Plan (CIP). The City Council approved \$75,000 in year one (FY 2025/26) of the current CIP for engineering and design of a bridge to be constructed over Ioway Creek. Year two (FY 2026/27) of the CIP has \$300,000 earmarked for the bridge construction.

In August, staff submitted a grant application to the Iowa Department of Natural Resources (DNR) Resource Enhancement and Protection (REAP) program for \$200,000 for the construction of a pedestrian bridge over Ioway Creek. Council approved submittal of the grant application at its August 12 meeting.

In late October, staff received notification that the City is being awarded the \$200,000 grant towards the construction of the bridge. The requested action by Council is to approve entering into a REAP Grant Agreement with the Iowa DNR.

Based on the topography of Moore Memorial Park and the lack of a suitable crossing over Ioway Creek on park property, staff has had several meetings with representatives from Iowa State University to construct the bridge on University property, just south of Moore Memorial Park on Veenker Golf Course. The University is supportive of providing an easement to City for this project, pending approval from the Iowa Board of Regents.

ALTERNATIVES:

1. Approve a resolution to enter into the Resource Enhancement and Protection (REAP) grant agreement with the Iowa Department of Natural Resources in the amount of \$200,000 towards the installation of a pedestrian bridge over Ioway Creek for the Moore Memorial Park Pedestrian Bridge Project.
2. Do not enter into a grant agreement at this time.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

Having access to the entire 90 acres of Moore Memorial Park has long been a goal of the City. Constructing a bridge is a critical step in making that goal a reality. The REAP program is made available for projects like this, and the City has been fortunate to receive multiple grants through this program. Therefore, it is the recommendation of the City Manager that the City approve Alternative #1, as described above.

ATTACHMENT(S):

[REAP Development Grant # 26-R4-NT.pdf](#)

November 12, 2025

CITY OF AMES
KEITH ABRAHAM
515 CLARK AVENUE
AMES, IA 50010

Re: REAP Grant #: 26-R4-NT, MOORE MEMORIAL PARK PEDESTRIAN BRIDGE

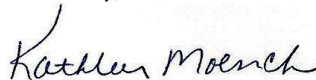
Dear KEITH ABRAHAM:

Congratulations! Attached please find your organizations Grant Agreement for your Resource Enhancement and Protection (REAP) grant awarded by the Department of Natural Resources (DNR). Please carefully review the grant agreement, including the Fiscal Year Financial Grant Reporting Section of your Grant Agreement. Sign and email the Agreement to my attention. A fully executed copy will be returned to you.

Please start a folder to place all grant and expense documentation in. As a reminder, REAP Funds are not authorized to be used on the construction, maintenance, or associated purchase of equipment for organized recreational facilities, including, but not limited to, athletic fields (single or multipurpose), baseball or softball diamonds, tennis courts, golf courses, frisbee golf courses, playgrounds, dog parks, swimming pools, or splash pads. This exclusion also prohibits the purchase of specialized equipment for such projects, including, but not limited to, playground equipment, nature playscape equipment, and bleachers intended for use in these areas.

If you have questions, please contact me at 515-720-2006, kathleen.moench@dnr.iowa.gov.

Sincerely,



Kathleen Moench
Budget and Finance Bureau

Enclosures

IOWA DEPARTMENT OF NATURAL RESOURCES
6200 PARK AVE STE 200, DES MOINES, IA 50319

RESOURCE ENHANCEMENT AND PROTECTION FUND
GRANT AGREEMENT-DEVELOPMENT

GRANTEE:	CITY OF AMES	
PROJECT TITLE:	MOORE MEMORIAL PARK PEDESTRIAN BRIDGE	
CONTACT PERSON/PHONE #:	KEITH ABRAHAM	515-239-5349
GRANT AWARD:	\$200,000.00	
DNR CONTACT/PHONE #:	Kathleen Moench	515-720-2006
	kathleen.moench@dnr.iowa.gov	

1. **PURPOSE.** The purpose of this REAP Development Grant Agreement is to enable the Iowa Department of Natural Resources (DNR), acting for the State of Iowa, to assist the **CITY OF AMES** (Grantee) in the development of land for the enhancement and protection of open space areas.
2. **PARTIES/AUTHORITY.** The parties to this Grant Agreement are the DNR, an agency of the State of Iowa, and the **CITY OF AMES**. The parties make this Grant Agreement pursuant to 1989 Iowa Code Supplement Section 455A.19(1)(a), which authorizes the Natural Resource Commission to spend certain state funds appropriated for projects to enhance and protect open spaces.
3. **GENERAL DESCRIPTION OF PROJECT LANDS.** This Grant Agreement is for your project described as:

CONSTRUCTION OF A 120' BRIDGE OVER IOWAY CREEK TO PROVIDE ACCESS TO WESTERN SEGMENT OF MOORE MEMORIAL PARK. BRIDGE IS SOUTH OF PARK ON VEENKER GOLF COURSE. MOORE MEMORIAL PARK IS LOCATED OFF OF NORTHRIDGE PARKWAY AND RIDGETOP ROAD, CITY OF AMES, STORY COUNTY, IOWA.

4. **GRANT AWARD AND REIMBURSEMENTS.** The DNR will provide 100 percent of **development** costs up to a maximum amount of **\$200,000.00**.
 - A. An advance reimbursement totaling 90 percent of the grant award may be requested by emailing a letter of request to the DNR Contact above.
 - B. Final reimbursement will be processed when the project is completed and the grantee submits a letter of request along with the following documents to the DNR Contact above:
 - proof showing an order for a REAP sign through [Iowa Prison Industries](https://www.iaprisonind.com/ipig104-funded-by-reap-w-logo-12x12.aspx) to post at the site;
 - a legal description of the property for the required Notice of Use Restriction;
 - pictures of the completed project;
 - copies of billings and canceled checks for 100 percent of the grant award;
 - contracted development work requires; a copy of the signed contract, pay estimates, and contractor's reimbursement Refund of Sales Tax;
 - final report, to include a couple of paragraphs or description of the completed project and efforts made to procure goods and services from Targeted Small Businesses (TSBs).

5. **FISCAL YEAR FINANCIAL GRANT REPORTING.** Fiscal Year reporting required by the State. Grantees are required to send an annual email to the DNR Contact by July 30, providing the total grant expenses for the fiscal year (July 1 – June 30), and cumulative from the start of the project. The email should include the following language:

1. REAP Program; Grant #: _____, Project Title: _____

2. Total Grant Expenditures for the current Fiscal Year (July 1 – June 30): \$ _____

3. Cumulative Years Grant Expenditures through FY June 30: \$ _____

"I certify that the above grant expenditures are accurate and have been incurred as of June 30, 20____, in accordance with the terms of the Grant Agreement."

6. **RESPONSIBILITIES.** The grantee is solely responsible for the project completion as outlined in the project proposal. The grantee will make a concerted effort to procure goods and services from Targeted Small Businesses (TSBs) during the performance of this Grant Agreement. The DNR may provide assistance at the request of the grantee, or at the Director's recommendation.
7. **AMENDMENTS.** This Grant Agreement may be amended only by written ADDENDA signed and dated by the DNR Director or the DNR REAP coordinator. Requests for amendments shall be directed to the DNR REAP coordinator.
8. **EFFECTIVE DATE/TERMINATION.** This Grant Agreement shall become effective upon approval of the annual awards by the Director. All work specified in the project proposal will be completed by **12/31/2027**.
9. **REAP SIGNS.** REAP signs are required to be posted at all properties funded by REAP. Signs can be purchased through Iowa Prison Industries. <https://www.iaprisoinind.com/ipig104-funded-by-reap-w-logo-12x12.aspx>.
10. **AVAILABILITY OF FUNDS:** If funds anticipated for the continued fulfillment of this agreement are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds, or discontinuance or material alteration of the program under which funds were provided, then the Department shall have the right to terminate the agreement without penalty.
11. **BY** signing this Grant Agreement, the grantee agrees to the terms and conditions set forth in this agreement and all documents listed below:
- the REAP "General Provisions" (State Administrative Rules from your application)

Date

Alex Moon, Deputy Director
Iowa Department of Natural Resources

KEITH.ABRAHAM@CITYOFAMES.ORG

Email Address

Grantee Signature; Mayor or County Board Director

Print Name; Mayor or County Board Director

Shaded area for DNR use only

Accounting Department Return Paid Copy to:

Kathleen Moench _____

Doc #:

Date:

CITY OF AMES
515 CLARK AVENUE
AMES, IA 50010
State ID #:

1st Pymt: _____

Fund/Ag/Org/SubOrg/\$: _____

**DEPARTMENT OF NATURAL RESOURCES
REAP PROJECT BILLING – DEVELOPMENT GRANT**

Project billings must be accompanied by all required documentation (invoices, canceled checks, deeds, etc.) covering expenditures included in the billing.

Grant Recipient: CITY OF AMES Project #: 26-R4-NT
Project Title: MOORE MEMORIAL PARK PEDESTRIAN BRIDGE
Final Billing: Y or N

Use the table below to list your budget items and the expenditures for each item. You should follow the budget items provided with your grant proposal as closely as possible.

Budget Item	Budget Amount	Expenditures This Billing	"To Date" Item Expenditures
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
To		_____	_____
Less Expenditures In Excess of Total Authorized Project Budget:			_____
Total "To Date" Expenditures:			_____
CLAIM REQUEST (___% OF "TO DATE" EXPENDITURES):			_____

LESS PREVIOUS PAYMENTS OF:			_____
TOTAL CLAIM TO BE PAID:			_____

I certify that this billing is correct and just based upon actual payment(s) of record by the grant recipient, and that the work and services are in accord with the approved grant.

Signature: _____

Date: _____

Print Name: _____

Title: _____

Email or Phone: _____

Email signed Billing Form and back up documents to the DNR Contact on the Grant Agreement.

COUNCIL ACTION FORM

SUBJECT: **FINAL COMPLETION OF WATER TREATMENT PLANT LIME POND
UNDERDRAIN IMPROVEMENTS PROJECT**

BACKGROUND:

The Water Treatment Plant uses a lime softening process that produces a "lime residual" material that is stored and dewatered in three on-site holding ponds. Annually, the lime ponds are excavated by a contractor who land applies the material to farm fields as an agricultural soil amendment.

The lime ponds contain a buried drainage system to enhance dewatering of the residuals and reduce the annual hauling and disposal costs. Over time, these systems became damaged during repeated lime excavation activities and no longer functioned as intended. In 2021, the City reconstructed one of the ponds' underdrain systems as a trial project to confirm the dewatering capabilities before spending money to rebuild all three ponds. That project was successful, and staff therefore moved forward with reconstructing the underdrains in Cells 1 and 3 (this project). The improvements included installation of two mid-line underdrain tile lines to support more efficient dewatering of the residuals.

On November 12, 2024, Council awarded a contract to Con-Struct, Inc. in the amount of \$200,669 to install the new underdrain system. One change order was executed in the amount of \$3,700 for pumping excess rain water from one of the ponds during the construction process. **The final contract amount is \$204,369. The total approved budget for the project was \$222,000, and this contract was the only project expense. All work is complete and ready for final acceptance and closeout.**

ALTERNATIVES:

1. Accept completion of the Water Treatment Plant Lime Pond Underdrain Improvements Project and authorize final payment to the contractor in accordance with the contract documents.
2. Do not accept project completion at this time.

CITY MANAGER'S RECOMMENDED ACTION:

All work on this project has been completed and the contract is ready for final acceptance by Council. There, it is the recommendation of the City Manager that the City Council accept alternative No. 1 above.

ITEM #:	<u>18</u>
DATE:	<u>11-25-25</u>
DEPT:	<u>PW</u>

COUNCIL ACTION FORM

SUBJECT: 2023/24 WATER SYSTEM IMPROVEMENTS PROGRAM (KELLOGG AVENUE - 7TH STREET TO 13TH STREET) AND (11TH STREET - BURNETT AVENUE TO KELLOGG AVENUE)

BACKGROUND:

The Water System Improvements program provides for replacing water mains within the community. It provides for installing larger distribution mains in areas that experience water quality challenges and have a high concentration of 4" supply lines. **This project included improvements on Kellogg Avenue from 7th Street to 13th Street and on 11th Street from Burnett Avenue to Kellogg Avenue.**

On July 9, 2024, City Council awarded a contract to Jet Drain Services, LLC of Ames, Iowa, in the amount of \$808,389.46. Three change orders were approved as part of the project;

Change Order No. 1, in the amount of \$12,525, was approved by staff for removal of existing casing pipe, sanitary sewer repair, and an additional gate valve.

Change Order No. 2, in the amount of \$8,254.36, was approved by staff for a hydrant extension and water service repair.

Change Order No. 3, in the amount of \$27,787.50, was approved by the City Manager's office for additional full depth pavement patching.

Change Order No. 4 (this action) is the balancing change order resulting in an increase of \$33,945.61. The balancing change order reflects the actual measured quantities completed during construction. Construction was completed in the amount of \$890,901.93.

Revenue and expenses associated with this program are estimated as follows:

Funding Source	Available Revenue	Estimated Expenses
23/24 Water Systems Improvement Program	\$1,200,000	
Construction (as bid)		\$ 808,389.46
Change Order No. 1		12,525.00
Change Order No. 2		8,254.36
Change Order No. 3		27,787.50
Change Order No. 4 (balancing)		<u>33,945.61</u>
Final Construction Cost		\$ 890,901.93
Engineering/Administration		<u>\$ 122,000.00</u>
TOTAL	\$1,200,000	\$1,012,901.93

Remaining revenue will be prioritized for future water main projects.

ALTERNATIVES:

1. Resolution for the 2023/24 Water System Improvements Program (Kellogg Avenue - 7th Street to 13th Street) and (11th Street - Burnett Avenue to Kellogg Avenue) project
 - a. Approve Change Order No. 4 in the amount of \$33,945.61.
 - b. Accept the project as completed by Jet Drain Services, LLC of Ames, Iowa, in the amount of \$890,901.93.
2. Direct staff to pursue changes to the project.

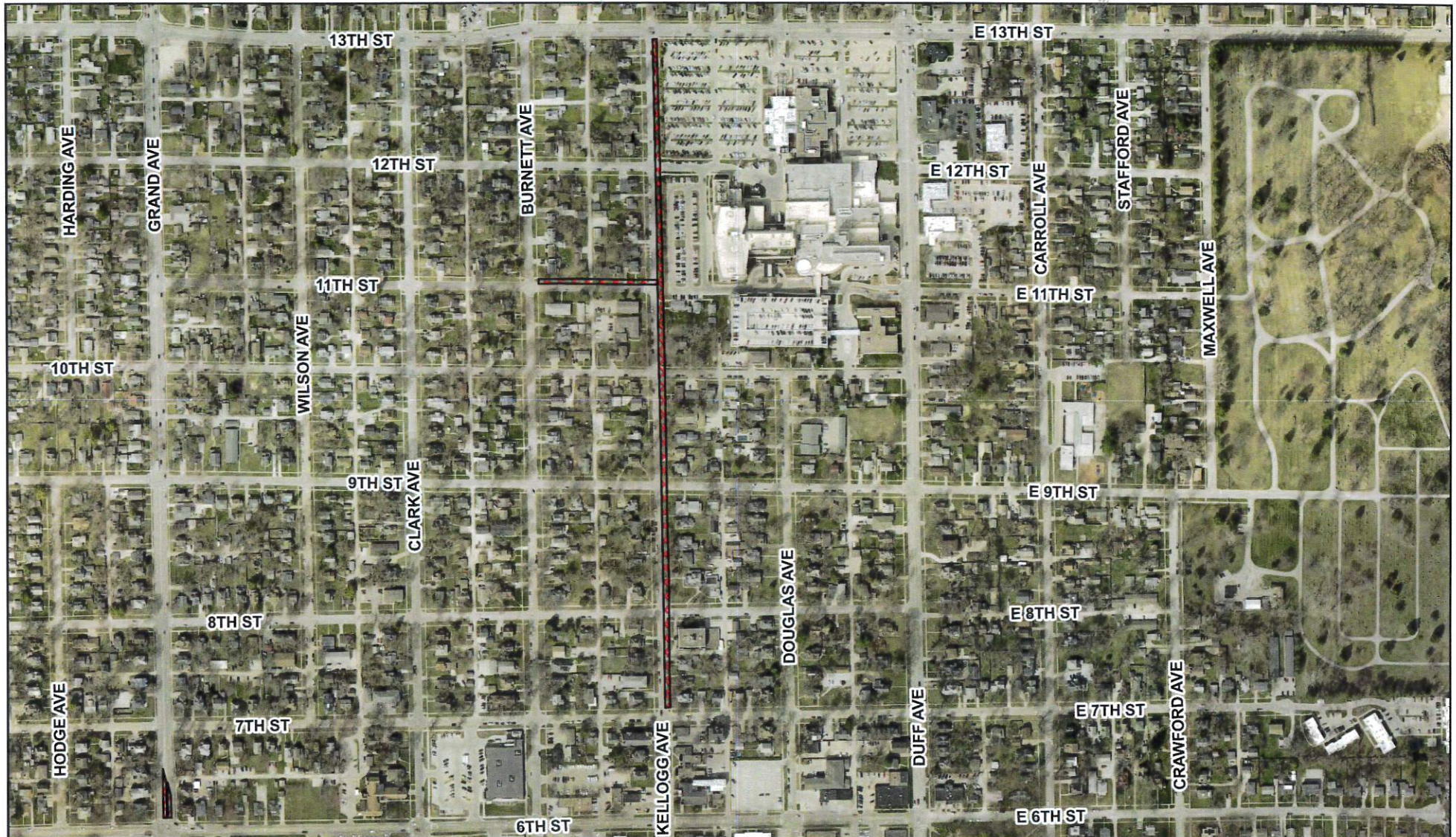
CITY MANAGER'S RECOMMENDED ACTION:

This project has been completed in accordance with the approved plans and specifications. This project will improve the water systems along Kellogg Avenue. The residents and businesses will see improved water quality and firefighting capacity. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as describe above.

ATTACHMENT(S):

[Kellogg Avenue Water.pdf](#)

2023/24 Water System Improvements Program



Project Location

Kellogg Ave - 7th St to 13th St
11th St. - Burnett Ave to Kellogg Ave



ITEM #:	19
DATE:	11-25-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT OF DISCOVERY PLACE, FIRST ADDITION, LOCATED AT 3300 UNIVERSITY BOULEVARD

BACKGROUND:

The property at 3300 University Boulevard (Attachment A) is a 2.06-acre parcel owned by Hunziker Construction Services, Inc. The site was approved as a PUD for the development of 25 apartments in 2024. Subsequent to the original approval, A Preliminary Plat for this development was approved on November 18, 2025 (Attachment D).

The subdivision creates separate lots for each 8-unit apartment building and a separate lot for each 3-unit triplex building, thereby making the triplex units into single-family attached units. A common lot is created for a private street and a garage building that provides required parking for the apartment buildings.

No public utilities or streets are included with the subdivision. The developer has provided for management and maintenance of the common area, including allocation of garage parking spaces.

ALTERNATIVES:

1. Approve the Final Plat of the Discovery Place, First Addition, based upon the findings that the Final Plat conforms to the relevant and applicable design standards, ordinances, policies, and plans.
2. Deny the Final Plat of the Discovery Place, First Addition, based on a finding that the proposed subdivision does not comply with applicable ordinances, standards, or plans.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has reviewed the proposed Final Plat for Discovery Place, First Addition, also known as 3300 University Boulevard, and determined that the Plat meets the City Subdivision standards. No public improvements agreement is required as the water and sewer lines have been installed and the remaining improvements do not necessitate financial security. The developer provided covenants for staff review that address the requirements for private street and common area maintenance and management. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

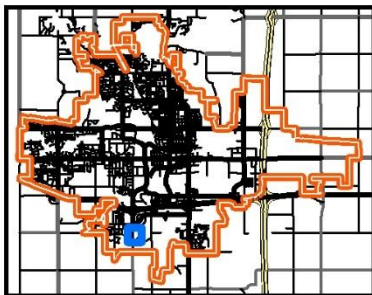
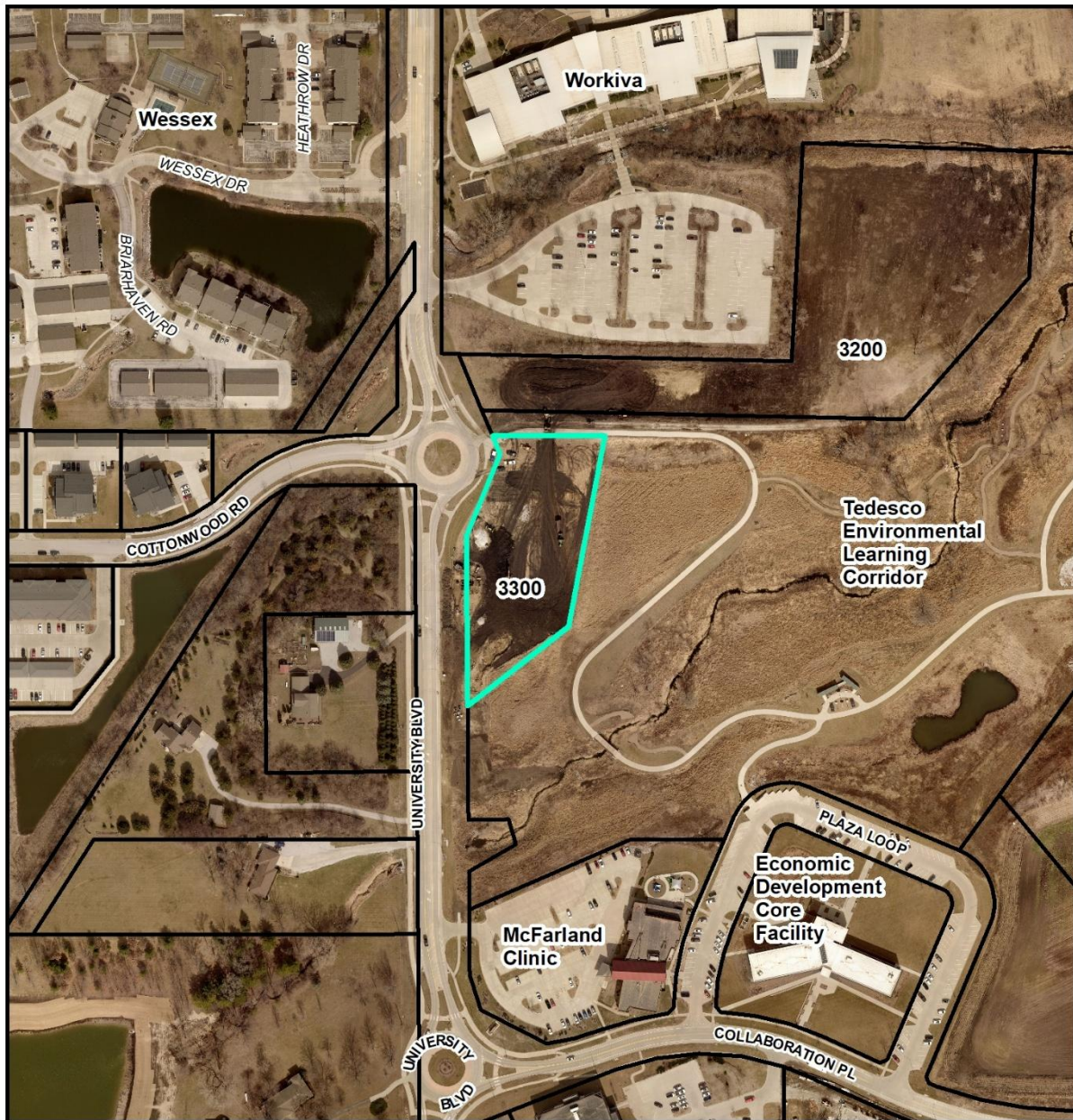
ATTACHMENT(S):

[Attachment A - Location Map.pdf](#)
[Attachment B - Existing Zoning.pdf](#)

Attachment C - Approved Site Plan.pdf
Attachment D - Preliminary Plat.pdf
Attachment E - Final Plat.pdf

Attachment A

Location Map



Final Plat
3300 University Boulevard
Discovery Place, 1st Add.

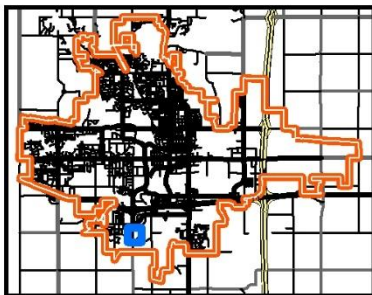
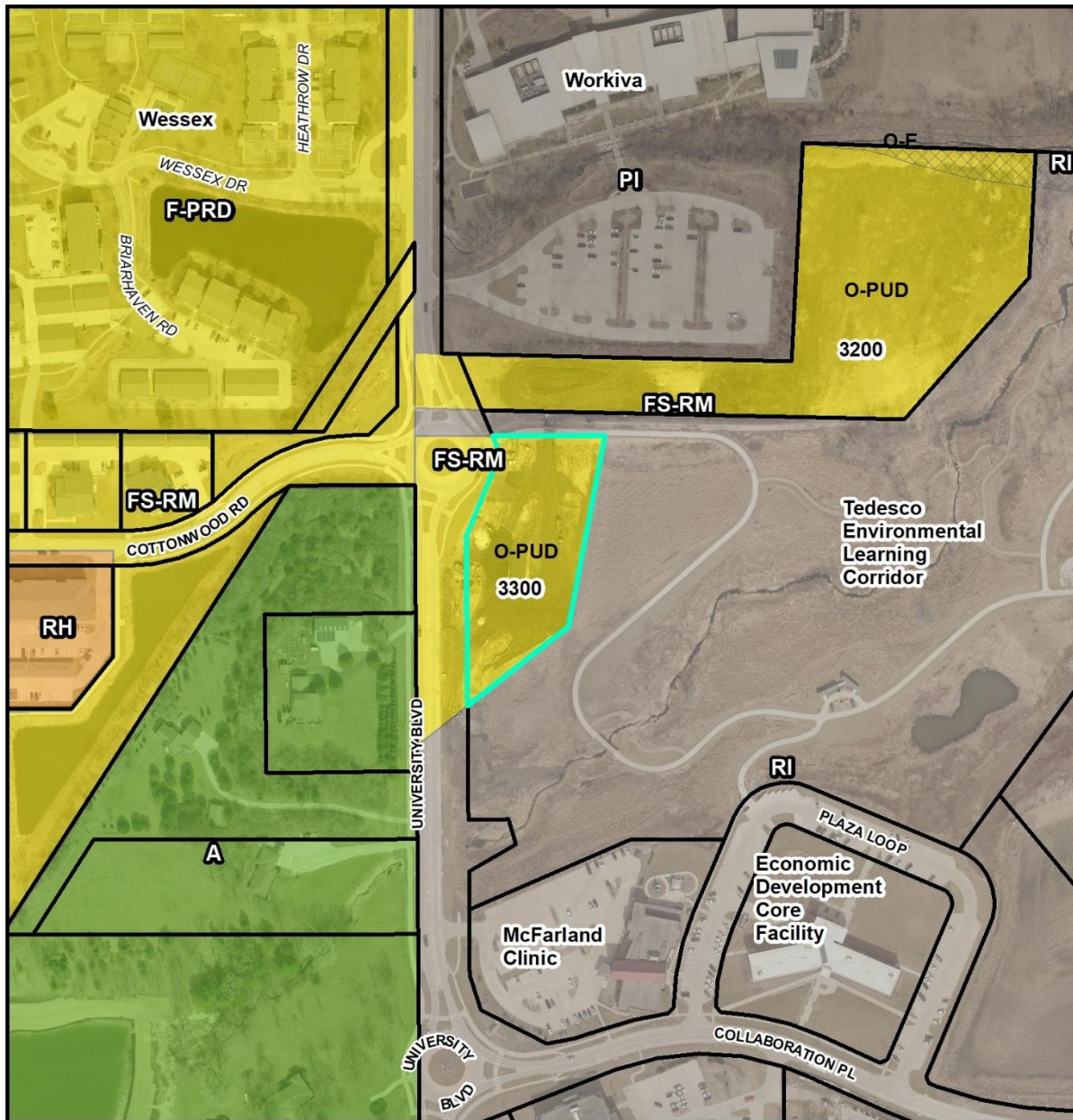
Aerial

0 200 400 800 Feet



Attachment B

Existing Zoning



Final Plat
3300 University Boulevard
Discovery Place, 1st Add.

Zoning

0 200 400 800 Feet



[illegible]

[illegible]

DISCOVERY PLACE FIRST ADDITION



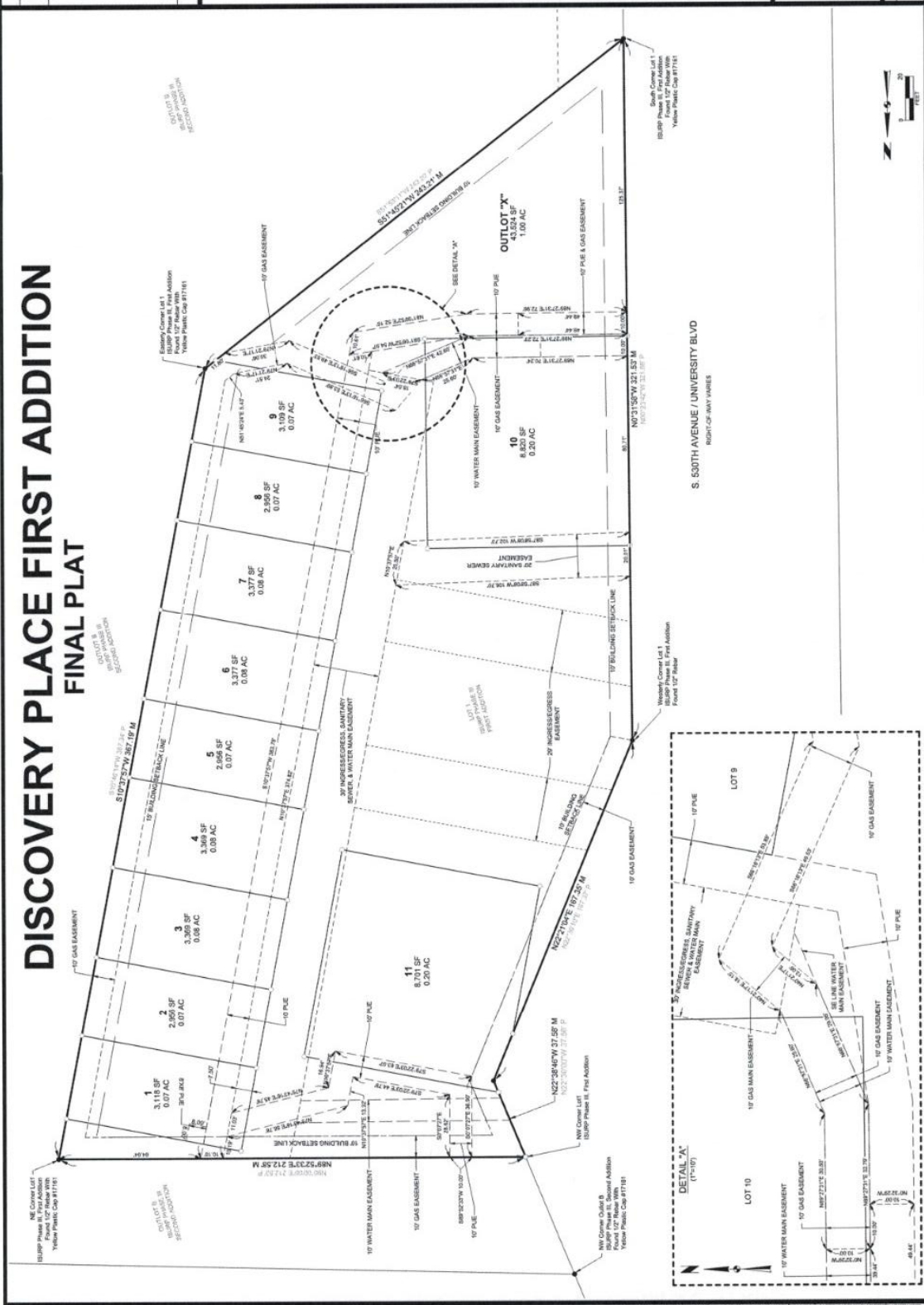
DISCOVERY PLACE FIRST ADDITION
FINAL PLAT

INDEX LEGEND
AREA & MONTH RESEARCH FOR RECORD
INDEX LEGEND
1. 1/2" = 1' SCALE
2. 1/4" = 1' SCALE
3. 1/8" = 1' SCALE
4. 1/16" = 1' SCALE
5. 1/32" = 1' SCALE
6. 1/64" = 1' SCALE
7. 1/128" = 1' SCALE
8. 1/256" = 1' SCALE
9. 1/512" = 1' SCALE
10. 1/1024" = 1' SCALE
11. 1/2048" = 1' SCALE
12. 1/4096" = 1' SCALE
13. 1/8192" = 1' SCALE
14. 1/16384" = 1' SCALE
15. 1/32768" = 1' SCALE
16. 1/65536" = 1' SCALE
17. 1/131072" = 1' SCALE
18. 1/262144" = 1' SCALE
19. 1/524288" = 1' SCALE
20. 1/1048576" = 1' SCALE
21. 1/2097152" = 1' SCALE
22. 1/4194304" = 1' SCALE
23. 1/8388608" = 1' SCALE
24. 1/16777216" = 1' SCALE
25. 1/33554432" = 1' SCALE
26. 1/67108864" = 1' SCALE
27. 1/134217728" = 1' SCALE
28. 1/268435456" = 1' SCALE
29. 1/536870912" = 1' SCALE
30. 1/1073741824" = 1' SCALE
31. 1/2147483648" = 1' SCALE
32. 1/4294967296" = 1' SCALE
33. 1/8589934592" = 1' SCALE
34. 1/17179869184" = 1' SCALE
35. 1/34359738368" = 1' SCALE
36. 1/68719476736" = 1' SCALE
37. 1/137438953472" = 1' SCALE
38. 1/274877906944" = 1' SCALE
39. 1/549755813888" = 1' SCALE
40. 1/1099511627776" = 1' SCALE
41. 1/2199023255552" = 1' SCALE
42. 1/4398046511104" = 1' SCALE
43. 1/8796093022208" = 1' SCALE
44. 1/17592186044416" = 1' SCALE
45. 1/35184372088832" = 1' SCALE
46. 1/70368744177664" = 1' SCALE
47. 1/140737488355328" = 1' SCALE
48. 1/281474976710656" = 1' SCALE
49. 1/562949953421312" = 1' SCALE
50. 1/1125899906842624" = 1' SCALE
51. 1/2251799813685248" = 1' SCALE
52. 1/4503599627370496" = 1' SCALE
53. 1/9007199254740992" = 1' SCALE
54. 1/18014398509481984" = 1' SCALE
55. 1/36028797018963968" = 1' SCALE
56. 1/72057594037927936" = 1' SCALE
57. 1/144115188075855872" = 1' SCALE
58. 1/288230376151711744" = 1' SCALE
59. 1/576460752303423488" = 1' SCALE
60. 1/1152921504606846976" = 1' SCALE
61. 1/2305843009213693952" = 1' SCALE
62. 1/4611686018427387904" = 1' SCALE
63. 1/9223372036854775808" = 1' SCALE
64. 1/18446744073709551616" = 1' SCALE
65. 1/36893488147419103232" = 1' SCALE
66. 1/73786976294838206464" = 1' SCALE
67. 1/147573952589676412928" = 1' SCALE
68. 1/295147905179352825856" = 1' SCALE
69. 1/590295810358705651712" = 1' SCALE
70. 1/1180591620717411303424" = 1' SCALE
71. 1/2361183241434822606848" = 1' SCALE
72. 1/4722366482869645213696" = 1' SCALE
73. 1/9444732965739290427392" = 1' SCALE
74. 1/18889465931478580854784" = 1' SCALE
75. 1/37778931862957161709568" = 1' SCALE
76. 1/75557863725914323419136" = 1' SCALE
77. 1/151115727451828646838272" = 1' SCALE
78. 1/302231454903657293676544" = 1' SCALE
79. 1/604462909807314587353088" = 1' SCALE
80. 1/1208925819614629174706176" = 1' SCALE
81. 1/2417851639229258349412352" = 1' SCALE
82. 1/4835703278458516698824704" = 1' SCALE
83. 1/9671406556917033397649408" = 1' SCALE
84. 1/19342813113834066795298816" = 1' SCALE
85. 1/38685626227668133590597632" = 1' SCALE
86. 1/77371252455336267181195264" = 1' SCALE
87. 1/154742504910672534362390528" = 1' SCALE
88. 1/309485009821345068724781056" = 1' SCALE
89. 1/618970019642690137449562112" = 1' SCALE
90. 1/1237940039285380274899124224" = 1' SCALE
91. 1/2475880078570760549798248448" = 1' SCALE
92. 1/4951760157141521099596496896" = 1' SCALE
93. 1/9903520314283042199192993792" = 1' SCALE
94. 1/19807040628566084398385987584" = 1' SCALE
95. 1/39614081257132168796771975168" = 1' SCALE
96. 1/79228162514264337593543950336" = 1' SCALE
97. 1/158456325028528675187087900672" = 1' SCALE
98. 1/316912650057057350374175801344" = 1' SCALE
99. 1/633825300114114700748351602688" = 1' SCALE
100. 1/1267650600228229401496703205376" = 1' SCALE
101. 1/2535301200456458802993406410752" = 1' SCALE
102. 1/5070602400912917605986812821504" = 1' SCALE
103. 1/10141204801825835211973625643008" = 1' SCALE
104. 1/20282409603651670423947251286016" = 1' SCALE
105. 1/40564819207303340847894502572032" = 1' SCALE
106. 1/81129638414606681695789005144064" = 1' SCALE
107. 1/162259276829213363391578010288128" = 1' SCALE
108. 1/324518553658426726783156020576256" = 1' SCALE
109. 1/649037107316853453566312041152512" = 1' SCALE
110. 1/1298074214633706907132624082305024" = 1' SCALE
111. 1/2596148429267413814265248164610048" = 1' SCALE
112. 1/5192296858534827628530496329220096" = 1' SCALE
113. 1/10384593717069655257060992658440192" = 1' SCALE
114. 1/20769187434139310514121985316880384" = 1' SCALE
115. 1/41538374868278621028243970633760768" = 1' SCALE
116. 1/83076749736557242056487941267521536" = 1' SCALE
117. 1/166153499473114484112975882535043072" = 1' SCALE
118. 1/332306998946228968225951765070086144" = 1' SCALE
119. 1/664613997892457936451903530140172288" = 1' SCALE
120. 1/1329227995784915872903807060280344576" = 1' SCALE
121. 1/2658455991569831745807614120560689152" = 1' SCALE
122. 1/531691198313966349161522824112137830

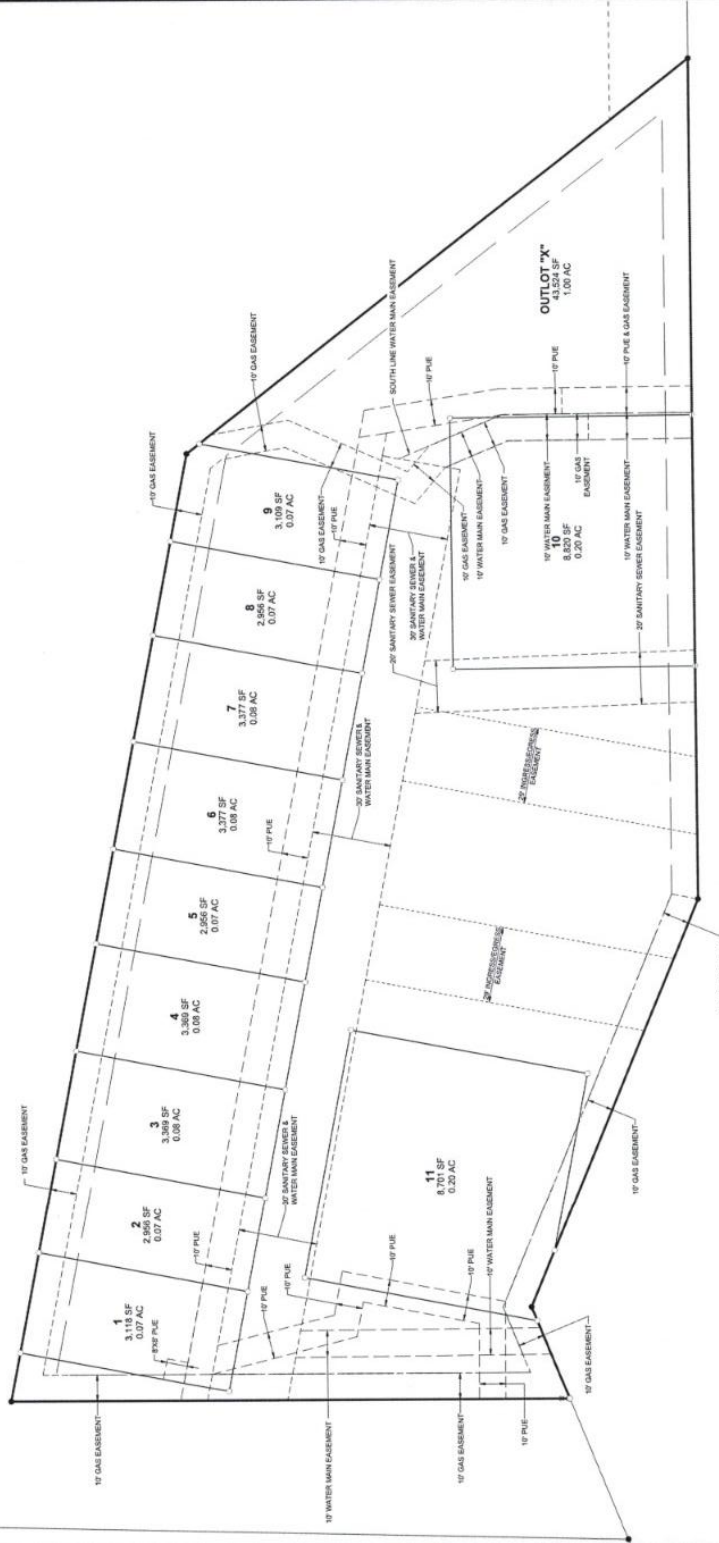
DISCOVERY PLACE FIRST ADDITION
FINAL PLAT (EASEMENT DIMENSIONS)
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
AMENY, IOWA 50023
515-964-3020 | www.amydofr-assoc.com

MARK	2	AS PER CITY COMMENTS	10-29-25	AJD
MARK	1	AS PER CITY COMMENTS	10-24-25	AJD
DATE				
REVISION				
CHANGED BY: EDO	Scale 1" = 20'			
DATE: 09-08-2025	T&E: KIN-JW-22			
Project No: 123.0790.01		Sheet 2 of 3		



DISCOVERY PLACE FIRST ADDITION FINAL PLAT



SNYDER & ASSOCIATES
INC.

Project No. 123.0799.01

Sheet 3 of 3

DISCOVERY PLACE FIRST ADDITION			
FINAL PLAT (EASEMENTS)			
SNYDER & ASSOCIATES, INC.			
2727 N. W. SNYDER BLVD. AMES, IOWA 50003			
915.964.2020 WWW.SNYDER-ASSOCIATES.COM			
Project No.	123.0799.01	Sheet	3 of 3
Drawn By	CHADLER BY	Scale	1" = 20'
Checked By	CHADLER BY	Date	10-20-23
As Per City Comments	10-29-23	As Per City Comments	10-29-23
As Per City Comments	10-29-23	As Per City Comments	10-29-23

ITEM #:	20
DATE:	11-25-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: **REQUEST TO SHARE PAVING COST FOR EXTENSION OF SOUTHEAST
3RD STREET IN RELATION TO KINGSBURY'S FIFTH ADDITION
SUBDIVISION**

BACKGROUND:

Kingsbury's Subdivision 5th Addition is located adjacent to SE 3rd Street, north of Target. Both Lot 2 of the 4th Addition (south side of SE 3rd) and Lots 1-4 of the 5th Addition are currently under contract to be sold. Development of either site would trigger the paving of SE 3rd Street.

The City Council received a letter on November 18 from Chuck Winkleblack, representing the property owners WW Holdings Corporation and Ante Opportunity LLC. The letter requests an amendment to the Kingsbury's Subdivision 5th Addition development agreement to have the City share in the cost of approximately a 150 foot extension of Southeast 3rd Street towards the rear of Target (See Attachment A - Location Map). City Council referred the request to the November 25 agenda.

The Public Improvement Agreement and associated Development Agreement for Kingsbury's Subdivision Final Plat for both the 4th Addition and 5th Addition have been in place since 2022. The agreement addressed the timing of various public improvements with a focus on paving of SE 3rd Street. **The agreement requires the developer to complete the SE 3rd Street extension at the time of development, if the City has not completed the extension of SE 3rd Street in conjunction with the a larger "Cherry Street Extension" project** (See the Addendum for more information on the Development Agreement history).

At the time of agreement in 2022, the City had planned to make street improvements in conjunction with a broader street network improvement with a Cherry Street extension. However, the 2023 conceptual design and traffic modeling for the Cherry Street Extension did not demonstrate an improvement to traffic in the vicinity. The Cherry Street project, therefore, did not proceed and its funding was re-programmed to other priorities.

Since that time, the Cherry Street project is no longer included within the City's Capital Improvement Plan. The extension is still conceptually shown within Ames Plan 2040 as a street extension that could serve future development if a property owner sought to rezone and develop land to the east of this location.

REQUEST:

Both Lot 2 of the 4th Addition (south side of SE 3rd) and Lots 1-4 of the 5th Addition are under contract to be sold and with development of either site the paving of SE 3rd would be triggered. Mr. Winkleblack, representing the sellers, proposes that the property owners on both sides of Southeast 3rd Street each individually pay 25% of the cost of extending the approximately 150-foot section of SE 3rd, and that the City of Ames cover the remaining 50%

of the cost (estimated at \$30,000). The road would then be paved in 2026.

Although there is no requirement for the City to pave the street, the owners make this request because there was a presumption from 2022 that the additional cost of paving the street in order to develop the two sites would be avoided through the City's Cherry Street Extension project.

The road extension paving is for a commercial collector street. The length of the extension may be less than 152 feet due to grade change that would need to be matched on the adjacent property in the future. At a minimum an extension would need to extend at least 100 feet plus the width of the driveway approaches for access to the lots. A final design would have to be approved by the Public Works Director.

The property owners have received an estimate for paving the street right-of-way for approximately \$60,000. City staff believes this estimate is accurate, however, formal improvement plans have not been reviewed. Based on this estimate, and under the proposal from Mr. Winkleblack and the property owners, the City would be responsible for approximately \$30,000 of the cost upon development of either of the two lots in question. Construction costs would involve grading, pavement and curb and gutter. **The proposal would have the developer complete the work and the City reimburse the developer for the City's share.**

The request is unique with a proposal to share the cost of a public improvement. Typically, such a simple proposal is not viable due to public bidding requirements for public improvements. **However, since the estimated value of all the improvements related to paving, regardless of who constructs the road, is below public bidding threshold of \$89,000, the City can contribute to an improvement without the formal public bidding requirement. This means that if Council were to choose to agree to the request, the developer would be responsible for its implementation and the City reimburse the developer for up to \$30,000. The City would not have to prioritize this street improvement and be responsible for its construction.**

ALTERNATIVES:

1. Direct staff to draft an amendment to the Development Agreement for Public Improvement obligations with the property owners in the Kingsbury's Subdivision 5th Addition for cost sharing of 50% or up to \$30,000 for the construction of the remaining unbuilt 152 feet of Southeast 3rd Street abutting Lot 3 of Kingsbury's 5th owned by WW Holdings and Lot 2 of Kingsbury's 4th Addition owned by Ante Opportunity LLC.

Under this alternative, the final length of the extension is to be approved by the Public Works Director with approval of Improvement Plans, subject to the project cost meeting the requirements of state law regarding public improvements.

2. Take no action and require the property owners to construct the remaining unbuilt 152 feet of Southeast 3rd Street based on the existing Development Agreement.

CITY MANAGER'S RECOMMENDED ACTION:

City staff believes the proposal to share costs for the extension of 152 feet of Southeast 3rd Street is reasonable in light of the scope of the street project, the City's prior intent to complete the whole project with a larger extension project, and that the overall extension of a "Southeast Connector" is an illustrative project within the MTP. Agreeing to this proposal could be viewed as a cost savings compared to the City completing the whole project in the future. Additionally, the proposal would assist two property owners who may likely soon develop their properties.

Uniquely, because of the scale of the project, financial participation would not require that the City become responsible for the project and alter the current CIP. Instead, the developer would be able to complete the project and be reimbursed.

If Council desires to share in the cost, the Road Use Tax Fund has a balance that is available to reimburse the developer upon completion of the project.

If Council believes the proposal is appropriate, City staff will draft an amended Development Agreement with the proposed cost sharing conditions for street construction laid out in this report and return for Council consideration at a City Council meeting in December. Therefore, It is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Addendum SE 3rd Street.pdf](#)

[Attachment A- Kingsbury Subdivision SE 3rd Street Location & Lots.pdf](#)

[Attachment B- Kingsbury's 5th Addition - Supplemental Agreement for Public Improvements.pdf](#)

[Attachment C-Kingsbury Subdivision Request Letter.jpg](#)

Addendum

Plat History

Kingsbury's 4th Addition was platted in 2020 and consisted of two lots. One large lot north of Southeast 3rd Street and one smaller lot south of Southeast 3rd Street directly east of Target. The street 150 feet of street right-of-way was originally dedicated with the 4th Addition Final Plat as well as the original Agreement for Public Improvements.

In 2022 the owner of both lots in Kingsbury's 4th Addition sold the lot north of Southeast 3rd Street to WW Holdings. As a result WW Holdings wanted to further subdivide the single large lot north of Southeast 3rd Street into 4 lots for development. This triggered the creation of Kingsbury's Subdivision 5th Addition in 2022.

Public Improvement Development Agreements

An Agreement for Public Improvements was initially approved with the Kingsbury's 4th Addition that secured public improvements as well as development obligations for both lots of the 4th Addition in relation to the Southeast 3rd Street extension requirement. An amended Development Agreement for Public Improvements was created at the time of the 5th Addition Plat as the responsibility for costs associated with Public Improvements changed due to the ownership split from the original the 4th Addition and the creation of additional Lots with the 5th Addition which required an amended financial security as none of the improvements required by the 4th Addition had been installed yet and the 5th Addition created additional lots including Lot 3 which had no constructed street frontage.

Owner Responsibilities & City Street Project Timing

At the time of the 5th Addition Final Plat, the property owner requesting the new plat, assumed responsibility for the majority of the public improvements that were constructed immediately, such as extension of any necessary water and sewer lines. However, in the case of the Southeast 3rd Street surface curb, gutter and paving, a 152-foot section of unbuilt street was deferred. The agreement did not obligate the City to build the extension at any point in time, but essentially allowed a deferral for the owner of the paving.

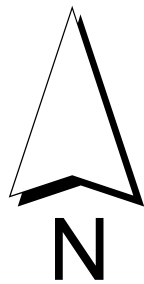
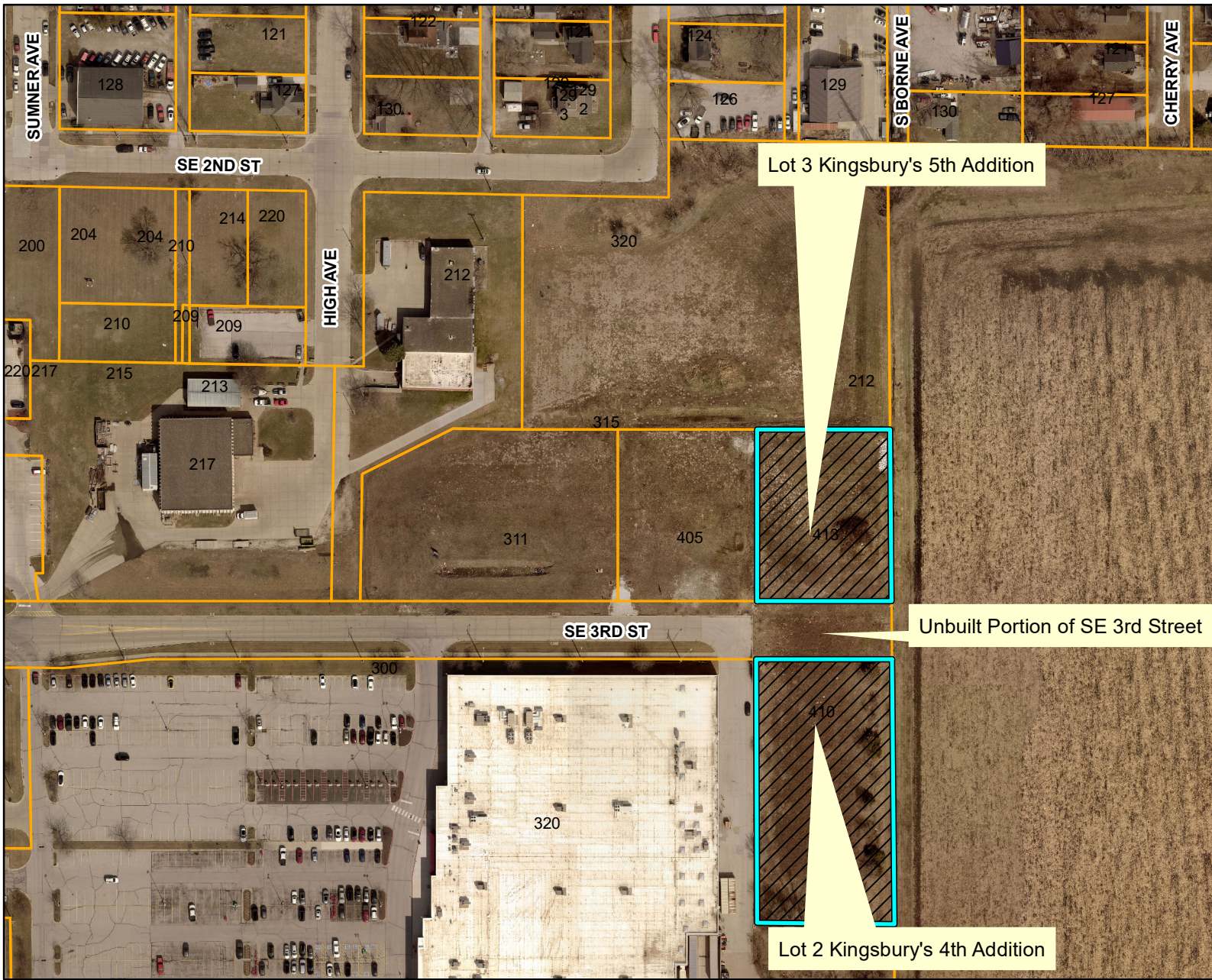
If the owners of Lot 3 of Kingsbury's 5th or Lot 2 of Kingsbury's 4th developed either of the lots before the Cherry Avenue extension project, the owner of the lots to the north of Southeast 3rd would be required to build the street extension, including to the benefit of the property owner of Lot 2 of Kingsbury's 4th on the south side of the street as stipulated in the 5th Addition Agreement.

Sidewalk Installation

Sidewalks were required to be installed along the frontage of Lots 1 and 2 of the 5th Addition within 36 months of the approval of the Agreement. The deadline for installation was February of 2025. To date no sidewalks have been installed. Sidewalk installation

along East 2nd Street to the north is not required until the a development is done on the lot abutting that street.

The Kingsbury's 5th Addition Development Agreement for Public Improvements also covers responsibilities between property owners of the lots on the north and southside of the extension, which includes lot 3 of Kingsbury's 5th owned by WW Holdings and Lot 2 of Kingsbury's 4th Addition owned by Ante Opportunity LLC.

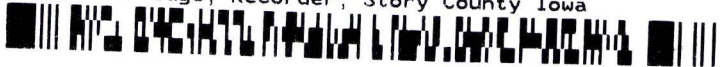


Kingsbury's Subdivision SE 3rd Street

Legend

- PARCELS
- AddressPoint
- PARCELS
- AMES INCORPORATED LIMITS
- STREET LABELS - ALL @ 50000FT
- Private
- - - - ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy

Return to:
Ames City Clerk
Box 811
Ames IA 50010



Prepared by and upon recordation ~~return to~~
Robert W. Goodwin, 2211 Philadelphia Street, Suite 101, Ames, Iowa 50010, 515-232-7390

SUPPLEMENTAL AGREEMENT FOR PUBLIC IMPROVEMENTS

This Supplemental Agreement For Public Improvements is made by and between the City of Ames, Iowa and WW Holdings Corporation.

- A. **DEFINITIONS.** The following terms are defined:
- A.1 "City" means the City of Ames, Iowa.
 - A.2 "WW" means WW Holdings Corporation.
- B. **ATTACHMENTS.** The Preliminary Plat Kingsbury's Addition, Ames, Iowa, Exhibit A, consisting of two (2) sheets, is attached hereto and incorporated herein by this reference for the purpose of aiding in the description and understanding of the terms in this Supplement Agreement For Public Improvements.

WHEREAS, WW is the Owner of real property in Ames, Story County, Iowa, legally described as follows:

Lot One (1) in Kingsbury's Fourth Addition, Ames, Story County, Iowa.

WHEREAS, WW Holdings Corporation is in the process of platting and subdividing Lot One (1) Kingsbury's Fourth Addition, Ames, Story County, Iowa into Kingsbury's Fifth Addition to the City of Ames, Story County, Iowa.

WHEREAS, there is a Development Agreement Kingsbury's Third Addition (n/k/a Kingsbury's Fourth Addition) dated May 12, 2020 filed in the office of the Story County Recorder as Instrument No. 2020-05055 with DET Land Company, L.C., which owned Lot 1, Lot A and Lot 2 as shown in the attached Exhibit A Sheet 1. Lot A was dedicated to the City of Ames, Iowa pursuant to that Agreement.

WHEREAS, there is an Amendment To Agreement For Public Improvements (hereinafter "Amendment") dated August 24, 2020 filed in the office of the Story County Recorder as Instrument No. 2020-11151 on September 24, 2020. That Agreement recognizes that WW has become the Owner of Lot 1 as shown in Exhibit A Sheet 1. WW is developing Lot 1 into four lots (1-4) as shown in Exhibit A Sheet 2.

NOW THEREFORE, the Parties hereto agree as follows:

1. The event that will require paving SE 3rd Street and installing a sidewalk along SE 3rd Street as shown in Exhibit A Sheet 2 is the issuance of a Minor or Major Site Development Plan for Lot 3 of the Fifth Addition owned by WW, or the development of Lot 2 of the 4th Addition, which is owned by DET Land Company, L.C.. As agreed by and between WW and DET Land Company, L.C. in the Amendment To Agreement For Public Improvements dated August 24, 2020, WW shall be responsible to pave SE 3rd Street and install the sidewalk along the north side of SE 3rd Street, both according to City standards.
2. The event that will require installing a sidewalk along the northwest portion of Lot 4 of the Fifth Addition as shown in Exhibit A Sheet 2 is the issuance of a Minor or Major Site Development Plan for said Lot 4. WW shall be responsible for the installation of said sidewalk, according to City standards.
3. Nothing herein shall be construed to release or modify the amount of security deposited with the city required under the Amendment filed September 24, 2020 as Instrument No. 2020-11151.
4. Sidewalks must be installed along Lots 1 and 2 within 36 months if no development occurs before.
5. WW is required to construct certain improvements and utilities (the "Improvements") within the real estate as shown on the attached Exhibit 'B' and incorporated herein by reference. WW shall deposit with the City Clerk cash security in the amount of \$67,340 to secure the Improvements. The parties agree that the City may construct the Improvements in the event that WW, or its successors and/or assigns, fail to do so as agreed, and to cover the cost with the cash security deposited with the City Clerk. Upon the satisfactory completion of the said Improvements, including paying the reasonable engineering and inspections fees therefor, the Clerk may release the security to the party posting the same.
6. The City acknowledges that WW has provided to the City cash security in the amount of \$67,340 to secure the public improvements required in paragraph 5 above. The financial security calculation is attached to and made a part of this document as Exhibit 'B'.
7. Upon the approval of this Agreement, it is acknowledged that the City Clerk will release to WW the existing \$17,315 line of credit held under the terms of the Amendment for Lot 1 of Kingsbury's Fourth Additiuon, Ames, Iowa.
8. This Agreement shall be binding on all successors and assigns of the parties hereto.

WW HOLDINGS CORPORATION

By: _____

Ryan E. Davis, President and Director

STATE OF IOWA, COUNTY OF STORY, SS:

This instrument was acknowledged before me on February 4, 2022, by Ryan E. Davis, President and Director of WW Holdings Corporation.

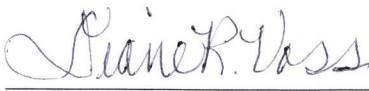


Joni C. Rentschler
Notary Public in and for the State of Iowa

Passed and approved on Feb. 9, 2022, by Resolution No. 22-029
adopted by the City Council of the City of Ames, Iowa.

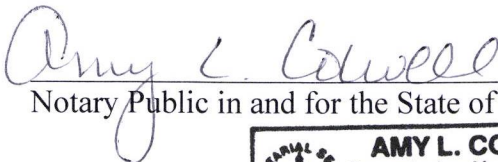
CITY OF AMES, IOWA

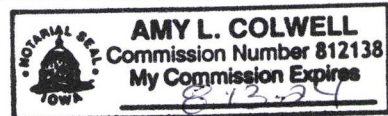
By: 
John A. Haila, Mayor

Attest: 
Diane R. Voss, City Clerk

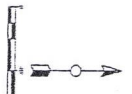
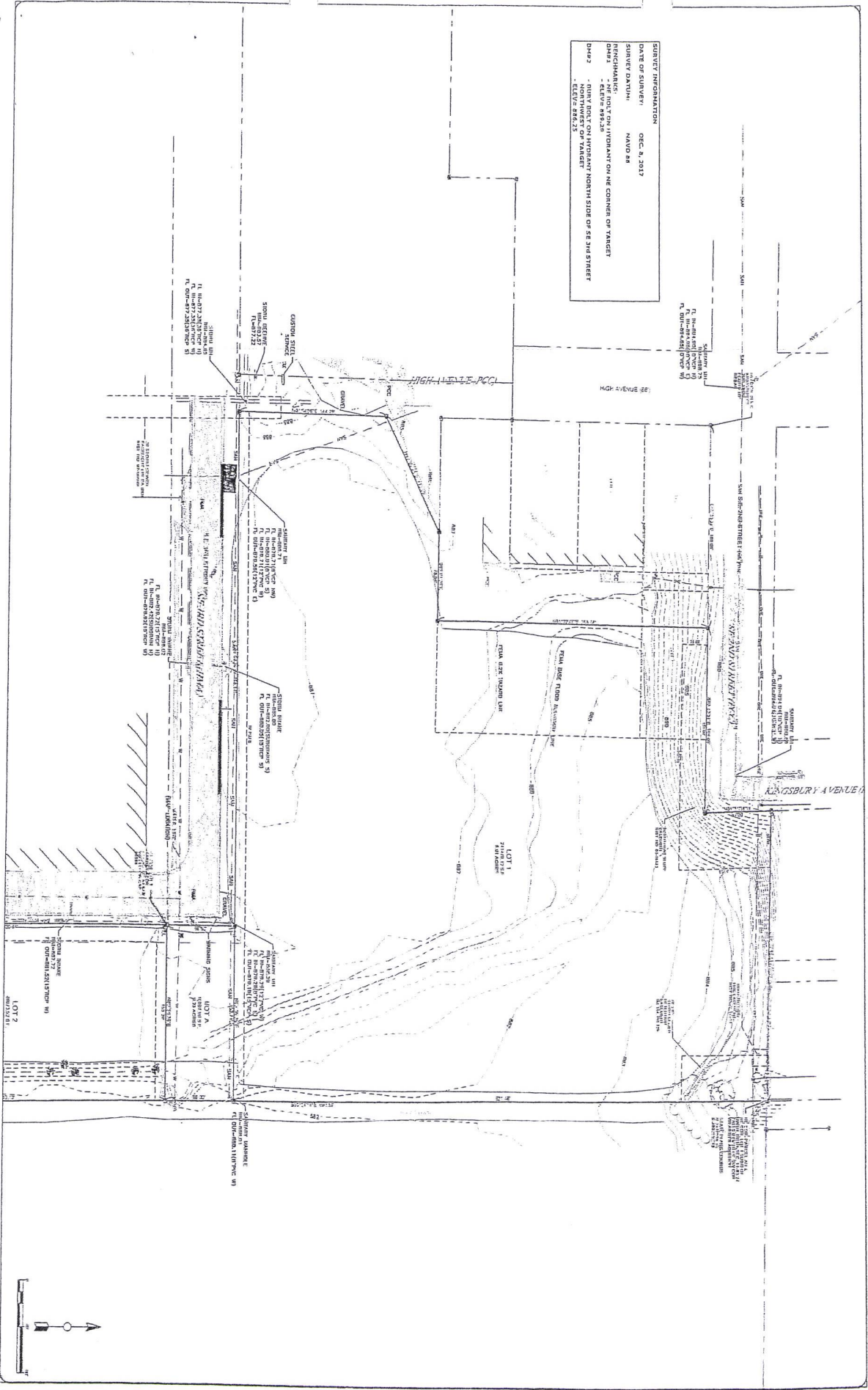
STATE OF IOWA, COUNTY OF STORY, SS:

This instrument was acknowledged before me on Feb. 9, 2022, by
John A. Haila and Diane R. Voss, as Mayor and City Clerk, respectively, of the City of
Ames, Iowa.


Notary Public in and for the State of Iowa



SURVEY INFORMATION
 DATE OF SURVEY: DEC. 8, 2017
 SURVEY DUTY: NAVD 83
 RESEARCH: ONLY DUTY ON THE CORNER OF TARGET
 DMS - ELEV 89.38
 BMS - NORTHWEST CORNER OF TARGET
 DIST 1.0000



EXISTING CONDITIONS
 KINGSBURY'S 5TH ADDITION
 SHEET 10/10

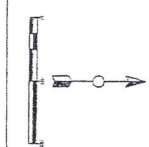
FOX Engineering
 FOX Engineering Associates, Inc.
 114 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 Fax: (515) 233-0100

DATE	REVISION	BY	CHKD	DATE
		AS	BT	12/11/17
		BT	BT	12/11/17
		BT	BT	12/11/17
		BT	BT	12/11/17
		BT	BT	12/11/17
		BT	BT	12/11/17
		BT	BT	12/11/17

PROJECT NO: 1703-290
 SHEET: 2

Exhibit A Sheet 1

ELECTRIC - Ames Electric Department - 10' PUE provided



Kingsbury's Fifth Addition, Ames, Story County, Iowa

Exhibit 'B'

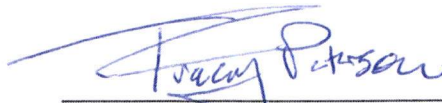
Financial Security Calculation

Public Improvements

Item/Purpose	Unit	Quantity	Unit Cost	Improvement Costs Remaining
Hydrant Assembly	EA	2	4,500.00	9,000.00
Water Main, 8-inch valve & Sleeve	EA	1	2,430.00	2,430.00
Water Main, Trenched, PVC 8-inch	LF	248	50.00	12,400.00
Sanitary Sewer Manhole, SW-301, 48-inch Dia.	EA	2	7,500.00	15,000.00
Sanitary Sewer, Gravity, Trenched PVC, 8-inch	LF	198	50.00	9,900.00
Sidewalk Pavement, PCC, 4"	SY	431	35.00	15,085.00
Sidewalk Pavement, PCC, 6" thick (Lot 1, 4 th Addition)	SY	5.6	75.00	420.00
Detectable Warning Panels (Lot 1, 4 th Addition)	SF	8	30.00	240.00
COSESCO (erosion control) (Lot 1, 4 th Addition)	AC	5.7	500.00	2,865.00
TOTAL				67,340.00

City Department of Public Works

Approved By:

 2/4/22
Tracy Peterson, P.E., Municipal Engineer

Date: November 10, 2025

To: Honorable Mayor and Ames city council

From: Chuck Winkleblack

RE: SE 3rd St paving improvements

Mayor and council,

We are asking that the city of Ames modify the existing developer's agreement regarding the paving of SE 3rd St for the Kingsbury Subdivision. This section of paving was to be added as part of the Cherry St extension. Since that project has been removed from the CIP, there is a need to modify the agreement. We are asking the city to participate in the cost of the street extension. The owners on both the North and the South of SE 3rd St have agreed to pay for half of the project. We would respectfully ask for the city of Ames to cover the other half of the cost. The estimate is approximately \$60,000 for the entire project.

We have pending sales contracts for both of the parcels (North and South) of SE 3rd St.

Respectfully submitted



Chuck Winkleblack

COUNCIL ACTION FORM

SUBJECT: **ZONING TEXT AMENDMENT FOR SOUTH LINCOLN SUB AREA MIXED
USE DISTRICT (S-SMD) SINGLE FAMILY DESIGN STANDARDS**

BACKGROUND:

On August 12, 2025, City Council gave direction to amend the South Lincoln Sub Area Mixed-Use District (S-SMD) in response to a request from Jim Gregory. Mr. Gregory owns the home at 129 Washington Avenue, at the corner with S. 2nd Street, which is within S-SMD. His plan is to remove the existing house and replace it with a new house.

After discussing his building plans with staff, Mr. Gregory requested amendments to S-SMD in order to be able to construct his preferred design. Many of the issues were driven by the site being a corner lot and having to meet design requirements on two facades. **The proposed changes are limited to corner lot properties and change side setbacks, roof form, facade length for single- and two-family dwellings. The changes do not apply to apartments or commercial buildings.** The changes are described in detail below.

PROPOSED ORDINANCE:

The following are the proposed changes to Article 4 and to the S-SMD base zoning district (see Attachment A):

- In Sec. 29.402, Setbacks, (4), Through Lots and Corner Lots, add an exception for single- and two-family development to not have the same setbacks on all street frontages.
- In Table 29.1003(3), modify the S-SMD developments standards for single- and two-family properties.
 - Modify the requirement for a 25 foot minimum setback to 15 feet on side streets for corner lots
 - Modify a requirement for a 40 foot maximum building form to 48 feet for primary and secondary facades
 - Modify a requirement for a 8 foot recessed façade to be recessed by only 4 feet
 - Remove the requirement for roofs to have gable end sections or at least two or more dormers facing a street on secondary facade

In his application for a text amendment, Mr. Gregory requested that the requirement for gable end sections or at least two or more dormers apply to roofs on all sides. This would affect both primary and secondary façades. The design of Mr. Gregory's proposed house, however, complies with the requirement for the primary façade, which has a gable end. Therefore, staff proposed only changing the secondary facade, which was agreeable with Mr. Gregory at the P&Z hearing. Attachment A shows all changes in strikeout and underline format.

PLANNING & ZONING COMMISSION:

On November 5, 2025, the Planning and Zoning Commission reviewed the proposed text

amendment. The Commission heard a report from staff, including on staff's proposed change from what the applicant requested regarding roofs on secondary facade. Mr. Gregory spoke to the Commission and stated that he supported the staff-proposed change to his original request.

The Commission voted 6-0-0 to recommend that Council approve the staff recommended text amendment, with changes to the roofs only applied to secondary facades.

ALTERNATIVES:

1. Approve on first reading the amended regulations for Sec. 29.402(4), setbacks on through lots and corner lots, and the development requirements in Table 29.1003(3) for the South Lincoln Sub Area Mixed-Use District (S-SMD), with changes to the roofs only applied to secondary façades per the attached ordinance.
2. Amend the Zoning Ordinance from the staff recommendation in Attachment A.
3. Take no action.

CITY MANAGER'S RECOMMENDED ACTION:

The primary issue is applying design standards to both primary and secondary facades, which only occur with corner lots. Under current conditions there are approximately 12 corner properties with single-family homes that are subject to the standard. **The proposed change will only apply to these 12 lots in the S-SMD zoning district. The changes will allow Mr. Gregory to proceed with his plans as desired. These changes, however, will only apply to single- and two-family properties. The regulations are unaltered for all other uses, including multifamily and commercial.**

The changes proposed by staff do not entirely align with Mr. Gregory's request. Mr. Gregory asked that the changes to the roof requirements be applied to all sides of a building. Staff proposes that this change only applies to secondary façades. However, the recommended changes will still allow Mr. Gregory to proceed with his proposed design, which has a primary façade that complies with the current standard. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A - Proposed Text Amendment.pdf](#)
[Ordinance-ZTA \(S-SMD\) Design Standards.PDF](#)

Attachment A

Proposed Zoning Code Amendments

Sec. 29.402. SETBACKS

...

(4) **Through Lots and Corner Lots.** On through lots, and corner lots with two or more abutting streets, except lots within the RL, RM, and UCRM Zoning Districts, [and in S-SMD for single- and two-family dwellings](#), the required front setback shall be provided on all streets.

Sec. 29.1003 “S-SMD” SOUTH LINCOLN SUB AREA MIXED-USE DISTRICT.

- (1) Purpose. The intent of the South Lincoln Mixed-Use District is to ensure that this specific area within the City’s Urban Core continues to develop as a mixed-use area through intensification, expansion, and diversification of uses. Redevelopment of this district is intended to integrate compact living areas in close proximity to commercial areas and civic space and provide areas of well-defined pedestrian emphasis. The purpose of development standards for this district is to limit the occurrence and impact of conflicts among uses and to ensure that development is pedestrian-oriented and compatible in scale, character, and appearance with the traditional character of the neighborhood.
- (2) Use Regulations. The uses permitted in the South Lincoln Sub Area Mixed Use District are set forth in Table 29.1003(2) below.

Table 29.1003(2)
South Lincoln Sub Area (S-SMD) Mixed-Use District

Use Category	Status	Approval Required	Approval Authority
RESIDENTIAL USES			
Group Living	Y	SDP Minor	Staff
Transitional Living Facility	Y, No Transitional Living Facility for former offenders may be closer than 500 ft. from another such facility or to a Family Home	SDP Minor	Staff
Supervised Transitional Homes	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single-Family Dwelling	Y	ZP	ZEO

Two-Family Dwelling	Y	ZP	ZEO
Single-Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling (18 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (18 units or more)	Y, if pre-existing	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Home Occupation	Y	--	--
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO
Short-Term Lodging			
Bed & Breakfast Establishment	Y, subject to Section 29.1302	SP	ZBA
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services – General	Y, however, no more than 15,000 sf total commercial use per lot	SDP Minor	Staff
Retail Trade – Automotive Uses, etc.	N	--	--
Entertainment, Restaurant, and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
INDUSTRIAL USES			
INSTITUTIONAL USES			
Colleges and Universities	N	--	--
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff or ZBA
Funeral Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SDP Minor	Staff
TRANSPORTATION, COMMUNICATION, AND UTILITY USES			
Basic Utilities	Y	SDP Major	City Council

Essential Public Services	Y	SP	ZBA
Parks and Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast	N	--	--
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only as an accessory use for remote parking for residential uses pursuant to Section 29.406(18)	SDP Minor	Staff

(3) Zone Development Standards. The zone development standards for the South Lincoln Sub Area Mixed Use District are set forth in Table 29.1003(3) below.

Table 29.1003(3)
South Lincoln Sun Area (S-SMD) Mixed-Use District
Zone Development Standards

Development Standards	S-SMD Zone
Floor Area Ratio (FAR)	Maximum – 0.75 No more than 15,000 sq. ft. of total commercial use per lot
Minimum Lot Area	
Single-Family Dwelling	6,000 sq. ft.
Two-Family Dwelling	7,000 sq. ft.
Single-Family Attached Dwelling	3,500 sq. ft. per unit for the two exterior units; 1,800 sq. ft. per unit for interior units
Apartment Dwelling	7,000 sq. ft. for the first two units and 1,000 sq. ft. for each additional unit
Commercial	6,000 sq. ft.
Minimum Lot Frontage	40 ft. at the property line and at the building line
Minimum Building Setbacks	
Front Lot Line	25 ft. build-to-line - Open porches may project into the required setback 8 ft. - Minor projections (e.g. eaves) are allowed to extend into the required setback 3 ft.
Side Lot Line	6 ft. one story 8 ft. two story 10 ft. three story 12 ft. four or more stories

<u>Street Side Lot Lines for Corner Lots with Single- and Two-Family Dwellings</u>	<u>15 ft. for side lot line abutting public right-of-way on a corner lot</u>
Rear Lot Line	25 ft.
Build-to-line along south side of South 3 rd Street	15 ft. build-to-line - Projections are not allowed to extend into the area between the built-to-line and the South 3rd Street right-of-way line
Build-to-line along north side of South 3 rd Street	10 ft. - Open porches may project into the area between the build-to-line and the South 3rd Street right-of-way line a distance of 8 ft. - Minor projections (e.g. eaves) are allowed to extend into the area between the build-to-line and the South 3rd Street right-of-way line a distance of 3 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	High Screen. See Section 29.403
Minimum Landscaped Area	15%
Minimum Landscaping – All Buildings	At least one overstory tree shall be planted within the parking (space between public sidewalk and street curb) for every 60 ft. (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, then the overstory tree shall be planted in the front yard, in addition to the other required planting as noted above. Parking lot screening and landscaping as a residential site shall be required. See Section 29.403
Building Heights	Maximum 3 stories or 40 feet, whichever is lower. Can extend up to four stories if ground floor contains more than 5,000 sq. ft. of walk-in retail and/or service commercial uses.
Parking allowed between the Buildings and Streets	No, except pre-existing
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No
Trucks and Equipment over 19,500 lbs. Permitted	No

Parking	As per Section 29.406 Mixed-use buildings containing both commercial and residential uses can reduce required parking for the commercial uses of the building to one space per every 350 square feet. Shared parking can be provided subject to the Joint Use Parking provisions in Section 29.406(17). No parking shall be allowed within any setback area along a street, except on a driveway that leads to the side or rear yard. No paving shall be allowed in such setback area if it is likely that it will facilitate parking. No parking shall be permitted between the building and any street.
Density	
Minimum	See Minimum Lot Area above.
Maximum	None
Entrance Walks	Required from the principal pedestrian entrance to the front property line. Must be a minimum of 5 ft. in width. Must be physically separated from other pavement.
Vehicular Access	Any new driveways constructed from a public street for one- and two-family structures shall not exceed 16 feet in width. Any new driveway constructed from a public street for multifamily or commercial development shall not exceed 20 feet in width. Existing front yard driveways may be maintained and replaced but shall not be widened to more than 16 feet in width for one- and two-family structures and 20 feet for multifamily and commercial developments. For lots accessed from South 3 rd Street, driveways may exceed 16 and 20 feet in width but shall not exceed 30 feet in width.
Building Form	
Width (Excepting Single- and Two-Family Dwellings)	Width of a primary façade shall be no greater than 40 ft. Width of a secondary façade(s) closest to the street shall be no

	greater than 40 ft. Recessed façades must be set back at least 8 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary façades along that building face by a recessed façade of at least 24 ft. in length.
Width for Single- and Two-Family Dwellings	Width of a primary façade shall be no greater than 48 ft. Width of a secondary façade(s) shall be no greater than 48 ft. Recessed façades must be set back at least 4 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary façades along that building face by a recessed façade of at least 24 ft. in length.
Porches	If the width of the primary façade or the secondary façade closest to the street is greater than 20 feet and two or more stories in height, it must have a porch, or alternatively, a similar one-story, but enclosed, building element of at least 8 ft. in width projecting at least 6 ft. from the façade.
Roofs (Excepting Single- and Two-Family Dwellings)	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.
Roofs for Single- and Two-Family Dwellings	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, for the primary façade facing a street. Secondary façades are not required to meet this standard.
Pedestrian Entrance	There shall be at least one pedestrian entrance facing the street.
Building Materials	The appearance of primary exterior siding shall be horizontally oriented overlap siding with 4 inches to 6 inches exposed

	between laps. Brick, stone, concrete bloc, other masonry or EIFS shall only be used as an exterior building material in combination with other exterior siding materials. The primary roof material shall be shingles.
Permitted Signage	
Wall Signs	Affixed to the outside of a building which contains the business
Monument Signs	Located on the lot on which the business is located
Number	
Wall Signs	1 wall sign per street frontage
Monument Sign	1 per lot
Size	
Wall Signs	16 sq. ft., except that a wall sign may be up to 32 sq. ft. in size if it is affixed to a building on a lot which abuts an arterial street, and the wall sign faces the arterial street.
Monument Signs	16 sq. ft., except that a monument sign may be up to 32 sq. ft. in size if the lot on which it is located abuts an arterial street, and the monument sign faces the arterial street.
Monument Sign Height	The maximum height of a monument sign is 8 ft., including the sign base; that is, the top of the monument sign shall be no more than eight feet above the grade of the site on which it is located.
Lighting	The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.402(4), AND TABLE 29.1003(3) FOR THE PURPOSE OF AMENDING SETBACKS AND DEVELOPMENT STANDARDS FOR THE SOUTH LINCOLN SUB AREA MIXED-USE (“S-SMD”) DISTRICT, 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 29.402(4) and Table 29.1003(3) as follows:

“Sec. 29.402. SETBACKS.

* * *

(4) **Through Lots and Corner Lots.** On through lots, and corner lots with two or more abutting streets, except lots within the RL, RM, and UCRM Zoning Districts, and in S-SMD for single- and two-family dwellings, the required front setback shall be provided on all streets.

* * *

Sec. 29.1003“S-SMD” SOUTH LINCOLN SUB AREA MIXED-USE DISTRICT.

* * *

(3) **Zone Development Standards.** The zone development standards for the South Lincoln Sub Area Mixed Use District are set forth in Table 29.1003(3) below.

Table 29.1003(3)
South Lincoln Sub Area (S-SMD) Mixed-Use District
Zone Development Standards

Development Standards	S-SMD Zone

<u>Side Lot Lines for Corner Lots for Single- and Two-Family Dwellings</u>	<u>15 ft. for side lot line abutting public right-of-way on a corner lot.</u>

Development Standards	S-SMD Zone

Width (<u>Excepting Single- and Two-Family Dwellings</u>)	Width of a primary façade shall be no greater than 40 ft. Width of the secondary façade(s) closest to the street shall be no greater than 40 ft. Recessed façades must be set back at least 8 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary façades along that building face by a recessed facade of at least 24 ft. in length.
Width for Single- and Two-Family Dwellings	<u>Width of a primary façade shall be no greater than 48 ft. Width of a secondary façade(s) closest to the street shall be no greater than 48 ft. Recessed facades must be set back at least 4 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary facades along that building face by a recessed façade of at least 24 ft. in length.</u>

Roofs (<u>Excepting Single- and Two-Family Dwellings</u>)	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.

Development Standards	S-SMD Zone
<u>Roofs for Single- and Two-Family Dwellings)</u>	<u>All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run.</u> <u>All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, for the primary façade facing a street.</u> <u>Secondary facades are not required to meet this standard.</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 _____, _____.

John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____ and signed by the Mayor on _____, and published in the Ames Tribune on _____.

Renee Hall, City Clerk



Item No. 22
MEMO

To: Mayor and City Council

From: Kelly Diekmann, Director of Planning and Housing

Date: November 25, 2025

Subject: Continue Hearing on Lease of City Property located East of 731 Billy Sunday Road now known as Lot 3 of Billy Sunday Subdivision

The City Council set a date of Public Hearing for the lease of City Property located East of 731 Billy Sunday Road now known as Lot 3 of Billy Sunday Subdivision to Lamar Advertising Company for a digital billboard on City property. City staff is working through final language for the lease agreement and requests this hearing be continued to December 9, 2025.

KD/cmw



Item No. 23
MEMO

To: Mayor and City Council Members

From: Brian Phillips, Assistant City Manager

Date: November 25, 2025

Subject: Resource Recovery and Recycling Campus Project Update

Please see the attached memo for an update regarding the Resource Recovery and Recycling Campus project. A copy of the presentation that staff will deliver during the November 25 Council meeting is also attached for the Council's review.

ATTACHMENT(S):

[CC - November 2025 R3C Update to Council.pdf](#)

[R3C Update to CC 11-25-25.pptx](#)



Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

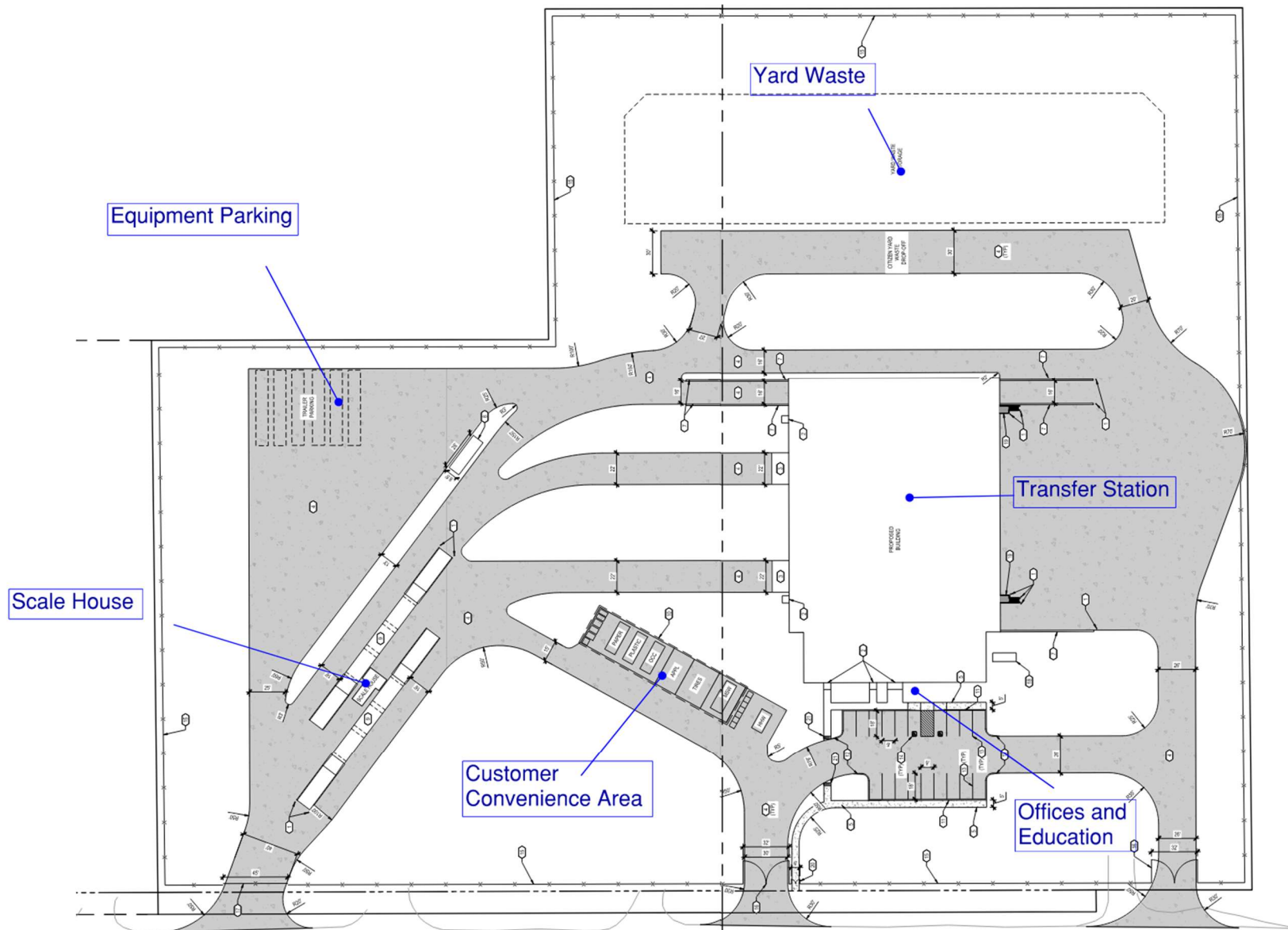
To: Mayor and City Council
From: Brian Phillips, Assistant City Manager
Date: November 25, 2025
Subject: Resource Recovery and Recycling Campus Project Update

Work is underway to develop the Resource Recovery and Recycling Campus (R3C) project, located on Freel Drive. In late September, City staff attended a project kickoff meeting with representatives of HDR, Inc. (the project design team) and Story Construction (the project's construction manager). The design team has delivered 60% drawings, which are currently being reviewed. The project continues to advance with the anticipation of drawings ready to be issued for bid in mid-January.

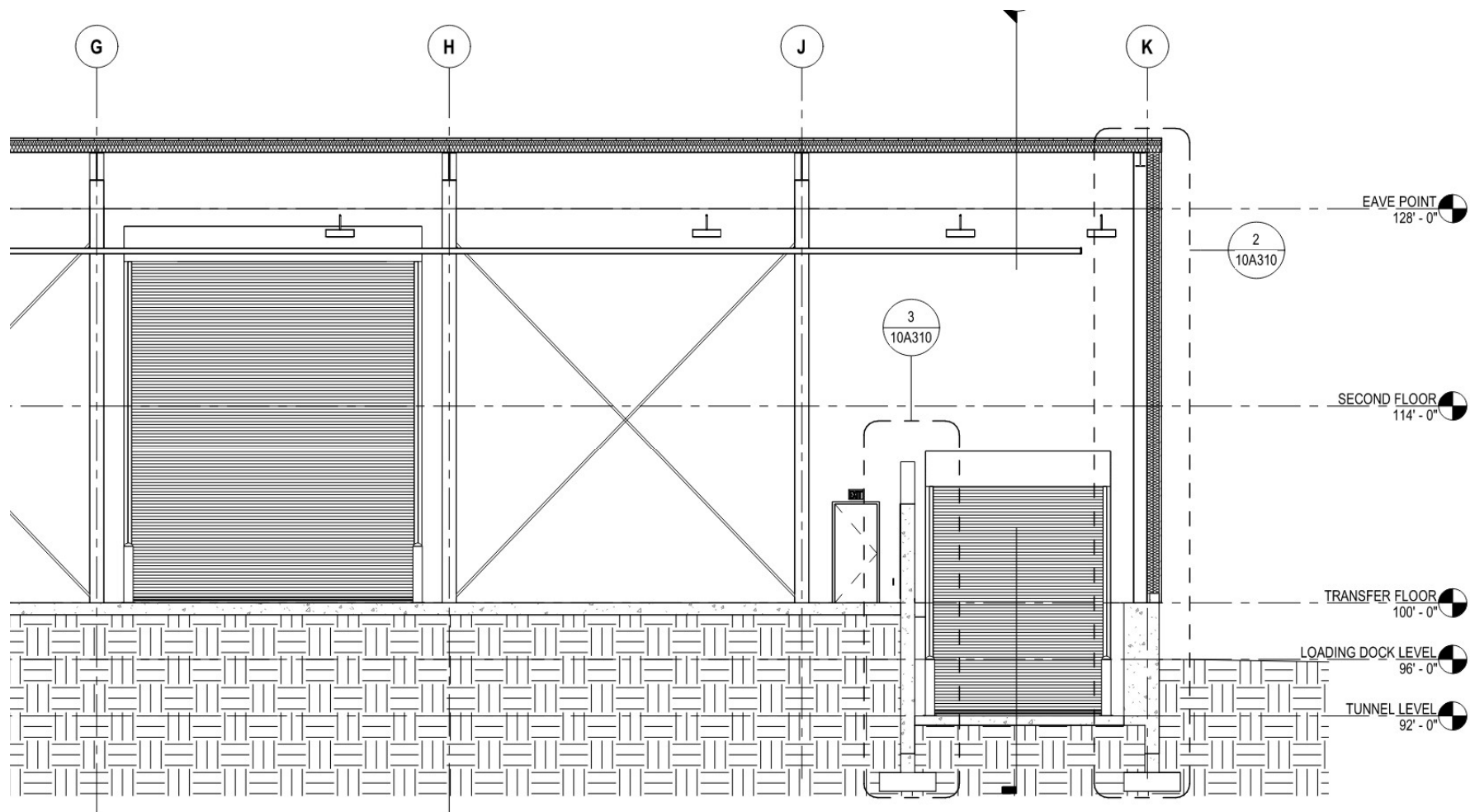
SITE LAYOUT

The most recent site layout concept is shown on the next page. Several key components are described in further detail below:

1. **Conceptual Arrangement** - The arrangement of the facility on the site has changed slightly since the Council received the conceptual design in June. The original concept involved the creation of a full-height tunnel under a portion of the building to allow large transfer trucks to be loaded. This approach reduced the usable floor space and involved more substantial earthwork. In the revised design, the tunnel is "half-height" (approximately 8 feet below the tipping floor elevation) and arranged on the east edge of the building instead of through the middle. This allows the tops of trailers to be above the tipping floor, but low enough that the loader can reach and press down on the materials as trailers are loaded (see page 3). This revision is expected to be simpler to construct.



Overhead view of site layout (north is to the left of the page)

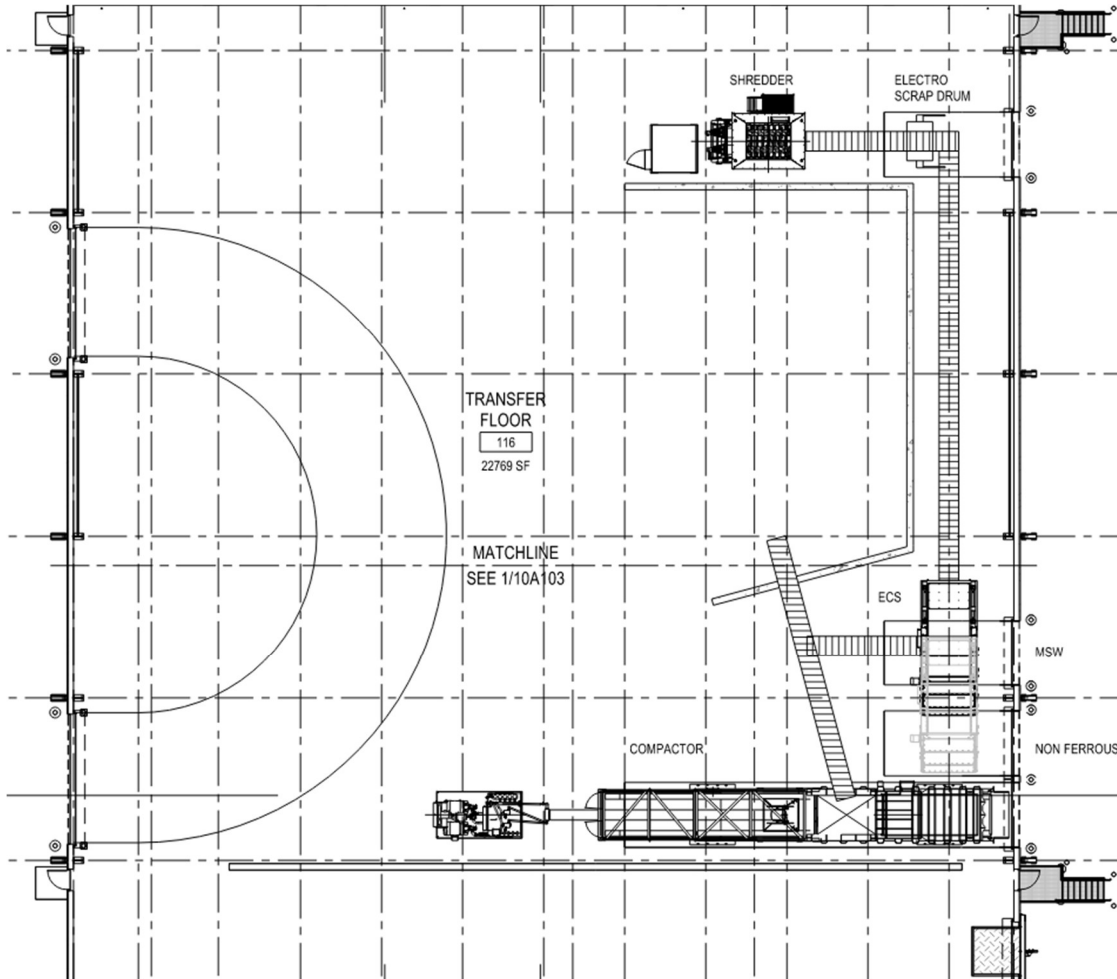


Section view of tipping floor and transfer tunnel elevation (looking north from inside of transfer station)

The second major change in the layout is to eliminate the ability to pull through the building from north to south. Instead, haulers will enter the building on the north, make a u-turn and tip their loads, then exit through a separate door on the north (see page 5).

The south side of the building will be enclosed except for loading docks and access doors to allow roll-offs to be removed from under the processing equipment. This will reduce the wind-tunnel effect, helping contain material inside the building. Car line customers will no longer routinely enter the tipping floor. Instead, after stopping at the scalehouse, they will be diverted to the self-service “Customer Convenience Area” that contains recyclable bins and roll-offs for garbage (see page 2). This change frees up more tipping floor space and reduces conflicts between commercial trucks and personal automobiles.

2. Processing Equipment –



Plan view of tipping floor and process equipment (north is to the left of the page)

To reduce volume and open the waste for metals to be recovered, a shredder is a key component of the project. Staff originally had hoped to reuse the existing primary shredder, drum magnet, and eddy current separator in the new facility. However, the existing primary shredder is reaching the end of its useful life and a recent inspection revealed stress cracks in the frame and other challenges. Staff is not confident that the shredder could be successfully relocated. HDR is therefore preparing a specification for a replacement shredder, which will be of a different type compared to the existing equipment.

This change is expected to more closely match the shredder to the goals of a project (reducing material to 6-8" instead of 2" in the existing shredder) and be more easily maintained. The cost for a new shredder is expected to be approximately \$1 million (a portion of this amount was already included in the project budget for a shredder rebuild). Staff continues evaluate if the drum magnet and eddy current separator can be reused. A second eddy current separator has been planned to be installed to effectively reclaim non-ferrous metals.

Another significant modification is the inclusion of a solid waste pre-load compactor. This machine will take either unprocessed or processed (shredded with recyclable metals removed) solid waste, compact it into large bales, and then slide the bales into an attached transfer trailer. The compactor is an additional cost of \$1.5 million. However, it allows for the use of lighter transfer trailers (since compacting is not being performed by the loader operator from above) and increased trailer payload. Additionally, staff believes the compactor can assist in removing some amount of liquids from the waste before it is transported, reducing transportation and landfill tipping costs. Ultimately, staff believes the compactor's capital cost will be offset by operational cost savings.

3. **Scalehouse -**



Image of similar prefabricated scale house. Actual details still being developed.

Staff has asked HDR to proceed with a design for a two-story structure to house the offices, locker rooms, maintenance area, and operation room. This will allow the operation room to be elevated over the tipping floor for improved visibility. The second floor will also contain offices and an education room. The first floor of the structure will consist of locker rooms, a maintenance area, reception, and equipment rooms. This conversion to a two-story structure is expected to add \$500,000 in costs, but will better utilize the available space and provide an optimal view for operators and visitors.

ENERGY EFFICIENCY FEATURES

The new facility is expected to reach approximately half of the peak electric demand of the existing facility, primarily because it will contain only a fraction of the processing equipment of the existing plant. Like the existing Resource Recovery Plant, the new facility will be designed without gas-fired equipment. The office area will be heated and cooled with an air-source heat pump unit. Additionally, the facility will be specified to have all LED lighting throughout. The roof of the building and the electrical system will be designed to accommodate future solar panel installation, although solar panels will not be specified in the initial construction. Due to the majority of the site being located in the floodway fringe, ground-mounted solar will not likely be feasible. A type 2 electric vehicle charger will be included in the project and made available to staff and visitors to the facility.

Once the building design work is completed, staff will work to determine operational details of the new facility, such as the timing of receiving, processing, and transporting waste, and their impact on staffing. It may be possible to coordinate the processing to occur during off-peak periods for electric demand, thereby taking advantage of time-of-use electricity rates.

Staff expects to procure six semi-truck tractors to haul the solid waste to the landfill and other materials to recyclers. The trucks will be configured to operate on standard no. 2 diesel for startup and shutdown and will switch to B100 during operation. The same system installed on City snowplow trucks will be used to accomplish this. The inclusion of the compactor in the project is expected to increase payload capacity per-truck by 20%, with minimal impact on fuel economy. Therefore, the compactor is expected to help reduce the number of trucks per day on the road and the amount of fuel consumed overall.

FINANCIAL MODELING

After considering the changes to the construction and operation of the project, staff has refined the financial model provided by HDR in June. **The revised financial modeling indicates that even with an increase in the project budget, the estimated required tipping fee can remain around \$95.11 in FY 2027/28 due to operational savings from the added costs.**

The most recent project budget is outlined below:

Final Design Total		\$ 965,715.00
Final Design Contingency		\$ 124,785.00
Construction Cost Estimate		\$ 12,567,000.00
Construction Contingency		\$ 1,435,020.00
Permitting		\$ 50,000.00
Construction Manager		\$ 830,797.50
Construction Inspection		\$ 450,950.00
Project General Conditions		\$ 448,000.00
		\$ 16,872,267.50

SITE PREPARATION

The rezoning of the properties to S-GA was presented to the City Council on November 18. It is expected to be completed in December. A minor site plan will be submitted in December for staff approval through the Development Review Committee process.

Staff is working on the initial stages related to the paving of Freel Drive. It is expected that the Freel Drive paving will be engineered by Public Works staff, then bid for spring/summer construction in 2026. Staff will need to obtain Council's direction regarding whether to impose a special assessment on those properties that abut the portion of the road to be paved.

UPCOMING ACTIVITIES

In addition to the work described above, staff is also beginning the process to procure the trucks and trailers for the project. It is anticipated that six trucks and nine trailers will be purchased. More information will be presented to the City Council once bids are solicited.

In October, staff sent letters with revised 28E agreements to the partnering agencies in the Resource Recovery System. The revised agreements include extended termination dates, eliminate references to waste-to-energy, and emphasize the need for each agency to adopt landfill diversion efforts as waste-to-energy concludes. It is anticipated that an update regarding the agreements can be provided to the City Council in early 2026.

Staff continues to refine design details with HR and evaluate value engineering options with the project Construction Manager, Story Construction Co. A 90% plan set and project specifications are expected to be completed in late December. Following final review by City staff, a set of issued for bid documents will be presented to the City Council prior to bid solicitation, which is anticipated to occur in January 2026.

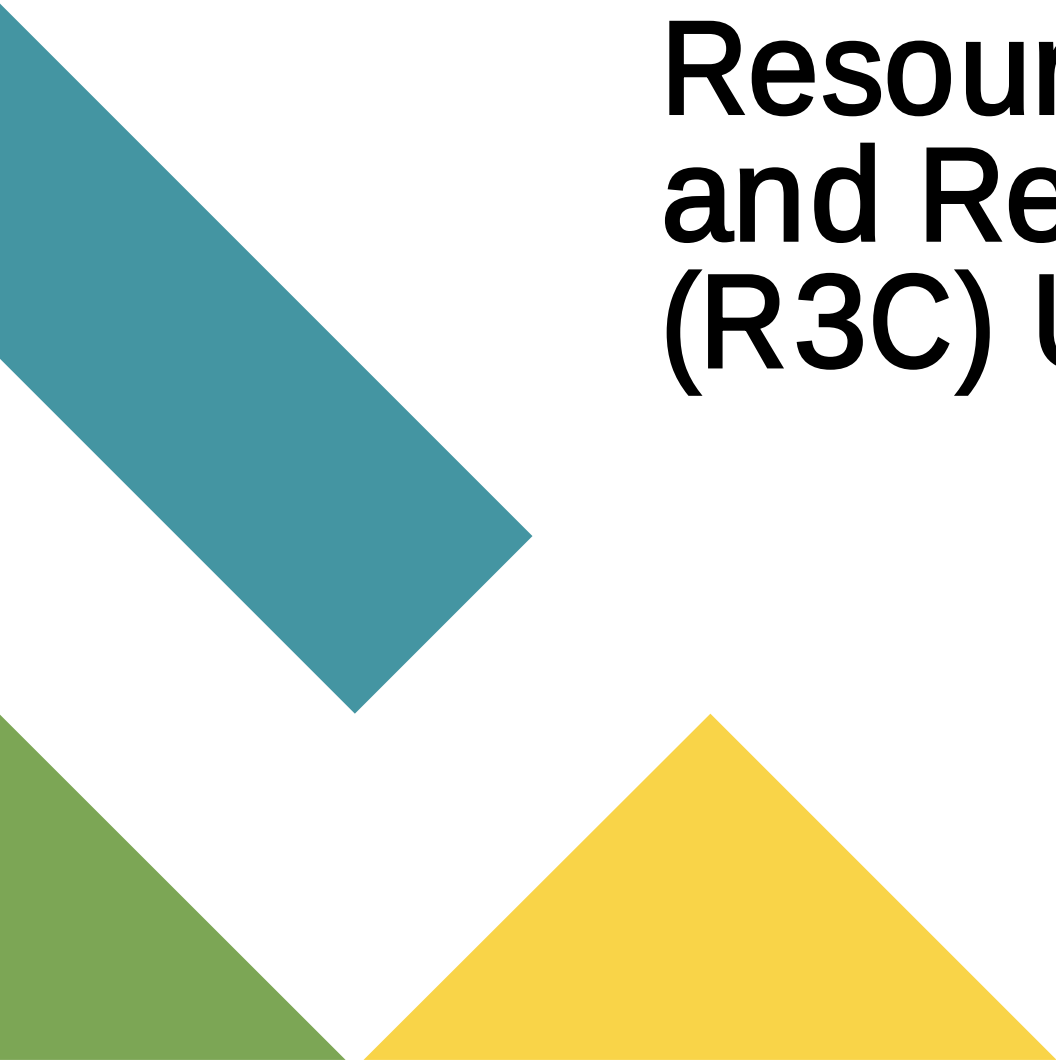
OUTREACH

In addition to letters to partnering communities over the past several years, staff has provided updates regarding the R3C project in several ways. These have included a presentation to mayors in attendance at the October 2024 Story County Emergency Management Commission meeting, letters to the communities in July 2024 and February 2025, and many phone calls, emails, and meetings with individual city officials and haulers. On October 16, staff held an open house meeting for partnering communities and haulers to learn more about the project, discuss the 28E agreements, and consult with staff about recycling opportunities.

In September and October 2025, staff presented updates about the project at multiple public tabling events and directly to local organizations, including Kiwanis, Rotary Club, Green Hills Community, Ames Climate Action Team, and the Iowa Chapter of the American Public Works Association.

In October, staff launched an e-newsletter, the R3Cycled Report, which provides bi-weekly updates to partnering communities, haulers, and City staff about the status of the project. This newsletter is expected to continue throughout the project to announce upcoming meetings, feedback opportunities, and project milestones.

In November, staff held an open house for haulers at the Resource Recovery Plant to review and provide comments on the 60% design plans. Staff also presented on the project and recycling options for 28E partner communities at a meeting hosted by Story County.



Resource Recovery and Recycling Campus (R3C) Update

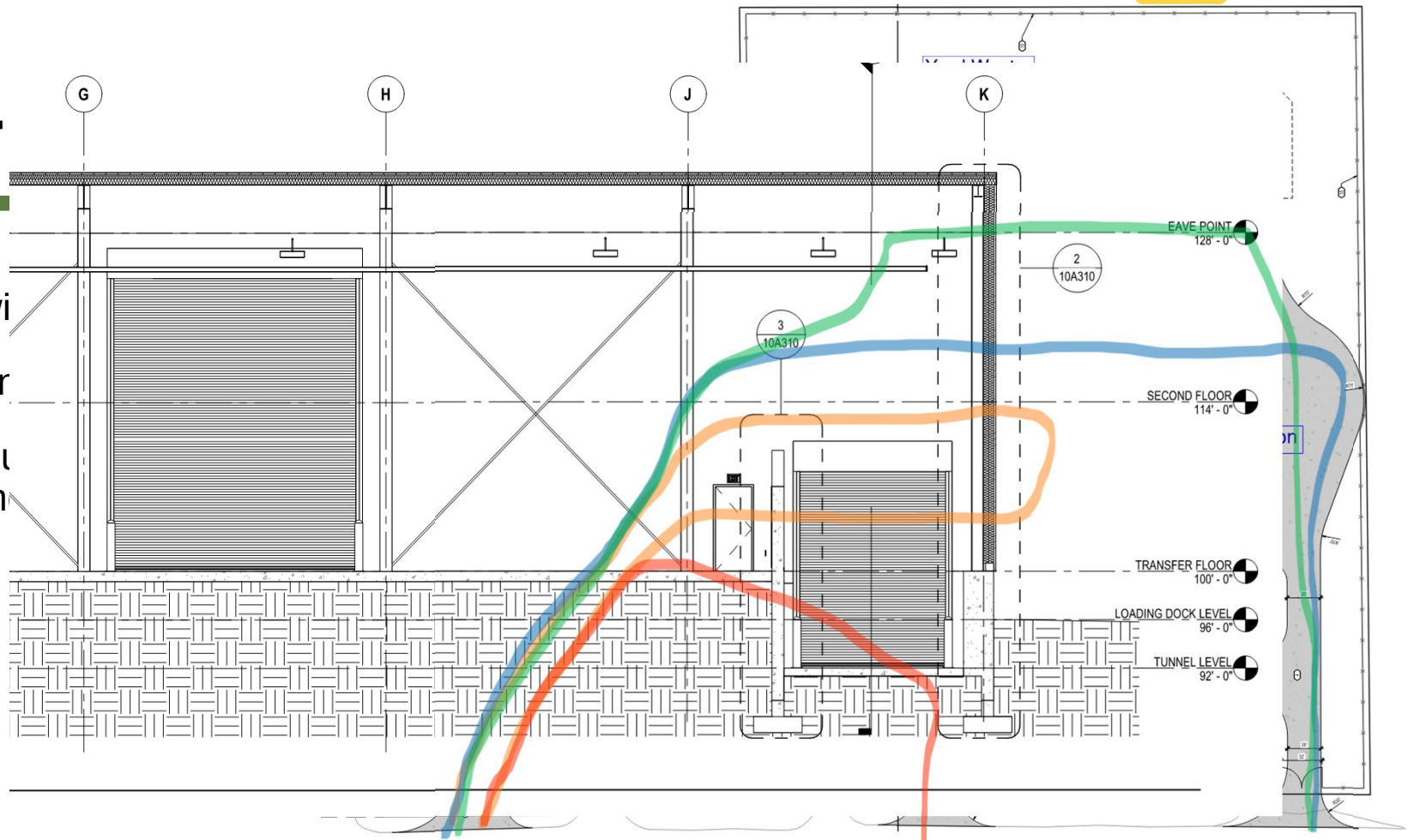
Agenda



- Site Layout
- Scale House
- Processing Equipment
- Office/Operations
- Financial Modeling
- Outreach
- Upcoming Activities

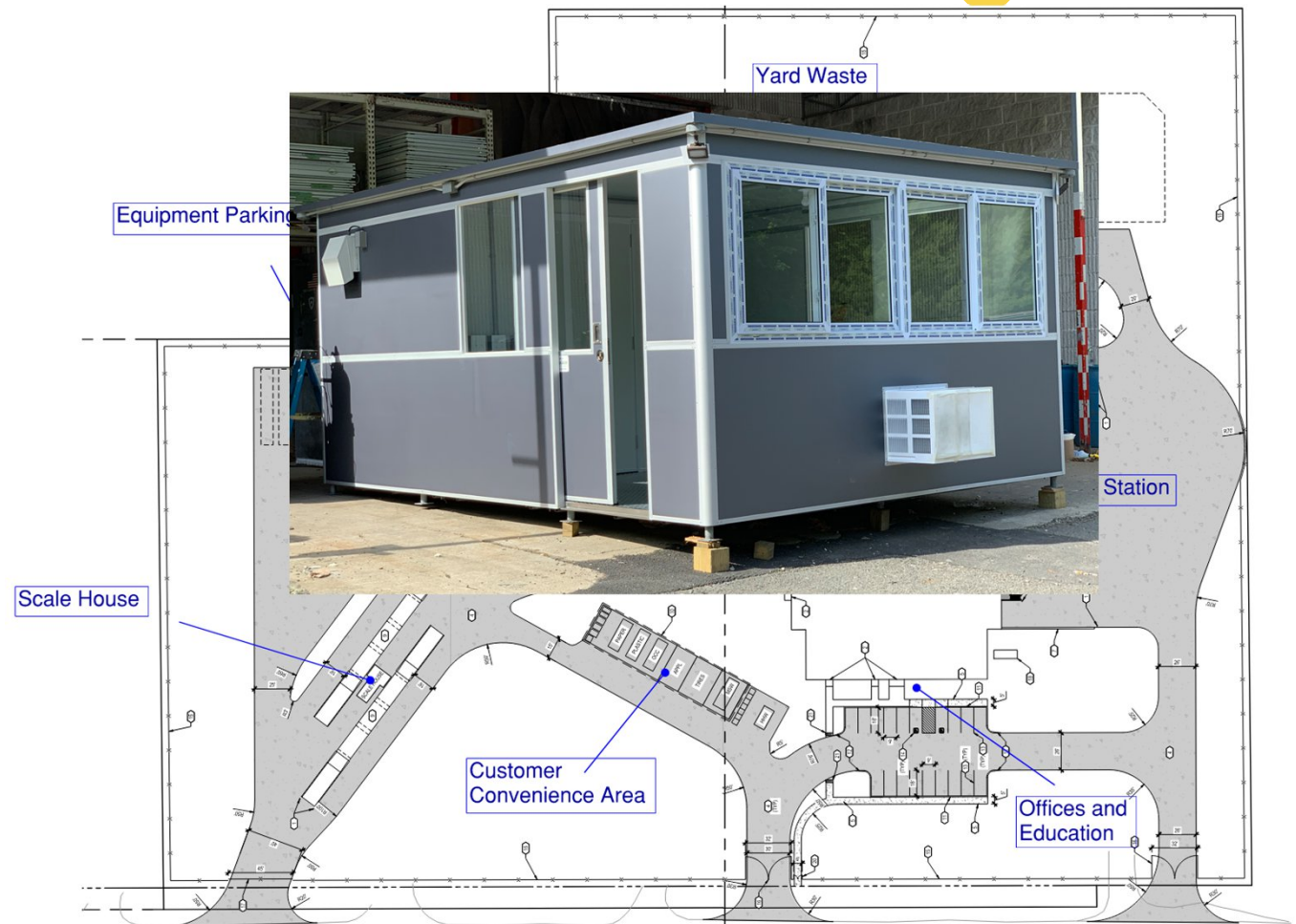
Site L

- 60% Drawi
- Tunnel Cor
- Car line/Cu
Convenien



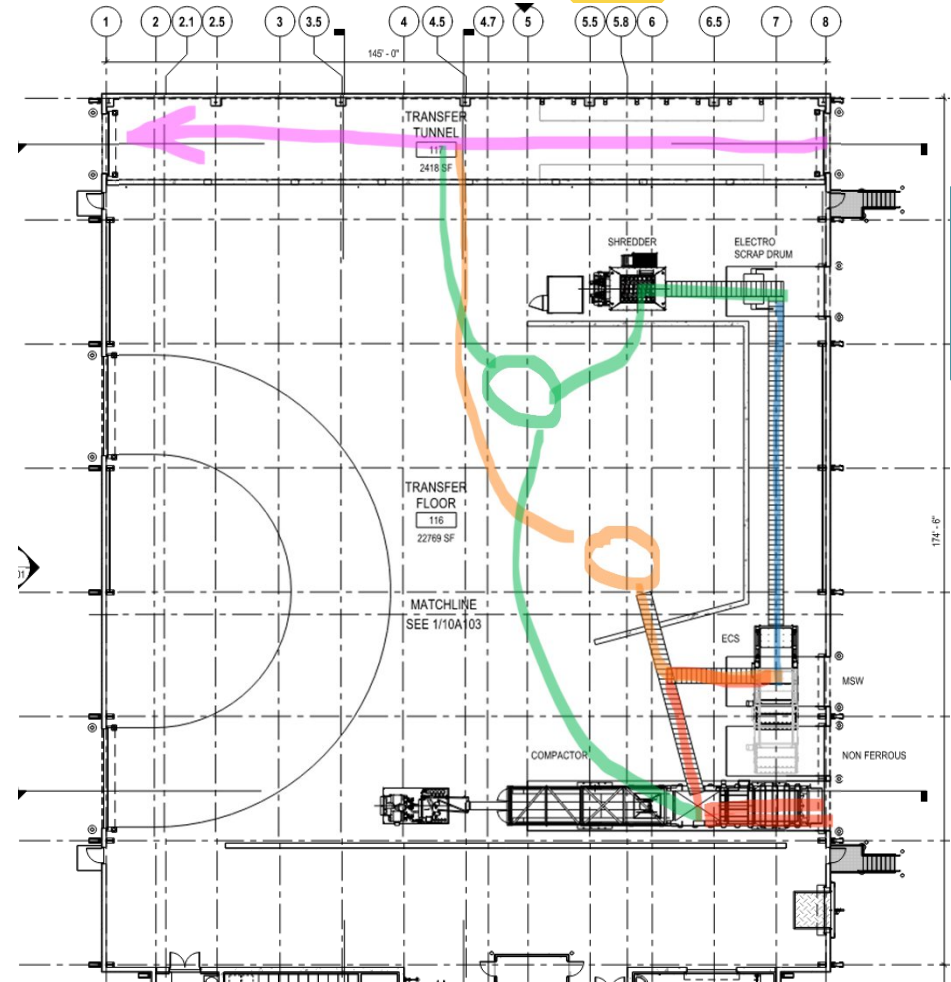
Scale House

- 60% Drawing Stage
- Modular
- Reviewing Plumbing Needs



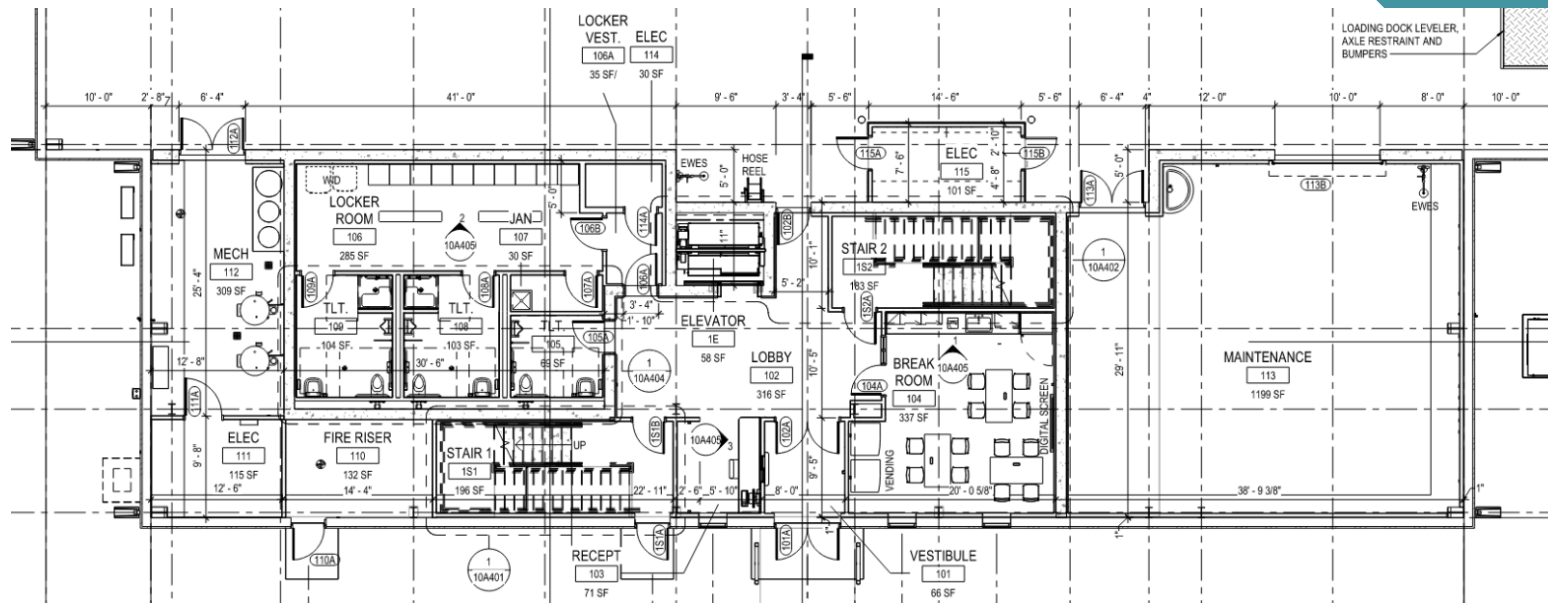
Processing Equipment

- 60% Drawing Stage
- Shredder
- Ferrous Metal Drum Magnet
- Non-Ferrous Metal Separator (Eddy Current)
- Compactor



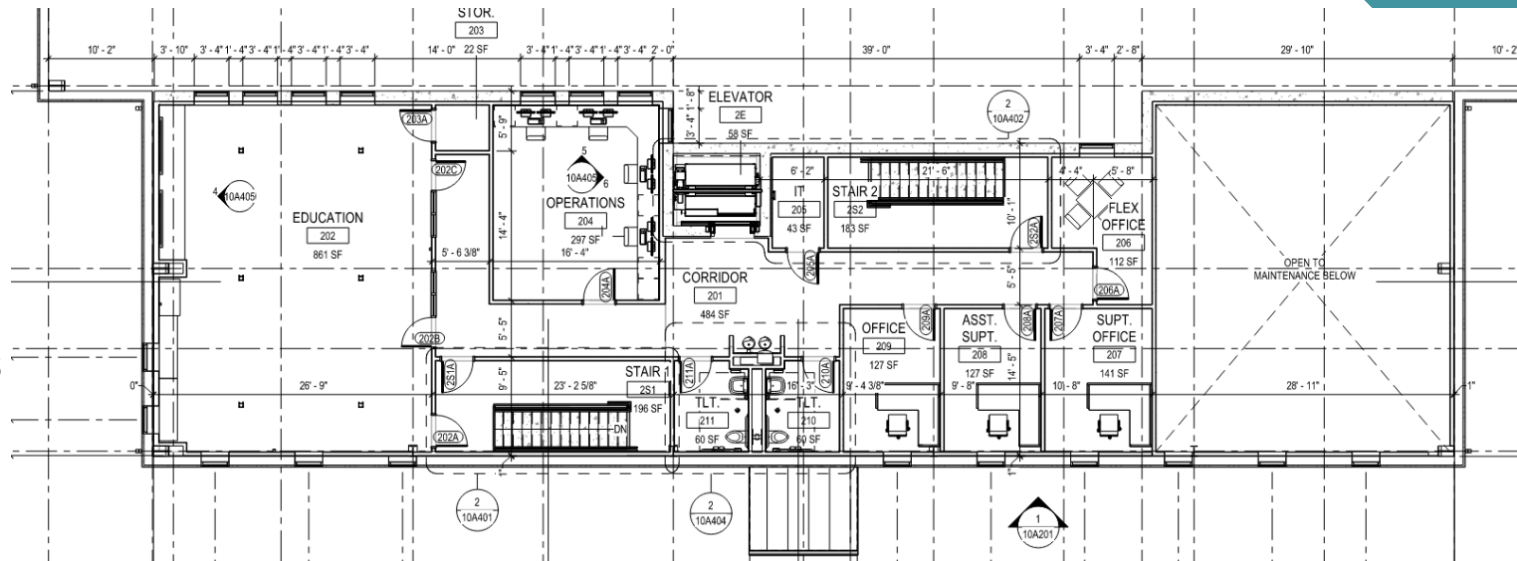
Office/Operations

- 60% Drawing Stage
- 2 Story Design (1st)
- Reception
- Locker Rooms
- Breakroom
- Fire/Mech/Elect
- Maintenance



Office/Operations

- 60% Drawing Stage
- 2 Story Design (2nd)
- Operations
- Administrative Offices
- Educational/Meeting



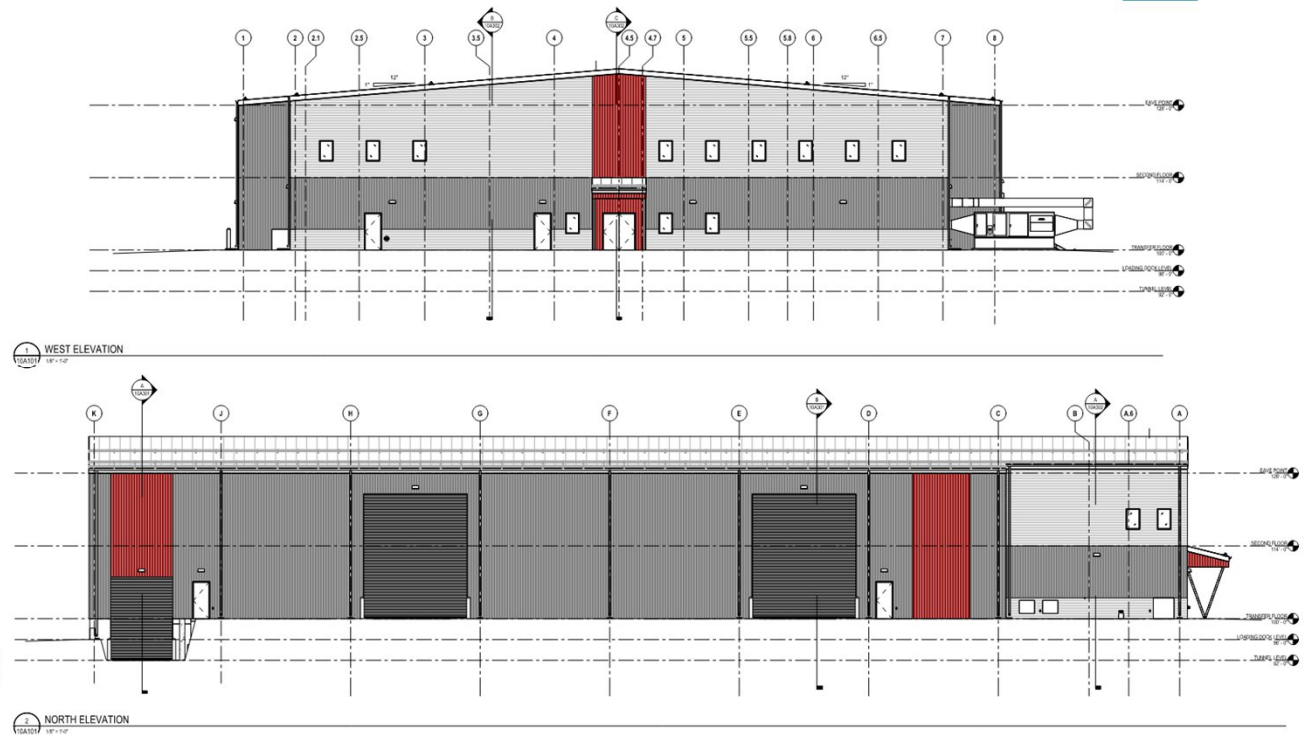
Financial Modeling

- Current tipping fee: \$75/TN
- Proposed tipping fee: **\$95.11/TN** (when facility opens in 2027)
- Freel Drive Paving: \$975,000 (estimate)
- Trucks and Trailers: \$2,340,000 (estimate)

Final Design Total		\$	965,715.00
Final Design Contingency		\$	124,785.00
Construction Cost Estimate		\$	12,567,000.00
Construction Contingency		\$	1,435,020.00
Permitting		\$	50,000.00
Construction Manager		\$	830,797.50
Construction Inspection		\$	450,950.00
Project General Conditions		\$	448,000.00
			\$16,872,267.50

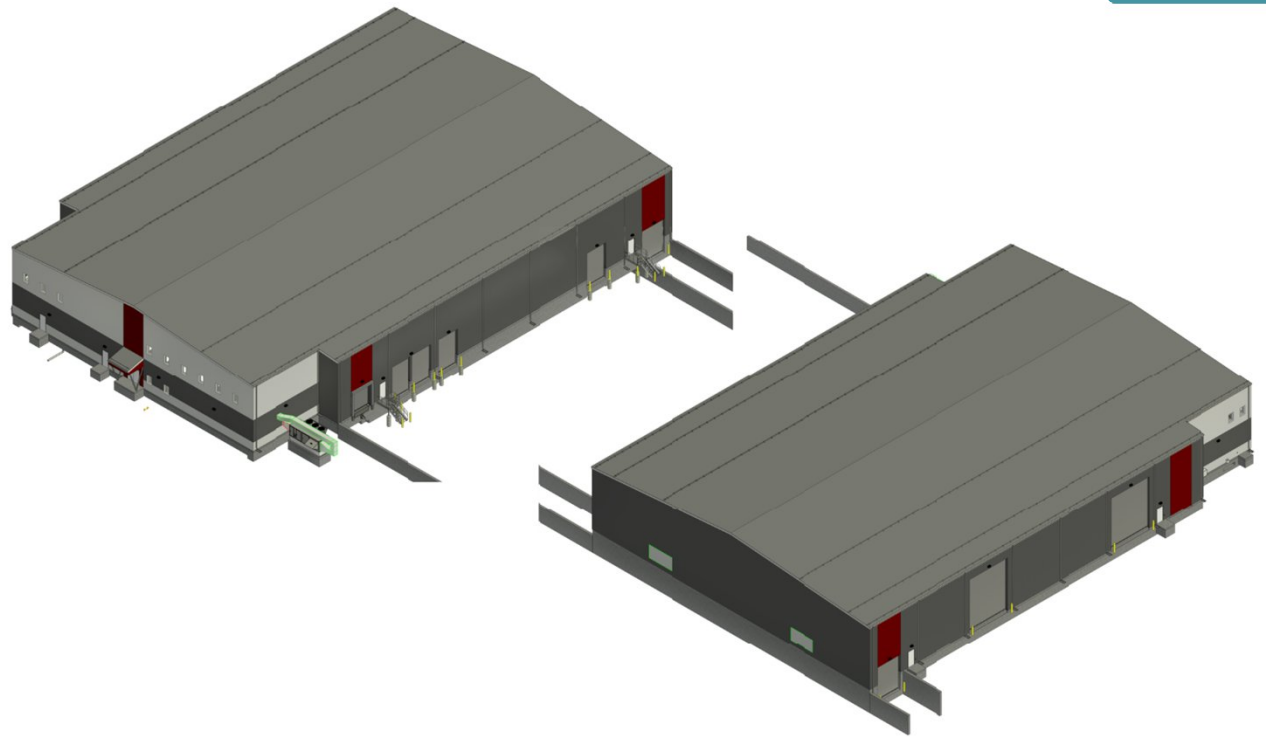
Outreach

- Presentations
 - Multiple public tabling events and service organization
- Open House Events
 - 28E Partner Communities
 - Haulers
- Story County 28E Partner Meeting
- R3Cycled Report – Bi-weekly E-newsletter



Upcoming Activities

- 90% Drawings
- 28E Partner Community Agreements
- Bidding
- Site Clearing
- Recycling RFP
- Mobile Equipment Procurement



Questions?





Item No. 24
MEMO

To: Mayor & City Council
From: Parker Walsh, Assistant Planner
Date: November 25, 2025
Subject: Rezoning Ordinance - 220-400 Freel Drive

The ordinance rezoning property at 220-400 Freel Drive from General Industrial (GI) to Government/Airport District (S-GA) is attached for the City Council's review and consideration for second reading.

ATTACHMENT(S):
[220-400 Freel Drive - Rezoning.docx](#)

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

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 220-400 Freel Drive is rezoned from General Industrial (GI) to Government/Airport District (S-GA)

Real Estate Description:

306, 312, 318 Freel, legal description as follows: Lot Twelve (12), Thirteen (13) and Fourteen (14) in Woodland Acres, Plat 2, Ames, Iowa, Story County, Iowa

220 Freel, legal description as follows: Lot Three (3), Pete Cooper Subdivision, Ames, Iowa, Story County, Iowa

400 Freel, legal description as follows: Lot Nine (9), Ten (10), and Eleven (11), Woodland Acres, Plat 2, Ames, Iowa, Story County, Iowa

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 _____, _____.

Renee Hall, City Clerk

John A Haila, Mayor



Item No. 25
MEMO

To: Mayor & City Council
From: Kelly Diekmann, Planning & Housing Director
Date: November 25, 2025
Subject: Zoning Text Amendment

The ordinance relating to a Zoning Text Amendment to amend material standards for off-street parking areas and driveways for agricultural equipment in the Research Park Innovation District is attached for the City Council's review and consideration for third reading and adoption.

ATTACHMENT(S):

[Ordinance__Surface_Material_Standards_.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING TABLE 29.903(3) THEREOF, FOR THE PURPOSE OF AMENDING REQUIREMENTS OF SURFACE MATERIAL STANDARDS IN RESEARCH PARK INNOVATION DISTRICT (RI) ZONE 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 29.903(3) as follows:

Table 29.903(3)
Development Standards

DEVELOPMENT STANDARDS	RI ZONE
* * *	
<u>Surface Material Standards</u>	<u>The Planning and Housing Director may approve an exception from paving requirements for vehicular parking and maneuvering areas when used for agricultural equipment accessory to a principal permitted use and located behind a principal building.</u> <u>The Director at their sole discretion shall determine the areas where the exception applies. Rock maneuvering area is subject to all other zoning standards for loading areas, including landscaping. The Director may require additional screening or buffering of unpaved areas as condition of the exception.</u> <u>The approved alternative surface material specification shall be acceptable to the Municipal Engineer for the purpose of creating a stabilized surface.</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.

John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____ and signed by the Mayor on _____, and published in the Ames Tribune on _____.

Renee Hall, City Clerk



Item No. 27
MEMO

To: Mayor & City Council
From: Mark O. Lambert, City Attorney
Date: November 25, 2025
Subject: Closed Session

I hereby advise the Council that the Council has the authority to go into closed session under *Iowa Code* section 21.5(1)(c), to discuss with legal counsel matters presently in litigation or where litigation is imminent.